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SNOQUALMIE VALLEY/ NORTHEAST KING COUNTY SUBAREA PLAN

An Element of the King County Comprehensive Plan
June 2024



10

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80 Executive Summary

81 Welcome to Snoqualmie Valley/NE King County’s plan for the future. The purpose of the
 82 Snoqualmie Valley/Northeast King County Subarea Plan is to enable King County to make
 83 tangible, equitable improvements to the quality of life for everyone who lives, works, and plays
 84 in the subarea. The Subarea Plan is a 20-year plan that establishes a community vision and
 85 policies to help achieve that vision. King County will implement the Subarea Plan by applying its
 86 Land Use and Zoning Maps and application of development regulations to future land
 87 development, budget decisions, and a Community Needs List that influences the County’s
 88 biennial budget. The Subarea Plan includes performance measures that the County and
 89 community can track over time to ensure the County and community are working together to
 90 realize the community’s vision.

91 The Subarea Plan was developed by King County over several years in partnership with the
 92 community through robust community engagement work. This engagement focused on building
 93 relationships, creating opportunities for meaningful input from the community, and facilitating
 94 participation in the subarea planning process by people who live, in the subarea, businesses
 95 operating in it, and community-based organizations serving it. The County’s engagement work
 96 emphasized connecting with those who have not been reached in community planning
 97 processes.

98 Chapter 1 contains a description of the Subarea Planning Program and how this Subarea Plan
 99 fits within King County’s broader planning efforts. The introduction provides a brief history of the
 100 community’s planning efforts and describes how the Subarea Plan was shaped by the County’s
 101 commitment to the shared values of equity and social justice.

102 Chapter 2 includes a summary of engagement and the vision statement that was generated by
 103 the community during this process. The vision statement is:

104 *“Snoqualmie Valley/Northeast King County are characterized by strong rural*
 105 *communities with distinct cultures and histories, where people and businesses*
 106 *are thriving, the natural environment and agricultural lands are conserved and*
 107 *protected, farms are preserved, the community is resilient to climate change, and*
 108 *services and programs are accessible to residents in a way that preserves a*
 109 *unique rural character.”*

110 The vision statement is supported by a series of guiding principles created in collaboration
 111 between the subarea communities and King County Department of Local Services staff. These
 112 guiding principles informed the development of the Subarea Plan and provide additional context
 113 about the community’s sentiments and priorities.

114 Chapter 3 describes the subarea’s geography, history, population, and demographics. It also
 115 describes cities, towns, and Indian tribes within the subarea, government services, and non-
 116 governmental agencies that are providing services and programs to the community.

117 Chapters 4 through 10 are organized by topic, addressing specific conditions and needs of the
 118 community. Many of the topics mirror those found in King County’s *Comprehensive Plan*, which
 119 is the County’s long-range guiding policy document, a requirement through the Washington
 120 State Growth Management Act.¹ These chapters provide background and context on their

¹ Term definitions can be found in this link – [King County Comprehensive Plan](#)

121 respective topic areas and summarize the community’s priorities as received through
 122 community engagement. Each chapter provides subarea-specific policies that will guide County
 123 decision-making and investments for the next generation. The Subarea Plan policies focus and
 124 tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the
 125 community.

126 The Subarea Plan chapters include:

- 127 • Land Use
- 128 • Housing and Human Services
- 129 • Environment
- 130 • Parks and Open Space
- 131 • Transportation
- 132 • Services and Utilities
- 133 • Economic Development

134 Along with the Subarea Plan, a set of implementation measures are proposed. These measures
 135 do connect the policies and map amendments to supporting actions. The measures include
 136 amendments to King County’s development regulations and Land Use and Zoning Maps to
 137 achieve the community’s vision and help guide future development consistent with the Subarea
 138 Plan policies. These implementation measures and actions can be found in Chapter 11.

139 The Subarea Plan includes three appendices.

- 140 • **Appendix A** is a collection of supporting maps and tables that cover a variety of
 141 technical topics in the Subarea Plan.
- 142 • **Appendix B** is an equity impact review of the Subarea Plan. This equity impact
 143 review identifies, evaluates, and communicates potential equity impacts associated
 144 with the development and implementation of the Subarea Plan.
- 145 • **Appendix C** is a summary of the community engagement efforts completed during
 146 the development of the Subarea Plan. This summary describes the major themes
 147 and priorities expressed by the community.

148 This plan centers the various communities, the individuals within these communities, and their
 149 collective desire to preserve the unique rural character of this area. This Subarea Plan is one
 150 action of many in the County’s ongoing work with the community to ensure that the community’s
 151 vision is realized and that the residents and businesses in the subarea thrive.

152



153

154 Chapter 1: Introduction

155 The placename “Snoqualmie” is used for many locations covered within this plan. The term
156 takes its name from the sduk^walbix^w, Snoqualmie People, who have lived in these lands since
157 time immemorial.

158 Why the County Plans

159 The places where people live, work, and play have a significant influence on their physical and
160 mental wellbeing, and future success. The social, economic, geographic, political, physical, and
161 environmental conditions of these places are known as the determinants of equity. Access to
162 the determinants of equity is necessary for all people to thrive and achieve their full potential.

163 King County is home to a wide range of communities – urban and suburban cities in the west,
164 rural cities and fertile farmlands nestled in river valleys, and large expanses of forested
165 mountains stretching east to the crest of the Cascade mountains. This diversity of landscape
166 supports a vibrant economy, provides opportunities for the growth and development of
167 communities, and furnishes ample access to natural and cultural resources.

168 The people in these communities come from various ethnic and cultural backgrounds,
169 representing the entire socioeconomic spectrum. As King County’s population grows and its
170 diversity expands, today’s thoughtful planning decisions will help ensure that current and future
171 generations find a Snoqualmie Valley/NE King County that is vibrant and welcoming. The
172 policies in this Snoqualmie Valley/NE King County Subarea Plan (Subarea Plan) are designed

173 to ensure that residents and businesses benefit from and contribute to the growth of the region,
174 while also protecting and conserving its valuable natural resources and rural character.²

175 Planning is a key factor in promoting equity and racial and social justice. It also affects
176 residents' ability to access the resources they need to succeed. Land use and investment
177 decisions affect economic and social disparities in the Snoqualmie Valley/NE King County
178 subarea by establishing allowed locations of such things as employment and human services
179 facilities. It is recognized that the built environment influences residents' quality of life, and
180 access to jobs and housing is critical in establishing and sustaining a healthy living
181 environment.³ The purpose of the Subarea Plan is to help King County make real, equitable
182 improvements to the quality of life *for everyone* who lives, works, and plays in Snoqualmie
183 Valley/NE King County, and to increase the likelihood that new development will occur in a way
184 that will support distributional, process, and intergenerational equity.

185 Planning History

186 Unincorporated areas of King County, such as Snoqualmie Valley/NE King County, are
187 governed by the *King County Comprehensive Plan (Comprehensive Plan)* and individual
188 adopted subarea plans. The *Comprehensive Plan* is the long-range guiding policy document for
189 all land use and development regulations in unincorporated King County, and for local and
190 regional services throughout the county—including transit, sewer, parks, trails, and open space.
191 It is adopted under the requirements of the Washington State Growth Management Act.

192 Subarea plans are adopted as part of the *Comprehensive Plan* but address smaller geographies
193 within King County and establish policies specific to the needs of those communities. Policies in
194 the *Comprehensive Plan* and subarea plans are implemented through the King County Code,
195 which includes development regulations, and through other service-oriented plans and the
196 County budget.

197 Though subarea plans are optional under the Growth Management Act, King County has
198 chosen to complete subarea plans for the six rural Community Service Areas and five major
199 Potential Annexation Areas as a part of the *Comprehensive Plan*. The *Comprehensive Plan* and
200 its subarea plans must meet the Growth Management Act's requirements, which include
201 focusing development in urban areas and reducing sprawl.

202 The following is a summary of the planning history for Snoqualmie Valley/NE King County
203 beginning with the last three plans formally adopted by the County.

² RCW 36.70.030(35) defines rural character, and states the following: ““Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: (a) In which open space, the natural landscape, and vegetation predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.”

³ Link to [Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places](#)

204 Adopted Plans 1989 to 2023

205 SNOQUALMIE VALLEY COMMUNITY PLAN (1989)

206 The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989,
 207 was developed with the assistance of an advisory committee composed of residents and
 208 property owners, in addition to representatives of the Valley cities of Carnation, Duvall, North
 209 Bend, and Snoqualmie. The purpose of the plan was to amplify, augment, and implement the
 210 *1985 Comprehensive Plan*. The plan was removed almost a decade later, in 1998, due to the
 211 passage of the Washington State Growth Management Act in the early 1990s.

212 FALL CITY SUBAREA PLAN (1999)

213 In 1998, Policy CP-929 of the *Comprehensive Plan* called for a *Fall City Subarea Plan* to
 214 address land use and zoning issues. The *Fall City Subarea Plan* recommended amendments to
 215 several policies, the land use map in the *Comprehensive Plan*, the zoning map, and multiple
 216 development regulations. The *Fall City Subarea Plan* revised land use designations, town
 217 boundaries, and *Comprehensive Plan* policies regarding Fall City that grew out of the 1989
 218 *Snoqualmie Valley Community Plan*, which included Fall City. This plan was repealed in 2024
 219 with the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan.

220 AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

221 The *1999 Fall City Subarea Plan* was updated in 2012, which focused on development of an
 222 alternative wastewater system and creation of a special district overlay for the core commercial
 223 area. This Subarea Plan subsumes and supersedes the *Fall City Subarea Plan*. This plan was
 224 repealed in 2024 with the adoption of the Snoqualmie Valley/Northeast King County Subarea
 225 Plan.

226 Comprehensive Plan Scoping Direction

227 Chapter 11 of the *Comprehensive Plan* directs the following items to be included in the scope of
 228 work for this Subarea Plan. One work plan item pertains to subarea planning at Snoqualmie
 229 Pass. The other refers to the interchange between Interstate 90 and State Route 18 near the
 230 city of Snoqualmie, referred to as the "Snoqualmie Interchange." Below are the directives and
 231 explanations of how they are addressed in this plan.

232 SNOQUALMIE PASS SUBAREA PLAN:

233 *Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The Subarea Plan*
 234 *should be developed in collaboration with Kittitas County, evaluate and address the*
 235 *current and future housing and economic development needs of this growing*
 236 *community, and include outreach with the local community in its development.*

237 This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work
 238 for the 2016 *Comprehensive Plan*.⁴ This was prior to the formation of the Subarea Planning
 239 Program and the established subarea planning geographies. Given this, a separate subarea
 240 plan was not proposed specifically for Snoqualmie Pass. Instead, the intent of this directive was
 241 addressed as part of the development of this Snoqualmie Valley/NE King County Subarea Plan.

242 The Snoqualmie Pass elements of this Subarea Plan were developed in coordination among
 243 affected agencies and community members. Meetings with Kittitas County, Washington State
 244 Department of Transportation, local businesses (such as Summit at Snoqualmie Ski Area), and

⁴ Link to [Motion 14251](#)

245 residents (including the Snoqualmie Pass Community Association) and focus groups were held
 246 to discuss both immediate concerns and long-range issues. These engagement efforts yielded
 247 several key findings relevant to the plan, including the need for greater public safety measures
 248 on State Route 906, more housing options for the local workforce, better active transportation
 249 connections, and recognition of mountain hazards. Results of this collaboration within this
 250 subarea planning process include two proposed map amendments and several Snoqualmie
 251 Pass-specific policies.

252 SNOQUALMIE INTERCHANGE:

253 *Conduct a land use and zoning study for the Snoqualmie Interchange, and area*
 254 *north of I-90 impacted by the new Interstate 90/Highway 18 interchange. The*
 255 *study should include, at a minimum, review and recommendation of the*
 256 *appropriate zoning for properties abutting the urban growth area boundary. The*
 257 *study should include the properties west of Snoqualmie Way along SE 99th that*
 258 *could have access to urban services, including whether the area should be*
 259 *included inside the urban growth area, and should recognize and protect the*
 260 *forested visual character of the Mountains to Sound National Scenic byway on*
 261 *Interstate 90 as well as provide appropriate conservation mitigation for any newly*
 262 *allowed development. The land use and zoning study and land use designations*
 263 *and zoning classifications should focus on solutions for the northwest corner*
 264 *while planning a vision for the properties on the northeast portions abutting the*
 265 *urban growth area. The study should include a review of whether affordable*
 266 *housing and/or behavioral health support services and/or facilities could locate in*
 267 *this area. The study should also ensure potential trail connections for regional*
 268 *trails and adhere to current King County policies. The Executive should*
 269 *collaborate with the City of Snoqualmie, affected Tribes, Washington state DOT,*
 270 *DNR, property owners, Mountains to Sound Greenway Trust, regional partners*
 271 *and the community.*

273 This workplan item has been addressed through an area zoning and land use study as part of
 274 the transmittal package supporting the 2024 *Comprehensive Plan*.

275 **Community Needs Lists**

276 For each of its 11 subarea planning areas, the County also develops and implements
 277 Community Needs Lists. Each Community Needs List specifies programs, services, and capital
 278 improvements that respond to community-identified needs. As required by King County Code,
 279 an initial Community Needs List for the Snoqualmie Valley/NE King County Subarea Plan and
 280 its associated performance metrics was adopted in 2022 with Ordinance 19527. The
 281 Community Needs List requests cover various topics, including: affordable housing, road
 282 shoulders/bike lanes, roads safety, internet access, parks infrastructure and facilities, recreation
 283 opportunities and trailhead crowding, transit opportunities, transportation/mobility for the
 284 independent elderly, traffic congestion, and transportation during flood events.

285 **Subarea Plan Structure**

286 This Subarea Plan's chapters address many of the same topic areas as the *Comprehensive*
 287 *Plan*, while its policies are intended to focus and tailor the broader policies in the
 288 *Comprehensive Plan* to the specific conditions and needs of the community. The Subarea Plan
 289 policies must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.

290 The Subarea Plan policies will guide future development and investments that will shape the
291 community over the next 20 years.

292 Chapter 1 provides an introduction to the Subarea Plan and a brief planning history for the
293 subarea. Chapter 2 summarizes the community engagement that shaped the Subarea Plan and
294 presents the community vision statement. Chapter 3 describes the subarea, its demographics,
295 land uses as of 2023, and service providers.

296 Chapters 4 through 10 are arranged in the following format:

- 297 • Background and context describing existing conditions and programs in place at
298 adoption of the Subarea Plan
- 299 • Community priorities and needs describing the major themes gathered during the
300 community engagement process
- 301 • Subarea-specific policies addressing long-range community needs

302 The 20-year subarea-specific policies included in the Subarea Plan fit the community's interests,
303 the vision statement, and guiding principles. The policies are specific to the subarea and within
304 the framework of the *Comprehensive Plan*.

305 The Snoqualmie Valley/Northeast King County Community Service Area Subarea is comprised
306 of numerous communities, and individuals within and across its communities have different
307 experiences, perspectives, priorities. The objective of the Subarea Plan's community priority
308 sections is to provide summarized input that King County from people across the Subarea. It
309 captures the range of thoughts, opinions, and areas of interest throughout the Subarea's various
310 communities. Appendix C describes the overall engagement process and provides more details
311 about the feedback received.

312 To describe how the County will fulfill the community vision and policies contained within the
313 Subarea Plan, implementation actions and measures are included in Chapter 11. These actions
314 and measures include amendments to the Land Use and Zoning Maps; new and revised
315 development conditions; an updated Community Needs List; and performance measures for the
316 County.⁵

317 Implementing the Subarea Plan and its effectiveness in supporting the community to realize its
318 vision will be in part the result of ongoing dialogue and collaboration between the County and
319 community. It is important to note that implementing the Subarea Plan requires the County to
320 balance all of its policies and priorities that guide its actions and investments.
321

322 Equity and Racial and Social Justice

323 King County abounds with opportunities, but those opportunities are not equally accessible for
324 all of King County's residents. As a local and regional government, King County recognizes the
325 inequity that exists within the county and prioritizes equity and social justice in its work through
326 its fair and just principle, which means that the County serves all residents by promoting
327 fairness and opportunity and eliminating inequities through actions to which equity and social
328 justice foundational practices are applied. The County's pro-equity decision-making, planning,

⁵ Property-specific development standards are imposed on a parcel's zoning that supplement or modify the general development regulations of the King County Code, such as through different uses, design, densities, and/or review processes. Development conditions include P-Suffixes, Special District Overlays, and Demonstration Projects.

329 operations and services, and workplace practices lay out a set of shared values where the
330 County commits to being:

- 331 • Inclusive and collaborative,
- 332 • Diverse and people focused,
- 333 • Responsive and adaptive,
- 334 • Transparent and accountable,
- 335 • Racially just, and
- 336 • Focused upstream and where needs are greatest.

337 These values guided development of the Subarea Plan. Other required elements such as
338 performing equitable engagement and conducting an equity impact review analysis also shaped
339 the development of the Subarea Plan. Engagement with the Snoqualmie Valley/NE King County
340 community was designed to be as inclusive and collaborative as feasible within existing staffing
341 and resources, while centering and lifting up the voices and perspectives of those most
342 impacted by the Subarea Plan.

343 An analysis of equity impacts associated with the Subarea Plan policies, as well as associated
344 implementation, is included in Appendix B: Equity Impact Review.



345

346 Chapter 2: Community Engagement, Vision & Guiding 347 Principles

348 This chapter describes how the County, focusing on equity, engaged with community members
349 across the subarea to reach all the communities in the subarea during outreach. A summary of
350 the community engagement conducted is followed by a community-generated vision statement
351 for the subarea that reflects residents' aspirations for the future of their community.

352 The Snoqualmie Valley/NE King County Subarea Plan serves residents living in the
353 unincorporated areas that surround the Valley cities of Carnation, Duvall, North Bend, and
354 Snoqualmie and the Town of Skykomish. The subarea includes the following unincorporated
355 areas:

356

- | | | | |
|-----|-----------------------------|-----|-----------------------------|
| 357 | • Baring* | 365 | • Preston |
| 358 | • Unincorporated Carnation | 366 | • Riverbend* |
| 359 | • Unincorporated Duvall | 367 | • Riverpoint* |
| 360 | • Fall City* | 368 | • Unincorporated Skykomish |
| 361 | • Grand Ridge/Mitchell Hill | 369 | • Snoqualmie Pass |
| 362 | • Grotto | 370 | • Unincorporated Snoqualmie |
| 363 | • Lake Marcel-Stillwater* | 371 | • Wilderness Rim* |
| 364 | • Unincorporated North Bend | | |

372 *Signifies the community is also a Census Designated Place, which is a statistical geography
 373 used in the United States Census representing closely settled, unincorporated communities that
 374 are locally recognized and identified by name.

375 **MAP 1: PLACENAME MAP⁶**



376
 377 The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary.⁷
 378 Between the city limits and the Urban Growth Area Boundary, there are urban unincorporated

⁶ The maps in the King County Comprehensive Plan, its technical appendices, and other elements of the plan are produced with a computer geographic information system. They are reduced in size but available at a larger scale. This map and the maps in this plan shows information as existed at the time of plan adoption. County action subsequent to adoption of this plan, such as through ordinances or program service changes, may produce different and updated information. These maps might not be updated more frequently than the CSA subarea plan update cycle. The most up-to-date information can be found at <http://gismaps.kingcounty.gov/iMap>. The information included on these maps has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages, including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on these maps. Any sale of these maps or information on this map is prohibited except by written permission of King County.

⁷ The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect

379 areas designated to be annexed by the adjacent cities over time. Until annexation happens,
 380 King County remains the local jurisdiction for these areas and the Subarea Plan applies to them.
 381 The Town of Skykomish does not have any adjacent Urban Growth Area or potential annexation
 382 areas.

383 **Community Engagement**

384 Development of this Subarea Plan was driven by a wide-ranging community engagement
 385 program. Engagement focused on creating opportunities for the community to provide
 386 meaningful input into the planning process. The approach was intentional to include those who
 387 have not historically been included in community planning processes.

388 The engagement work with the community on the Subarea Plan included dialogue with local
 389 businesses, community groups, youth, residents who use languages other than English, people
 390 aged 62 years and older, and many others. As experts in the assets and needs of various
 391 neighborhoods, the community's contributions are the center of the scope and content of this
 392 Subarea Plan.

393 As described below, the engagement program occurred in three phases: 1) Knowledge Sharing
 394 and Understanding, 2) Visioning, and 3) Public Review Draft. Each phase of engagement built
 395 upon and revisited previous concepts, where the thoughts and desires of the community were
 396 refined through two-way communication between the County and community throughout the
 397 planning process.

398 **Phase 1 – Knowledge Sharing & Understanding – June 2021 to June 2022**

399 During this first phase of community engagement, the residents of Snoqualmie Valley/NE King
 400 County shared with King County Department of Local Services staff the range of priorities,
 401 concerns, and needs of the community. This phase occurred through in-person meetings, King
 402 County Department of Local Services staff attending existing group and coalition meetings,
 403 online surveys, virtual meetings, and events.

404 The first phase of public engagement focused on the following outcomes:

- 405 • Growing a network and developing partnerships with key community members, groups,
 406 and organizations across Snoqualmie Valley/NE King County.
- 407 • Sharing information with the community about the purpose and function of the subarea
 408 planning process in Snoqualmie Valley/NE King County, creating an understanding prior
 409 to discussing the vision and the policies to support that vision in subsequent meetings.
- 410 • Gaining understanding of community priorities and concerns.
- 411 • Gathering knowledge and obtaining guidance from the community to inform the first
 412 iteration of the Subarea Plan's vision, guiding principles, and scope of work.

413 Engagement centered on process equity, which is where deliberate steps are taken by the
 414 County to engage with those who may not typically have a voice in planning processes. Process

the Rural Area and Natural Resource Lands, and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an Urban Growth Area which includes areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding 20-year period.

415 equity included reaching out to people with a wide range of interests in Snoqualmie Valley/NE
 416 King County through holding smaller group meetings with Indian Tribes, businesses or business
 417 interests, community-based organizations, elected officials, local government staff
 418 representatives (including neighboring cities and counties), public school administrators, and
 419 residents. Seventy-five meetings were convened during Phase 1, ranging from high level
 420 introductions to the Subarea Plan, to targeted discussions covering specific items, such as
 421 available services and the future land use of specific parcels. This number does not include the
 422 phone calls and informal meetings which also took place between King County Department of
 423 Local Services staff and community members and advocates. Most of these meetings occurred
 424 virtually, with some in person meetings. In addition to introducing the subarea planning process,
 425 the meetings educated King County Department of Local Services staff on the communities'
 426 priorities and perspectives, as well as building and strengthening relationships between King
 427 County and community members.

428 Phase 2 – Visioning & Concept Development – June 2022 to May 2023

429 While the first phase of community engagement focused on knowledge sharing, understanding
 430 community priorities and concerns, building relationships, and identifying interested parties, the
 431 second phase of public engagement focused on the following goals:

- 432 • Engaging in dialogue with community members on topics to be included in the draft
- 433 vision, scope, and guiding principles.
- 434 • Reflecting on successes and areas for improvement from the first phase of public
- 435 engagement.
- 436 • Creating and sharing a draft of the vision statement and guiding principles, policy
- 437 concepts, and map amendment concepts for public review and critique.

438 Engagement activities occurred by various means including:

- 439 • In-person meetings,
- 440 • Booths at community events,
- 441 • Geographic and topic-specific focus groups,
- 442 • Community-wide virtual events,
- 443 • Virtual meetings with individuals and small groups,
- 444 • Email correspondence,
- 445 • Online surveys, and
- 446 • Interactive online maps.

447 King County Department of Local Services staff with knowledge of the Community Service Area
 448 Subarea Plan program attended the events to answer questions and gather feedback to help
 449 guide the Subarea Plan. Refer to Appendix C: Community Engagement for more detailed
 450 information.

451 Notice of meetings was provided using the following means:

- 452 • King County Department of Local Services website.
- 453 • PublicInput.com – An online engagement platform which served as the main
- 454 information website for the Snoqualmie Valley/NE King County Subarea Plan.
- 455 • Social Media (Facebook, Twitter, Instagram, Nextdoor).
- 456 • King County Unincorporated Area News email newsletter.

- 457 • GovDelivery email list for Snoqualmie Valley/NE King County. GovDelivery is an
- 458 electronic mail service which sends out bulletins and notifications to subscribers.
- 459 • Communication channels of King County Council District 3.
- 460 • Announcements from local community organizations.
- 461 • Announcements from local governments near the subarea.

462 King County Department of Local Services strove to engage with the following priority
 463 populations during the planning process:

- 464 • Tribal governments,
- 465 • Black, Indigenous, and People of Color Communities,
- 466 • Multi-lingual communities,
- 467 • People aged 62 years and older,
- 468 • Households at or below 80 percent of area median income,
- 469 • Veterans, and
- 470 • Persons with disabilities.

471 To help augment engagement with priority populations, community service providers who assist
 472 these groups were also engaged to gain more perspective on how the Subarea Plan could
 473 address their needs.

474 **Plan Drafting – March to May 2023**

475 Using the information gathered through community engagement in Phases 1 and 2, this time
 476 was dedicated to drafting and reviewing a complete Public Review Draft of the Subarea Plan
 477 and map amendments, as well as plan engagement activities during the public review period.

478 **Phase 3 – Public Review Draft – June 1 to July 15, 2023**

479 The third phase of engagement occurred after the release of the Public Review Draft on June 1,
 480 2023. Leveraging the lessons learned and information gathered during the previous two phases,
 481 King County Department of Local Services staff worked collaboratively with the community. King
 482 County Department of Local Services staff used the Office of Equity and Racial and Social
 483 Justice’s Equity Impact Review tool as a guide to ensure the diverse and historically
 484 underrepresented voices of the community are amplified and reflected in the Subarea Plan.
 485 During this phase, the County used a consultant’s support to assist with the Subarea Plan’s
 486 development, including enhancing community engagement.

487 King County engaged the community through a variety of strategies and channels while the
 488 Public Review Draft was open for comment. For example, community engagement activities
 489 included:

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 490 • In-person engagement 491 opportunities such as booths at 492 community events, 493 • A Public Review Draft kickoff 494 event at the Preston Community 495 Center, | <ul style="list-style-type: none"> 496 497 498 499 500 501 502 503 | <ul style="list-style-type: none"> • Presentations and conversations at high school classes and youth board meetings, • Community business visits, • One-on-one and small group meetings, • Interviews with Hmong farmers in the community, |
|--|--|---|

- | | | | |
|-----|----------------------------------|-----|-------------------------------------|
| 504 | • Senior center lunches, | 514 | • Virtual meetings with individuals |
| 505 | • Library office hours, | 515 | and small groups, |
| 506 | • Informal in-person meetings, | 516 | • Email correspondence, |
| 507 | • Handing out flyers in while | 517 | • online engagement on the |
| 508 | talking with community members | 518 | project website, |
| 509 | at random, | 519 | • Social media posts, |
| 510 | • Geographic and topic-specific | 520 | • Virtual office hours, |
| 511 | focus groups, | 521 | • Virtual meetings with individuals |
| 512 | • Attendance at a food bank, | 522 | and groups, and |
| 513 | • Community-wide virtual events, | 523 | • Virtual public events. |

524 More detail on the community engagement for the Subarea Plan’s development, the community
 525 responses to the topics covered in this Subarea Plan, and lessons learned for future
 526 engagement is provided in both Appendix B: Equity Impact Review and Appendix C: Community
 527 Engagement.

528

529 The following community vision statement and guiding principles were developed through a
 530 partnership between the County and community, including several years of dialogue and
 531 multiple iterations of community feedback on multiple drafts. The vision statement and principles
 532 draw from community planning work, the Community Needs List process, and community
 533 conversations between the County and community. The vision statement is an aspirational,
 534 forward-looking statement of what the community wants over the next 20 years. The guiding
 535 principles support the community’s vision, informing and directing the development of the
 536 Subarea Plan. The Subarea Plan is centered around the provision of County resources and
 537 services to those that have the greatest needs in the subarea.

538 **Community Vision Statement**

539 *Snoqualmie Valley/Northeast King County are characterized by strong rural*
 540 *communities with distinct cultures and histories, where people and businesses are*
 541 *thriving, the natural environment and agricultural lands are conserved and protected,*
 542 *farms are preserved, the community is resilient to climate change, and services and*
 543 *programs are accessible to residents in a way that preserves each community’s*
 544 *unique rural character.*
 545

546 **Guiding Principles**

- 547 a. *Conserve and protect forests, rivers, lakes, and open spaces.*
- 548 b. *Conserve and protect the subarea’s working farmlands by protecting agricultural lands*
 549 *and supporting local farmers, farmworkers, ranchers, and growers.*
- 550 c. *Encourage and protect a range of housing choices for all.*
- 551 d. *Promote economically and environmentally sustainable local businesses and*
 552 *organizations across the subarea and support the business districts of the Fall City and*
 553 *Snoqualmie Pass Rural Towns.*
- 554 e. *Preserve cultural and historic resources and landmarks.*
- 555 f. *Enhance the relationship between King County and the Tribes by centering Tribal needs,*
 556 *land stewardship, and treaty rights.*
- 557 g. *Preserve the unique rural character across the subarea in commercial areas and*
 558 *residential communities in a manner that increases quality of life for residents.*

- 559 h. *Support transit and transportation options, including active transportation and recreation,*
- 560 *consistent with rural levels of service.*
- 561 i. *Support programs, organizations, and services for youths, people aged 62 years and*
- 562 *older, veterans, and others to build community connections.*
- 563 j. *Promote communities that are resilient to natural hazards and climate change, and*
- 564 *support communities affected by related disasters.*
- 565



Photo provided by the Snoqualmie Indian Tribe

566
567

568 Chapter 3: Subarea Description

569 The Snoqualmie Valley/NE King County subarea is the largest subarea in King County, covering
570 881 square miles. Though the subarea is almost 90 percent forestry and agriculture resource
571 lands, it is also home to approximately 26,000 residents. It surrounds but does not include the
572 five incorporated Cities in the Rural Area and includes the unincorporated Rural Towns of Fall
573 City and Snoqualmie Pass.⁸

574 This chapter discusses key context and characteristics of the Snoqualmie Valley/NE King
575 County subarea communities. More detailed background information and data can be found in
576 Appendix A: Supporting Maps and Tables.

577 The subarea’s boundaries are established by human and natural landmarks, as well as
578 governmental jurisdictions.

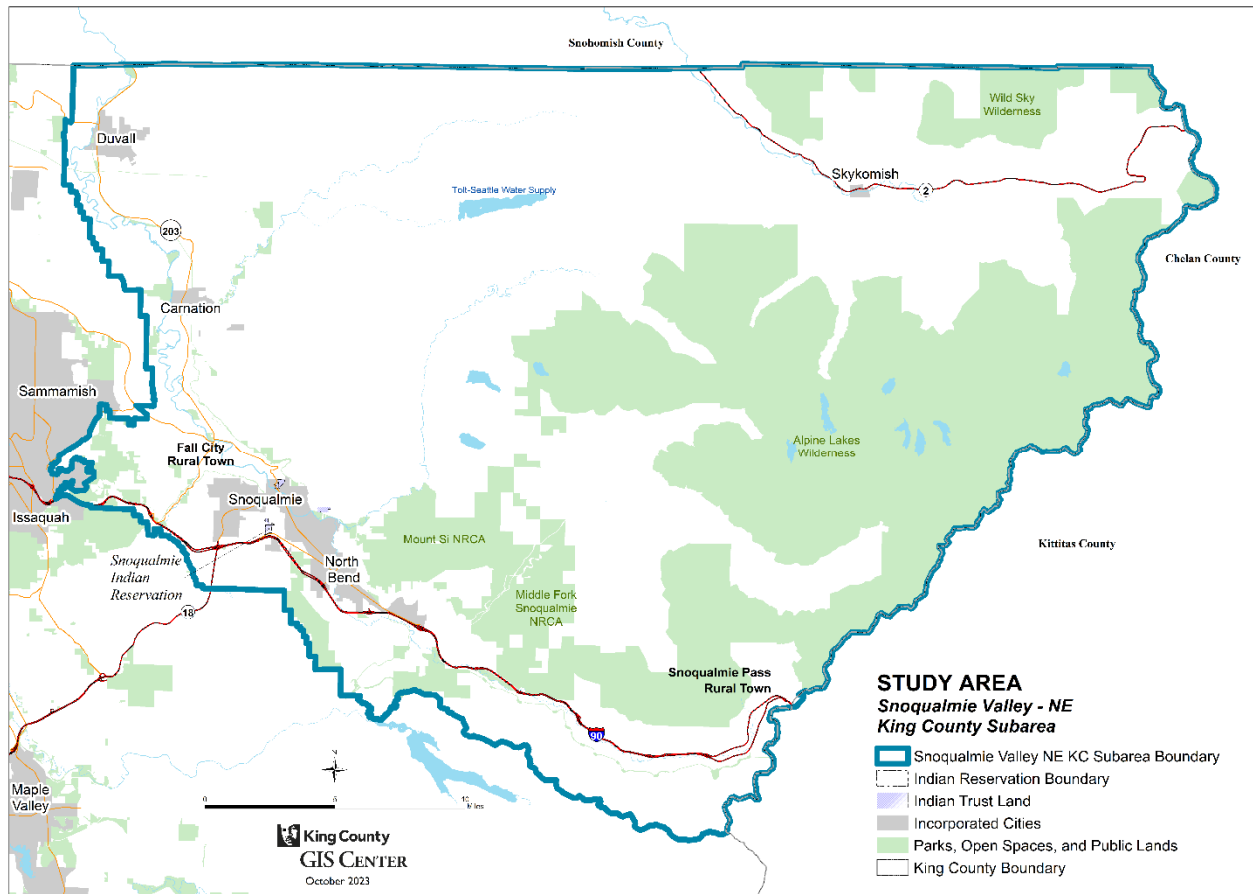
- 579 • The western border begins at the rural area surrounding the cities of Issaquah and
- 580 Sammamish and proceeds just west of the West Snoqualmie Valley Road NE.
- 581 • The northern border is defined by the King County/Snohomish County line,
- 582 continuing east and passing north of Skykomish until the Chelan County border.
- 583 • The eastern border consists of the crest of the Cascade Mountains, which follows the
- 584 county line between King and Chelan counties southward, until it transitions to the

⁸ Rural towns are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in the Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.

- 585 King County border with Kittitas County, passing through Snoqualmie Pass along
 586 Interstate 90, and continuing further southwest.
 587 • The southern border follows between one and five miles south of the South Fork of
 588 the Snoqualmie River. The southern border juts up to follow the Raging River briefly,
 589 then heads east to unincorporated areas surrounding the city of Issaquah.

590 Economic activity in the subarea is supported by strong agricultural production, rural businesses
 591 providing local services, and recreational tourism supported by abundant outdoor activities and
 592 natural beauty. A majority of the Snoqualmie Valley/NE King County geographic area is covered
 593 by protected or commercially active forests, providing a forested backdrop for visitors and
 594 residents alike. The Snoqualmie and Skykomish rivers in the subarea have also shaped, and
 595 continue to shape, human habitation.

596 **MAP 2: OVERVIEW MAP**



597

598 **Community History**

599 The Snoqualmie River valley, through a network of family ties, was home to certain bands and
 600 Indian tribes of Coastal Salish people whose local contemporary descendants are known in the
 601 present day as the Snoqualmie and Tulalip Tribes. Ancestors of the Snoqualmie and Tulalip
 602 Tribes depended on fish, animal, and plant resources and traveled widely to harvest these
 603 resources.

604 In 1855, ancestors of the Snoqualmie and Tulalip Tribes (and other Indian tribes) negotiated the
 605 Treaty of Point Elliott with representatives of the United States. In the treaty, the native people

606 ceded ownership of their aboriginal territory in exchange for the United States' promise that they
 607 would retain reservation homelands and would be free to continue to fish, hunt, and gather the
 608 resources upon which they depended at all their usual and accustomed places.

609 The first permanent Euro-American settlements in the area occurred in the late 1850's. The first
 610 areas selected by the pioneers were open fields with grasses and sedges that were kept open
 611 by efforts from Native Americans, such as prescribed burns. These lands were sacred lands
 612 stewarded since time immemorial by the Snoqualmie People for traditional foods and other
 613 cultural purposes.

614 Settlers continued to stake claims and clear land for farms during the 1860s and 1870s, but
 615 development was slow due to lack of reliable overland transportation. Much of this development
 616 included the displacement of the Snoqualmie People through methods such as arson. Roads to
 617 Seattle were difficult and impractical for marketing produce, most of which was transported via
 618 the Snoqualmie River. By the late 1870s, steamer service was established, but the head of
 619 navigation at seasonal high water was just above Fall City. Full scale development of local
 620 industries did not occur until the Seattle Lake Shore and Eastern Railway reached Preston and
 621 the upper Valley in the late 1880s.⁹

622 The timber industry dominated the economy of the subarea during the early years of pioneer
 623 settlement.¹⁰ In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie
 624 River Valley near the settlement that became Fall City, an area that had continual, active
 625 Snoqualmie Indian Tribe presence for thousands of years. Other milling operations in the area
 626 soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend
 627 area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of
 628 mines and mining settlements, since the mine sites first had to be cleared and lumber was
 629 needed not only for worker housing and other buildings, but for structural support within the
 630 tunnels and shafts underground.

631 Hop farming was introduced in the early 1880s, and after the turn of the century, dairy farming
 632 had replaced hop growing as the principal agricultural pursuit. The Carnation Research Farm
 633 was established near Tolt in 1909, and by 1920 the farm had acquired the first of many world
 634 records for production. The growing popularity of automobile travel in the 1910s and 1920s led
 635 to several road-building projects, including improvements to the Snoqualmie Pass Road.

636 The Town of Snoqualmie incorporated in 1903; and the Town of North Bend incorporated in
 637 1909. The Town of Tolt (later Carnation) incorporated in 1912 and the Town of Duvall in 1913,
 638 immediately following the establishment of rail service. The entire Valley experienced an
 639 economic boom during the years of World War I, but the forest products industry began to
 640 decline after the war.

641 Until recently, the farming and forest products industries continued as economic mainstays of
 642 the upper Valley. With the decline and dismantling of the Snoqualmie Mill in the 1980s,
 643 emphasis has shifted more to service, commercial, and recreational activities. Growth along the
 644 Interstate 90 corridor continues to change the upper Valley communities of Snoqualmie and
 645 North Bend from small towns to commuter communities and recreation hubs.

⁹ [Link to *King County Historic Settlement Context 1850-1920*](#)

¹⁰ [Link to *King County Historic Settlement Context 1850-1920*](#)

646 In the Snoqualmie Valley, farming is still the mainstay, while further east the Town of Skykomish
 647 has a significant railroad and forestry history. The Snoqualmie Indian Tribe in recent years has
 648 become more economically dynamic, benefitting nearby non-Indian tribe communities as well as
 649 their own.¹¹

650 Areas within the Snoqualmie Valley/Northeast King County Community 651 Service Area

652 The following sections explain several areas of activity across the subarea. Excluding the
 653 incorporated cities, which are not included in this plan, the largest communities are designated
 654 in the *Comprehensive Plan* as unincorporated Rural Towns (Fall City and Snoqualmie Pass).
 655 The subarea also has small nodes of local business activity in small commercial areas,
 656 including Baring, Preston, and Timberlane Village. Also included are many other smaller
 657 communities in the subarea that are not formally identified in the *Comprehensive Plan* as well
 658 as the Snoqualmie Indian Tribe's federally designated reservation.

659 Rural Towns

660 The subarea contains two designated Rural Towns: Fall City and Snoqualmie Pass. Rural
 661 Towns are unincorporated communities with existing higher concentrations of development and
 662 more economic activity than other areas within the Rural Area. According to the *Comprehensive*
 663 *Plan*, Rural Towns are expected to see modest residential and economic growth where
 664 appropriate and if infrastructure allows. Rural Towns may develop at low- to medium- suburban-
 665 level densities but are still required to maintain rural character and rural levels of service.

666 FALL CITY

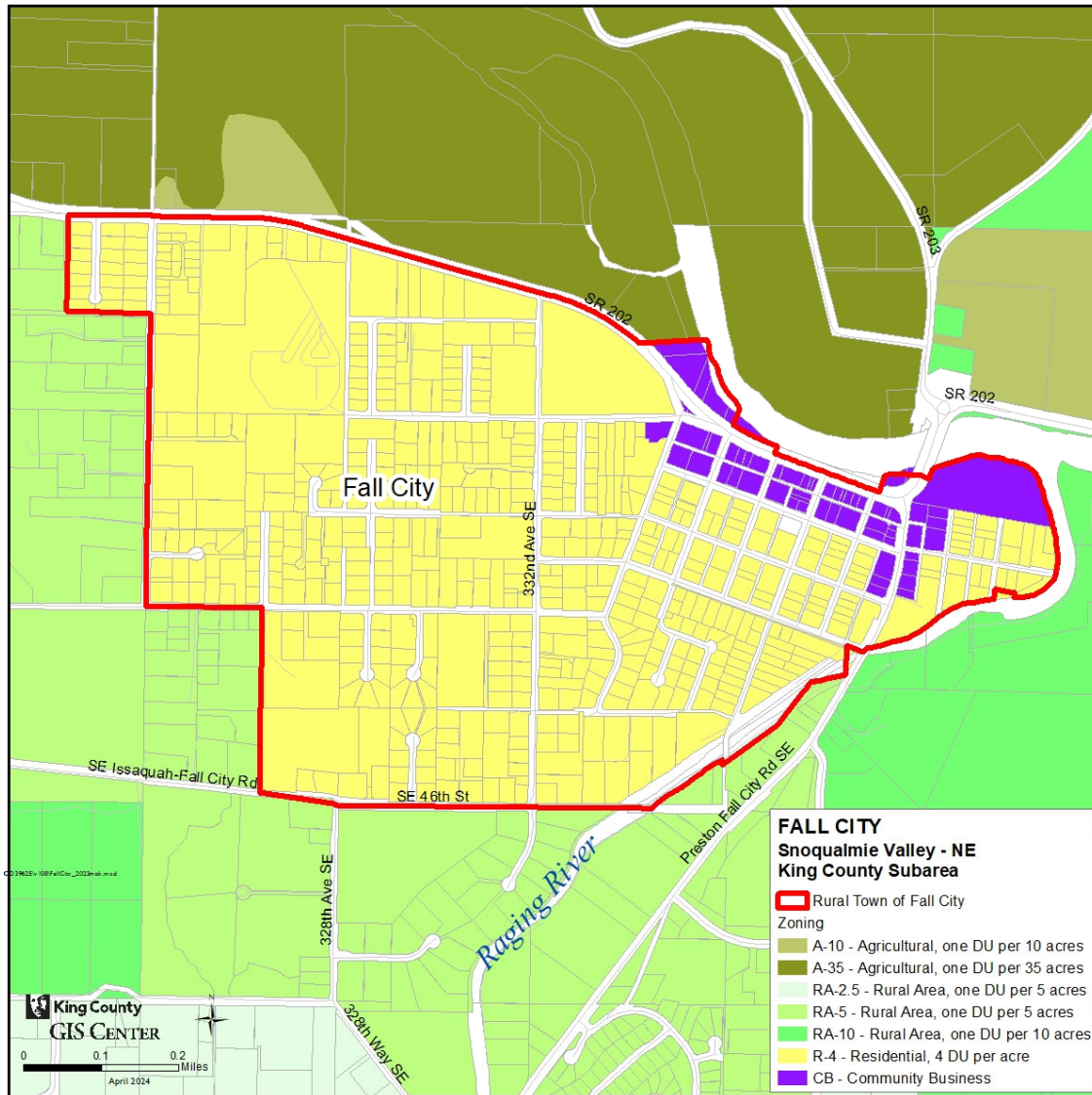
667 Fall City Rural Town is located at the confluence of the Snoqualmie and Raging rivers, at the
 668 intersection of State Routes 202 and 203 and Preston-Fall City Road SE. The commercial core
 669 of Fall City is located along State Route 202, across from the Snoqualmie River, and contains a
 670 number of small, local businesses. The rest of the Rural Town is residential with suburban-level
 671 densities, with some open space and new subdivisions. The Snoqualmie Valley Agricultural
 672 Production District is just north of Fall City; the rest of the surrounding area consists of open
 673 space and forested areas and rural-zoned lands.

674 The adjacent Snoqualmie and Raging rivers play an important role in the community, where
 675 thousands of visitors come to the Fall City Rural Town during the summer and fall months to
 676 float in the rivers and visit the shorelines. Fall City is also home to an arts community, historical
 677 society, and metropolitan parks district.¹²

¹¹ [Link to *Economic Impact of the Snoqualmie Indian Tribe, 2017*](#)

¹² [Link to *Fall City Community Association*](#)

678 **MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN**



679

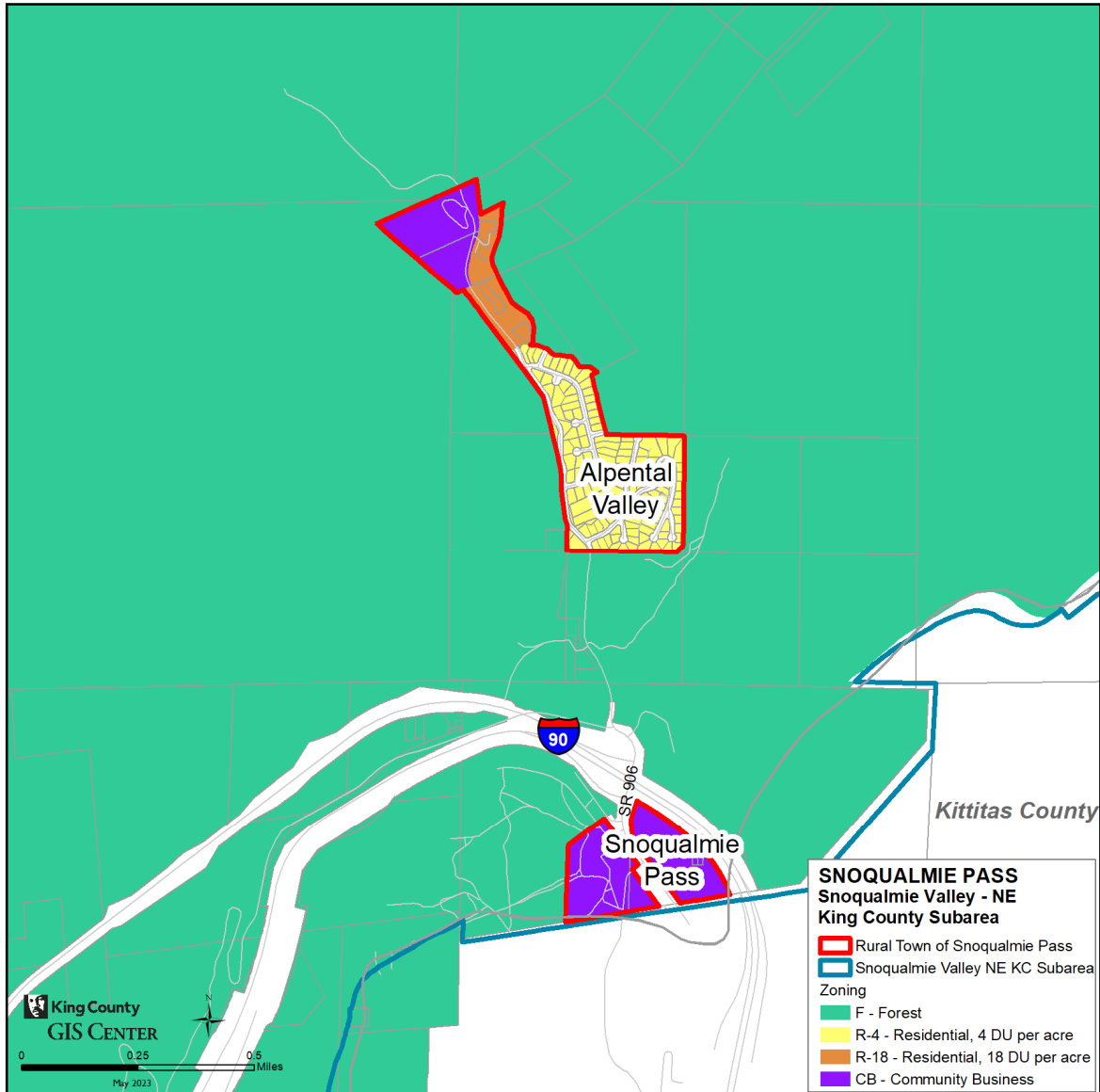
680 **SNOQUALMIE PASS**

681 Snoqualmie Pass is located on the Interstate 90 corridor at just over 3,000 feet of elevation.
 682 Snoqualmie Pass, as the most direct low point in the Cascade Range between western and
 683 eastern Washington to the central Puget Sound, straddles both King County and Kittitas County
 684 (most lands are on the Kittitas County side). It has been a historic location of trade, resource
 685 extraction, and more recently, mountain recreation.

686 The King County portion of the community consists of two separate areas representing the
 687 Rural Town: one portion is the commercially- and residentially zoned lands along Alpentel Road;
 688 and second is the commercially zoned areas along State Route 906, adjacent to the ski area
 689 and Interstate 90. The Summit at Snoqualmie Ski Area is the economic engine of the Rural
 690 Town, being the largest employer and landowner. The Summit at Snoqualmie Ski Area is the
 691 closest ski resort to the Seattle metropolitan area, seeing a large influx of recreational day users
 692 on weekends and holidays.

693 While Snoqualmie Pass contains small residential communities built several decades ago, it has
 694 recently seen relatively significant growth on the Kittitas County side, with almost no recent
 695 growth on the King County side. According to the Snoqualmie Pass Utility District, between
 696 2010 and 2022, there has been 37 percent growth in new single detached residence
 697 connections to its services.¹³ The Snoqualmie Pass Utility District service area includes
 698 vacation and permanent residences, businesses, the ski resort, and Washington State
 699 Department of Transportation facilities and rest areas. Of the 126 residentially zoned lots on the
 700 King County side of Snoqualmie Pass, 97 have built homes, leaving few available lots available
 701 for new homes.

702 **MAP 4: ZONING MAP OF SNOQUALMIE PASS RURAL TOWN**



703

¹³ Snoqualmie Pass Utility District: Facts and Figures, from Tom Hastings, General Manager, Snoqualmie Pass Utility District, provided on October 28, 2022

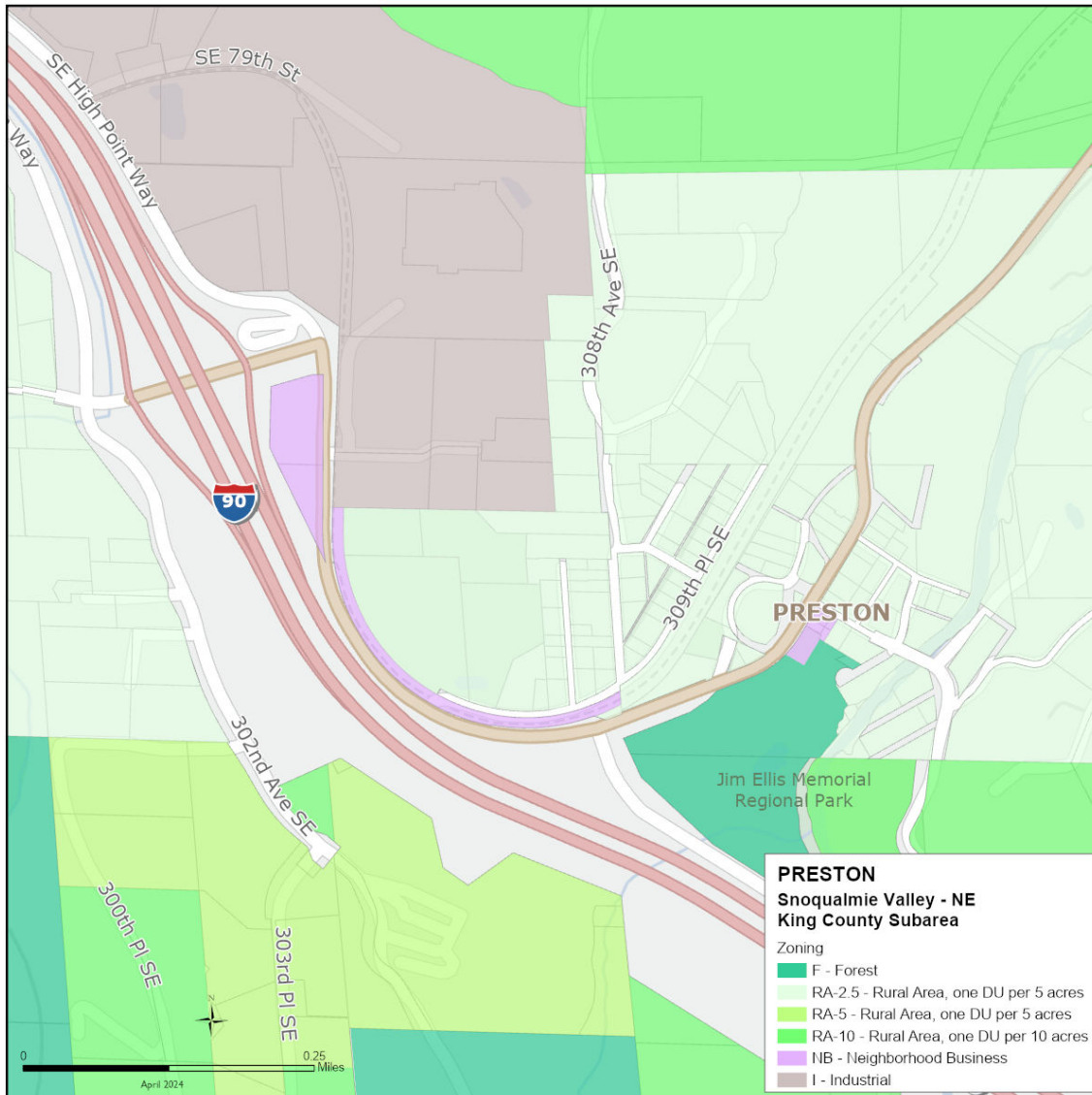
704 **Small Commercial Areas**

705 The Snoqualmie Valley/NE King County subarea contains small commercial areas, sometimes
706 with historic significance. The nodes of small commercial areas within the subarea are Preston,
707 Baring, and Timberlane Village.

708 **PRESTON**

709 Historically a mill town, Preston is located between the city of Issaquah and the Snoqualmie
710 Interchange on Interstate 90. The historic Preston Mill site is being converted into a County
711 Park. King County's Parks Division also maintains the Jim Ellis Memorial Regional Park athletic
712 complex in Preston, which draws soccer and other sporting events from the region. Despite
713 being located immediately adjacent to Interstate 90, the historic town center of Preston has not
714 experienced much development the past several decades, maintaining its size and scale.
715 Preston has also preserved existing housing stock.

716 **MAP 5: MAP OF PRESTON AREA**



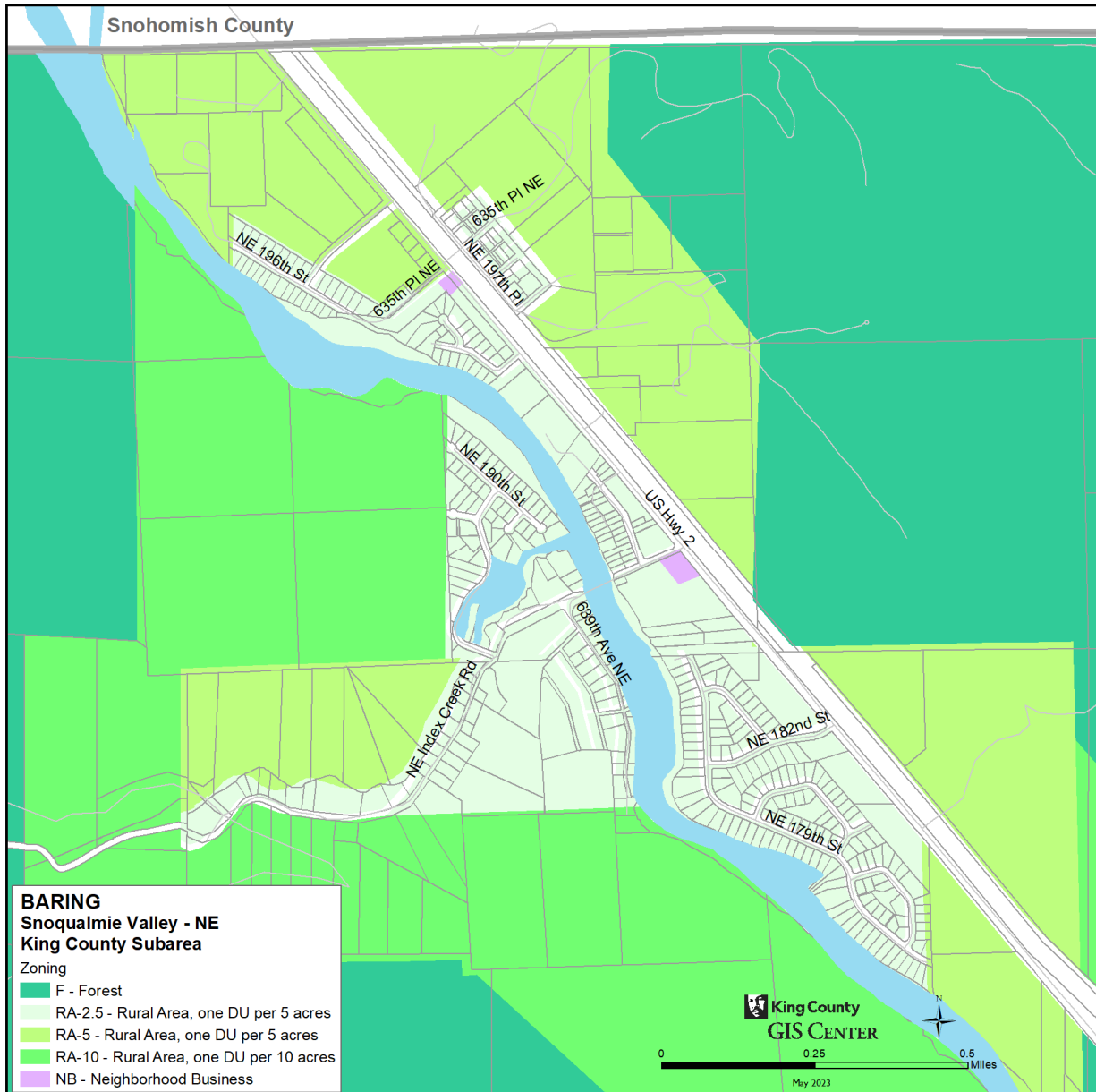
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719

720 BARING

721 Baring is a rural community along Highway 2, just west of the Town of Skykomish, adjacent to
722 the South Fork of the Skykomish River, 23 miles west of Stevens Pass. Baring contains the
723 historic Baring Store, which is on one of two parcels zoned as Neighborhood Business in the
724 area. The other parcel zoned Neighborhood Business has a residential use as of 2023.

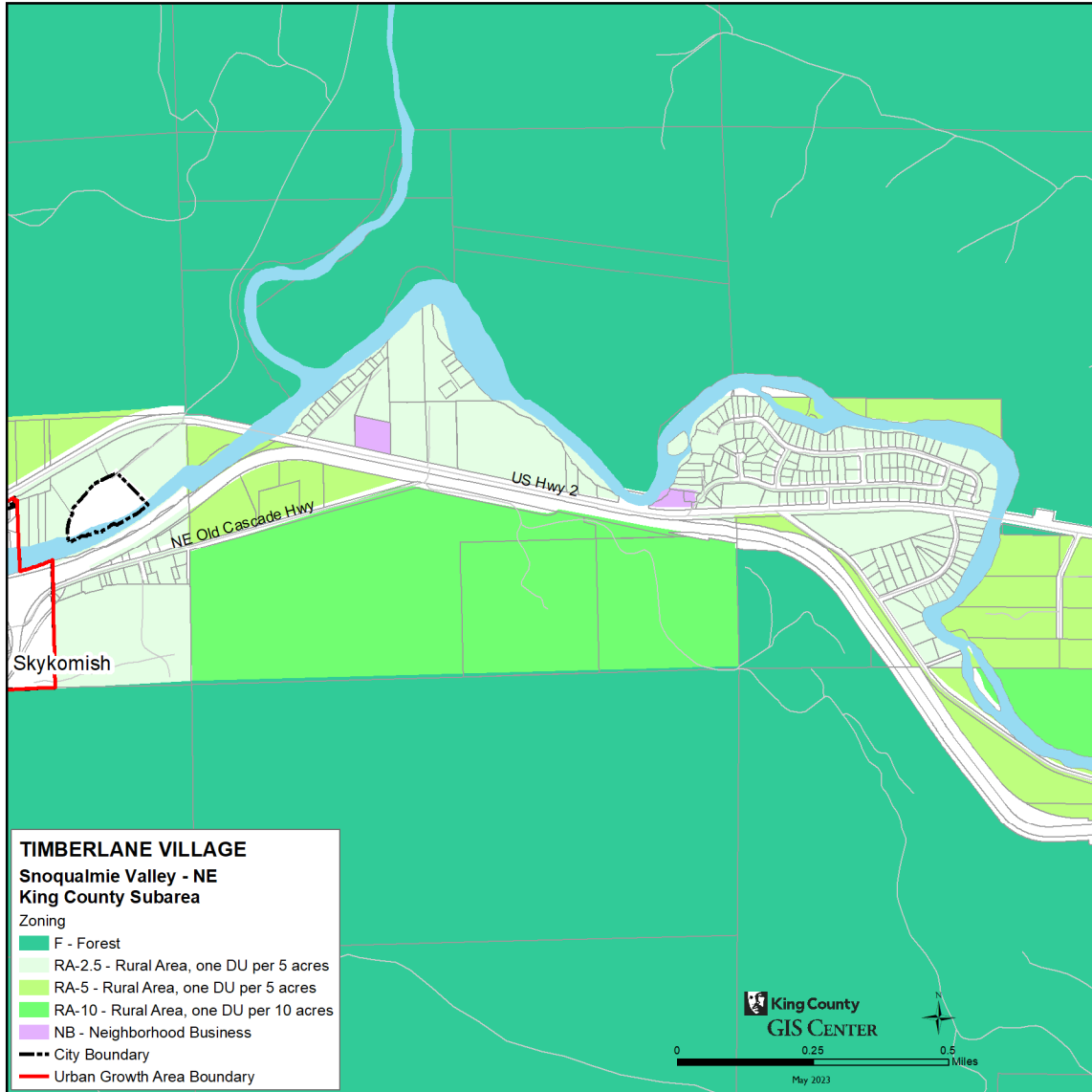
725 MAP 6: MAP OF BARING AREA



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727
728

729 **TIMBERLANE VILLAGE**
730 Timberlane Village is a rural community along Highway 2, just east of the Town of Skykomish,
731 along the South Fork of the Skykomish River, 14 miles west of Stevens Pass. Timberlane
732 Village consists of a residential neighborhood and one small commercial building. Timberlane
733 Village has an active homeowners' association. According to residents of Timberlane, it has
734 recently become a vacation rental hotspot.

735 **MAP 7: MAP OF TIMBERLANE VILLAGE AREA**



736
737

738 **Preston Industrial Area**

739 Preston, in addition to the small commercial area, also contains a designated Industrial Area.
740 The Preston Industrial Area is a small concentration of industrial uses that contributes to the
741 economic diversity of the Rural Area but, under the *Comprehensive Plan*, expansion of this
742 industrial area beyond the identified boundaries is not permitted.

743 **Census Designated Places in the Subarea**

744 The subarea contains six Census Designated Places. These are:

- | | | | |
|-----|--------------------------|-----|------------------|
| 745 | • Baring | 748 | • Riverbend |
| 746 | • Fall City | 749 | • Riverpoint |
| 747 | • Lake Marcel-Stillwater | 750 | • Wilderness Rim |

751 Census Designated Places are a statistical geography used in the United States Census
 752 representing closely settled, unincorporated communities that are locally recognized and
 753 identified by name.¹⁴ Some reference is given to these places as Census Designated Places in
 754 the body of this plan, but most reference is found in Appendix B: Equity Impact Review, where
 755 comparisons in demographics are explored. Riverbend, Riverpoint, and Wilderness Rim are all
 756 communities near the city of North Bend. Lake Marcel-Stillwater is located between the Cities of
 757 Carnation and Duvall. Baring is along Highway 2, west of the Town of Skykomish. Fall City is
 758 essentially the Rural Town of Fall City.

759 **Agriculture and Forestry**

760 Agriculture and forestry are both prominent in the subarea. Approximately 86 percent (756
 761 square miles) of the subarea is classified by the *Comprehensive Plan* as Forest Production
 762 District, including both public and private lands. Government landowners within the subarea
 763 include the United States Forest Service, Washington State Parks, Washington State
 764 Department of Natural Resources, King County Department of Natural Resources and Parks,
 765 and City of Seattle. Large private timber landowners include Weyerhaeuser and Campbell
 766 Global. Downstream of Snoqualmie Falls, most of the Snoqualmie River floodplain lies within
 767 the 14,931-acre Snoqualmie Agricultural Production District and is zoned for agriculture.
 768 Forestry and agriculture are discussed in the Parks and Open Space and Economic
 769 Development Chapters of this document.

770 **Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe**

771 As their ancestors did, contemporary Tulalip, Snoqualmie, and Muckleshoot Tribal people
 772 continue to serve as stewards of the Snoqualmie River valley, caring for its landscape and
 773 natural resources. The Snoqualmie Indian Tribe has a 56.5-acre reservation located in the
 774 upper Snoqualmie River basin in King County near Snoqualmie Falls. In 2021, the Snoqualmie
 775 Indian Tribe acquired the 12,000-acre Snoqualmie Indian Tribe Ancestral Forest in the Tolt
 776 River watershed. In 2023, the 46 acres of land the Snoqualmie Indian Tribe owns near
 777 Snoqualmie Falls was also placed in trust. The entire Snohomish River Basin, including most of
 778 this subarea, is located within the treaty reserved federally adjudicated usual and accustomed
 779 fishing places of the Tulalip Tribes. The subarea includes a small area of the Lake Sammamish
 780 watershed, which is located within the treaty-reserved federally adjudicated usual and
 781 accustomed places of the Muckleshoot Indian Tribe. The Snoqualmie Indian Tribe is the only
 782 Indian tribe with trust lands in this planning area.

¹⁴ Link to [Census Designated Places](#)

783 **Cities and Towns within the Subarea**

784 Though this Subarea Plan applies only to unincorporated areas of King County, it is important to
785 note the incorporated jurisdictions in the subarea. These cities are surrounded by the Rural
786 Area and Natural Resource Lands and disconnected from the contiguous Urban Growth Area
787 Boundary. The jurisdictions include:¹⁵

- | | | | |
|-----|--------------|-----|--------------|
| 788 | • Carnation | 791 | • Snoqualmie |
| 789 | • Duvall | 792 | • Skykomish |
| 790 | • North Bend | | |
| 793 | | | |

794 Because of their location, growth in Cities in the Rural Area can impact adjacent Rural Area and
795 Natural Resource Lands and create pressure for urbanization. Cities in the Rural Area can also
796 help address the housing, job, retail, and service needs of nearby unincorporated communities.
797 Given this, the County views these cities as playing a unique role compared to other portions of
798 the Urban Growth Area. For these reasons, engagement with these cities occurred throughout
799 the planning process.

¹⁵ Term definitions can be found in this link - [King County Comprehensive Plan](#)

800 **Population¹⁶**

801 According to 2020 US Census data, the subarea
 802 is home to approximately 26,000 people, making it
 803 the county’s largest community service area by
 804 population. The subarea’s households are larger
 805 than those in King County as a whole, with an
 806 average of three persons per household versus
 807 two persons per household countywide. The
 808 percentage of youth is slightly higher, with 23
 809 percent versus 21 percent countywide. There are
 810 slightly fewer people aged 65 years and older at
 811 13 percent versus 14 percent countywide. The
 812 subarea also has fewer people with disabilities
 813 than the rest of the county at 8 percent, versus 10
 814 percent countywide.

815 The subarea is relatively wealthier than the rest of
 816 the county, with the subarea’s median income at
 817 \$124,000, compared to \$103,000 countywide.
 818 Only 3 percent of households in the subarea live
 819 below the poverty line, where 17 percent do
 820 countywide; 88 percent of households own their
 821 homes in the subarea, compared to 56 percent
 822 countywide. One notable statistic for the subarea
 823 compared to the rest of the county is the subarea
 824 holds more rent-burdened households at 36
 825 percent, compared to the rest of the county at 34
 826 percent. Additionally, when looking at differences
 827 in median household income between different
 828 Census Designated Places, the high household
 829 income of the region is not distributed equally
 830 among communities within Snoqualmie Valley/NE
 831 King County. For example, average median
 832 income for Riverpoint at \$158,750 and Lake
 833 Marcel-Stillwater at \$125,900 are over 200
 834 percent more than households in Baring, with an
 835 average median income of \$60,000.

836
 837 Within the subarea, 86 percent of the households
 838 identify as White, and only 2 percent speak
 839 languages other than English at home, compared
 840 to 6 percent of those who speak languages other
 841 than English at home countywide. Figure 1
 842 summarizes the demographics and

**FIGURE 1: SUBAREA DEMOGRAPHICS
 AT A GLANCE – 2020 DATA**

	SV/NEKC*	King County
Total Population	26,000	2,225,500
Socioeconomics		
Average household	3	2
Median Age	43	37
Female	49%	50%
Male	51%	50%
Youth (under 18)	23%	21%
People 65 and over	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking	2%	6%
Income and Poverty		
Median household income	\$124,000	\$103,000
Households below poverty line	3%	17%
Race and Ethnicity		
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%
Housing		
Owner-occupied	88%	56%
Renter-occupied	12%	44%
Rent-burdened	36%	34%

*SV/NEKC = Snoqualmie Valley/Northeast King County

Sources: 2020 Census. Figures rounded to an appropriate significant digit.

¹⁶ To estimate population numbers for the subarea geography, 2020 Census data was extracted as a proportion of census block groups that overlap with the subarea. The proportion of each individual census block group was established by looking at the proportion of people living in census blocks inside the subarea and those in census blocks outside the subarea.

843 socioeconomic conditions of Snoqualmie Valley/NE King County and how they compare with
 844 King County as whole.

845 These numbers only give a small part of the picture. More detail of the socioeconomic
 846 characteristics of the Snoqualmie Valley/NE King County community can be found in Appendix
 847 B: Equity Impact Review.

848 **Government Services**

849 King County is the local government and administers a range of services and programs for the
 850 subarea. These programs include direct services, such as road services, surface water
 851 management, animal control, code enforcement, and land use and building permitting, in
 852 addition to countywide services such as public transit and parks and open space. Specific
 853 services and investments in Snoqualmie Valley/NE King County are funded through King
 854 County’s budget and detailed in agency-specific strategic and capital improvement plans.

855 Other government agencies providing services to the Snoqualmie Valley/NE King County
 856 community include, but are not limited to:

- | | | | |
|-----|----------------------------------|-----|------------------------------|
| 857 | • Snoqualmie Indian Tribe | 865 | • Parks Districts |
| 858 | • United States Forest Service | 866 | • Utility Districts |
| 859 | • Washington State Department of | 867 | • Drainage Districts |
| 860 | Natural Resources | 868 | • Fire/Safety Districts |
| 861 | • Washington State Parks and | 869 | • Hospital District |
| 862 | Recreation Commission | 870 | • King County Library System |
| 863 | • Washington State Department of | | |
| 864 | Transportation | | |

871
 872 More detail on governmental services within the subarea is provided in Chapter 9: Services and
 873 Utilities. District boundaries are shown in Appendix A.

874 **Schools**

875 Three school districts exist within the subarea. The Snoqualmie Valley School District covers
 876 the Upper Snoqualmie Valley from Snoqualmie Pass to between the city of Snoqualmie and Fall
 877 City. The Riverview School District covers the Lower Snoqualmie Valley, the areas surrounding
 878 Carnation and Duvall. The Skykomish School District covers the areas surrounding Skykomish
 879 along Highway 2. More detail on school districts is provided in Chapter 9: Services and Utilities.

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885 **Community Service Providers**

886 In Snoqualmie Valley/NE King County, economic, social, health, and human services are
 887 provided by community institutions and government agencies. As of 2023, the following
 888 nonprofits are either located in or provide direct service to the community. This list is not a
 889 comprehensive list of all the organizations serving the residents of the subarea in 2023 but is a
 890 sampling illustrating the large number of groups with connections in the community. The
 891 description narrative is from the organizations’ defined mission.

- 892 • CarePoint Clinic – Provides free quality 925 individuals and families since their
 893 primary healthcare to the Snoqualmie 926 inception in 1990.
- 894 Valley and surrounding areas. 927 • Mt. Si Senior Center – Empowers adults
 895 • Eastside Legal Assistance Program – 928 age 50+ to achieve wellness,
 896 Works with people facing domestic 929 independence, social connections, and
 897 violence, housing, financial, healthcare, 930 lifelong learning.
- 898 immigration, and other issues that need a 931 • Sno-Valley Senior Center – Inspires,
 899 legal solution. They educate communities 932 supports, and empowers older adults to
 900 about their legal rights, and work for free 933 lead healthy, enriched lives.
- 901 to solve legal issues and provide 934 • Snoqualmie Valley Transportation –
 902 resources for our community members 935 Strives to be an integral part of a strategic
 903 because not everyone can afford a 936 plan for sustainable, safe, affordable,
 904 lawyer. 937 accessible, and convenient transit in the
 905 • Empower Youth Network – Promotes and 938 Snoqualmie Valley.
- 906 inspires youth to lead safe, healthy, and 939 • Supportive Community For All – A
 907 successful lives. 940 collaborative project that strengthens
 908 • Encompass – Partners with families. They 941 community connections to make human
 909 build healthy foundations for children. 942 services more accessible in the
 910 • Friends of Youth – Partners with youth 943 Snoqualmie Valley.
- 911 and families to provide the relationships, 944 • Snoqualmie Valley Shelter Services –
 912 resources, and skills they need to attain 945 Works to help people reclaim their lives.
 913 personal growth and success. 946 They provide life-changing services to
 914 • Holy Innocents Food Pantry – Provides 947 those experiencing homelessness by
 915 service to all in need who come to seek 948 working with communities to provide
 916 aid. 949 emergency shelter, social services, and
 917 • Hopelink – Promotes self-sufficiency for 950 connections to permanent housing.
- 918 all members of the community; they help 951 • Trail Youth – Builds bridges between
 919 people make lasting change. 952 youth and the many resources available.
 920 • Love Snoqualmie Valley – Works to unite 953 The Trail Youth aims to help youth, ages
 921 the Snoqualmie Valley by serving and 954 13-19, by promoting stable, nurturing
 922 loving others. 955 relationships and promoting a safe
 923 • Mamma’s Hands – Provides help and 956 environment for students through a youth
 924 healing to hundreds of homeless 957 coffee shop and outreach.

958 The Snoqualmie Indian Tribe also provides community services in the subarea, including
 959 transportation; mental health services; environmental restoration throughout the region including
 960 County properties; and annual donations to community nonprofits, such as food banks and
 961 other organizations, including King County Public Health.



962

963 Chapter 4: Land Use

964 The *Comprehensive Plan* applies land use designations to all unincorporated portions of King
 965 County to indicate the planned, long-term use of that land. A zoning classification is then applied
 966 to individual parcels of land to indicate the allowed uses of that property and the development
 967 regulations to be used when evaluating land use and building permit applications.

968 As designated by the *Comprehensive Plan*, the subarea includes Rural Area and Natural
 969 Resource Lands, Rural Towns, Rural Neighborhood Commercial Centers, Industrial Lands, as
 970 well as the Potential Annexation Areas of the Urban Growth Area around the cities of Carnation,
 971 Duvall, North Bend, and Snoqualmie. The *Comprehensive Plan* directs the preservation of rural
 972 King County to ensure a continuing variety of landscapes, maintain the diverse communities
 973 that exemplify the rural legacy, and support evolving rural economic opportunities for the County
 974 and its residents.

975 Housing types are generally single detached residences on larger parcels of land, the
 976 exceptions being within the remaining unincorporated areas within the Urban Growth Area of
 977 the cities in the subarea, and in the Rural Towns of Snoqualmie Pass and Fall City. Small
 978 commercial enterprises are present throughout the subarea, representative of the natural
 979 amenities that are immediately adjacent to their enterprises, such as historic community stores,
 980 agricultural-related commerce, and outdoor recreation-related businesses. These enterprises
 981 help more people access the adjacent wildlands, such as the Summit at Snoqualmie Ski Area at

982 Snoqualmie Pass. The Growth Management Act and the *Comprehensive Plan* envision differing
 983 landscapes, infrastructure, and levels of service for urban and rural communities. King County
 984 is committed to sustaining rural character and rural economic clusters.

985 Land Use and Zoning

986 Land Use Designations

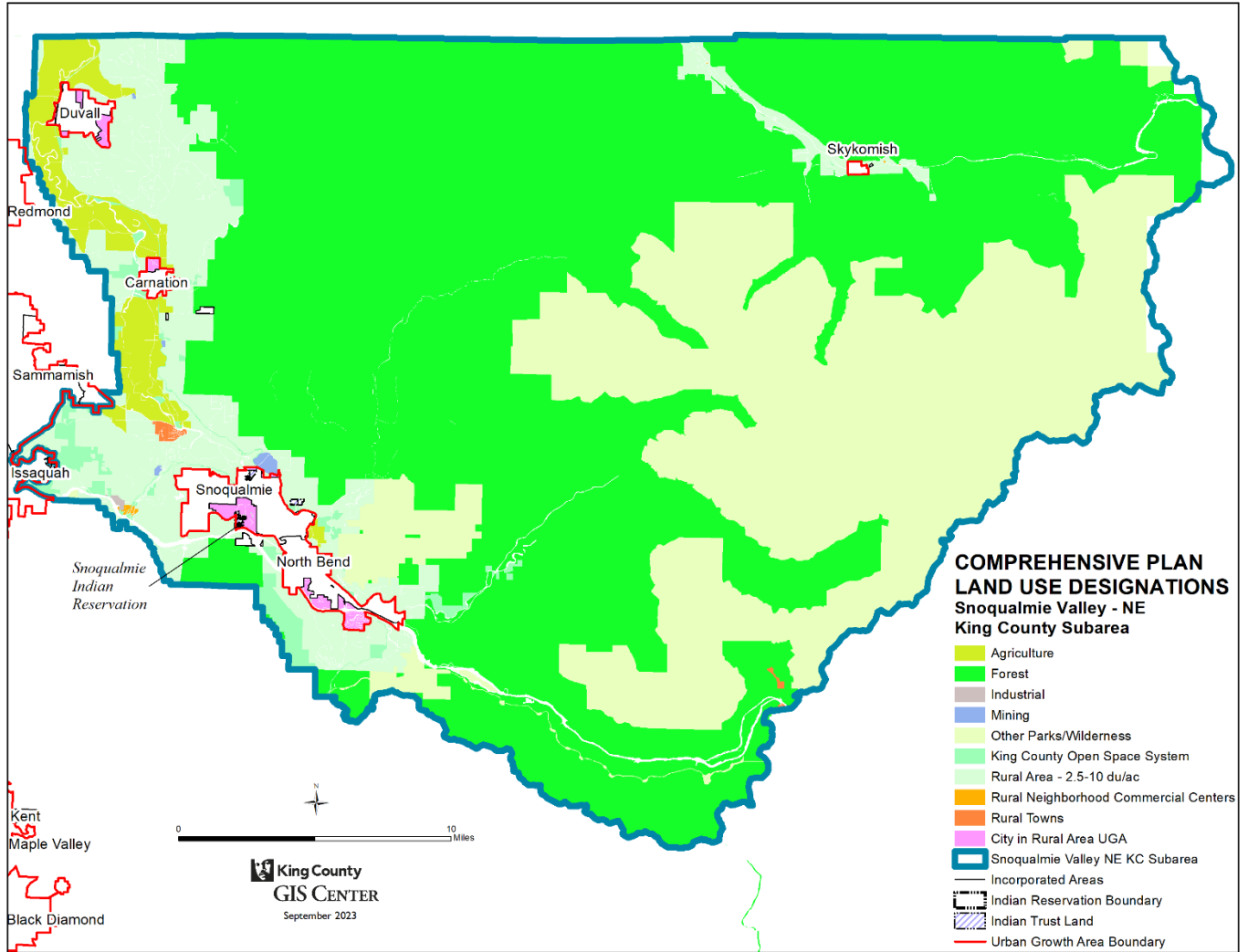
987 The Snoqualmie Valley/NE King County subarea includes several land use designations,
 988 though it is dominated by two primary land use designations: Roughly 57 percent of the subarea
 989 contains the land use designation of Forestry, and Other Parks/Wilderness designated lands
 990 cover approximately 28 percent.¹⁷ The Rural Area land use designation, allowing for a range of
 991 low density uses historically associated with rural character, covers just over 9 percent of the
 992 subarea. Both the King County Open Space System and Agriculture land use designations each
 993 represent 2 percent of the subarea.

994 The Rural Town land use designation represents 0.1 percent of the land within the subarea, and
 995 the Rural Neighborhood Commercial Center designation represents 0.02 percent of the
 996 subarea. The unincorporated lands within the Urban Growth Area for Cities in the Rural Area
 997 land use designation represent 0.4 percent of the subarea.

998 The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial
 999 Centers provide primarily shopping and personal services for nearby residents. Offices and
 1000 multiunit housing, as part of mixed-use developments, are also encouraged in Rural Towns.
 1001

¹⁷ The Other Parks/Wilderness land use designation includes state parks and natural resource conservation areas and federal wilderness areas in unincorporated King County. The King County Open Space System land use designation includes lands owned and/or managed by King County.

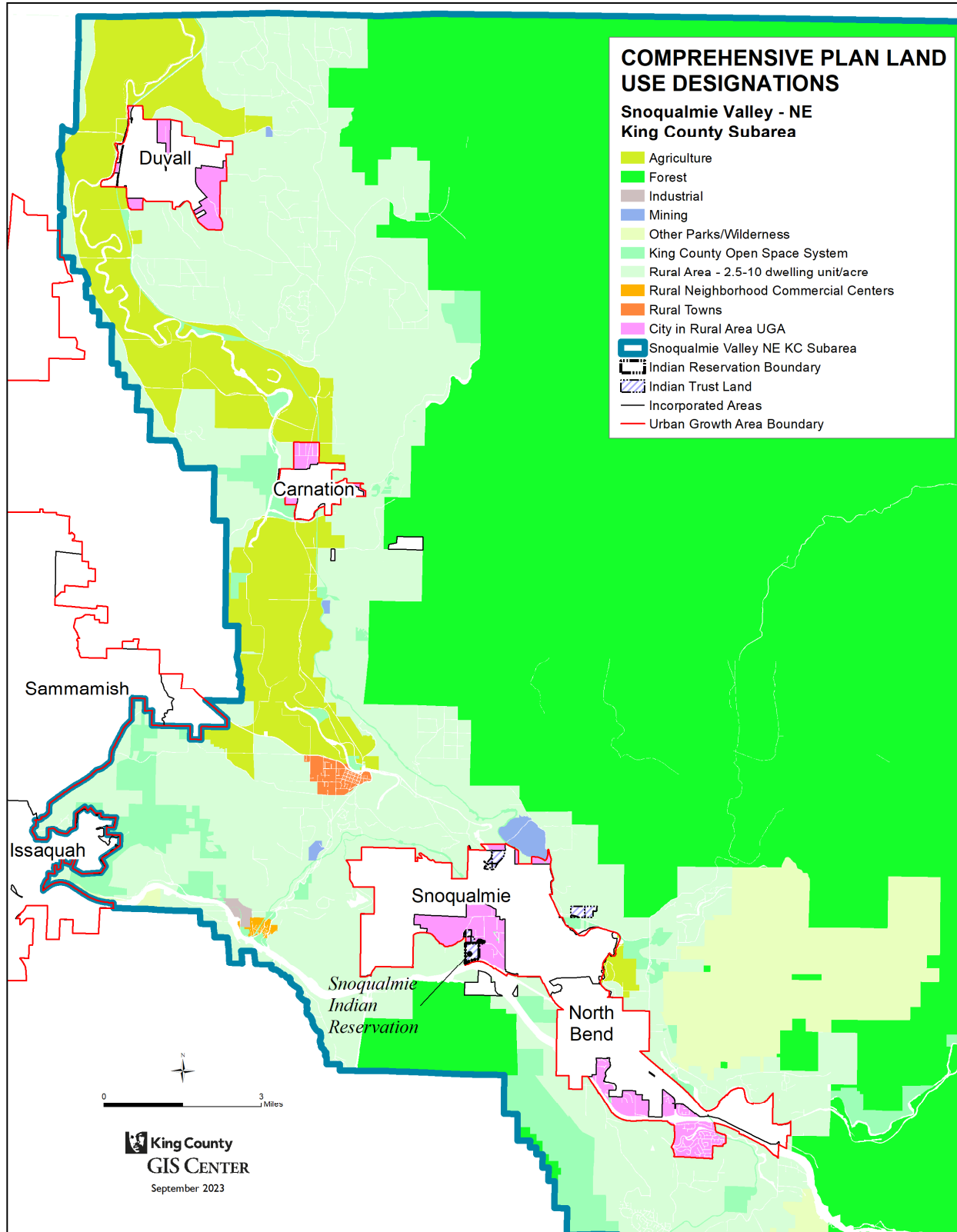
1002 MAP 8: LAND USE MAP



1003

1004

1005 MAP 9: LAND USE MAP – WESTERN PORTION OF SUBAREA

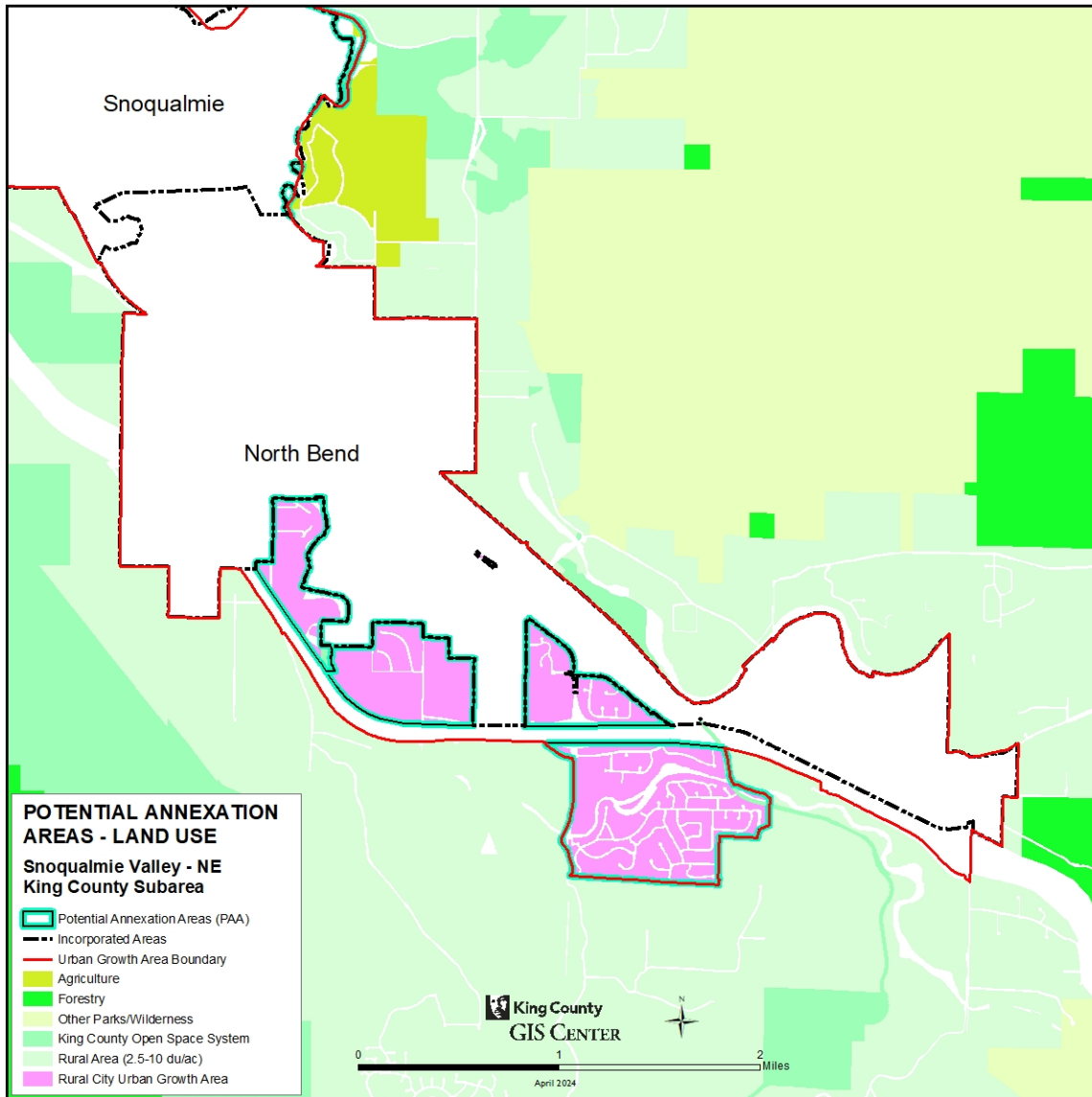


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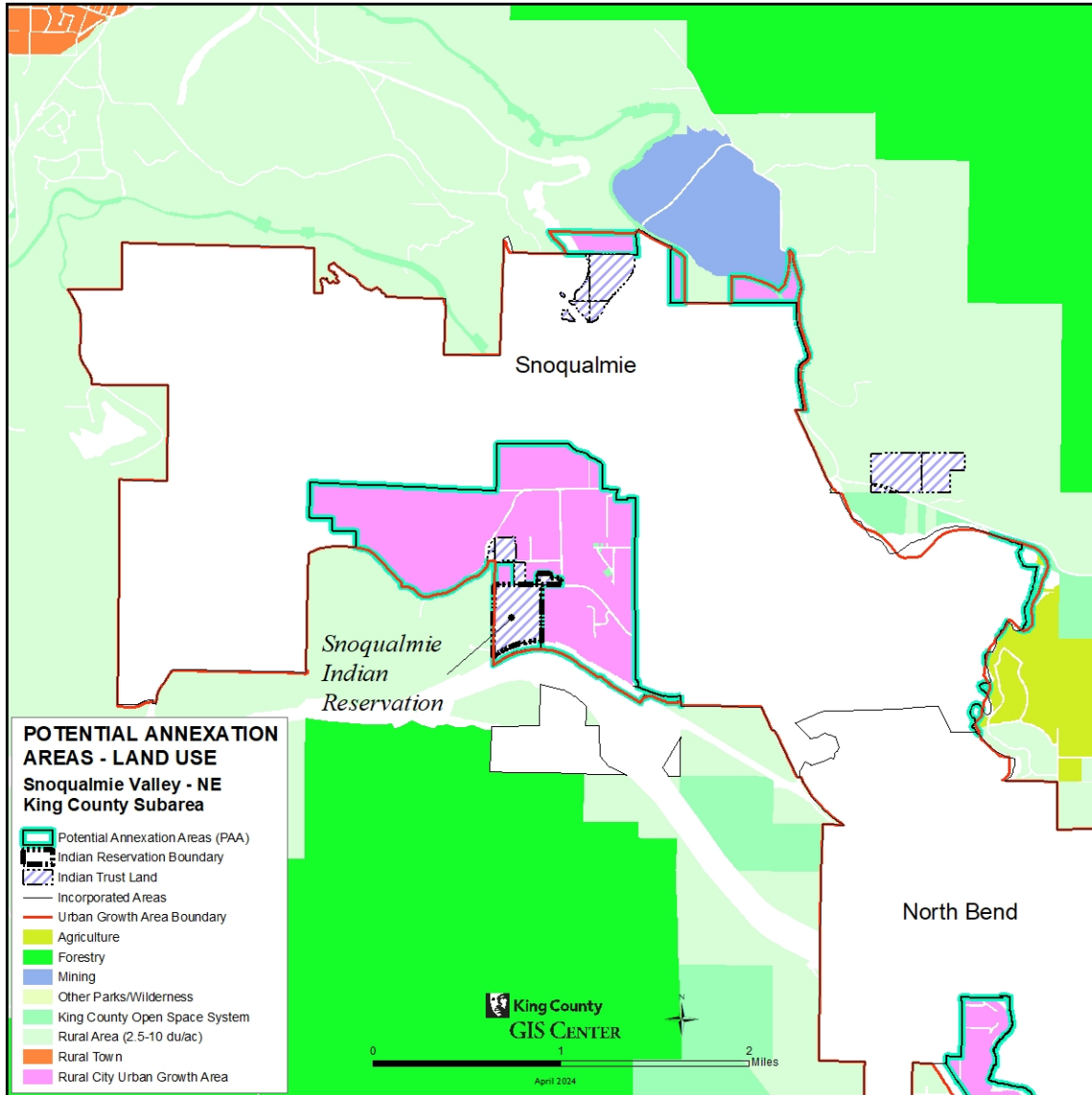
1008 As previously noted, there are several cities in the Rural Area. Each city is surrounded by the
1009 Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas
1010 that have yet to be annexed and are still unincorporated. These unincorporated urban areas
1011 have an "Urban Growth Area for Cities in Rural Area" (rx) land use designation. This
1012 designation allows residential development at a density of one home per five acres or less with
1013 mandatory clustering of homes.
1014
1015

MAP 10: URBAN GROWTH AREA FOR NORTH BEND – LAND USE



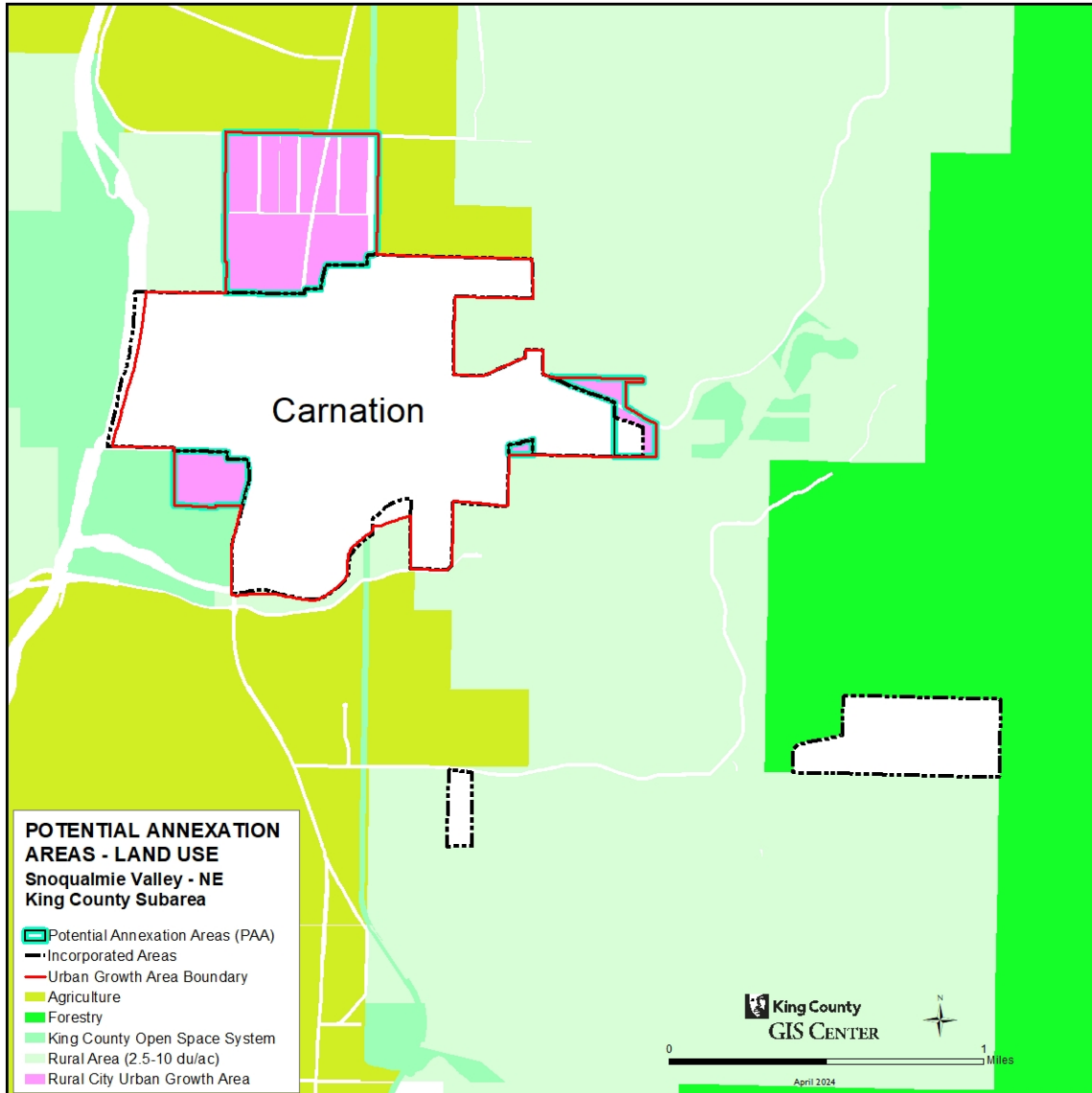
1016
1017

1018 MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE – LAND USE



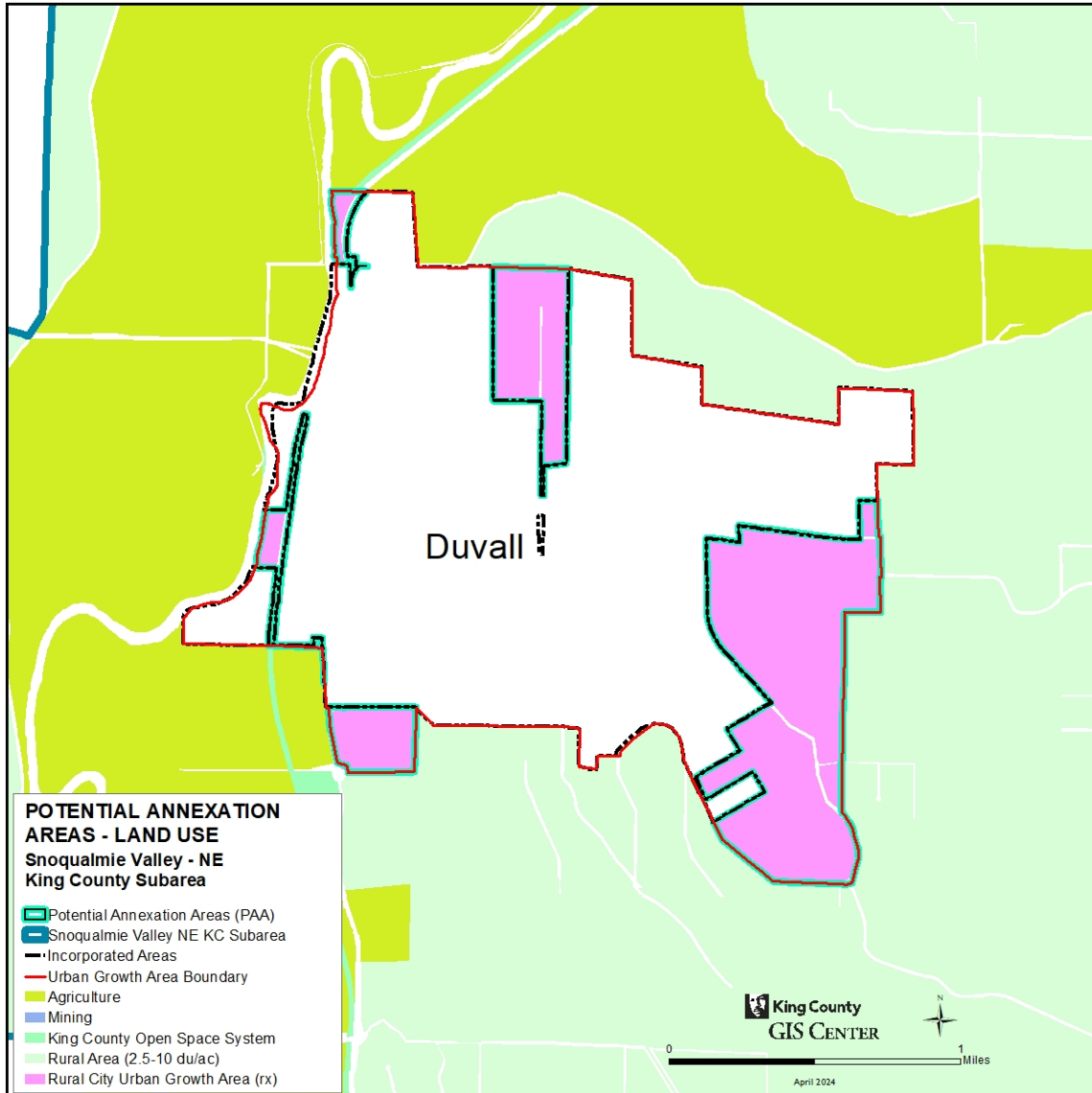
1019
1020

1021 **MAP 12: URBAN GROWTH AREA FOR CARNATION – LAND USE**



1022
1023
1024

1025 MAP 13: URBAN GROWTH AREA FOR DUVALL – LAND USE

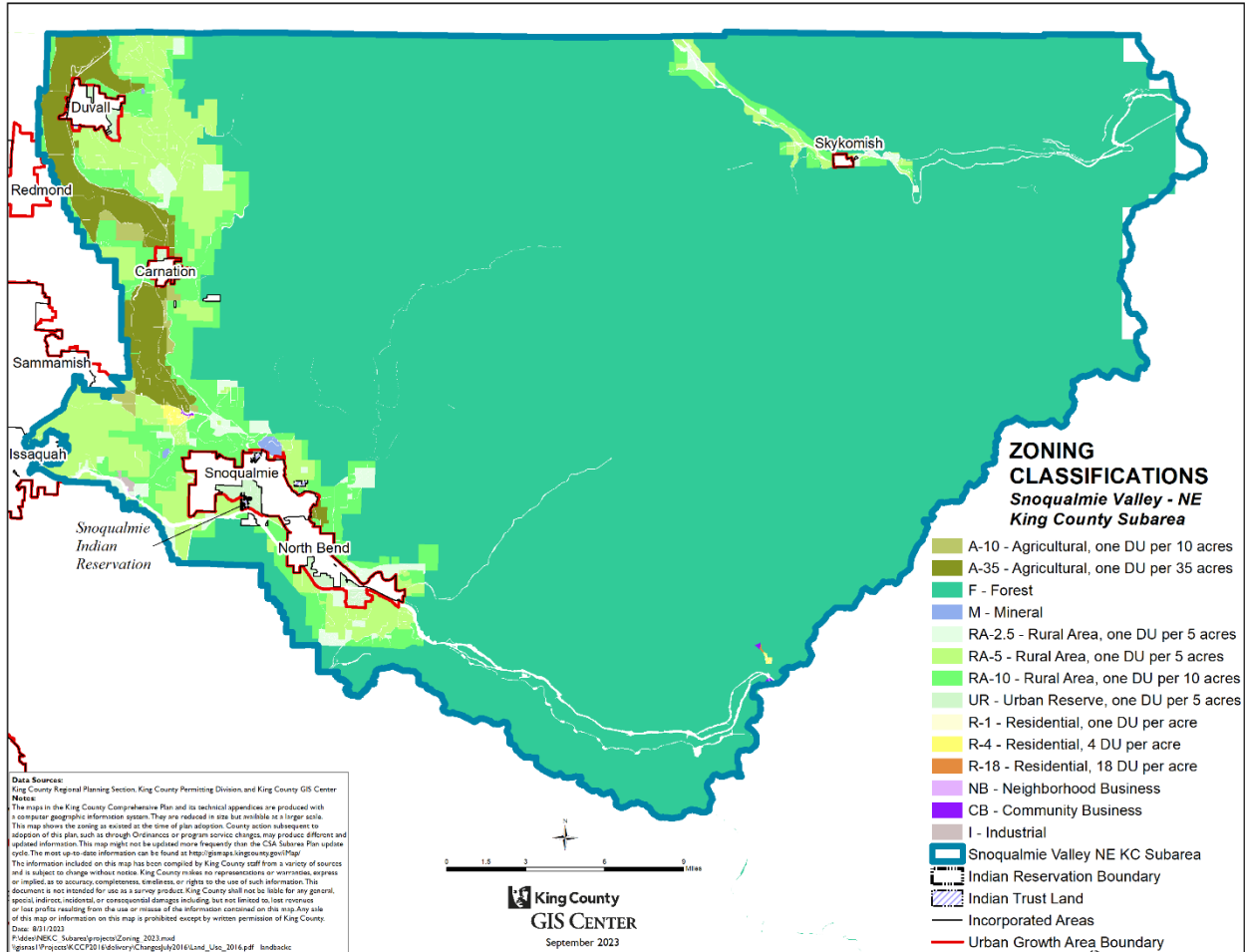


1026
1027
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1029

1030 **Zoning Classifications**

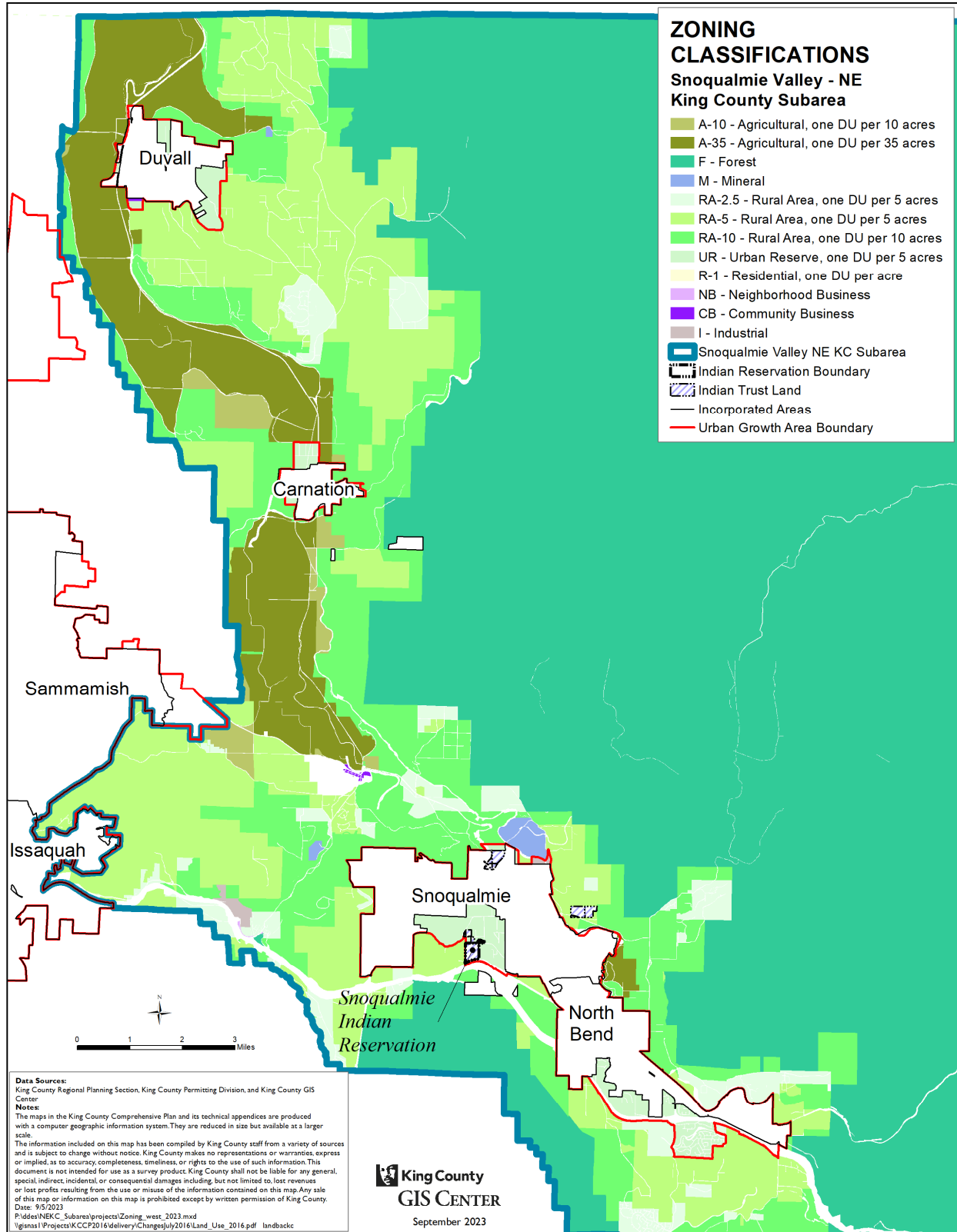
1031 There are primarily rural and agricultural zoning classifications in areas surrounding the Valley
 1032 cities and westernmost portion of the subarea. The mountainous eastern portion of the subarea
 1033 is primarily classified as Forest.

1034 **MAP 14: ZONING MAP**



1035
1036

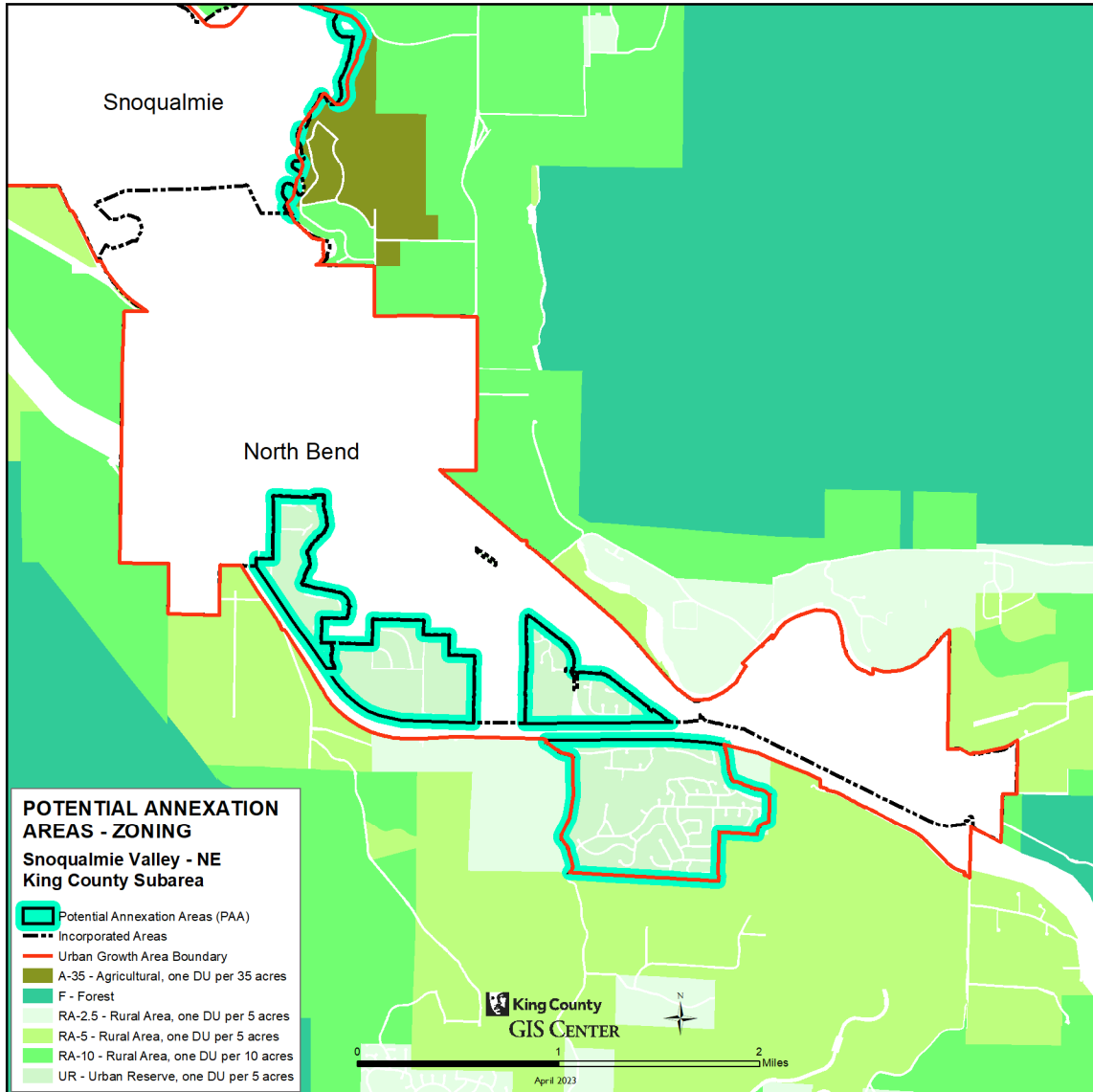
1037 MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA



1038

1039

MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS – ZONING

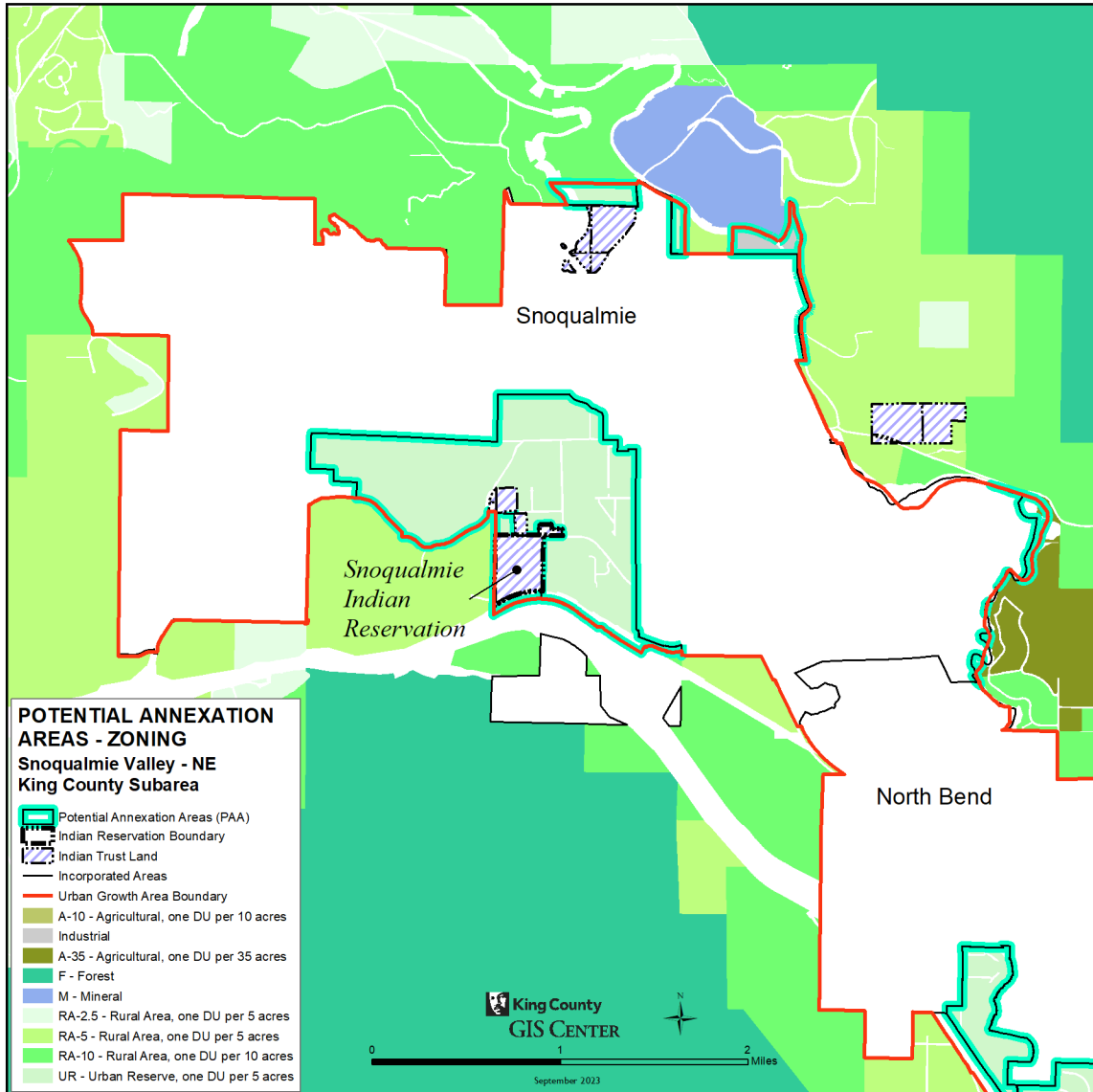


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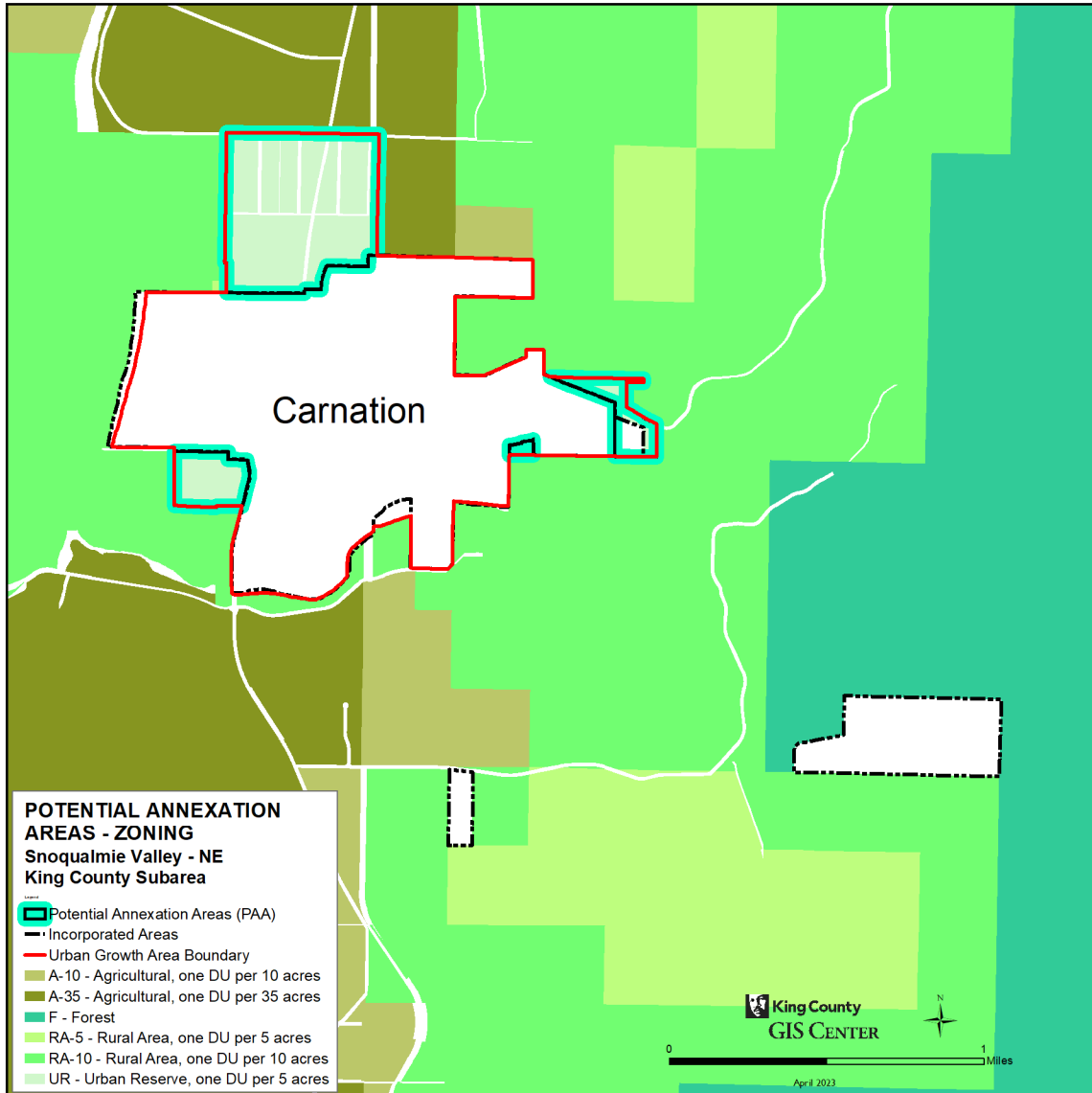
MAP 17: ANNEXABLE AREAS FOR SNOQUALMIE AND ADJACENT LANDS – ZONING



1043

1044

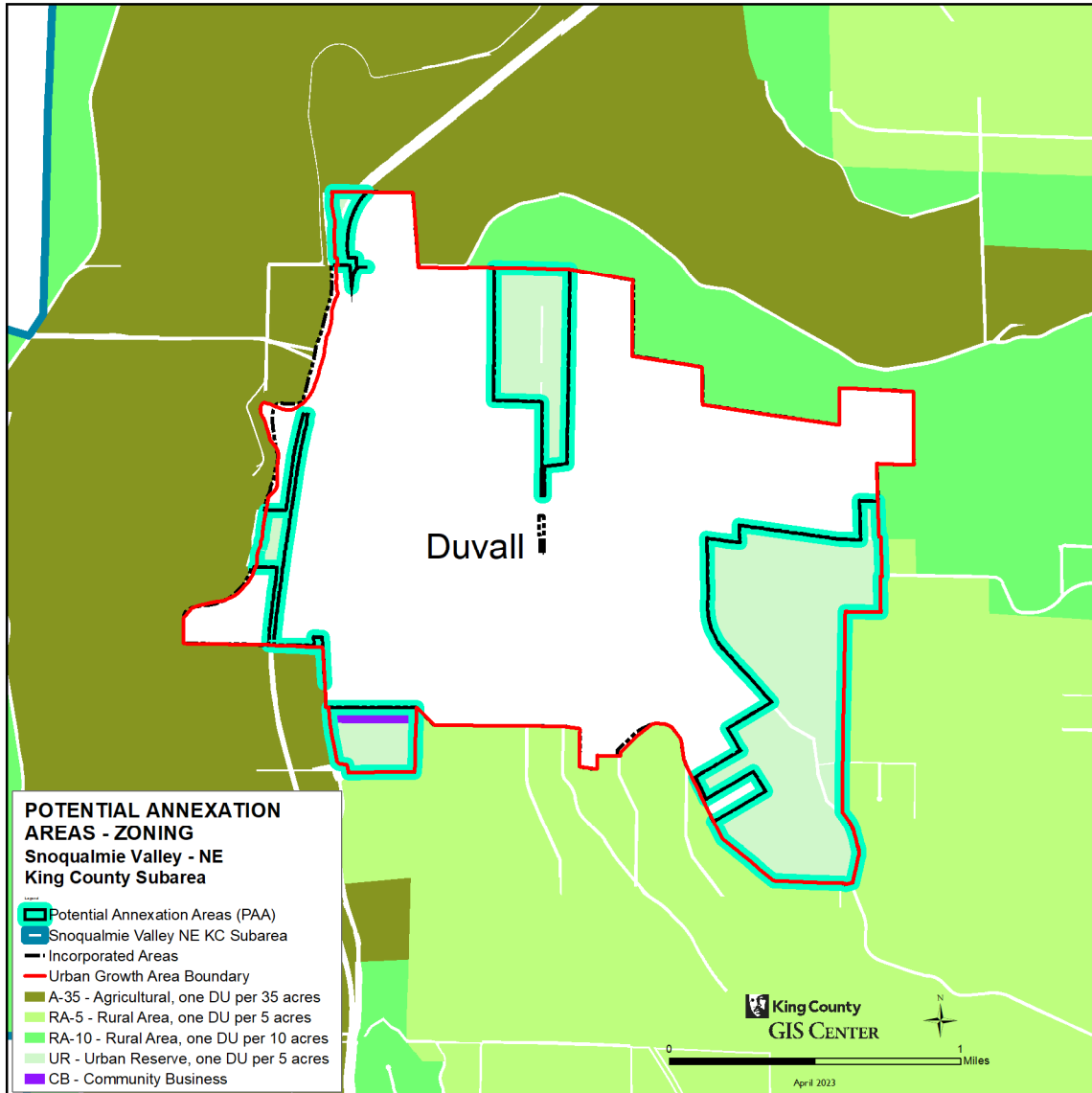
1045 **MAP 18: ANNEXABLE AREAS FOR CARNATION AND ADJACENT LANDS – ZONING**



1046

1047

1048 **MAP 19: ANNEXABLE AREAS FOR DUVALL AND ADJACENT LANDS – ZONING**

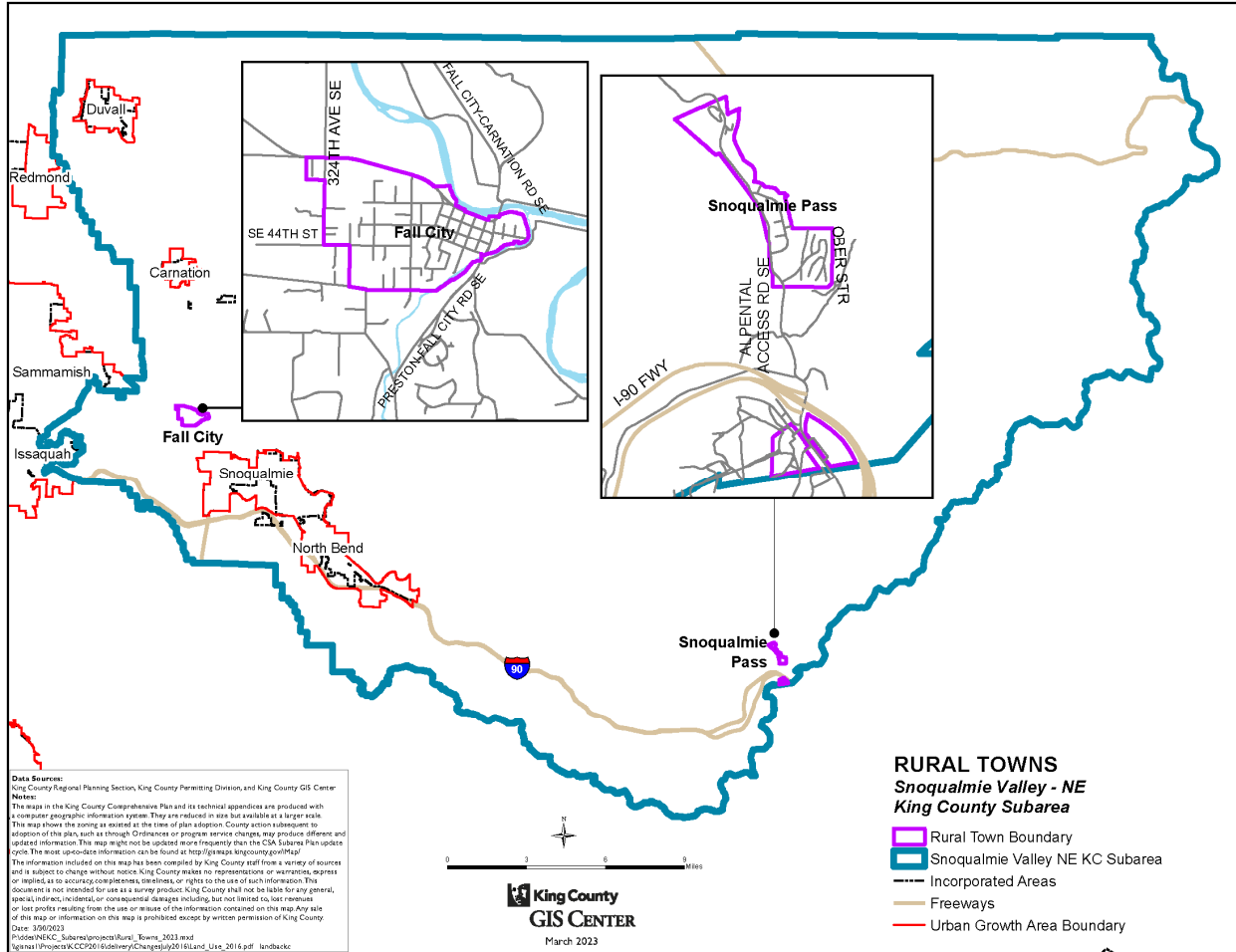


1049

1050 The predominant zoning classification in the subarea is F (Forest), which is 86 percent of the
 1051 unincorporated land area (756 square miles). Land zoned A (Agricultural) represents about 2
 1052 percent of the area, and both commercial and industrial-zoned lands collectively represent 0.04
 1053 percent of the area. Most of the Rural Area-zoned land is divided into two classifications, RA-10
 1054 (Rural Area, one dwelling unit per 10 acres) which this represents 4 percent of the subarea (38
 1055 square miles); and RA-5 (Rural Area, one dwelling unit per 5 acres), which represents 5 percent
 1056 of the subarea (44 square miles). The remaining Rural Area-zoned land contains the
 1057 classification of RA-2.5 (Rural Area, one dwelling unit per five acres, where the predominant lot
 1058 pattern is below five acres in size for lots established prior to the adoption of the 1994

1059 *Comprehensive Plan*). There is a small percentage of land that has no zone classified (0.3
 1060 percent).¹⁸ Public rights-of-way constitute 0.6 percent of lands within the subarea.

1061 **MAP 20: MAP OF RURAL TOWNS**



1062

1063 **Rural Towns**

1064 The subarea contains two Rural Towns – Fall City and Snoqualmie Pass.

1065 **FALL CITY**

1066 The total area of the Rural Town of Fall City is 376 acres. Fall City has a Rural Town land use
 1067 designation. The majority of the Fall City Rural Town (289 acres) is zoned R-4 – urban
 1068 residential zoning at a density of four dwelling units per acre. The commercial core is zoned CB
 1069 (Community Business) with a special district overlay, named SO-260: Fall City Business
 1070 District.¹⁹ SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the
 1071 Rural Town, totaling 0.3 acres.

¹⁸ *Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights-of-way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.*

¹⁹ [Link to SO-260: Fall City Business District SDO - King County](#)

1072 SNOQUALMIE PASS

1073 The total area of the Rural Town of Snoqualmie Pass is 119 acres. Snoqualmie Pass has a
 1074 Rural Town land use designation. The parcels adjacent to State Route 906 are all zoned CB
 1075 (Community Business) with a P-Suffix (EK-P03)²⁰ that addresses vegetative screening of
 1076 Interstate 90; this development condition composes an area of 31 acres. The Alpentel Road
 1077 group of parcels contains CB (Community Business) zoned parcels at the base area of Alpentel
 1078 Ski Area. Adjacent to and just south is an R-18 (Urban Residential, 18 dwelling units per acre)
 1079 zoned area containing four multiunit buildings. Further south is a neighborhood zoned at R-4
 1080 (Urban Residential, four dwelling units per acre).

1081 **Rural Neighborhood Commercial Centers**

1082 Rural Neighborhood Commercial Centers in the subarea include Baring (1.6 acres), Preston (81
 1083 acres), and Timberlane Village (4 acres). Most of the Rural Neighborhood Commercial Centers
 1084 are zoned NB (Neighborhood Business), with the exception of Preston which contains RA-2.5
 1085 (Rural Area 2.5) in addition to NB.

1086 **Industrial**

1087 Preston has an industrial area which has one of the three Non-Resource Industrial Use
 1088 designations in the *Comprehensive Plan*, with a zoning designation of I (Industrial) and an area
 1089 of 100 acres.

1090 **Farming and Agriculture in the Snoqualmie Valley**

1091 Farming is a defining feature for much of the Snoqualmie Valley. The rich, deep soils of the
 1092 valley have high agricultural value and support abundant fruit and vegetable production, as well
 1093 as raising livestock. The protection and support of farming within King County is vital to retaining
 1094 long-term food security for county residents and is a mandate of the Growth Management Act.

1095 It is important to recognize these lands were critical habitat for fish and wildlife and hunting and
 1096 gathering areas for the Snoqualmie Indian Tribe. The taking and converting of these lands to
 1097 agricultural uses has effectively removed from the Snoqualmie landscape many traditional Tribal
 1098 foods and medicines that were historically abundant.

1099 SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

1100 In 1979, because of declining farmland and farming operations, King County voters approved
 1101 the Farmland Preservation Program, authorizing the County to purchase development rights on
 1102 farmlands to ensure they remain available for farming in the future.²¹ In the 1985
 1103 *Comprehensive Plan*, five Agricultural Production Districts were established throughout the
 1104 county. The Agricultural Production District designation is used to recognize and protect
 1105 agricultural lands of long-term significance; because not all agriculture lands meet that standard,
 1106 not all A (Agricultural) zoned lands are designated as Agricultural Production Districts.²² The
 1107 Agricultural Production Districts are protected by a combination of *Comprehensive Plan* policies,
 1108 development regulations, and concentrated development right purchases funded by the

²⁰ [Link to EK-P03: Alpentel Map Amendment Study - King County](#)

²¹ [Link to King County, "Farmland Preservation Program"](#)

²² [Link to King County Department of Natural Resources and Parks \(DNRP\) and the King County Agriculture Commission, "FARMS Report: Future of Agriculture. Realize Meaningful Solutions."](#)

1109 Farmland Preservation Program. While the Agricultural Production Districts encompass only 3
 1110 percent of the total land area in King County, they contain most of its commercial agriculture.

1111 The Snoqualmie Valley Agricultural Production District is the second largest in King County
 1112 spanning 14,931 acres with abundant farming production. The Agricultural Production District
 1113 extends from the northern county border southward along the Snoqualmie River valley to Fall
 1114 City, bisected in two by the city of Carnation. Approximately 60 percent (9,000 acres) of the
 1115 Agricultural Production District is currently able to be farmed as of 2023, with 83 percent of that
 1116 area in active farming (7,500 acres) as of 2017.²³

1117 **TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND**
 1118 **PERCENTAGES)²⁴**

Land Use Type	Acreage (Percentage)
Farmable (includes actively farmed, fallow, and farm infrastructure)	8,668 (58%)
Unfarmable (forests, wetlands, sports fields, roads, utilities, etc.)	5,285 (35%)
Snoqualmie River (includes oxbows, tributaries and back channels)	978 (7%)
Total	14,931

1119
 1120 In 2023, the Snoqualmie Valley Agricultural Production District was home to over 200
 1121 commercial farms including vegetable, berry, and flower operations as well as three dairies,
 1122 several small-scale livestock operations, and thousands of acres providing livestock feed.
 1123 Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many
 1124 leasing the land are beginning farmers and immigrants, especially Hmong or Mien.^{25,26}

1125 Although the Snoqualmie River has helped contribute rich agricultural soils over time, it is also a
 1126 flood risk: approximately 75 percent of the Snoqualmie Agricultural Production District is in the
 1127 floodway. Flood waters can severely damage farming activity, depositing debris and pollutants
 1128 onto fields, destroying crops, and drowning livestock. Flood waters can also overtop roads
 1129 restricting emergency egress and access, and compact or wash away valuable topsoil.

1130 Related to the issue of floodwaters are general water inundation issues on farmland, which exist
 1131 throughout the Agricultural Production District but of are particular issue in the northern
 1132 portion.²⁷

²³ All APDs include significant acreage that cannot be farmed, such as due to presence of forests or wetlands. Actual farmable acreage ranges from a low of about 40% in the Upper Green APD to a high of about 65% in the Sammamish River APD.

²⁴ These numbers were provided by King County DNRP Using the 2017 agricultural land use survey as the primary data and as modified in the King County Snoqualmie Valley Agricultural Strategic Plan.

²⁵ Link to [King County Snoqualmie Valley Agricultural Strategic Plan](#)

²⁶ The USDA defines beginning farmers and ranchers as those who have operated a farm or ranch for ten years or less. Link to [Beginning Farmers and Ranchers \(usda.gov\)](#)

²⁷ Link to [Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan](#)

1133 Many of the inundation issues have to do with backlogged drainage maintenance. Some of the
1134 reasons for the lack of maintenance include:

- 1135 • Service provider capacity;
- 1136 • Regulations for non-Agricultural Drainage Assistance Program eligible waterways;²⁸
- 1137 • Lack of information about the existing systems, such as: who owns them, how can
1138 they be accessed, and who's responsible for fixing, replacing, or maintaining them;
1139 and
- 1140 • Cost to service providers and landowner.

1141 Although creation of the Agricultural Production Districts and other regulatory approaches have
1142 helped to relieve some development pressures on farming, there are still ways that increased
1143 regional development has burdened farmers. Development has altered wildlife patterns,
1144 increasing their presence on farms and in turn increasing crop predation and affecting
1145 productivity. Development has also affected available water rights, has altered stormwater
1146 runoff patterns and pollutant loads, and continues to affect farmland preservation efforts.
1147 Increased traffic on traditional farming roads, and even ensuring safety where tractors,
1148 automobiles, and bicyclists are attempting to use the same thoroughfare, can cause tension and
1149 increase safety concerns.

1150 SNOQUALMIE FISH, FARM, FLOOD

1151 King County's Snoqualmie Fish, Farm and Flood is an initiative aimed at balancing the
1152 sometimes competing King County priorities of protecting and enhancing farmable land,
1153 restoring threatened salmon and associated habitat, and reducing flood risks to residents and
1154 infrastructure across the Agricultural Production Districts where farmland, floodplains, and
1155 riparian habitat overlap. This work was piloted in the Snoqualmie Agricultural Production District,
1156 and policies in the *Comprehensive Plan* ensure principles stemming from the Snoqualmie Fish,
1157 Farm, and Flood efforts are applied throughout the unincorporated area. Furthermore,
1158 *Comprehensive Plan* policies direct the County to continue to support the Snoqualmie Fish,
1159 Farm, and Flood Task Forces. Because of the intricately linked and interrelated nature of these
1160 policies, and to avoid potential contradiction and confusion, there are no Fish, Farm, and Flood-
1161 related policies found in the Subarea Plan. This also maintains the context and history of the
1162 collaborative efforts in a single document.

1163 Forest Lands in the Subarea

1164 Most of the subarea, or 756 square miles (86 percent), is within the Forest Production District,
1165 including both public and private landowners. Most of the forested lands within the subarea
1166 have the land use designation of 'forestry' and 'other parks and wilderness.' Lands designated
1167 'forestry' land use constitute 507 square miles (57 percent) of the subarea, where lands
1168 designated 'other parks/wilderness' constitute 244 square miles (28 percent). Lands zoned
1169 Forest within the subarea constitute more than 755 square miles (85 percent) of the subarea.
1170 There are some County-owned working forest sites in the subarea, and many private
1171 landowners operate their land holdings for forest resource management purposes. Forestry is
1172 discussed more in the Parks and Open Space and Economic Development chapters.

1173 Much of the eastern portion of the Forest Production District is owned and managed by the US
1174 Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie
1175 National Forest, which contains the 394,000-acre Alpine Lakes and the 106,000-acre Wild Sky

²⁸ [Link to King County Agricultural Drainage Assistance Program](#)

1176 Wilderness areas. Another of the major landowners is the Washington State Department of
 1177 Natural Resources, which oversees the Mount Si and Middle Fork Snoqualmie Natural
 1178 Resource Conservation Areas, along with the Rattlesnake Mountain Scenic Area in the
 1179 southern portion of the subarea. The Washington State Department of Natural Resources also
 1180 manages a collection of land in the northern portion of the subarea that is managed for forest
 1181 products. Washington State Parks manages several recreation areas in the southern portion of
 1182 the subarea, including Twin Falls State Park, Olallie State Park, and Iron Horse State Park.
 1183 Comparably little forest resource harvesting occurs in these public land holdings, but they
 1184 represent a significant recreation resource in the region, which draws many people to the
 1185 subarea for outdoor experiences. The largest industrial forestry owners within the subarea
 1186 include the Snoqualmie Indian Tribe, Snoqualmie Timber LLC, Campbell Global LLC, and
 1187 Weyerhaeuser.²⁹ In addition to outdoor experiences these forests provide, these lands are
 1188 critical for the cultural, spiritual, and physical health of Snoqualmie Tribal members.

1189 Potential Annexation Areas

1190 Washington's Growth Management Act identifies cities as the most appropriate local
 1191 government to provide urban services.³⁰ The County's *Comprehensive Plan*, as well as the *King*
 1192 *County Countywide Planning Policies*, encourage the annexation of unincorporated lands that
 1193 are already urbanized.³¹ Snoqualmie Valley/NE King County contains several annexable areas
 1194 reserved for the Cities in the Rural Area, called Potential Annexation Areas.³² Potential
 1195 Annexation Areas are areas inside the Urban Growth Area. King County serves as the regional
 1196 government working with cities to facilitate the eventual annexation of Potential Annexation
 1197 Areas, as well as the local government providing essential programs and services to residents
 1198 in urban unincorporated areas until annexation occurs.

1199 The Urban Growth Area of the Cities in the Rural Area constitute most of the future growth
 1200 potential within the subarea. These urban unincorporated areas are zoned Urban Reserve (UR),
 1201 meaning that until annexation occurs the maximum densities allowed are one residential home
 1202 per five acres. The densities to which these lands will be zoned after annexation is dependent
 1203 on each annexation pathway, then the future decisions of that city. There is no established
 1204 timeline for annexation of these areas.

1205 Planning for Future Growth

1206 Apart from the unincorporated Urban Growth Area, minimal future growth is planned for the
 1207 subarea. The 2021 King County Countywide Planning Policies do not assign housing and jobs
 1208 growth targets to rural unincorporated King County. The 2019-2044 housing and job targets for
 1209 the Cities in the Rural Area include the urban unincorporated Potential Annexation Areas for
 1210 each city.

1211 To preserve rural character, no required levels of future housing or job growth have been
 1212 established for the subarea. However, development can happen consistent with adopted zoning
 1213 within the Rural Area.

²⁹ [Link to 30-year-forest-plan.pdf \(kingcounty.gov\)](#)

³⁰ [Link to Revised Code of Washington Chapter 36.70A, section 110](#)

³¹ [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

³² *A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.*

1214 The County acknowledges and recognizes that future growth, meaning jobs, housing, and other
 1215 services, also occurs within the lands that federally recognized Indian tribes invest in and
 1216 manage.

1217 **Community Priorities**

1218 Throughout the engagement process, patterns emerged regarding the community's desires for
 1219 the future of the subarea and land use, character, and general aesthetics of the landscape in 20
 1220 years.

1221 Priorities shared by the community are summarized as preserving rural character, maintaining
 1222 views, supporting the existing agricultural presence in Snoqualmie Valley, and curbing the
 1223 potential for suburban sprawl. Some individuals and groups of people communicated support for
 1224 zoning that allows duplexes, triplexes, and accessory dwelling units. Community members also
 1225 expressed an interest in reducing the permitting process time.

1226 The community stated it wants to see protection and greater access to farmland. Greater
 1227 incentives for landowners are desired, in addition to support on drainage improvements and
 1228 agricultural-related permitting. Many desire the continuation of the Fish, Farm, Flood Initiative
 1229 within the Snoqualmie Valley.

1230 Community members shared concerns for ecosystem health in the subarea and say their choice
 1231 of living in the area is due to the rural character of the area and natural beauty. In addition to
 1232 protection and preservation of the abundant natural resources, natural areas, and working
 1233 resource lands,³³ maintenance of rural character is a high priority. Maintenance of rural
 1234 character is identified by the community as both protection and preservation, and maintaining
 1235 the size, scale, and aesthetic of existing development - the exception to this being the desire at
 1236 Snoqualmie Pass to have more development to serve both the growing community and large
 1237 number of recreational visitors. The Snoqualmie Pass community identified its desire for more
 1238 accommodations for the local workforce through zoning allowances, and zoning limitations to
 1239 address both environmental and natural hazards concerns, such as critical areas and avalanche
 1240 zones.

1241 Many comments were received from the Fall City community during engagement initiatives and
 1242 most comments applied to land use, regarding both the preservation of neighborhood aesthetics
 1243 and updating the commercial area special district overlay. The community expressed concerns
 1244 that recent residential development projects are changing the character of their town's rural
 1245 aesthetic, and desire updates to the residential zoning standards to help encourage future
 1246 developments fit the setting. There is also a stated desire to update the special district overlay
 1247 dedicated to Fall City's commercial area, as an update to both the uses the community desires
 1248 and in consideration of the development and implementation of a large onsite septic system for
 1249 the commercial area.

1250 Much of the feedback given addresses specific sites and other current issues as of 2023. Such
 1251 feedback is out of scope of this plan, lacks a 20-year lens, is redundant to or inconsistent with
 1252 the *Comprehensive Plan* items addressed in an implementation plan, or is beyond the County's
 1253 governance roles. Where possible, this information was shared with those responsible for the

³³ *Working resource lands are defined as lands that are in use to generate forest or farm products as part of a commercial enterprise.*

1254 Community Needs List process. Detail of community concerns, both in scope and out of scope,
 1255 can be found in Appendix C: Community Engagement.

1256 **Policies**

1257
 1258 **SVNE-1** Recognize and protect the uniqueness, size, scale, and role of the Rural Town
 1259 of Fall City as a community hub by implementing special district overlays and
 1260 development conditions that preserve its rural and community character.
 1261

1262 **SVNE-2** Maintain the look, feel, and scale of the Fall City Business District by retaining
 1263 its existing boundaries in the Fall City Rural Town.
 1264

1265 **SVNE-3** Support the character and role the Rural Town of Snoqualmie Pass as a year-
 1266 round community in a mountain environment, recreation destination, and a
 1267 critical corridor for the local and regional economy.
 1268

1269 **SVNE-4** Coordinate on land use issues regarding the Rural Town of Snoqualmie Pass
 1270 with Kittitas County, the ski area, and adjacent land managers.
 1271

1272 **SVNE-5** Preserve the forest character along I-90 by protecting view corridors and
 1273 siting, designing, and visually buffering land uses along the highway to
 1274 preserve its scenic nature.
 1275

1276 **SVNE-6** Coordinate and collaborate with Indian tribes to support preservation of
 1277 historically, culturally, and archeologically important places and resources
 1278 throughout the subarea.
 1279

1280 **SVNE-7** Ensure compatibility of the Preston Industrial Area with adjacent rural lands by
 1281 maintaining its existing role, size, and scale.
 1282

1283 **SVNE-8** Continue to coordinate with the cities of Carnation, Duvall, North Bend, and
 1284 Snoqualmie, and the town of Skykomish, to encourage annexations of
 1285 remaining unincorporated urban areas.



1286

1287

Chapter 5: Housing and Human Services

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The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all communities for all of King County's residents. It also supports establishing healthy communities and fostering conditions that lead to positive health outcomes. This chapter addresses housing and community health in the context of the specific needs for the Snoqualmie Valley/NE King County subarea.

1293

Housing

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Housing has a profound effect on quality of life and the vitality of the economy, and thoughtful planning decisions have the power to create strong residential neighborhoods that support connected inter-generational and diverse communities. This section identifies housing issues and priorities of the subarea as highlighted through the community engagement processes.

1298

Housing Growth Potential

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1301
1302

King County Countywide Planning Policies designate urban land within the Urban Growth Area as the location for new residential growth and designate rural lands to have very low-density residential allowances. Because new growth is required to be focused in urban areas, the Countywide Planning Policies do not set growth targets for the rural area.

1303 Most of the subarea is zoned rural or natural resource land. In the rural, agricultural, and forest-
 1304 zoned areas of the subarea, housing density is limited to between one dwelling unit per 80
 1305 acres to one dwelling unit per 2.5 acres.

1306 In Fall City, zoning and development conditions allow medium density residential development
 1307 and the potential for increased housing opportunity is limited. On its residential-zoned parcels,
 1308 residential density cannot exceed four dwelling units per acre. In the business district, multiunit
 1309 housing is allowed on the upper floors of buildings and the density is limited to no more than six
 1310 dwelling units per acre.

1311 Additionally, the capacity of a newly designed large on-site sewage system is limited to serving
 1312 existing needs only within the commercial area of Fall City, with some room for modest growth
 1313 beyond current use in 2023.

1314 The Rural Town of Snoqualmie Pass is served by sewer. The Alpentel Valley portion of the
 1315 Rural Town is the only area zoned for residential use, where residential densities include four
 1316 dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the
 1317 town closest to the Alpentel Ski Area base area. Depending on the size of specific parcels and
 1318 other development conditions, town homes and small apartment buildings may be supported
 1319 with this higher density zoning. Both the Alpentel Valley portion of the town and the area south
 1320 of Interstate 90 are zoned for commercial business, which allows multiunit development as long
 1321 as it is part of a mixed-use development.

1322 The subarea also includes Potential Annexation Area of the Valley cities of Carnation, Duvall,
 1323 North Bend, and Snoqualmie that are expected to be annexed by the cities in the future.
 1324 Allowed residential density in these areas is low – one dwelling unit per five acres or lower
 1325 density – to allow for phasing of growth pre-and post-annexation.

1326 Under 2023 zoning, single detached residences and accessory dwelling units are the most likely
 1327 forms of future residential development in the subarea. This future construction of residential
 1328 units is unlikely to result in much new construction of affordable units along with the market-rate
 1329 housing.

1330 **Housing Stock**

1331 The 2020 American Community Survey 5-year data identifies 10,900 total housing units in the
 1332 subarea. The available capacity under 2023 zoning would allow an additional 2,400 housing
 1333 units, although, as noted earlier, regional, countywide, and King County policies limit additional
 1334 growth in the rural area.

1335 As of 2021, there are no units of rental housing affordable to income-qualified households in
 1336 unincorporated areas, as quantified by the King County income-restricted housing database.
 1337 There are 218 units of rental housing affordable to income-qualified households in the city of
 1338 Snoqualmie, although this is outside the subarea boundaries.^{34,35}

³⁴ [Link to King County Income-restricted Housing Database](#)

³⁵ Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

1339 **TABLE 2: EXISTING HOUSING IN SNOQUALMIE VALLEY/NE KING COUNTY (2020 AMERICAN**
 1340 **COMMUNITY SURVEY 5-YEAR, UNLESS OTHERWISE IDENTIFIED)**

Unit Types	Snoqualmie Valley/NE King County	King County
Total housing units	10,900	952,300
Single unit buildings	9,800	546,800
2-9 unit buildings	100	110,600
10+ unit buildings	290	278,200
Owner-occupied units	8,500	508,300
Renter-occupied units	1,200	391,700
Median value of owner-occupied unit	\$596,000	\$601,100
Median rent	\$2,000	\$1,700
Renters experiencing cost burden	36%	34%
Housing units built before 1969	19%	37%

1341
 1342 Over 96 percent of the subarea population lives in single detached residences. Approximately 4
 1343 percent of the population live in multiunit housing such as duplexes, triplexes, and apartment
 1344 buildings.

1345 Single detached residences make up 6 percent of the total land area, and manufactured homes
 1346 comprise less than 1 percent of the total land area and are spread throughout the rural lands in
 1347 the subarea. Multiunit housing comprises 0.1 percent of total land area.

1348 The housing stock in Snoqualmie Valley/NE King County is generally newer than King County
 1349 housing as a whole, with only 19 percent of units built prior to 1969, compared to 37 percent in
 1350 King County as a whole.

1351 **Housing Affordability and Housing Costs**

1352 Home values across the subarea and in adjacent cities are increasing substantially as
 1353 documented in Table 3 below.

1354 **TABLE 3: FIVE AND TEN YEAR HOME PRICE INCREASES IN AREAS WITHIN AND ADJACENT TO**
 1355 **SNOQUALMIE VALLEY/NE KING COUNTY**

Vicinity (including Valley cities)	Zillow Home Value Index ³⁶	Five year change (April 2018 to April 2023)	Ten year change (April 2013 to April 2023)
King County	\$803,000	35%	142%
Skykomish	\$409,000	47%	(No Data)
Duvall	\$878,000	48%	146%
Carnation	\$891,000	48%	145%
Fall City	\$1,023,000	47%	137%
Snoqualmie	\$979,000	38%	137%
North Bend	\$864,000	54%	159%
Snoqualmie Pass	\$817,000	110%	207%

1356

1357 The rate of increase in home values the past five years is higher in all parts of the subarea and
 1358 adjacent cities compared with countywide home values, as shown for the 'King County' category
 1359 in Table 3 above.

1360 Access to safe and affordable housing improves residents' ability to achieve economic
 1361 wellbeing, a high quality of life, better health, and future success. Data shows that King County
 1362 faces an unprecedented demand for affordable housing, with an identified need of nearly
 1363 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80
 1364 percent of area M\median income.³⁷ Within the subarea, most affordable housing is in the cities
 1365 and is intended to also serve the rural area.

1366 Within the Snoqualmie Valley/NE King County subarea, median household income is \$124,000,
 1367 which is significantly higher than the countywide median household income of \$103,000. In the
 1368 subarea, 3 percent of households are below the poverty line compared to 17 percent
 1369 countywide.

1370 Most households in Snoqualmie Valley/NE King County (88 percent) own their home, far greater
 1371 than the proportion of King County households at 56 percent. Only 12 percent of households
 1372 rent.

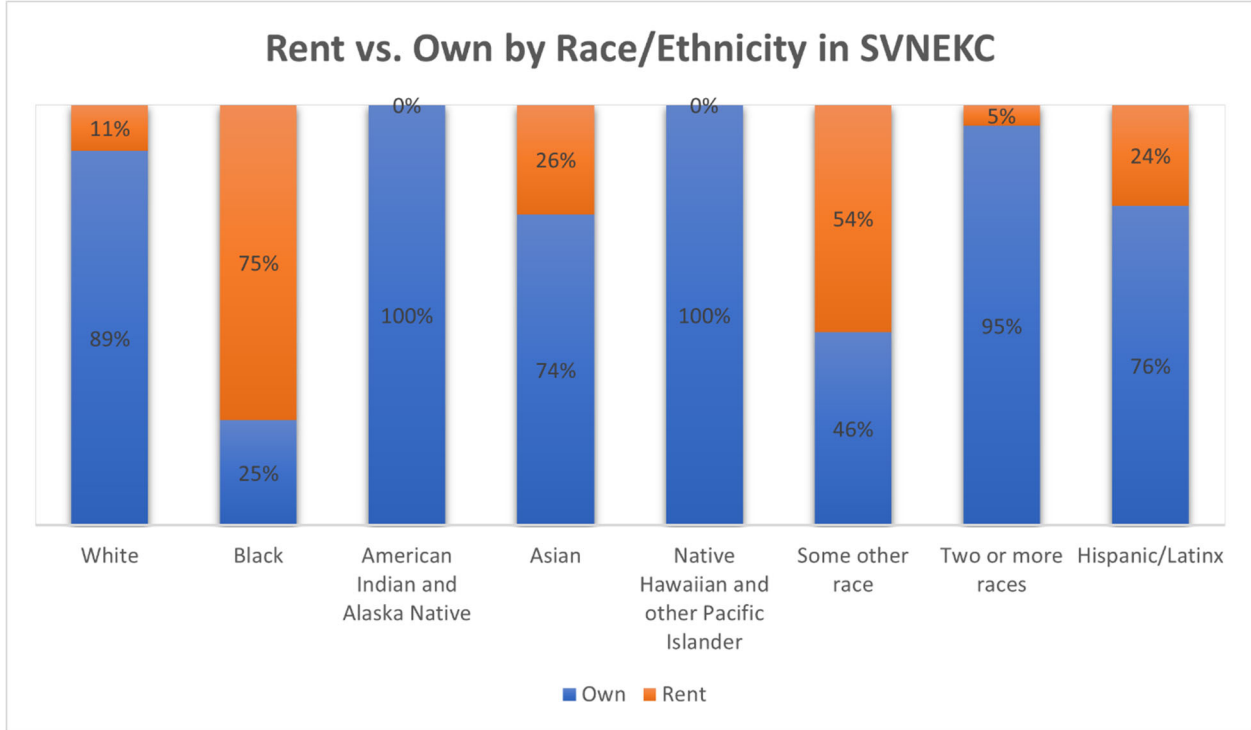
1373 Significant racial and ethnic disparities exist between owner and renter households in
 1374 Snoqualmie Valley/NE King County. In the subarea, 100 percent of households that identify as

³⁶ Zillow Home Values Index – data as of April 4, 2023. The Zillow Home Value Index is designed to capture the value of a typical property, not just the homes that sold. It captures several data inputs including, but not limited to, sales transactions, tax assessments, square footage, and location. For more information see [Housing Data - Zillow Research](#)

³⁷ Link to [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA](#)

1375 American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander own their
 1376 homes; 95 percent of households that identify as being of two or more races own their homes;
 1377 89 percent of households that identify as White own their homes; 76 percent of households that
 1378 identify as Hispanic or Latinx own their homes; 74 percent of households that identify as Asian
 1379 own their homes; 46 percent of households that identify as being some other race own their
 1380 homes; and 25 percent of households that identify as Black own their homes.

1381 **FIGURE 2: HOMEOWNERSHIP RATES BY RACE/ETHNICITY**



1382

1383 In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are “cost
 1384 burdened,” meaning that they spend more than 30 percent of their income on housing. In King
 1385 County, 34 percent of all renters are cost burdened. A higher percentage of cost-burdened
 1386 households indicates that more residents are struggling with basic needs and may be more
 1387 vulnerable to evictions and economic displacement.

1388 **Community Priorities**

1389 Community members articulated their wish to maintain the rural character of the subarea. This
 1390 is often specified in feedback as limiting the development of subdivisions, which can be
 1391 considered out of place in the rural area. Community members also stated that they want young
 1392 people to have affordable places to live in the subarea, people aged 62 years and older to be
 1393 able to age in place, and housing that is integrated with services. These two community
 1394 perspectives could be in opposition, as a main tool in planning to increase affordability is to
 1395 increase the supply of housing through allowed densities.

1396 Community members stated that they want to see housing that is affordable for people who
 1397 work within the subarea, especially those who work for community-based organizations that
 1398 serve the area. Community members raised concerns about the number of people who
 1399 commute to work in the Snoqualmie Valley because they can’t afford to live nearby. One
 1400 population facing this challenge is the Hmong farmer population. According to the Hmong elders

1401 interviewed, most Hmong farmers in the Valley lease farmland and live far away because there
1402 is no affordable housing for them to live near their farmland.

1403 Snoqualmie Pass businesses and residents stated a need for housing that can support the
1404 unique nature of the Pass' amenities, voicing a desire for more accommodations for the local
1405 workforce through zoning allowances. This includes providing housing that is affordable for
1406 seasonal employees who support tourism within and around the Rural Town. Some residents of
1407 the subarea shared a sense that vacation rentals are negatively impacting the availability of
1408 affordable housing.

1409 Some community members commented on the lack of housing support for people in the
1410 subarea living with low incomes. Some community members stated that others have been
1411 displaced due to rising costs of living.

1412 Policies

1413
1414 **SVNE-9** Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, the
1415 town of Skykomish, and affordable housing providers to increase the supply of
1416 affordable housing within the cities in the subarea for workers and service
1417 providers.

1418
1419 **SVNE-10** Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, and
1420 the town of Skykomish, to increase housing supply in urban areas to protect
1421 adjacent Rural Area and Natural Resource Lands from sprawl and pressure to
1422 urbanize.

1423
1424 **SVNE-11** Support housing stability programs and affordable housing developments for
1425 people aged 62 years and older and veterans near senior service centers
1426 located in Rural Towns and Cities in the Rural Area that serve residents in the
1427 subarea.

1428
1429 **SVNE-12** Encourage residential development that increases the supply and diversity of
1430 housing in Fall City Rural Town, while maintaining compatibility with existing
1431 development, such as opportunities to develop middle housing.

1432
1433 **SVNE-13** Support recreation and service industry workers by encouraging increased
1434 housing supply and the development of diverse housing types in the
1435 Snoqualmie Pass Rural Town with strategies such as middle housing,
1436 inclusionary housing, or micro-housing units.

1437

1438 Health and Human Services

1439 The *Comprehensive Plan* identifies King County's regional role in health and human services. It
1440 acknowledges that the County works with many partners, such as the federal, state, and other
1441 local governments; service providers; nonprofit organizations; foundations; faith communities;
1442 businesses; schools; and the criminal legal system to help those most in need.

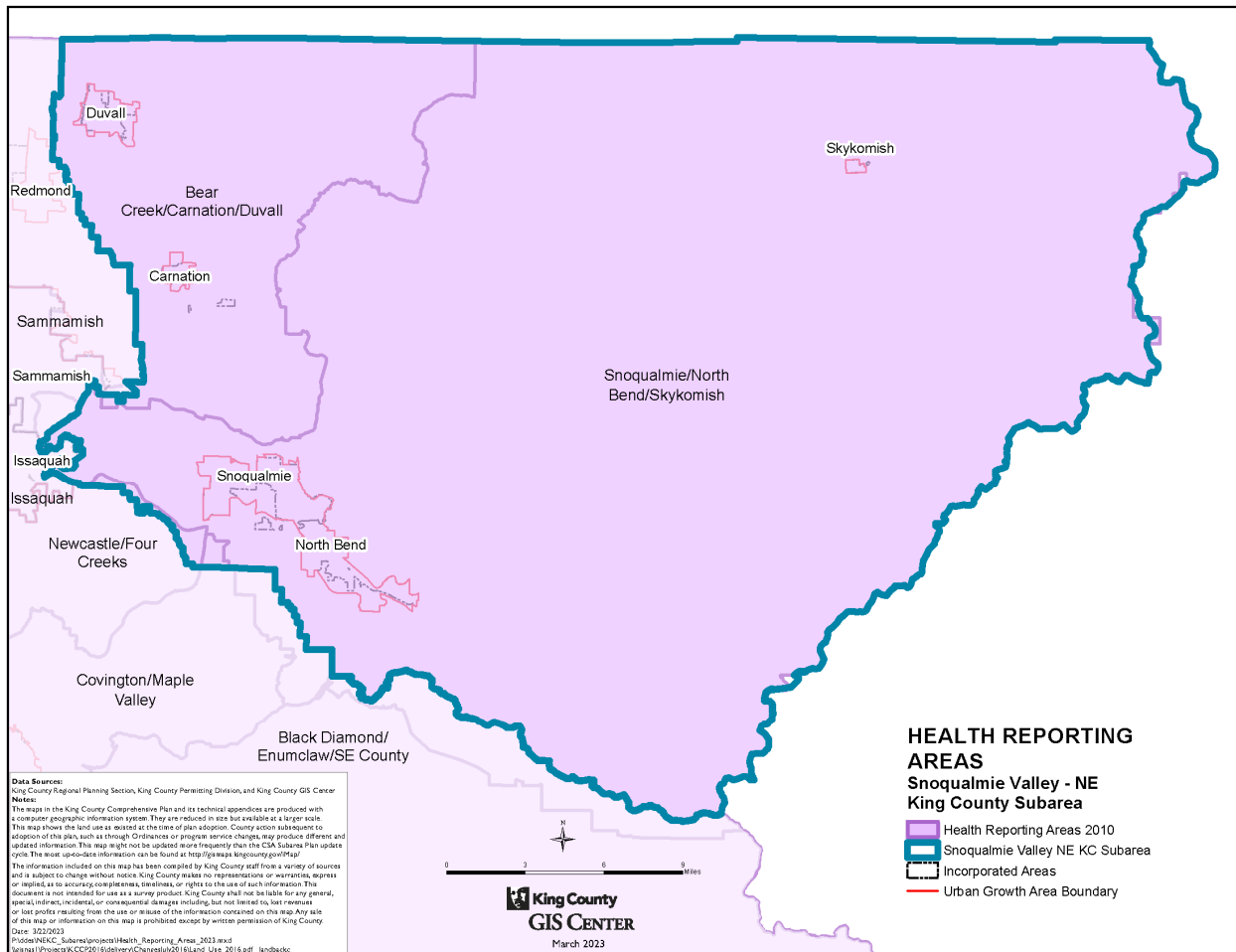
1443 This section focuses on the health and human services priorities for Snoqualmie Valley/NE King
1444 County and the partnership role of King County in health and human service delivery, consistent
1445 with the *Comprehensive Plan* policy direction.

1446 Human services are limited in where they are allowed to be sited in the subarea. Under certain
 1447 conditions, community residential facilities, daycare facilities, clinics, and nursing and personal
 1448 care facilities may be allowed.

1449 A range of human services can be located within the two Rural Towns of Fall City and
 1450 Snoqualmie Pass. In areas zoned Urban Reserve within the Potential Annexation Area of the
 1451 Valley cities, non-residential uses are generally not allowed. The Neighborhood Business zones
 1452 in Preston, Baring, and Timberlane Village allow health service office and outpatient clinics.

1453 The subarea crosses two separate Health Reporting Areas.

1454 **MAP 21: MAP OF HEALTH REPORTING AREAS**



1455 Data for both Health Reporting Areas is included in Table 4, Key Health Indicators. There are
 1456 differences between the two Health Reporting Areas and how each Health Reporting Area
 1457 compares to King County health indicators, although the only data that is statistically different to
 1458 countywide data is for the low birth rates indicator in the Snoqualmie/North Bend/Skykomish
 1459 Health Reporting Area and the life expectancy indicator for the Bear Creek/Carnation/Duvall
 1460 Health Reporting Area.
 1461

1462

TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS³⁸

	Snoqualmie/ North Bend/ Skykomish Health Reporting Area (pop. 49,196)	Bear Creek/ Carnation/ Duvall Health Reporting Area (pop. 71,722)	King County (pop. 2.3 million)	Year
General Health Indicators				
Life expectancy at birth (years)	81.3	*82.3	81.3	2016-2020
Diabetes prevalence among adults (%)	9.4%	6.3%	7.3%	2016-2020
Health Education/Socioeconomic/Public Safety Indicators				
Low birth weight (%)	*5.3%	6.2%	6.7%	2016-2020
Firearm deaths (per 100,000 persons)	8.9	5.3	7.9	2016-2020
Environmental Health Indicators				
2023 asthma among adults (%)	9.4%	9.8%	8.7%	2016-2020
Met physical activity recommendations	25.3%	33.7%	25.9%	2015, 2017, 2019
Obese (body mass index >30)	22.6%	21.4%	21.0%	2016-2020
Overweight (%) (body mass index 25-30)	38.6%	34.3%	34.2%	2016-2020
<i>* Statistically different compared to King County, i.e. is unlikely to be due to chance.</i>				

1463

³⁸ Health Reporting Areas (HRAs) are aggregates of Census 2020 blocks created to facilitate the analysis and presentation of sub-county health statistics. Where possible, HRAs are defined as neighborhoods within large cities, smaller cities, unincorporated areas in King County, or a combination of these geographies.

1464 Public Health Seattle-King County's Community Health Service Division provides the following
1465 services in the Snoqualmie Valley/NE King County subarea:

- 1466 • Access and Outreach – Health insurance enrollment, reduced fares through Orca
1467 Lift, and connection to other resources/assistance
- 1468 • Outreach locations in North Bend (Library and Mt. Si Food Bank) and Snoqualmie
1469 (Library) will resume in 2023
- 1470 • WIC (Women, Infants and Children Supplemental Nutrition Program) services are
1471 provided in partnership with Hopelink in Carnation and the Snoqualmie Valley Food
1472 Bank in North Bend
- 1473 • Countywide services that include a home visiting component include:
1474 ○ First Steps (Maternity Support Services and Infant Case Management)
1475 ○ Nurse Family Partnership
1476 ○ Children with Special Health Care Needs

1477 The Community Health Services Division also has the following service locations east of
1478 Seattle:

- 1479 • Eastgate Public Health – primary care, dental, family planning/sexual and
1480 reproductive health, WIC, First Steps, and enrollment
- 1481 • Northshore Public Health at Totem Lake – WIC, First Steps
- 1482 • In partnership with HealthPoint in Bothell – WIC, First Steps
- 1483 • Access and Outreach has partnerships with two dental practices in Issaquah to
1484 expand access for children – Eastside Pediatric Dental Group and Issaquah Dental
1485 Care
- 1486 • Orca Lift outreach in Issaquah at Low Income Housing Institute

1487 Community Priorities

1488 Community members and service providers indicated that they would like subarea residents to
1489 have greater access to human services. Community members voiced a need for improved
1490 access to behavioral and mental health services, including crisis centers and substance use
1491 services which are often provided in cities. Community members and community service
1492 providers shared that they feel these services are at times inaccessible to the people who need
1493 them, as transit services are limited within the rural community. Service providers within the
1494 subarea stated that they see the need for additional resources to support increased demand
1495 from rising caseloads. Other community priorities include developing the workforce for
1496 behavioral health services, increasing outreach by trained outreach providers, and addressing
1497 out of pocket costs for behavioral health care.

1498 Community-based service providers and school representatives identified youth as the group
1499 with the most need for increased access to behavioral and mental health services. Community
1500 members stated that they would like to see increased availability of services within schools, as
1501 they prefer support that meets people “where they are at.” Community members and
1502 community-based organizations serving the subarea articulated a need for a stronger
1503 connection between youth and their natural surroundings, specifically they stated that greater
1504 opportunities for youth to access the environment will improve their mental health.

1505 Community members also noted that the accessibility of services for people aged 62 years and
1506 older in the subarea could be improved. Additionally, community members shared that
1507 community connections, like providing support for young families in the subarea, need to be

1508 strengthened. Community members and service providers also indicated that veterans and
1509 people with disabilities living within the subarea have a need for increased physical and mental
1510 health services.

1511 Some community members stated a need to connect local farms to foodbanks and to support
1512 organizations that distribute food within the community.

1513 Community members of Northeast King County shared that they are left without supportive
1514 services from the government, especially when considering the affect a major climate-related
1515 event may have on this area in terms of access and self-sufficiency.

1516 **Policies**

1517
1518 **SVNE-14** Support increased availability of behavioral and mental health services for
1519 youth within school facilities by partnering with school districts and human
1520 service providers to access additional resources.

1521
1522 **SVNE-15** Partner with senior centers and other senior services providers, veteran
1523 service providers, and organizations assisting those living with disabilities in
1524 the subarea to coordinate access to programs that support mental and
1525 physical health.

1526
1527 **SVNE-16** Support human services, such as mental health services, for the remote
1528 communities along the US Highway 2 corridor before and after natural
1529 disasters.

1530



1531

1532 Chapter 6: Environment

1533 The Environment chapter of the Subarea Plan identifies how the natural systems of Snoqualmie
 1534 Valley/NE King County and their interaction with the community will be preserved over the next
 1535 20 years and improve in select areas in terms of restoration, protection, resilience, and
 1536 adaptation to climate change. This includes policies that, when combined with policies in other
 1537 chapters, are designed to increase community sustainability and preserve the natural amenities
 1538 both community members and visitors cherish.

1539 The environment of Snoqualmie Valley/NE King County is ecologically rich and scenic. It has
 1540 scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway);³⁹ Wild and Scenic
 1541 designated rivers (Middle Fork of the Snoqualmie, Pratt River);⁴⁰ National Forests (Mount
 1542 Baker-Snoqualmie National Forest);⁴¹ designated wilderness areas (Alpine Lakes Wilderness,
 1543 Wild Sky Wilderness, Henry M. Jackson Wilderness);⁴² ski areas (Summit at Snoqualmie Ski
 1544 Area and most of Stevens Pass Ski Area);^{43,44} an Agricultural Production District (Snoqualmie
 1545 Agricultural Production District);⁴⁵ and several other preserved state, county, and private lands.
 1546 These lands include sites sacred to the Snoqualmie and Tulalip Indian Tribes, such as
 1547 Snoqualmie Falls for the Snoqualmie Indian Tribe.

1548 Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries:
 1549 the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River
 1550 originates in the western Cascade Range near Snoqualmie Pass and flows in a generally

³⁹ Link to [WA-Official-One-Pager 2022.pdf \(scenic.org\)](#)

⁴⁰ Link to [Snoqualmie River \(Middle Fork\), Washington \(rivers.gov\)](#)

⁴¹ Link to [Mt. Baker-Snoqualmie National Forest - Home \(usda.gov\)](#)

⁴² Link to [Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee \(usda.gov\)](#)

⁴³ Link to [Seattle's Home Mountain \(summitatsnoqualmie.com\)](#)

⁴⁴ Link to [Washington Skiing & Snowboard | Stevens Pass Ski Resort](#)

⁴⁵ Link to [Farmland Preservation Program - King County](#)

1551 northwest direction for approximately 45 miles before combining with the Skykomish River, just
 1552 north of the border with Snohomish County, near the city of Monroe. The South Fork of the
 1553 Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a
 1554 generally westward direction for approximately 29 miles before its confluence with the
 1555 Snoqualmie River, where the upper reaches of the river are within King County until the
 1556 community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at
 1557 approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness
 1558 that divides this subarea with Kittitas County. These peaks are covered in snow more than half
 1559 of the year, which eventually melts into forested tributaries of the abovementioned rivers.
 1560 Hunting and gathering have occurred in the areas surrounding the tributaries since time
 1561 immemorial. As the logging industry has waned over recent years, there has been great effort to
 1562 preserve and restore these former logging areas as they have transitioned to outdoor recreation
 1563 and ecological restoration sites.⁴⁶

1564 The subarea is the largest and most forested in King County, with 756 square miles or 86
 1565 percent of the subarea zoned as Forest. Most of the floodplain below Snoqualmie Falls is zoned
 1566 agriculture. Forestry and agriculture are discussed more in the Parks and Open Space and
 1567 Economic Development Subarea Plan chapters.

1568 Watersheds and Water Quality Concerns

1569 The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed,
 1570 which is composed of the Snoqualmie-Skykomish Watersheds. The Snoqualmie-Skykomish
 1571 Watersheds are two smaller, separate watersheds that drain rural northeast King County.⁴⁷ In
 1572 the west of the subarea, a small part of the subarea drains to the Sammamish River watershed.

1573 The Snoqualmie River is a prominent feature along the western edge of the subarea, with the
 1574 Skykomish River flowing into the northeastern portion of the subarea. The watershed also
 1575 includes Griffin Creek, Harris Creek, Miller River, Patterson Creek, Raging River, Tokul Creek,
 1576 Tolt River, and other tributaries.

1577 The Snoqualmie River has ongoing water quality issues. Multiple reaches of the Snoqualmie
 1578 River mainstem are listed on the Washington State 303(d) list for violating toxaphene and
 1579 polychlorinated biphenyls standards.⁴⁸ State 303(d) placement means that the water body is
 1580 listed by the United States Environmental Protection Agency as an impaired water body, and
 1581 that a Total Maximum Daily Load plan has not yet been developed to address the impairment.⁴⁹
 1582 The river has two existing United States Environmental Protection Agency-approved Total
 1583 Maximum Daily Load plans in place and implemented, namely the Snoqualmie River Watershed
 1584 Multiparameter Total Maximum Daily Load plan for fecal coliform bacteria and dissolved
 1585 oxygen; and a Snoqualmie River Watershed Temperature Total Maximum Daily Load.

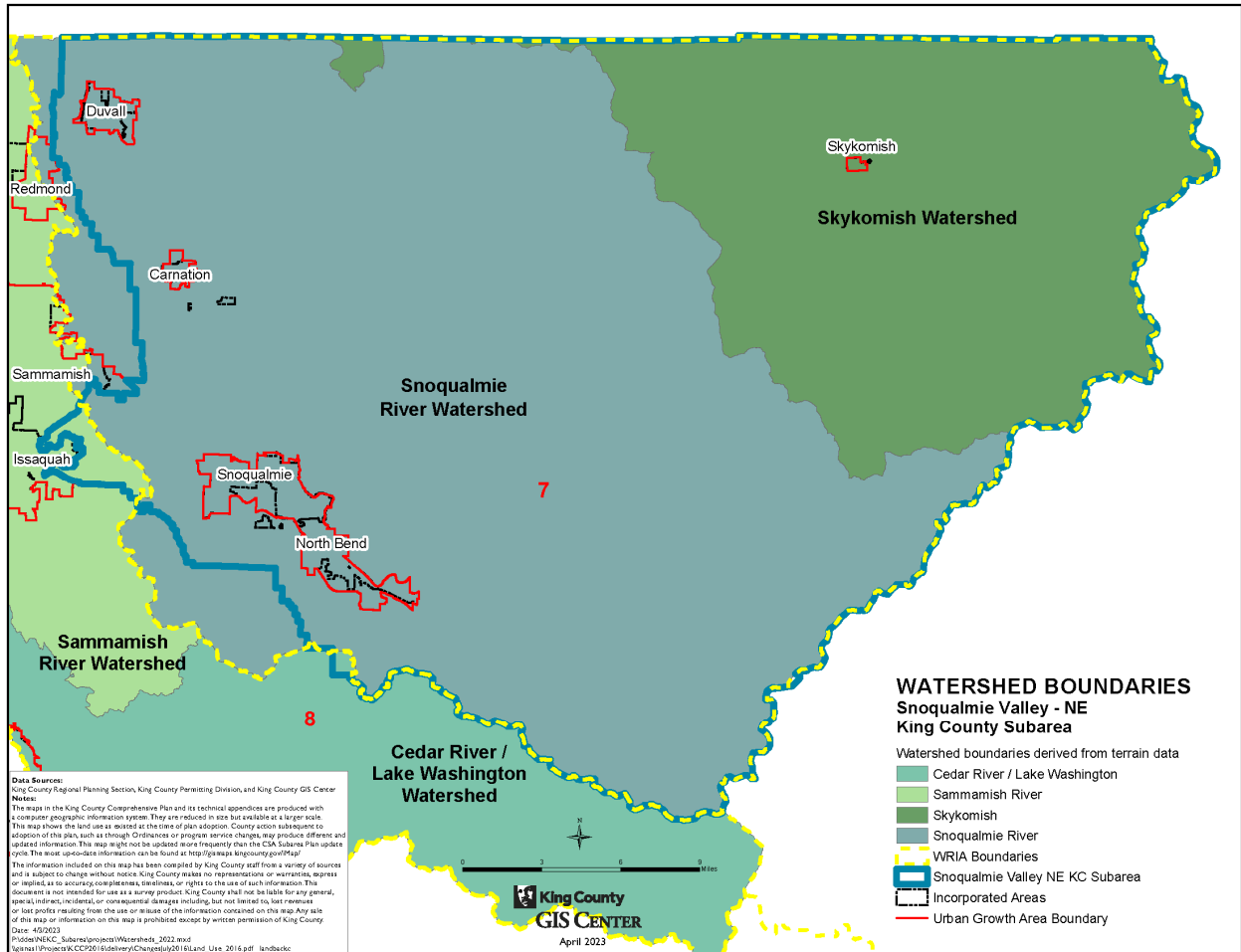
⁴⁶ Link to [Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust \(mtsgreenway.org\)](https://www.mtsgreenway.org/).

⁴⁷ Link to [Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division](#)

⁴⁸ Link to [King County, King County Water Quality Monitoring](#)

⁴⁹ Link to [U.S. Environmental Protection Agency.\) Overview of Listing Impaired Waters under CWA Section 303\(d\)](#).

1586 **MAP 22: MAP OF WATERSHEDS**



1587

1588 **Salmon and Watershed Planning**

1589 The Snoqualmie Valley/NE King County subarea is primarily within the Snohomish Water
 1590 Resource Inventory Area 7, as defined by the Washington State Department of Ecology.⁵⁰ The
 1591 Snohomish Basin is the second-largest river system draining into the Puget Sound,
 1592 encompassing the Water Resource Inventory Area 7, and produces some of the highest
 1593 numbers of salmon in the region.⁵¹

1594 Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and
 1595 still sustains one of Puget Sound's' largest coho runs in Griffin Creek.⁵² The Snoqualmie
 1596 Watershed is one of the basins with the highest potential for salmon recovery in the region and
 1597 will play a major role in the recovery of chinook salmon, listed as threatened under the
 1598 Endangered Species Act.⁵³

⁵⁰ Link to [Washington State Department of Ecology, In your watershed](#)

⁵¹ Link to [Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip](#)

⁵² Link to [King County, Overview Snoqualmie-Skykomish Watershed](#)

⁵³ Link to [Snoqualmie Watershed Forum](#)

1599 Despite many successes in salmon recovery planning, some species are recovering better than
 1600 others. Chum and coho salmon return rates to the Snohomish Basin continue to underperform,
 1601 indicating additional needs to support juvenile salmon in the basin.⁵⁴ Endangered Species Act-
 1602 listed Snoqualmie chinook salmon and steelhead also continue to underperform.

1603 Floodplain Management

1604 Flood events in the subarea are a regular occurrence, with the Snoqualmie and Skykomish
 1605 rivers flooding nearly every year, though widespread property damage occurs less frequently.
 1606 The higher level of flood risk within the watershed is underscored by a 2016 Department of
 1607 Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering
 1608 population density (weighted 60 percent), National Flood Insurance Program policies and claims
 1609 (30 percent), and floodplain area (10 percent).⁵⁵ The risk rankings of the Snoqualmie and
 1610 Skykomish were eighth and twentieth, respectively, out of the 71 watersheds in the state.⁵⁶

1611 The Floodplain Management Plan discussed later in this section addresses floodplain planning
 1612 for the subarea and is supported by several active programs such as home buyouts and
 1613 elevations. Among these programs is King County participation in the Federal Emergency
 1614 Management Agency National Flood Insurance Program Community Rating System. This
 1615 incentive program provides discounts to communities whose floodplain management activities
 1616 exceed minimum National Flood Insurance Program requirements. As of 2007, King County has
 1617 sustained a Class 2 Community Rating System rating, providing a 40 percent discount on flood
 1618 insurance premiums for properties within special flood hazard areas and a 10 percent discount
 1619 in non-special flood hazard areas in unincorporated King County.⁵⁷

1620 In addition to flood planning and programming, multiple governmental entities work to address
 1621 flooding within the Snoqualmie Valley/NE King County subarea. Two of these entities are
 1622 discussed below due to their extensive projects and impacts locally: the Flood Control District
 1623 and the Snoqualmie Watershed Forum.

1624 King County Flood Control District

1625 The King County Flood Control District is a countywide special purpose district that provides
 1626 funding and policy oversight for flood risk reduction capital projects and programs in King
 1627 County.⁵⁸ The King County Flood Control District is governed by a Board of Supervisors
 1628 composed of King County Council councilmembers and, while King County is the primary
 1629 service provider to the King County Flood Control District through an interlocal agreement, the
 1630 King County Flood Control District remains a separate governmental entity.⁵⁹ King County Flood
 1631 Control District efforts within the Snoqualmie/South Fork Skykomish River Basin are guided by
 1632 three Capital Investment Strategies for the Tolt River, and the Middle and South Forks of the
 1633 Snoqualmie River.⁶⁰ Through these plans and grant programs, the King County Flood Control
 1634 District distributes millions in funding annually for flood risk reduction and mitigation within the
 1635 basin.

⁵⁴ Link to [Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip](#)

⁵⁵ Link to [MIL, Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment, .](#)

⁵⁶ Link to [Department of Ecology \(ECY\), Washington State Watershed Risk Assessment"](#)

⁵⁷ Link to [King County, "Community Rating System"](#)

⁵⁸ Link to [King County Flood Control District"](#)

⁵⁹ Link to [Flood Control District, "About Us"; Flood Control District, "Resident FAQs"](#)

⁶⁰ Link to [King County Flood Control District "Snoqualmie/ South Fork Skykomish River Basin"](#)

1636 Snoqualmie Watershed Forum

1637 The Snoqualmie Watershed Forum is a formal partnership between the Snoqualmie Indian
 1638 Tribe, Tulalip Indian Tribes, King County, the Valley cities, and the Town of Skykomish to
 1639 collaboratively work on watershed issues.⁶¹ The Snoqualmie Watershed Forum has been active
 1640 since 1998, helping implement water resource and habitat projects in the Snoqualmie-
 1641 Skykomish Watershed while also coordinating with other salmon recovery forums. The
 1642 Snoqualmie Watershed Forum helps implement the Snohomish Basin Salmon Conservation
 1643 Plan. Since its inception, the Snoqualmie Watershed Forum has allocated over \$13 million to
 1644 270 projects to help address salmon recovery, water quality, and flooding.⁶²

1645 Looking Forward with Climate Change

1646 The climate of the Puget Sound region is changing. Over the past century, Washington overall
 1647 has warmed one to two degrees Fahrenheit.⁶³ This change and predicted future changes in
 1648 global temperature levels can cause major impacts to multiple environmental systems. The
 1649 United States Environmental Protection Agency summary of Washington climate change
 1650 impacts states:

1651 Glaciers are retreating, the snowpack is melting earlier in the year, and the flow
 1652 of meltwater into streams during summer is declining. In the coming decades,
 1653 coastal waters will become more acidic, streams will be warmer, populations of
 1654 several fish species will decline, and wildfires may be more common.

1655 Additional anticipated impacts include increased flooding, landslides, and both agricultural and
 1656 public health impacts from pest migration, heat waves, and more wildfire smoke-filled days.⁶⁴

1657 Some climate change impacts may affect the Snoqualmie Valley/NE King County subarea in
 1658 more pronounced ways, including but not limited to the following:

1659 Snowpack loss: Washington has seen a long-term decline in snowpack since 1955.^{65,66} This
 1660 decline is expected to continue, with the average April 1 snowpack expected to decrease by 30
 1661 percent by the 2040s and up to 55 percent by the 2080s.⁶⁷ By midcentury, warm winters are
 1662 predicted to occur 33 percent to 77 percent of the time. Snowpack loss contributes to several
 1663 environmental impacts such as reduced summer river flows, fewer salmon, increased flooding,
 1664 and drier environments contributing to increased wildfire risk; these impacts are detailed below.
 1665 Snowpack loss could also have multiple impacts to the subarea, including reduced ski tourism
 1666 revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing)
 1667 up to 33 percent of the time.

1668 Reduced summer flows: Reduced snowpacks and changes in the hydrologic cycle will result in
 1669 reduced summer river flows, resulting in reduced summer hydropower generation and

⁶¹ Valley cities include Carnation, Duvall, North Bend, and Snoqualmie.

⁶² Link to [Snoqualmie Watershed Forum](#)

⁶³ Link to [U.S. Environmental Protection Agency \(EPA\), "What Climate Change Means for Washington"](#)

⁶⁴ Link to [King County, "Confronting Climate Change" Infographic](#)

⁶⁵ Link to ["Dramatic declines in snowpack in the western US," Nature Journal of Climate and Atmospheric Science](#)

⁶⁶ Link to [U.S. Environmental Protection Agency \(EPA\) "Climate Change Indicators: Snowpack."](#)

⁶⁷ Link to ["State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group](#)

- 1670 increased stream temperatures. Approximately 22 percent less summer rain is likely by the
1671 2050s.⁶⁸
- 1672 Fewer salmon: Lower river flows and warmer waters are expected to impact the survival of
1673 salmon populations due to increased mortality, spawning and rearing habitat availability, and
1674 reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with
1675 poor habitat and increasing the spread of disease, competition for food, predation, and
1676 likelihood of stranding.
- 1677 Increased flooding: More winter precipitation falling as rain and increased heavy rainfall events
1678 are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall
1679 events are projected to, intensify by over 19 percent, on average, by the 2080s. Across 12
1680 Puget Sound watersheds, the highest average river flows are projected to increase by 18
1681 percent to 55 percent.
- 1682 Increased wildfires and smoke: Forests that are water-stressed in summer are projected to
1683 experience more severe or longer periods of water stress, decreasing moisture and increasing
1684 fire risk. Two separate studies have estimated that, “the annual area burned for Northwest
1685 forests west of the Cascade crest could more than double, on average, by 2070-2099...”⁶⁹
1686 Wildfire also increases risk to power transmission facilities and increased smoke-filled days.
- 1687 Increased heat events: Compared to the 1960s, King County has seen increased heat wave
1688 frequency and duration with a longer heat wave season.⁷⁰ Heat impacts can be exacerbated by
1689 features such as paved surfaces and limited tree cover, with temperatures in urbanized areas
1690 up to 20°F hotter than less urban areas.⁷¹ Extreme heat increases hospitalizations and
1691 mortality, disproportionately impacting more heat-sensitive populations – including the elderly,
1692 historically underinvested communities, people who work outdoors, people experiencing
1693 homelessness, and those with chronic medical conditions.⁷² It is predicted the region will be
1694 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on
1695 average, by 2050.^{73,74}
- 1696 Challenges for agriculture: Although the growing season is expected to expand, agriculture will
1697 also experience challenges including lack of water supply, new pest and disease issues with
1698 climate migration, and increased winter flood risk. The local climate may increase some
1699 suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g.
1700 berries).

⁶⁸ Link to [WRIA 7 Climate Change Impacts to Salmon Issue Paper](#)

⁶⁹ Compared to 1971-2000.

⁷⁰ Link to [Climate Change Indicators: Heat Waves](#)

⁷¹ Link to [“Results of heat mapping project show inequitable impact of hotter summers, will inform actions by King County and City of Seattle - King County”](#)

⁷² Link to [“Impacts of extreme heat on emergency medical service calls in King County...”](#) Environmental Health, Link to [“Increased mortality associated with extreme-heat exposure in King County...”](#) International Journal of Biometeorology, Link to [“Increased hospital admissions associated with extreme-heat exposure in King County...”](#)

⁷³ Link to [Climate change impacts in King County](#)

⁷⁴ Link to [Washington State Department of Health, Washington Tracking Network](#)

1701 Implementation Plans and Programs Relevant to the Environment

1702 Many existing programs and plans within King County address environmental health, open
1703 space conservation, natural systems, and upholding tribal treaty rights. This is a list of key,
1704 environmentally related County plans and initiatives:

1705 **Clean Water Healthy Habitat**⁷⁵ – A program with a 30-year lens to align the County’s goals of
1706 healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics
1707 and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine
1708 shorelines.

1709 **Strategic Climate Action Plan**⁷⁶ – A five-year blueprint for County climate action, integrating
1710 climate change into all areas of County operations and work with King County cities, partners,
1711 communities, and residents.

1712 **Flood Hazard Management Plan**⁷⁷ – The flood plan sets floodplain management policy for
1713 unincorporated King County and could inform flood management actions by cities, the King
1714 County Flood Control District, and other floodplain partners. This plan is currently undergoing an
1715 update as of 2023, with an anticipated transmittal to Council in 2024.

1716 **30-Year Forest Plan**⁷⁸ – A plan developed to provide a shared countywide vision for rural and
1717 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving
1718 that vision over the next 30 years.

1719 **Regional Hazard Mitigation Plan**⁷⁹ – This plan assesses natural and human-caused hazards
1720 that can impact our region, including hazards discussed during engagement with the subarea,
1721 such as floods, landslides, severe weather, and wildfires. This plan develops strategies to
1722 reduce risk and build resilience.

1723 **Open Space Plan**⁸⁰ – The *2022 King County Open Space Plan: Parks, Trails, and Natural*
1724 *Areas* (Open Space Plan) establishes both a strategic and functional plan to comply with the
1725 Washington State Growth Management Act and meet Washington State Recreation and
1726 Conservation Office requirements. The Open Space Plan provides a framework for expanding,
1727 planning, developing, stewarding, maintaining, and managing the County’s complex system of
1728 205 parks, 175 miles of regional trails, and 32,000 acres of open space.

1729 **Wildfire Risk Reduction Strategy**⁸¹ – A strategy to reduce fire risk in King County by
1730 increasing the resilience of King County forests to wildfire; increasing wildfire preparedness,
1731 response, and recovery within the wildland urban interface; and responding quickly, effectively,
1732 and safely when wildfires occur.

⁷⁶ [Link to 2020 Strategic Climate Action Plan \(SCAP\) - King County](#)

⁷⁷ [Link to King County Flood Management Plan - King County](#)

⁷⁹ [Link to Regional Hazard Mitigation Plan - King County](#)

⁸⁰ [Link to Open Space Plan - King County](#)

1733 **Land Conservation Initiative**⁸² – A collaborative strategy to preserve King County’s last, most
 1734 important natural lands and urban green spaces in 30 years through a series of accelerated
 1735 actions to address rapidly-shrinking open spaces and climbing land prices.

1736 **Water Resource Inventory Area (WRIA) 7 Snohomish Watershed Restoration and**
 1737 **Enhancement Plan**⁸³ – This plan for the Snohomish watershed – or Water Resource Inventory
 1738 Area 7 – was developed and approved by the Washington State Department of Ecology. The
 1739 plan identifies projects to offset the potential consumption impacts of new permit-exempt
 1740 domestic groundwater withdrawals on instream flows over 20 years (2018 – 2038), while
 1741 planning to provide a net ecological benefit.

1742 **Snohomish River Basin Salmon Recovery Plan**⁸⁴ – Also addresses the Water Resource
 1743 Inventory Area 7 watershed, this plan has guided the protection and restoration of salmon in the
 1744 Snohomish River basin since 2005. Multiple subsequent reports have assessed plan progress,
 1745 including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish
 1746 Watersheds.⁸⁵

1747 **Community Priorities**

1748 The community expressed environmental concerns that are closely tied to land use. In addition
 1749 to wanting to preserve rural character, the community shared its desire to protect and preserve
 1750 Snoqualmie Valley/NE King County’s wildlife, forests, rivers, lakes, agricultural valleys, and
 1751 open spaces. Many community members noted they chose to live in the subarea due to its rural
 1752 character and natural beauty and are concerned for the subarea’s environmental health.
 1753 Community members shared their fear that population growth in the region is increasing
 1754 pressure on the area’s natural resources

1755 A major concern expressed by community members is effective water management. Community
 1756 members stated worry about the watershed’s ability to support the community’s needs, and the
 1757 impending drought and wildfire risk as growth outpaces the capacity of water resources in the
 1758 Snoqualmie watershed.⁸⁶

1759 The community shared the following high priority environmental interests:

- 1760 • River restoration and salmon recovery
- 1761 • Reforestation and natural systems protection
- 1762 • Protection and preservation of habitats for wildlife and maintenance of biodiversity
- 1763 • Resilience to more frequent and extreme flooding
- 1764 • Agricultural resilience to climate change and natural hazards
- 1765 • Reducing greenhouse gas emissions
- 1766 • Supporting policies that balance the needs of salmon with those of agricultural land
 1767 preservation
- 1768 • Reducing waste and greenhouse gas emissions
- 1769 • Wildfire resilience and allocating resources to manage risk of wildfire

⁸² [Link to *King County Land Conservation Initiative - King County*](#)

⁸³ [Link to the Washington state Department of Ecology *Watershed Restoration and Enhancement Plan: WRIA 7 Snohomish Watershed*](#)

⁸⁴ [Link to the *Snohomish River Basin Salmon Recovery Plan*](#)

⁸⁵ [Link to *15-year status report on the Snoqualmie & South Fork Skykomish Watersheds*](#)

⁸⁶ *Although the subarea faces a unique set of climate challenges, drought and wildfire impact communities across all of King County and are therefore addressed in the Comprehensive Plan.*

- 1770 • Greater water resources protection
- 1771 Community members in the subarea shared that they value policies that combine realistic
1772 economic growth with climate resiliency and prioritize community voices to ensure the health of
1773 the area for generations to come. Some residents expressed concerns about permitting
1774 processes' ability to provide environmental protections.
- 1775 Environmental concerns were frequently connected to other topics in feedback from the
1776 community. For instance, the community voiced a desire for improved agricultural resilience to
1777 flood threats in the Snoqualmie Valley, including increasing farmland preservation and
1778 improving permitting processes for farm improvements such as drainage. Flood-related
1779 concerns expressed included considerations of dam safety, road inundation and adequate
1780 egress during flood events, and sediment management. Restoration-related concerns shared
1781 included the desire for reforestation, river restoration, and salmon recovery. Other general
1782 environmental concerns shared included supporting the continued land acquisition for open
1783 space; upholding tribal rights; improved youth connection to the natural environment; and the
1784 need to hold the line on the Urban Growth Area Boundary to maintain the forested environment
1785 of the subarea.
- 1786 Some Hmong farmers stated that they felt the agricultural community doesn't have a broader
1787 voice around policies, other than locally in the Agricultural Production District. They stated that
1788 they feel agricultural land is being lost to environmental restoration projects within the
1789 Snoqualmie Valley and not being adequately replaced. Other subarea residents shared similar
1790 concerns and suggested prioritizing areas in the Agricultural Production District to focus on
1791 environmental restoration, while providing support to farmers and land managers to address
1792 agricultural concerns. Elders within the Hmong farming community shared their perspective that
1793 it is difficult to find a balance between the multiple desires for farmland within the Snoqualmie
1794 Valley, namely between restoration and farming. Other community members shared that
1795 restoration activity is incompatible with food production and more efforts need to be made to
1796 preserve and enhance farmable areas.
- 1797 Note that many of these concerns are reported are already addressed in *Comprehensive Plan*
1798 policies that apply to all unincorporated areas.

1799 Policies

- 1800
- 1801 **SVNE-17** Collaborate with public and private entities to explore strategies to improve the
1802 existing road network crossing the Snoqualmie Valley floodplain to help
1803 alleviate the severity of flooding impacts, support transportation connectivity
1804 during major flood events, and reconnect salmon habitat.
- 1805
- 1806 **SVNE-18** Support protection of riparian areas throughout the Snoqualmie River and
1807 Snohomish River watershed to help remedy high water temperatures and to
1808 reflect the intent of the recommendations resulting from the coordination and
1809 collaboration in watershed stewardship.
- 1810
- 1811 **SVNE-19** Partner with Indian Tribes, the cities of Carnation, Duvall, North Bend, and
1812 Snoqualmie, the town of Skykomish, and public and private entities in
1813 developing long-term solutions and implementation programs to reduce flood
1814 and channel migration risk where feasible.
- 1815



1816

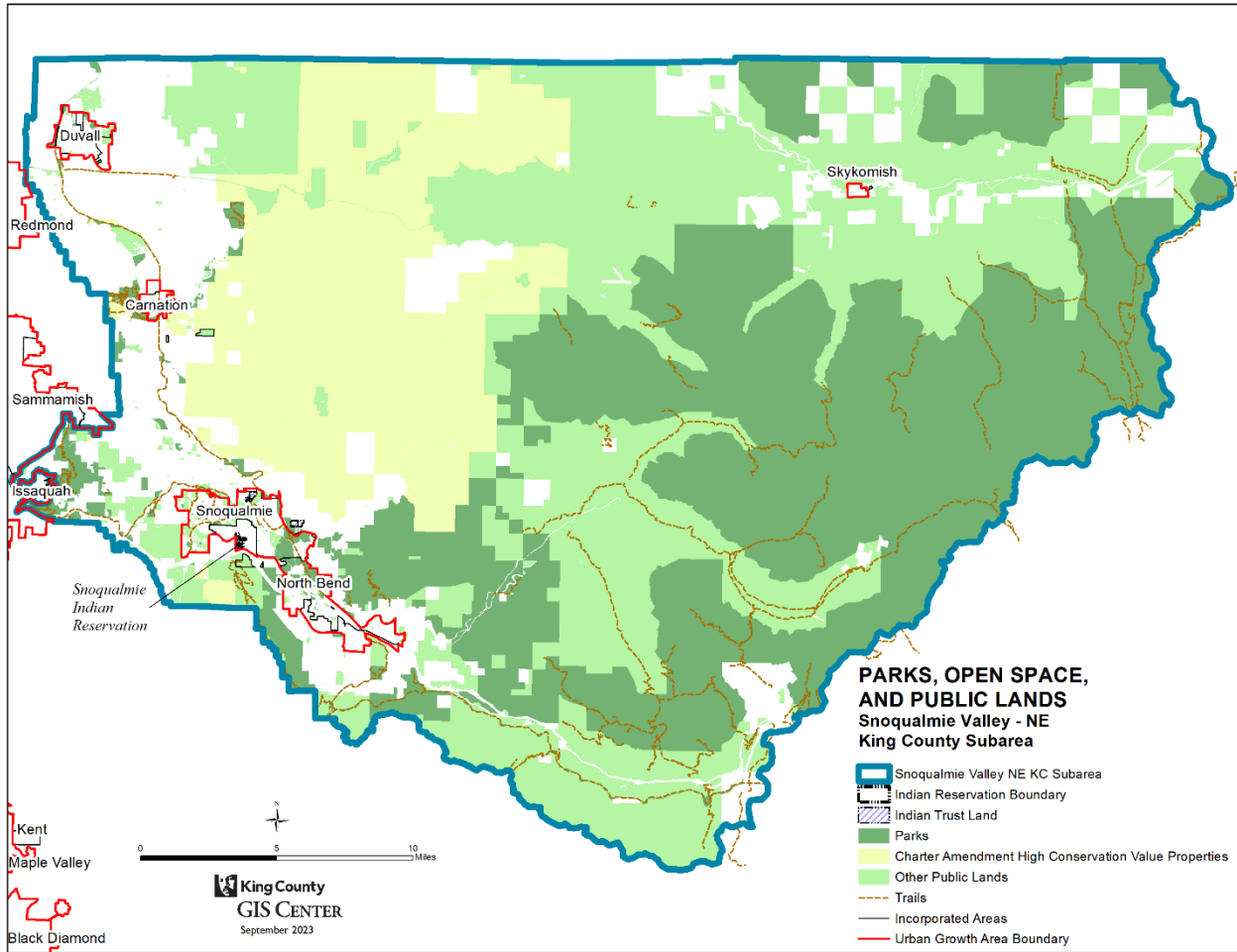
1817 Chapter 7: Parks and Open Space

1818 The Snoqualmie Valley/NE King County subarea is home to a wide range of parks and open
 1819 space lands, many of which are owned and managed by the King County Department of Natural
 1820 Resources and Parks. As described below, the Parks and Recreation Division of the
 1821 Department has several programs in the Snoqualmie Valley/NE King County subarea and
 1822 enters into partnership agreements with private organizations to operate programs for area
 1823 residents at King County facilities under their stewardship. The Division also administers
 1824 multiple grant programs that support other public agencies and community organizations. Some
 1825 of these grant programs enhance facilities and recreation on King County-owned lands, while
 1826 others support parks and recreation programs and projects in incorporated cities.

1827 The *2022 King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan)*
 1828 provides the policy framework for the County's acquisition, planning, development, stewardship,
 1829 maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails,
 1830 and 32,000 acres of open space countywide.⁸⁷

⁸⁷ [Link to 2022 King County Open Space Plan](#)

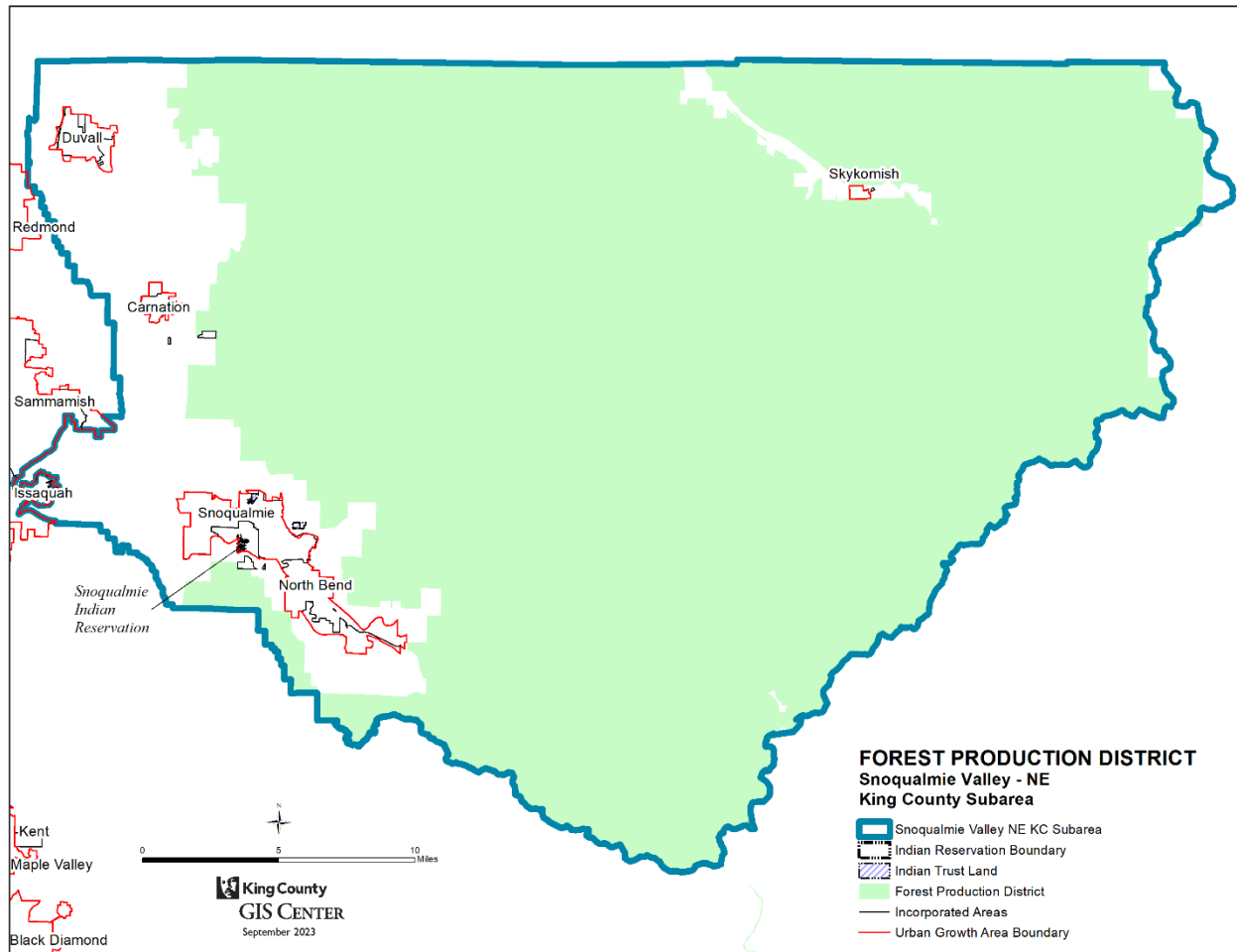
1831 **MAP 23: MAP OF PARKS, OPEN SPACE, AND PUBLIC LANDS**



1832

1833 County-owned working forest sites within this area include a 90,000-acre forest conservation
 1834 easement on the Snoqualmie Tree Farm, a 4,000-acre conservation easement in the Raging
 1835 River Forest, and the 440-acre King County’s Mitchell Hill Forest. Almost 5,000 acres of
 1836 farmland in the Snoqualmie Agricultural Production District has been protected through King
 1837 County’s Farmland Preservation Program.⁸⁸ Within these lands there are many recreation
 1838 amenities accessing both upland and riverine areas.

⁸⁸ The Farmland Preservation Program (FPP) is a voluntary program that purchases the development rights from farmland in order to permanently preserve it for agriculture or open space uses. (2009 Farms Report, Appendix J)

1839 **MAP 24: MAP OF FOREST PRODUCTION DISTRICT**1840
1841

1842 Within the subarea and overlapping the abovementioned resources and amenities, are two
 1843 scenic byways: the Mountains to Sound Greenway and the Stevens Pass Greenway. The
 1844 Mountains to Sound Greenway National Heritage Area is a green corridor made up of
 1845 connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg
 1846 along Interstate 90.⁸⁹ The Mountains to Sound Greenway Trust is a coalition-based organization
 1847 that partners with King County to conserve and preserve this landscape. The Stevens Pass
 1848 Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2, just east of
 1849 Monroe and ends in the orchards of Peshastin near the Junction of US Highway 2 and US
 1850 Highway 97.⁹⁰ This byway features a former railroad corridor now known as the Iron Goat Trail.

1851 County-owned upland areas offer hiking, mountain biking, and horseback riding and include
 1852 sites such as Duthie Hill (130 acres) and portions of the 1,300-acre Grand Ridge Park. King
 1853 County provides additional recreational opportunities at Preston Park and Athletic Fields, and
 1854 the historic Jim Ellis Preston Community Center. Passive recreation, such as hiking and nature
 1855 viewing, can be enjoyed at numerous riverfront natural areas dotted along the lower Snoqualmie
 1856 River and its tributaries such as Tolt River, Patterson Creek, and Fall City natural areas. In total,

⁸⁹ [Link to Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities \(mtsgreenway.org\)](#)

⁹⁰ [Link to Stevens Pass Greenway | Stevens Pass Greenway](#)

- 1857 King County manages more than 4,300 acres of parks and natural areas in the Snoqualmie
1858 basin.
- 1859 King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor,
1860 providing opportunities to ride horses, walk, or bike along the valley and experience its rich
1861 natural beauty and agriculture history. The Snoqualmie Forest biking trails, also known as
1862 Tokul, are in the foothills north of State Road 203 and are accessed from the Snoqualmie Valley
1863 Trail between Snoqualmie and Fall City. The trail system offers approximately 40 miles of
1864 mountain bike-specific designed trails. It is located on private forestlands, under a King County
1865 conservation easement, owned and managed by Campbell Global Forest & Natural Resource
1866 Investments with trail development assistance provided by the Evergreen Mountain Bike
1867 Alliance and volunteers.
- 1868 Mountain biking has been present in the subarea for decades, but recent efforts spearheaded
1869 by a consortium of advocates and landowners, including the Evergreen Mountain Bike Alliance
1870 and Washington State Department of Natural Resources , have led to construction of a
1871 mountain biking trail network that draws enthusiasts regionally. The Evergreen Mountain Bike
1872 Alliance and Washington State Department of Natural Resources are developing a new trail
1873 system in Raging River State Forest, located south of North Bend and Interstate 90. In 2023, it
1874 offers over 25 miles of mountain biking trails. Trails are available for visitors with various skill
1875 levels. Once completed, the system will include 45 miles of trails and connect to the adjacent
1876 east Tiger Mountain bike system with an additional 30 trail miles at the edge of the subarea.
- 1877 There is growing interest in recreation opportunities within the subarea on federal, state, county,
1878 and local government lands. Much of the recreational focus is located on and along the
1879 Snoqualmie and Skykomish rivers and their tributaries. In the South Fork Skykomish
1880 headwaters, the town of Skykomish offers lodging and other amenities to skiers and visitors
1881 recreating in the area. The U.S. Forest Service manages large swaths of public land in the
1882 watershed including Wild Sky and Alpine Lakes wilderness areas.
- 1883 The Middle Fork Snoqualmie Natural Area is located along the Middle Fork of the Snoqualmie
1884 River, about nine miles east of the city of North Bend. At nearly 5,658 acres, it contains primarily
1885 forested lands and wetlands, and its tributary streams provide important habitat for terrestrial
1886 and aquatic wildlife. The Middle Fork of the Snoqualmie is recognized as a top whitewater
1887 kayaking destination, drawing river enthusiasts from across the region. A collaborative effort
1888 involving federal, state, county, and local agencies and community groups has been working to
1889 expand recreational opportunities in this area, including expanding and formalizing public
1890 access to the river.
- 1891 The Olallie Trail, located within Olallie State Park east of Rattlesnake Lake and accessed along
1892 the Palouse to Cascades Trail, offers trails predominantly designed for mountain bikes with
1893 secondary access for horseback riding and hiking. The route is a 9-mile cross country-style
1894 mountain biking out-and-back route. This recent trail development project was a collaborative
1895 partnership effort between State Parks, the Washington State Department of Natural
1896 Resources, Evergreen Mountain Bike Alliance, and the Mountains to Sound Greenway Trust.
1897 Phase 2 trail additions are underway as of 2023 and will offer an additional 3.5 miles of trail to
1898 the network.
- 1899 Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a
1900 conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280

1901 vertical feet, 25 chair lifts, and the most night skiing in the United States.⁹¹ Summit at
 1902 Snoqualmie receives as many as 18,000 ticket purchasing guests on a weekend day, which
 1903 does not include visitors who do not ride ski lifts.⁹² The western portion of Stevens Pass Ski
 1904 Area is also a part of this subarea, and is also a recreation destination for the region.

1905 **Metropolitan Parks Districts**

1906 The subarea contains two metropolitan parks districts – Si View Metropolitan Parks District and
 1907 Fall City Metropolitan Parks District. These metropolitan parks districts are special purpose
 1908 districts for the management, control, improvement, maintenance, and acquisition of parks,
 1909 parkways, boulevards, and recreational facilities. Metropolitan parks districts have the power to
 1910 impose permanent property taxes to support public parks and/or recreation facilities and
 1911 programs. Both metropolitan parks districts were consulted during the planning process.

1912 **Si View Metropolitan Parks District**

1913 Si View Metropolitan Parks District, formed in 2003, covers approximately 17,300 acres or 27
 1914 square miles, including the city of North Bend in unincorporated King County.⁹³ The Si View
 1915 Metropolitan Parks District facilities include a historic community center, indoor pool, multiuse
 1916 sports fields, picnic shelter, and playgrounds. The Si View Metropolitan Parks District facilitates
 1917 an array of programs serving and connecting residents of all ages and abilities. The Si View
 1918 Metropolitan Parks District also hosts seasonal activities including the North Bend Farmers
 1919 Market and Summer Concert Series, Festival at Mount Si, Theater in the Park, Harvest Festival,
 1920 and Si View Holiday Bazaar. Si View Metropolitan Parks District programs and events see a
 1921 combined average of 180,000 visits a year.

1922 **Fall City Metropolitan Parks District**

1923 Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall
 1924 City Rural Town, extending to unincorporated areas to the north and west.⁹⁴ The Fall City
 1925 Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is
 1926 comprised of rural and resource lands. The Fall City Metropolitan Parks District vision is “[a]
 1927 vibrant integrated park system serving the needs and interests of our diverse community.” The
 1928 Fall City Metropolitan Parks District website lists eight open spaces currently as of 2023,
 1929 including parks, open space areas, and trails. A 2023 project is under way to create an active
 1930 transportation path on the south side of State Route 202.

1931 **King County Plans and Programs Relevant to Parks, Open Space, and Cultural** 1932 **Resources**

1933 Many existing programs and plans within King County address the concerns shared by the
 1934 community in terms of parks and open space. For this reason, it is important to note the
 1935 connections between existing programs, policies, and plans that cover these topics within the
 1936 subarea.

⁹¹ Link to [Mountain Stats \(summitatsnoqualmie.com\)](https://summitatsnoqualmie.com)

⁹² Communication with Patrick Stanton, Strategy & Planning Manager, Summit at Snoqualmie Ski Area, November 29, 2022.

⁹³ Link to [Si View Metropolitan Park District \(siviewpark.org\)](https://siviewpark.org)

⁹⁴ Link to [Fall City Metropolitan Parks District, accessed April 14, 2024.](#)

1937 **Conservation Futures**⁹⁵ – In 1971, Washington state authorized the Conservation Futures Tax
 1938 levy, allowing counties to collect a small levy from landowners to protect open space. King
 1939 County is one of 14 counties statewide that levy a conservation futures tax – protecting forests,
 1940 shorelines, farms, greenways, and trails for future generations to enjoy.

1941 **Open Space Plan** – A functional plan, this document complies with Washington State Growth
 1942 Management Act and grant-funding requirements of the Washington State Recreation and
 1943 Conservation Office.

1944 **King County Parks Levy**⁹⁶ – A property tax levy approved by vote that supports parks, trails,
 1945 and open space in King County. The revenue generated by this levy means countywide
 1946 investments in parks, trails, recreation, and open space protection for the benefit of all King
 1947 County residents, including the subarea.

1948 **30-Year Forest Plan** – A plan developed to provide a shared countywide vision for rural and
 1949 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving
 1950 that vision over the next 30 years.

1951 **Land Conservation Initiative**⁹⁷ – A 30-year collaborative strategy to 2050 of accelerated
 1952 actions that address rapidly-shrinking green spaces and climbing land prices to protect King
 1953 County's last, most important natural lands while closing gaps in equitable access to quality
 1954 open space.

1955 **Community Priorities**

1956 Community members shared consistent feedback that parks and open space are important
 1957 amenities that contribute greatly to the character of the subarea. Some community members
 1958 stated that they feel parks, fields, and trails are not only nice to see and serve the region, but
 1959 they are a defining factor as to why the residents choose to live in the subarea. Community-wide
 1960 desires shared included greater access to natural lands and attention to the issue of trailhead
 1961 crowding, whereas the communities of Fall City and Snoqualmie Pass have interest in specific
 1962 facilities to serve their local area.

1963 Community members shared a desire for greater parks and recreation programming – such as
 1964 programs for children and teens – and more parks, playgrounds, and other recreational facilities
 1965 provided for people living in the area. Community members said they want to preserve views of
 1966 natural amenities. Outdoor recreation opportunities and access to public lands and rivers,
 1967 protection of community amenities such as historic landmarks and natural resources, and a
 1968 desire for regional coordination on trail networks and large undeveloped areas are also of
 1969 interest according to feedback.

1970 Across the subarea, the community articulated consistent interest in greater infrastructure to
 1971 address crowded trailheads along the Interstate 90 corridor and other areas, where visitors
 1972 frequently park on roadways and have increased impacts on the trail and surrounding area.
 1973 Residents suggested ideas such as a permitting process to limit trail access, increased trailhead
 1974 shuttles, expanding public education about responsibly recreating, to help address
 1975 overcrowding. Another priority noted by the community was creating greater river access and
 1976 facilities for camping. Community members stated a desire for better coordination on regional

⁹⁵ [Link to *King County Conservation Futures - King County*](#)

⁹⁶ [Link to *Parks Levy - King County*](#)

⁹⁷ [Link to *King County Land Conservation Initiative - King County*](#)

1977 trail connections with the Valley cities and adjacent landowners, as well as filling the gaps in
 1978 active transportation networks across the trail network. Community members suggested
 1979 improving community connections to open spaces by allowing multimodal transportation through
 1980 the community so that people do not have to drive to a trailhead or park to recreate. Community
 1981 members stated they felt that adding dedications of trail and open space easements on large
 1982 new developments, especially when adjacent to Washington Department of Natural Resources
 1983 lands, could help make it easier for the community to access open spaces. Strengthening
 1984 partnerships with the Snoqualmie Indian Tribe and the Tulalip Tribes through coordination and
 1985 land stewardship is a priority of the community.

1986 Members and representatives of the Snoqualmie and Tulalip Tribes shared concerns around
 1987 trailhead crowding and general overuse of outdoor recreational areas. Both Indian tribes stated
 1988 concerns with 2023 levels of use interfering with their access to ancestral lands. Official
 1989 statements have been made by the Snoqualmie Indian Tribe, and the Tulalip Tribes have
 1990 completed a report recommending coordination among agencies to address recreation
 1991 overuse.^{98,99}

1992 Policies

1993		
1994	SVNE-20	Expand recreation programming through grant opportunities and partnerships with the metropolitan parks districts within the subarea.
1995		
1996		
1997	SVNE-21	Participate in efforts with Indian tribes and local, state, and federal agencies to address overcrowded trailheads on the Interstate 90 corridor and river access points.
1998		
1999		
2000		
2001	SVNE-22	Support the Fall City Metropolitan Parks District, community-based organizations, and private entities in efforts to provide, manage, and maintain parks, community facilities, gathering spaces, trails, and other open space in Fall City.
2002		
2003		
2004		
2005		
2006	SVNE-23	Support evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program.
2007		
2008		
2009		
2010	SVNE-24	Support further development of, and connections to, the Snoqualmie Valley Trail to enhance connectivity throughout the county and region.
2011		

⁹⁸ [Link to *The Snoqualmie Indian Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands | Snoqualmie Indian Tribe*](#)

⁹⁹ [Link to *The "Recreation Boom" on Public Lands in Western Washington: Impacts to Wildlife and Implications for Treaty Tribes*](#)



2012

2013 Chapter 8: Transportation

2014 Transportation has a profound effect on quality of life and the vitality of the economy. A well-
 2015 planned and maintained rural transportation system provides access to jobs, education,
 2016 services, recreation, and other destinations.¹⁰⁰ The subarea's highways, county roads, and
 2017 transit connect King County to neighboring counties, link rural area cities and towns to each
 2018 other and employment centers to the west, carry freight from farms and other resource-based
 2019 businesses to markets in the Pacific Northwest and beyond, and provide residents with critical
 2020 access to programs and services in urban King County. The network of roads, bridges, paths
 2021 and trails, limited transit service, and related infrastructure support the wellbeing of the
 2022 community, while providing rural levels of service and preserving the rural character of the
 2023 subarea.

2024 King County Metro (Metro) provides transit service to the subarea. Metro's Service Guidelines
 2025 state: "Rural and Dial-A-Ride Transit routes serve lower-density areas. Rural routes serve as
 2026 connectors between rural communities and between rural communities and larger cities. They
 2027 are defined as having at least 35 percent of their route outside the urban growth boundary. Dial-
 2028 A-Ride Transit routes provide fixed-route service and can deviate from their fixed routing in
 2029 lower-density areas."¹⁰¹

2030 Development of the transportation system is guided by the Growth Management Act, which
 2031 mandates that transportation services for areas outside of cities be provided in a manner that is
 2032 consistent with rural service levels, protects rural character, and does not foster urbanization.
 2033 Metro's policies, including the Service Guidelines and Metro Connects, guide the provision of
 2034 transit services.

2035 The subarea's transportation system faces several challenges, including financial constraints,
 2036 climate change impacts, and population densities lower than needed to support regular transit.

¹⁰⁰ Link to [The Transportation/Land Use Connection: Revised Edition \(planning.org\)](https://www.planning.org/)

¹⁰¹ Link to [King County Metro Service Guidelines](#)

2037 As in other areas of unincorporated King County, transportation needs in Snoqualmie Valley/NE
 2038 King County continue to greatly outpace available resources to support improved mobility and
 2039 safety. Additionally, a changing climate amplifies the destructive impacts of natural hazards to
 2040 the transportation system. The subarea and its transportation system are increasingly
 2041 vulnerable to damage and closures caused by flooding, landslides, and storms that cut off
 2042 access to both daily services and emergency services and require ongoing repairs. Additionally,
 2043 while some area residents rely on public transportation, the subarea's population density and
 2044 lower overall ridership make it difficult to plan for and serve these individuals.

2045 The *Comprehensive Plan's* transportation policies direct the County to meet the transportation
 2046 needs of the Rural Area and Natural Resource Lands without creating additional growth
 2047 pressure. The policies also seek to maintain and preserve infrastructure and services that
 2048 facilitate the movement of goods and people in ways that support the economic vitality of the
 2049 subarea along with regional trade. In addition to transportation policies in the *Comprehensive*
 2050 *Plan*, delivery of transportation and mobility services are implemented through agency plans,
 2051 including:

- 2052 • The King County Strategic Plan for Road Services¹⁰²
- 2053 • The King County Metro Strategic Plan for Public Transportation 2021-2031¹⁰³
- 2054 • The King County Metro Long Range Plan – Metro Connects¹⁰⁴
- 2055 • The King County Metro Service Guidelines

2056 Road Services

2057 The King County Department of Local Services, Road Services Division is responsible for the
 2058 operation and maintenance of the unincorporated county road system. The County's ability to
 2059 maintain and improve its road network is limited by a lack of revenue. This lack of revenue is in
 2060 part because the County's Road Fund relies on a small tax base relative to the size and age of
 2061 the unincorporated road network. The County is further limited by the state's one percent cap on
 2062 property tax. As a result, the County prioritizes its roads funding on critical safety needs,
 2063 emphasizing core maintenance and operations to improve the system's safety and usability.
 2064 Countywide population and economic growth have resulted in higher traffic volumes and
 2065 congestion on these roads, yet the aging road infrastructure is deteriorating and cannot meet
 2066 demand.

2067 The Road Services Division provides a range of road-related transportation services, including
 2068 the following list in order of expenditure:

- 2069 • Capital project construction (as funding allows)
- 2070 • Pavement preservation
- 2071 • Bridge inspection, maintenance, and repair
- 2072 • Traffic operation through installation and maintenance of signals, signs, and
 2073 pavement markings
- 2074 • Maintenance activities such as pothole filling and vegetation, debris, and graffiti
 2075 removal
- 2076 • Safety investigations
- 2077 • School zone safety improvements

¹⁰² Link to [Strategic Plan for Road Services](#)

¹⁰³ Link to [Strategic Plan for Public Transportation](#)

¹⁰⁴ Link to [King County Metro Long Range Plan](#)

- 2078 • Traffic analyses
- 2079 • Snow and storm response
- 2080 • Emergency response services
- 2081 • Customer services such as road alerts, 24/7 Helpline, adopt-a-road programs, and
- 2082 operation of the Map and Records Center
- 2083 • Establishing and updating design standards
- 2084 • Development review and permitting

2085 The King County road infrastructure in the Snoqualmie Valley/NE King County subarea includes
 2086 the assets shown in table 5.

2087

2088 **TABLE 5: COUNTY ROAD INFRASTRUCTURE**

Asset	Quantity
Total centerline miles of road	281 miles
King County maintained lane miles	555 lane miles
Bridges	75
Traffic cameras	7
Traffic signals	3
School zone flashers	10
Traffic control signs	8,263
Guardrails	35 miles
Drainage pipes	63 miles
Drainage ditches	176 miles
Catch basins	1,612
Sidewalks	6,949 linear feet
Bike lanes	7,149 linear feet
Crosswalks	100

2089

2090 The King County Road Design and Construction Standards guide public and private
 2091 improvements to the county road system.¹⁰⁵ The Standards are intended to ensure adequate
 2092 facilities are available to support development, ensure the general safety and mobility needs of
 2093 the traveling public, and reflect King County growth and related policies. In the rural area such
 2094 as in the Snoqualmie Valley/NE King County subarea, the Standards call for roadways with
 2095 shoulders for multipurpose use (including walking and biking) and natural (ditch) drainage.

2096 King County plans for long-term roadway needs through the development of the Transportation
 2097 Needs Report, an element of the *Comprehensive Plan*. The Transportation Needs Report
 2098 includes a comprehensive list of known and forecasted transportation infrastructure needs. The
 2099 2024 Transportation Needs Report includes 111 projects located completely or partially in the
 2100 subarea, with a total planning level cost estimate of \$583,095,000. Note that five of these
 2101 projects, with an associated cost estimate of over \$120 million, are primarily located outside the
 2102 subarea on NE Novelty Hill Road and NE Woodinville Duvall Road. The most common identified
 2103 needs in the subarea are bridge replacements; addressing roads vulnerable to floods, slides,
 2104 and other risks; guardrail installation; and drainage improvements.

2105 The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City
 2106 Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and

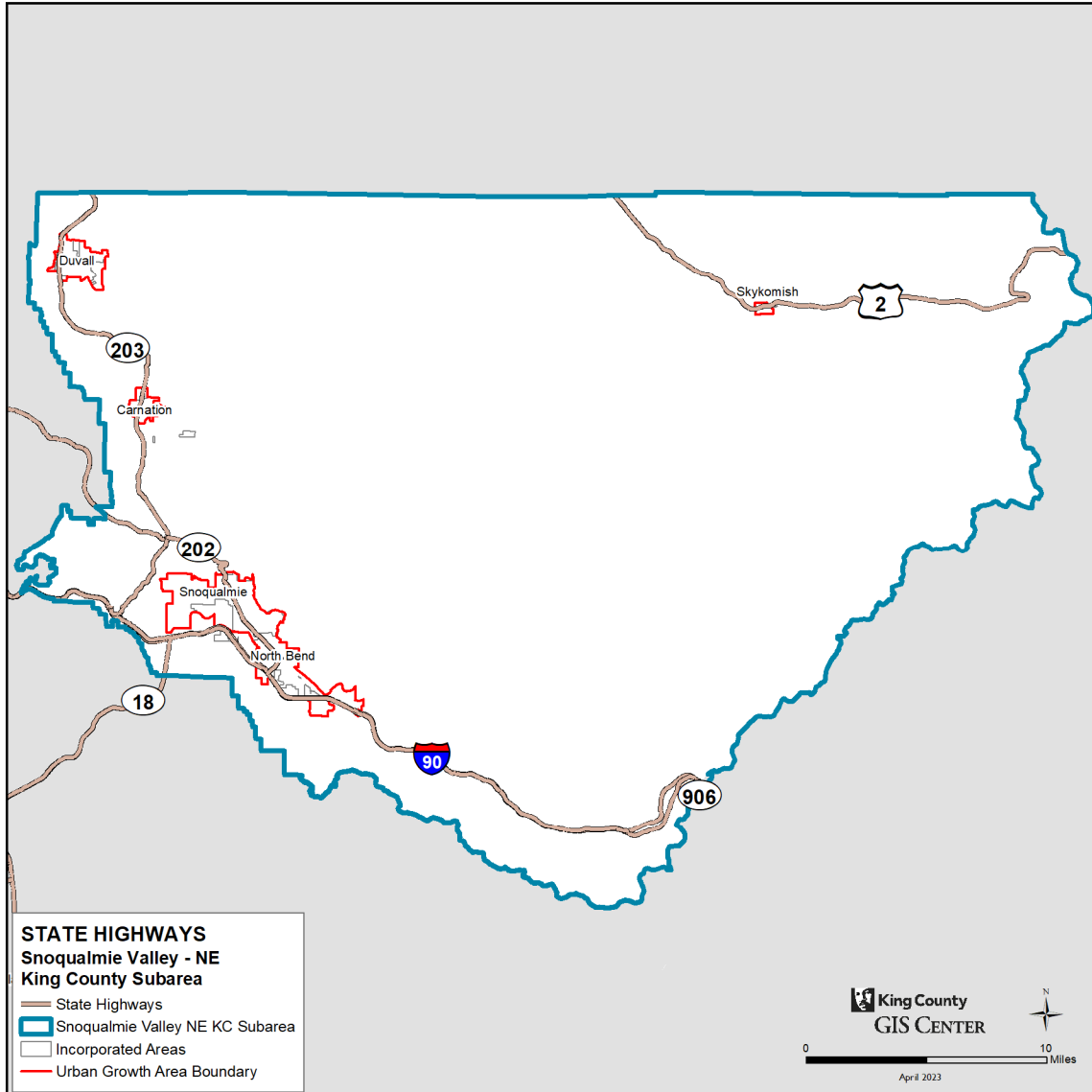
¹⁰⁵ [Link to *King County Road Design and Construction Standards*](#)

2107 West Snoqualmie Valley Road/Carnation Farm Road.¹⁰⁶ This designation reflects the unique
 2108 and historic nature of the roads. The *Comprehensive Plan* encourages the preservation of these
 2109 corridors through context sensitive design, planning, and maintenance.

2110 **State Highways**

2111 The Snoqualmie Valley/NE King County subarea includes six highways owned and managed by
 2112 Washington State Department of Transportation. These highways are the backbone of the
 2113 transportation system in the subarea and connect to the county road network.

2114 **MAP 25: MAP OF STATE HIGHWAYS**



2115
 2116
 2117 The state highways include several National Scenic Byways and National Heritage Areas.
 2118 *Comprehensive Plan* Policy T-316 encourages the preservation and enhancement of these

¹⁰⁶ Link to [Historic and Scenic Corridors Project - King County](#)

- 2119 scenic corridors and calls for consideration of established corridor management plans when
2120 developing and implementing plans, projects, and programs.
- 2121 Interstate 90, near the southern edge of the subarea, connects the cities in the western portion
2122 of the county with the unincorporated community of Preston, the cities of Snoqualmie and North
2123 Bend, and east to Snoqualmie Pass and Kittitas County. Interstate 90 is a “fully controlled
2124 limited access highway,” meaning that preference is given to maintaining the flow of traffic on
2125 the highway, access is only allowed at defined interchanges, and driveways are not allowed.
2126 The Interstate 90 corridor forms the centerpiece of the Mountains to Sound Greenway and is
2127 designated a National Scenic Byway and a National Heritage Area.¹⁰⁷ For several decades, it
2128 has been the focus of major regional efforts to preserve the corridor’s natural scenic character.
- 2129 State Route 18 connects to Interstate 90 from the south and becomes Snoqualmie Parkway. As
2130 of this writing in 2023, state planned improvements are underway at the Interstate 90 /State
2131 Route 18 interchange. The goals of the project are to improve safety and relieve congestion
2132 around the interchange.
- 2133 State Route 906, or SE Snoqualmie Pass Summit Road, begins at Interstate 90 and heads
2134 south for about 0.5 miles before it crosses into Kittitas County. State Route 906 provides local
2135 access to the Summit at Snoqualmie Ski area, associated commercial and government
2136 services, and residential areas.
- 2137 State Route 202 (Cascade Valleys Scenic Byway) begins at Interstate 90 in the city of North
2138 Bend where it heads north through the city of Snoqualmie before it enters the unincorporated
2139 rural area near Snoqualmie Falls. From Snoqualmie Falls, it heads west toward Fall City, where
2140 it intersects with State Route 203 at a roundabout on the north side of the Snoqualmie River.
2141 South of the roundabout and after crossing the Snoqualmie River, it becomes SE Redmond-Fall
2142 City Road where it serves as the main arterial in the Fall City Rural Town. In Fall City, State
2143 Route 202 serves as the town’s “main street” with commercial businesses and a sidewalk on the
2144 south side of the road and angle parking on either side of the road. From Fall City, State Route
2145 202 travels northwest to the incorporated cities of Redmond and Sammamish.
- 2146 State Route 203 begins at a roundabout just northeast of Fall City. On its route north, it runs
2147 along the east side of the Snoqualmie Valley floor where it passes through stretches of
2148 unincorporated agricultural and rural land and the incorporated cities of Carnation and Duvall.
2149 State Route 203 then travels north through Snohomish County for about six miles where it
2150 intersects US Highway 2 in the city of Monroe.
- 2151 US Highway 2 runs west-to-east from the city of Everett in Snohomish County, through a portion
2152 of King County, over Stevens Pass into Chelan County, and eastward across Washington state.
2153 US Highway 2 is designated as the Stevens Pass Greenway National Scenic Byway. For its
2154 relatively short segment in King County, US Highway 2 provides access to the incorporated
2155 Town of Skykomish, the rural communities of Baring and Grotto, several other small residential
2156 areas, and the Stevens Pass Ski Area.
- 2157 **Public Transportation Services**
2158 Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide

¹⁰⁷ Link to [Mountains to Sound Greenway](#)

2159 mobility services in the Snoqualmie Valley/NE King County subarea.¹⁰⁸ The following identifies
 2160 mobility services that serve the subarea as of January 2024.¹⁰⁹

2161 Snoqualmie Valley Transit:

2162 Since 2003, Snoqualmie Valley Transit has been providing fixed route, deviated fixed route, and
 2163 door-to-door transportation service in the Snoqualmie Valley/NE King County subarea:

- 2164 • Snoqualmie Valley Shuttle (funded by Metro): weekday service every 90-100
 2165 minutes; connects North Bend and Snoqualmie with Fall City, Carnation and Duvall.
- 2166 • North Bend-Snoqualmie Shuttle and Cedar Falls Loop Shuttle (partially funded by
 2167 Metro): weekday service that connects North Bend with the communities of
 2168 Snoqualmie and Riverbend and Wilderness Rim.
- 2169 • Duvall-Monroe Shuttle (partially funded by Metro): weekday service that connects the
 2170 two cities closest to the King/Snohomish County border in Snoqualmie Valley is
 2171 suspended until further notice due to driver shortages.
- 2172 • Door-to-Door (partially funded by Metro): Weekday service Monday-Friday from 6
 2173 a.m. to 7 p.m.; schedule a ride at least 24-hours in advance; service area includes
 2174 North Bend, Snoqualmie City, Preston, Carnation, Duvall, and Monroe
- 2175 • For more information: <https://svtbus.org/>

2176 Metro:

- 2177 • Route 208: service every 50-70 minutes in the peak direction, 120-130 minutes off-
 2178 peak on the weekdays; and service every 120-130 minutes on Saturdays; connects
 2179 North Bend and Snoqualmie with Issaquah.
- 2180 • Route 232: As of January 2024, this route is suspended. Previously, it provided
 2181 service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes
 2182 westbound in the p.m. peak on weekdays only; connects Duvall with Redmond
 2183 Ridge, Redmond, and Bellevue.
- 2184 • Dial-a-Ride Transit Route 224: service every 90 minutes on weekdays only; connects
 2185 Duvall with Redmond Ridge and Redmond.
- 2186 • Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project
 2187 seeks to ease vehicle congestion, reduce safety hazards and expand access to
 2188 hiking destinations along Interstate 90.

2189 Community Priorities

2190 Residents shared their desire for increased active transportation infrastructure, such as bike
 2191 lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where
 2192 pedestrian traffic is high, such as around schools. State Route 202 is of particular importance as
 2193 this section of road borders an elementary and middle school. Residents stated they want safety
 2194 improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches.
 2195 Specifically, community members and other jurisdictions also expressed concern about traffic

¹⁰⁸ Per Snoqualmie Valley Transit Director Amy Biggs, as of August 1, 2023, the transit service is funded by multiple sources, including Metro Transit, WSDOT, and the Snoqualmie Indian Tribe, with occasionally other funding sources such as cities, assistance programs, and foundations.

¹⁰⁹ King County Metro transit service as of November 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change. Peak direction also varies by route. For North Bend and Snoqualmie peak direction is defined as toward Issaquah in the a.m. and toward North Bend in the p.m.

2196 safety issues for Snoqualmie Pass residents and visitors along the State Route 906 corridor.
 2197 Community members in the Fall City area also expressed concern about safety on State Route
 2198 202. State Route 202 was subject of a recent WSDOT corridor study; funding to implement its
 2199 recommendations is still pending.

2200 Some residents raised concerns about increased trash and drunk drivers and expressed
 2201 interest in anti-litter and anti-drunk driving campaigns. Residents raised concerns about
 2202 deterioration of area roadways from heavy truck traffic and traffic congestion caused from
 2203 recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking
 2204 areas such as Southeast Mt Si Road, Rattlesnake Lake (436th Avenue Southeast), and
 2205 Southeast Middle Fork Road. Traffic congestion along commuting routes is a concern stated by
 2206 residents as well, specifically in routes from the Lower Valley (Carnation and Duvall) to
 2207 Redmond on State Route 202 and Northeast 124th Street, and Northeast Woodinville Duvall
 2208 Road. Although the community indicated they want these improvements, some residents stated
 2209 concern about the cost and financial burden placed on residents for public improvements.

2210 In addition to maintenance of roadways, residents have voiced concerns over the periodic
 2211 closure of certain roadways in Snoqualmie Valley/NE King County due to seasonal flooding and
 2212 occasional landslides that can cut off residents from the surrounding cities and impede
 2213 emergency services.

2214 Community members along US Highway 2 shared their desire for improved facilities along the
 2215 highway, including new restroom facilities to improve sanitation, and wayfinding signs to
 2216 encourage travelers to shop at local businesses.

2217 In terms of transit, the community voiced desires for additional transit service that is accessible
 2218 for all and can be safely used by a variety of populations including families, young adults, and
 2219 people aged 62 years and older. Community members shared an interest in routes that connect
 2220 residents and employers in the south end of the Snoqualmie Valley/NE King County subarea
 2221 with the communities lying south on SR 18, such as Maple Valley and Covington. Community
 2222 members also stated an interest in increased connection to Snohomish County and to the future
 2223 light rail in Redmond.

2224 The community requested assistance in resolving mobility challenges, such as barriers to transit
 2225 for youth, people aged 62 years and older, and other customers with limited physical mobility
 2226 and better access to health and human services in the area and in surrounding cities.

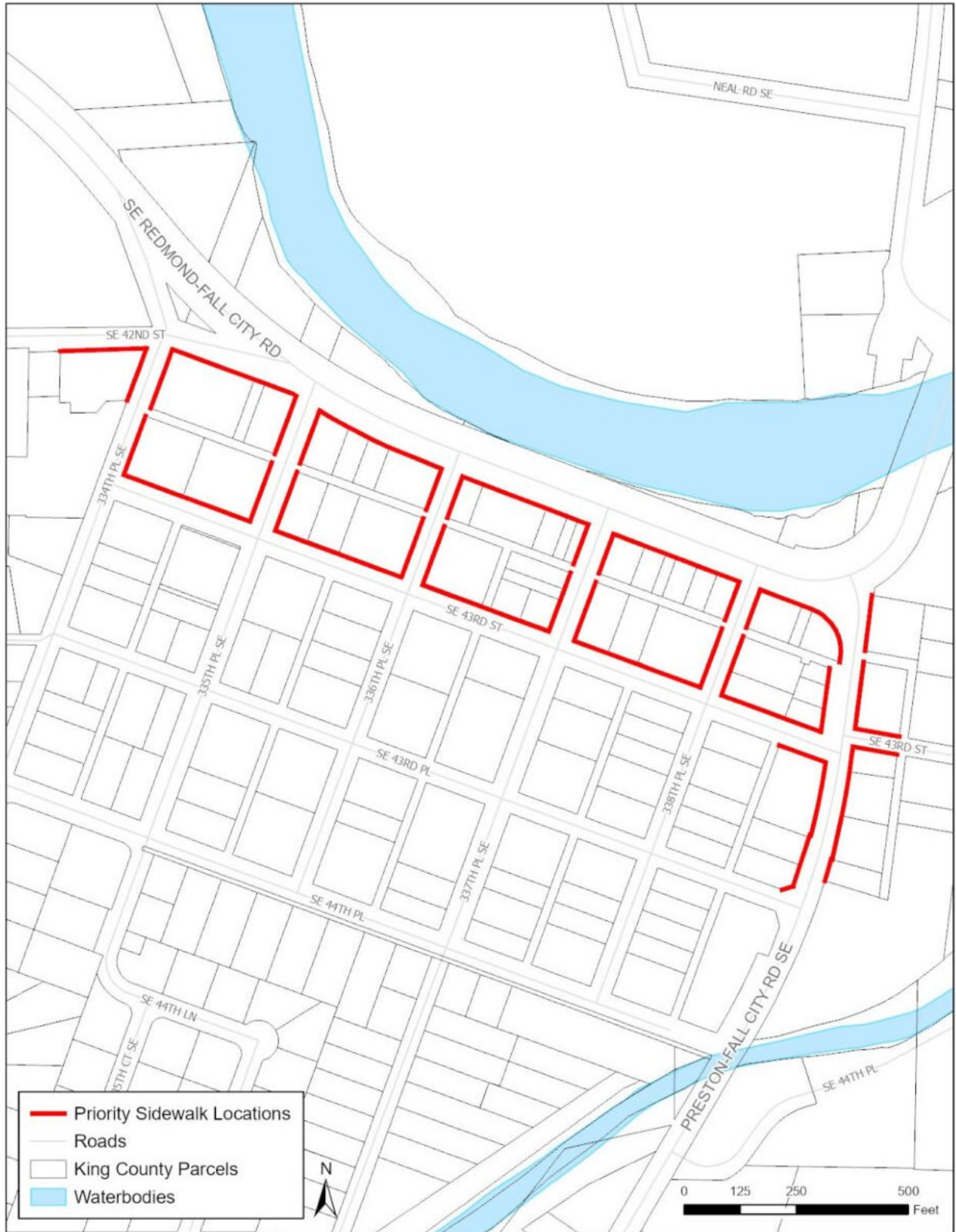
2227 Policies

2228
 2229 **SVNE-25** Work with communities in the subarea on mobility solutions that meet and are
 2230 appropriate for their needs, including mobility solutions connecting people
 2231 aged 62 years and older, veterans, and people with disabilities to services, in
 2232 alignment with rural levels of transit service as identified by the Metro Transit
 2233 Service Guidelines and Metro Connects.
 2234

2235 **SVNE-26** Support safety improvements to the State Route 906 corridor for Snoqualmie
 2236 Pass residents and visitors through working with the Washington State
 2237 Department of Transportation, Kittitas County, local businesses, and the
 2238 community.
 2239

- 2240 **SVNE-27** Encourage the Washington State Department of Transportation and the
 2241 Federal Highway Administration to improve the comfort and usability for
 2242 travelers on US Highway 2 through improved wayfinding and rest facilities.
 2243
- 2244 **SVNE-28** Coordinate and work with Washington State Department of Transportation
 2245 and community members who use the SE Redmond-Fall City Road portion of
 2246 State Route 202 on studying and implementing safety and active
 2247 transportation improvements in that area that will favor safe and pleasant
 2248 pedestrian and other active transportation links between Fall City businesses,
 2249 the residential areas, and nearby parks and schools.
 2250
- 2251 **SVNE-29** Require new sidewalks, or upgrades to sidewalks when needed, in the Fall
 2252 City Business District along roads identified in Map 26 as part of permitting
 2253 and development activity when a reasonable nexus exists.
 2254
- 2255 **SVNE-30** Prohibit road connections between the City of Snoqualmie and the
 2256 unincorporated county roads of 356th Avenue SE and Lake Alice Road SE,
 2257 unless future analysis determines restricted emergency access is necessary
 2258 for safety.
 2259
- 2260 **SVNE-31** Consider Preston-Fall City Road for designation as a historic or scenic
 2261 corridor.
 2262
- 2263 **SVNE-32** Explore alternatives to driving to Snoqualmie Pass, particularly in the winter,
 2264 to reduce congestion, reduce safety hazards, and expand access to the Pass,
 2265 by working with the Washington State, Kittitas County, local businesses, and
 2266 the community.

2267 **MAP 26: MAP OF PRIORITY SIDEWALK LOCATIONS**



2268



Photo provided by the Snoqualmie Indian Tribe

2269
2270

2271 Chapter 9: Services and Utilities

2272 The Growth Management Act distinguishes between urban and rural services and states that
2273 land within the Urban Growth Area should be provided with a full range of services necessary to
2274 sustain urban communities, while land within the Rural Area should receive services consistent
2275 with rural character. The Snoqualmie Valley/NE King County subarea includes both urban areas
2276 – the Potential Annexation Areas adjacent to the Valley cities of Carnation, Duvall, North Bend,
2277 and Snoqualmie – and rural area, in addition to Natural Resource Lands. Cities are the primary
2278 providers of services in the Urban Growth Area and may provide certain services to the
2279 neighboring rural area.

2280 Community members in the rural area are generally provided services and utilities from special
2281 purpose districts or private companies. Regional, countywide, and King County policies limits
2282 the availability of services in the rural area and directs that rural levels of service should be
2283 provided. Facilities and services that primarily benefit rural populations are intended to be in
2284 cities or Rural Towns.

2285 The following sections describe generally the services and utilities and providers within the
2286 subarea. It is not an exhaustive list.

2287 Services

2288 Public School Districts

2289 The Snoqualmie Valley/NE King County subarea is served by three school districts. The
2290 Snoqualmie Valley School District covers the Upper Snoqualmie Valley from Snoqualmie Pass
2291 to between the city of Snoqualmie and Fall City. The Riverview School District covers the Lower
2292 Snoqualmie Valley, the areas surrounding Carnation, and Duvall. The Skykomish School District
2293 covers the areas surrounding Skykomish along Highway 2.

2294 The Snoqualmie Valley School District has six elementary schools, three middle schools, two
 2295 high schools, and programs to support home-schooling, on-line learning and remote learning.
 2296 The Riverview School District has three elementary schools, one middle school and one high
 2297 school. In addition, it has a multi-age program and a learning center. The Skykomish School
 2298 District has one school serving kindergarten through grade 12.

2299 The *Comprehensive Plan* generally does not allow new schools in the Rural Area. New schools
 2300 primarily serving rural residents must be in neighboring cities or Rural Towns. New schools
 2301 primarily serving urban residents must be located within the Urban Growth Area.

2302 Public Hospital Districts

2303 The subarea is served by two hospital districts. Public Hospital District No. 2 serves the city of
 2304 Duvall and neighboring unincorporated areas, in addition to the cities of Kirkland, Redmond, and
 2305 Monroe. It does not have any facilities in the subarea. Public Hospital District No. 4, known as
 2306 the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend
 2307 and the surrounding rural area including Snoqualmie Pass. The district provides several clinics
 2308 and one hospital in Snoqualmie.¹¹⁰

2309 Utilities

2310 Utilities include infrastructure and services that provide water, sewage treatment and disposal,
 2311 solid waste disposal, energy, and telecommunications. Water and sewer system providers that
 2312 serve unincorporated King County or convey wastewater to King County treatment facilities are
 2313 required to have comprehensive plans consistent with the *Comprehensive Plan*.

2314 Water Supply

2315 The Valley cities and the Town of Skykomish have water utilities that provide services to
 2316 unincorporated community members in the Urban Growth Area and rural area adjacent to the
 2317 cities. In addition, water is provided to rural communities by Fall City Water District, Sammamish
 2318 Plateau Water and Sewer District, Snoqualmie Pass Utility District, Water District 119, and
 2319 Water District 123.

2320
 2321 Rural communities that do not have wells may also receive service from private water
 2322 companies and associations. There are numerous private water providers within the subarea,
 2323 including, but not limited to, Ames Lake Water Association, River Bend Homeowners
 2324 Association, Sallal Water Association, Spring Glen Association, Upper Preston Water
 2325 Association, and the Wilderness Rim Association.

2326 Sewage Treatment and Disposal

2327 The cities of Duvall, North Bend, and Snoqualmie have their own local wastewater treatment
 2328 plants. King County provides regional wastewater treatment services to the cities of Carnation,
 2329 Issaquah, and Sammamish. Outside of the Urban Growth Area, the remainder of the subarea is
 2330 unsewered except for the developed areas associated with Snoqualmie Pass and Stevens
 2331 Pass. Snoqualmie Pass receives sewer service from the Snoqualmie Pass Utility District with
 2332 treatment at a facility in Kittitas County. Stevens Pass Sewer District serves the immediate
 2333 Stevens Pass area.

¹¹⁰ Link to [About - Snoqualmie Valley Health Snoqualmie Valley Health \(snoqualmiehospital.org\)](https://www.snoqualmiehospital.org)

2334
 2335 The business district of Fall City will be served by a large on-site sewage system to address
 2336 long-standing wastewater management issues. Its capacity is limited to serving existing needs
 2337 only within the existing commercial area of Fall City.

2338 Solid Waste

2339 Garbage, recyclables, and organics collection in the subarea are provided by private companies
 2340 operating under certificates issued by the Washington Utilities and Transportation Commission.
 2341 Some residents subscribe to this private curbside collection service and others self-haul their
 2342 waste to the Factoria Recycling and Transfer Station, the Cedar Falls drop box, or the
 2343 Skykomish drop box, all operated by King County Solid Waste Division.

2344 The Town of Skykomish provides garbage collection to some unincorporated areas but does not
 2345 collect recyclables or organics. There is a drop box facility located in Skykomish; however,
 2346 organics collection is not provided at the drop box.

2347 Some curbside garbage collection is provided at Snoqualmie Pass and a facility is provided for
 2348 recyclables. Organics collection is not available at Snoqualmie Pass. Garbage from the subarea
 2349 is disposed of at the County's Cedar Hills Regional Landfill.

2350 Energy

2351 Energy is provided by Puget Sound Energy, with Tanner Electric Cooperative providing service
 2352 to customers in the Ames Lake area and greater North Bend and Snoqualmie communities.

2353 Telecommunications

2354 King County completed a Broadband Access Study in 2020.¹¹¹ The study identifies three zones
 2355 as unserved by broadband service providers. All three zones are included in the subarea. The
 2356 unserved zones cover areas along US Highway 2, Interstate 90, and pockets across the
 2357 subarea.

2358 Community Priorities

2359 When asked what services and utility investments were needed in the subarea, community
 2360 members across the subarea expressed a need for better access to reliable internet service to
 2361 help with digital connectivity. As noted, the subarea has gaps where reliable broadband services
 2362 are not available to households and businesses. Even where services are available, community
 2363 members stated that not all households can afford to pay for reliable or any internet services,
 2364 and that there is a need for "hotspots" across the subarea where community members can
 2365 access internet services at no cost. The community noted that the COVID-19 pandemic shined
 2366 a light on the need for reliable digital connectivity. This need is addressed in the *Comprehensive*
 2367 *Plan*.

2368 In areas with an influx of visitors for recreation, particularly in Snoqualmie Pass, community
 2369 members stated a desire to see related spikes in demand on services captured in planning for
 2370 the area. The Snoqualmie Pass community noted the small year-round population in their
 2371 community swells by thousands of people on weekends, placing a demand on services and

¹¹¹ Link to [202002-Broadband-Access-Study.ashx](https://www.kingcounty.gov/202002-Broadband-Access-Study.ashx) ([kingcounty.gov](https://www.kingcounty.gov))

2372 infrastructure such as electricity and emergency services that community members feel
 2373 disproportionately impacts them. Other parts of the subarea also attract weekend and seasonal
 2374 visitors, including Fall City, with people recreating on the Snoqualmie River in summer months.
 2375 Community members in these areas requested that adequate services be provided that support
 2376 periodic, regular large influxes of visitors.

2377 Throughout the subarea, beyond the areas that experience regular, periodic influxes of visitors,
 2378 the communities stated that it feels more could be done to support a resilient power grid. Many
 2379 community members complained of extended power outages and suggested more could be
 2380 done to avoid them, such as maintaining vegetation distances from power lines or burying
 2381 power lines.

2382 Most of the Fall City community stated that it did not want expansion of the on-site sewage
 2383 system that serves the business district and wants to keep residential densities low, where
 2384 homes can be served by septic systems. Other concerns shared regarding wastewater in Fall
 2385 City included whether on-site sewage systems in a new residential subdivision is appropriate for
 2386 the area.

2387 When asked about services and utilities, the communities around Skykomish asked for
 2388 improved access to solid waste services – particularly availability of dump sites – and availability
 2389 of facilities that reduce interference from wildlife.

2390 Some community members articulated a desire to improve local infrastructure and services to
 2391 support economic growth. Community members stated that existing roadways, internet services,
 2392 and sanitation infrastructure are struggling to handle the current population. Community
 2393 members called for making necessary maintenance, repairs, and upgrades before investing in
 2394 utility services for new residents, such as water supply, internet service, and garbage service.

2395 Policies

2396
 2397 **SVNE-33** Support utility providers' efforts to maintain a reliable electrical grid with
 2398 redundant distribution networks in areas that have chronic power outages.
 2399

2400 **SVNE-34** The Fall City commercial on-site sewage system shall serve only the existing
 2401 properties within the Fall City Business District Special District Overlay.

2402
2403



2404

2405 Chapter 10: Economic Development

2406 Agriculture and local businesses are the backbone of the rural economy and contribute to
2407 quality of life and vitality of the area. Snoqualmie Valley/NE King County retains its rural
2408 character with a large portion of the subarea focused on the resource-based economic activities
2409 of farming, forestry, and outdoor recreation. Efforts to improve the subarea's economic vitality
2410 must carefully consider the impacts to its character now and in the future.

2411 The unincorporated area of the Snoqualmie Valley/NE King County subarea has three
2412 designated commercial areas providing employment, economic opportunities, goods and
2413 services, and recreation and entertainment. The commercial areas include:

- 2414 • Fall City Rural Town
- 2415 • Snoqualmie Pass Rural Town
- 2416 • Preston Industrial and Rural Neighborhood Commercial Center

2417 The Snoqualmie Tribal lands and the incorporated Valley cities of Carnation, Duvall, North
2418 Bend, and Snoqualmie each contain their own commercial areas, and are not covered by this
2419 Subarea Plan because they are either a sovereign nation, as is the case with the Snoqualmie
2420 Indian Tribe, or are incorporated into their own city government. However, due to the way some
2421 of the economic and employment information is collected and published, activities within those
2422 cities may sometimes be blended with the subarea data.

2423 Total employment in the subarea, not including the incorporated cities, is estimated to be about
2424 5,400 jobs.¹¹² Since 2000, employment in the unincorporated area of the subarea has grown by

¹¹² Puget Sound Regional Council, based on 2020 US Census Bureau Data

2425 about 900 jobs, averaging a little less than 1 percent growth each year, slower than the
 2426 countywide growth rate of 2.7 percent per year over the same period.

2427 Employment opportunities within the Snoqualmie Valley/NE King County subarea have a strong
 2428 regional focus, as opposed to being nationally or internationally focused. The regional focus of
 2429 the Snoqualmie Valley/NE King County employment picture is shown in Appendix A, which
 2430 shows that nearly 50 percent of the residents of the subarea and the cities in the rural area
 2431 commute to the incorporated cities of Seattle, Bellevue, Redmond, and Issaquah. The cities of
 2432 Snoqualmie and North Bend, combined, supply about 9 percent of the area’s workers. Workers
 2433 in Snoqualmie Valley/NE King County come from a large, dispersed area that includes the cities
 2434 in King County, as well as Snohomish and Pierce Counties.

2435 **TABLE 6: PUGET SOUND REGIONAL COUNCIL COVERED EMPLOYMENT ESTIMATES: SNOQUALMIE**
 2436 **VALLEY AREA***

Year	Construction Resources	Finance, Insurance, and Real Estate	Manufacturing	Retail	Services	Warehousing, Transportation, and Utilities	Government	Public Education	Total
2000	1,410	25	459	246	886	714	423	373	4,536
2010	868	40	213	129	1,230	1,026	598	521	4,626
2020	1,085	126	374	115	1,461	443	1,639	528	5,772
2021	1,080	85	406	133	1,285	475	1,502	478	5,444
Percent of 2021 Total	20%	2%	7%	2%	24%	9%	28%	9%	

2437 * Area does not include the cities of Carnation, Duvall, North Bend, Snoqualmie, or Skykomish
 2438

2439 Outdoor recreation and tourism are a major draw in the Snoqualmie Valley/NE King County
 2440 subarea. The subarea contains two ski areas, several state parks, acres of public lands with
 2441 primitive roads and trails, two federally designated wild and scenic rivers, and two federally
 2442 designated wilderness areas. It is difficult to determine the economic advantage that this
 2443 abundant outdoor recreation brings to the subarea and the County. According to residents,
 2444 outdoor recreationalists, and land managers, who participated in community engagement for
 2445 this plan, the demand for these resources has increased markedly in recent years and is
 2446 expected to do so in the future. Many of these recreationalists contribute to the economy of the
 2447 subarea through local commerce when they visit.

2448 **Agriculture and Forestry**

2449 The Snoqualmie Valley/NE King County subarea contains the 14,931-acre Snoqualmie River
 2450 Agricultural Production District. Nearly 7,400 currently farmed acres are in the subarea as of
 2451 2023. In 2023 there are also over 200 commercial farms, three dairies, several small-scale
 2452 livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley

2453 Agricultural Production District.¹¹³ Roughly 75 percent of agricultural business operators own
 2454 their own land, with 25 percent leasing the land. Many of those leasing the land are beginning
 2455 farmers and immigrant farmers, especially Hmong or Mien populations.

2456 **TABLE 7: SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020**¹¹⁴

NAICS Code	Description	Number of Employees in 2010	Number of Employees in 2020
111	Crop Production	282	97
112	Animal Production and Aquaculture	28	38
113	Forestry and Logging	31	14

2457

2458 In 2014, King County began the Local Food Initiative to improve farmer connections to
 2459 consumers and building a stronger farm-to-plate pipeline.¹¹⁵ The program targets increasing
 2460 acreages for food production, the number of new and beginning farmers in food production, and
 2461 the demand for locally produced healthy foods, while reducing food waste and food insecurity.

2462 The program has reported many local food economy gains in recent years countywide, including
 2463 increasing:

- 2464 • Agricultural product sales by 17 percent between 2012 and 2017;
- 2465 • Farm vendor sales by 10.5 percent between 2017 and 2018; and
- 2466 • Farmer food sales direct to consumers by 76 percent between 2012 and 2017.

2467 The program also provided support during the COVID-19 pandemic, including 22 grants to
 2468 impacted farms and 27 grants to farmers markets. The program helped connect farmers to
 2469 consumers through their internet, where 16 farmers enrolled in programs to support online
 2470 sales. The program also purchased food from 51 farms to support food banks and hunger relief.

2471 Much has been accomplished to assist farmers and the local food economy, both within the
 2472 subarea and across King County. Local farms and farmers are a large economic resource and a
 2473 core piece of the subarea's identity.

2474 Over 86 percent of the subarea (756 square miles) is within the Forest Production District
 2475 boundary, which spans nearly the entire eastern portion of King County and contains numerous
 2476 private and public landowners. Many of the private landowners operate their land holdings for
 2477 active forest resource management purposes, which generates economic activity through timber
 2478 harvesting. According to the Washington State Department of Natural Resources, between
 2479 2017 and 2022 there were over 300 Forest Practice Applications permits issued in the subarea
 2480 on an estimated 15,700 acres. The total reported volume of timber harvested over this time in
 2481 the subarea was over 300 million board feet.

¹¹³ [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

¹¹⁴ Data provided from Puget Sound Regional Council, March 28, 2023. Data on mining was requested but had to be suppressed.

¹¹⁵ [Link to Local Food Initiative](#)

2482 Snoqualmie Indian Tribe

2483 The Snoqualmie Indian Tribe is an economically significant sovereign government within the
 2484 subarea, benefitting the local economy beyond its reservation borders. For example, in 2015 the
 2485 Snoqualmie Casino employed 1,568 workers, 95 percent of whom were non-Indian tribe
 2486 members, totaling \$65.5 million in total employee compensation.¹¹⁶ The Snoqualmie Tobacco
 2487 Company and Liquor Store paid almost \$1 million in total employee compensation in 2015 as
 2488 well. These businesses and the tribal government created a total of 1,760 jobs, making the
 2489 Snoqualmie Indian Tribe one of the largest employers in the subarea. In addition to benefitting
 2490 local employment, the Snoqualmie Indian Tribe uses some of its proceeds to benefit local
 2491 nonprofits, including organizations that support health, youth and family, the environment, the
 2492 arts, and public broadcasting. Through the Snoqualmie Indian Tribe's economic activities and
 2493 contributions to community organizations, it has a significant impact on the local economy and
 2494 culture in the subarea.

2495 Fall City and Snoqualmie Pass Rural Towns

2496 The Snoqualmie Valley/NE King County subarea includes two Rural Towns, Fall City and
 2497 Snoqualmie Pass. Each Rural Town contains a small commercial area. Fall City's commercial
 2498 area contains several local businesses consisting of restaurants, personal services, medical and
 2499 professional offices, a grocery store, retail establishments, automotive repair shops, gas
 2500 stations, and a hotel. The Snoqualmie Pass commercial area contains two of the base areas of
 2501 the Summit at Snoqualmie Ski Area, a market and café, a retail store focused on outdoor
 2502 apparel and gear, and some professional office space.

2503 Preston Industrial and Neighborhood Business Centers

2504 The Preston Industrial area contains the 129-acre Preston Industrial Park. The industrial park
 2505 contains several warehousing and distribution businesses, automotive repair shops, retail
 2506 establishments, children's activity businesses, professional and medical offices, and a
 2507 landscaping supply company. Adjacent to the industrial park, two neighborhood commercial
 2508 areas support restaurants, a gas station, retail store, a private school, and landscape design
 2509 firm.

2510 Community Priorities

2511 Residents of the Snoqualmie Valley/NE King County subarea voiced a desire to see the
 2512 resource-based economies of the subarea preserved and protected. Residents and farmers
 2513 stated they support expanding markets or other promotional opportunities within the subarea for
 2514 locally grown products. Many residents stated they feel agriculture is part of what makes the
 2515 Snoqualmie Valley unique and suggested the community focus on supporting agriculture.
 2516 Another stated concern is increasing the resilience of local growers to the changes posed by
 2517 extreme weather.

2518 Community members expressed a desire to see local business thrive and existing commercial
 2519 areas retain their rural scale. Residents shared that they wanted economic growth to come from
 2520 within and wanted to see support for existing businesses and workers prioritized over large
 2521 corporations and franchises.

¹¹⁶ Link to [Economic Impact of the Snoqualmie Indian Tribe](#)

2522 For Snoqualmie Valley/NE King County to realize its vision for a strong and vibrant community,
 2523 residents articulated that they want to encourage tourism-based economic activity, if it maintains
 2524 the rural character of the subarea, doesn't create a tourism-reliant economy, and protects the
 2525 valuable natural resources of the area. The community shared mixed feelings on the benefits
 2526 and risks of agritourism, noting the potential for growth while acknowledging the instability of the
 2527 tourism industry.

2528 Policies

- 2529
- 2530 **SVNE-35** Support local businesses that are unique to Snoqualmie Valley/NE King
 2531 County, including those that provide economic vitality and tourism, through
 2532 such actions as technical assistance, marketing, visibility, small business
 2533 grants, and art/culture/heritage/science support.
 2534
- 2535 **SVNE-36** Support outdoor recreation, agritourism, and environmentally sustainable
 2536 tourism that encourages local employment and protects the environment,
 2537 natural resources, and working resource lands, by partnering with Indian
 2538 tribes, land management agencies, Cities in the Rural Area, community-based
 2539 associations, area residents, and farmers.
 2540
- 2541 **SVNE-37** Support the experience of visitors at Snoqualmie Pass by encouraging
 2542 additional facilities and services such as recreation, dining, educational
 2543 experiences, and parking support, while balancing environmental protection,
 2544 in coordination with Kittitas County, Washington State Department of
 2545 Transportation, the ski area, land management agencies, and community-
 2546 based organizations.
 2547
- 2548 **SVNE-38** Focus non-resource economic uses in the existing commercial areas in Fall
 2549 City, Snoqualmie Pass, Preston Rural Neighborhood Commercial Center,
 2550 Preston Industrial Area, Baring, and Timberlane Village, serving the local rural
 2551 communities at a size and scale appropriate for the rural area.
 2552
- 2553 **SVNE-39** Support the economic viability of farms in the Snoqualmie Valley Agricultural
 2554 Production District with appropriately scaled agritourism, through the support
 2555 of strategies such as farmers markets, farm stays, farm stands, additional
 2556 retail opportunities for the sale of locally grown and/or produced farm
 2557 products, and marketing of the Valley as an environmentally sustainable
 2558 agritourism destination.
 2559
- 2560 **SVNE-40** Support the Fall City community in diversifying its local economy as an
 2561 agritourism hub for products created and/or grown in the Snoqualmie Valley
 2562 Agricultural Production District.
 2563
- 2564 **SVNE-41** Consider the movement of freight from agriculture and forest-based industries
 2565 within the subarea in planning, to ensure the viability of those industries.



2566

2567 Chapter 11: Subarea Plan Implementation

2568

2569 Implementation of the Subarea Plan includes concurrent, near term, and ongoing actions the
2570 County will take to fulfill the community's vision and the policies contained within this Subarea
2571 Plan. This chapter describes some of these actions.

2572 Categories of near-term actions are summarized in the list below.

- 2573 • *Land Use and Zoning Map amendments* and changes to development conditions for
2574 certain properties to better align with the community's vision and County policy.
- 2575 • *Transportation* analyses are happening now to address needs identified by community
2576 members.
- 2577 • The updated *Community Needs List* will be adopted with the 2025 budget.

2578 The County is committed to realizing the community's vision to the greatest extent possible.
2579 This commitment requires ongoing discussion and cooperation between the community and
2580 County and to update and refine priorities. Some of this discussion and work will occur through
2581 future County budgeting processes, and some of this will be initiated by departments as they
2582 implement projects.

2583 Land Use and Zoning Map Amendments

2584

2585 To implement the land use-specific policies contained within this Subarea Plan, a series of
2586 amendments to the County's Land Use and Zoning Maps will be adopted by the County.
2587 Development conditions that apply to parcels in the subarea are also updated. Development
2588 conditions are regulations that apply to permitted development on specific properties. Examples

2589 of development conditions include standards for allowable activities or densities, design
 2590 standards and permit process requirements. Following is a description of proposed zoning and
 2591 land use amendments.

2592 **Fall City Residential Development Condition**

2593 The County is establishing development regulations for the residential portion Fall City Rural
 2594 Town to maintain the predominant development pattern, and to ensure new development is
 2595 consistent with existing rural levels of service in Fall City's residential areas. This development
 2596 condition change addresses density and dimension standards and open space requirements.
 2597 This change follows a 2023 moratorium on new subdivisions within the residential areas of the
 2598 Fall City Rural Town. The moratorium Ordinance directed the Executive to study the existing
 2599 land use regulations and provide recommendations as necessary, for additional regulations to
 2600 support Fall City's rural character. The County also adopted interim development conditions in
 2601 2023 for this area. Those expired concurrent with adoption of this Plan.

2602 **Fall City Business District Overlay Revised Development Condition**

2603 The Fall City special overlay district development condition was updated to be consistent with
 2604 the community's vision for character of the Fall City business district and the ongoing operation
 2605 and maintenance of the new wastewater system.

2606 **Snoqualmie Pass Rural Town Development Conditions**

2607 *Landscape Buffer Enhancements:* One existing development condition, dating from 1997,
 2608 applies to several community business-zoned parcels south of Interstate 90. It specifies a
 2609 landscape buffer of 25 feet along the highway to screen the view of potential commercial and
 2610 mixed-use development. This older development condition is removed and replaced with a new
 2611 development condition providing a wider, 100-foot landscape buffer area and more detail on the
 2612 type and amount of vegetation required to be installed in the required buffer.

2613 *Housing Demonstration Program Amendments:* The Alternative Housing Demonstration Project
 2614 (K.C.C. Section 21A.55.155) was adopted in 2020. This plan will amend that Code section
 2615 adding a portion of the Snoqualmie Pass Rural Town south of Interstate 90 to the
 2616 Demonstration Project. This is done to encourage workforce housing for seasonal workers in
 2617 support of the recreational economy. This amendment also removed the Alternative Housing
 2618 Demonstration Project from portions of both the North Highline and the Vashon-Maury Island
 2619 subareas.

2620 **Preston Land Use and Development Conditions**

2621 The community of Preston, located along the Raging River at the base of Mitchell Hill, contains
 2622 an industrial area, a residential area, two King County parks, and the Preston Regional Trail.
 2623 This Subarea Plan consolidates three previously existing development conditions into one
 2624 development condition:

- 2625 • Development standards for the *industrial area* are consolidated into a single
 2626 development condition. This ensures consistency with King County's regulations, making
 2627 it easier for the public, business owners, and the County to understand and implement
 2628 the development condition.

2629 • The land use designation of Preston’s *residential area* is amended from “Residential
2630 Neighborhood Commercial Center” to “Rural Area” to ensure the long-term protection of
2631 the community’s rural, residential character.

2632 • Two development conditions applicable to the former *Preston Mill site* and adjacent retail
2633 parcels are removed and replaced by a land use designation and zoning that support the
2634 development of a future park at the former mill site and continued commercial use along
2635 Preston Fall City Road Southeast

2636 Open Space System Expansion

2637 Certain parcels in the subarea are redesignated from their current land use designation of
2638 “Rural Area” or “Agriculture” to “King County Open Space System” to make clear the long term
2639 intended use of these properties and to ensure they will be managed consistent with the goals
2640 in King County Open Space Plan. County Department of Natural Resources and Parks acquires
2641 land for inclusion in the King County Park and Open Space System as acquisition opportunities
2642 arise. These parcels are located throughout the subarea, often adjacent to other large open
2643 spaces or regional trail corridors, such as Grand Ridge Park or the Snoqualmie Valley Trail, for
2644 example.

2645 Other Parks and Wilderness Land Use Designation Expansion

2646 The Subarea Plan redesignates certain parcels to “Other Parks and Wilderness”. Over time
2647 public agencies such as the Washington State Department of Natural Resources, Washington
2648 State Parks, and Washington State Fish and Wildlife, acquired lands within the subarea to
2649 further the agencies’ respective missions. The new designation ensures that their long term
2650 intended use is correctly designated in the *Comprehensive Plan*.

2651 Raging River Quarry Development Condition

2652 The Raging River Quarry is located along Preston Fall City Road Southeast. The quarry’s
2653 development condition was amended to apply to only the northern parcel and to update the
2654 terminology in the development condition. The southern parcel, acquired by King County
2655 Department of Natural Resources and Parks in 2020, was redesignated to be a part of the King
2656 County Open Space System.

2657 Snoqualmie Mill Development Condition

2658 The Snoqualmie Mill site, which was a functioning mill from the early 1900s until 2003, has
2659 largely been annexed into the city of Snoqualmie. The development agreement meant to ensure
2660 coordinated planning of the former mill site was removed from the affected parcels and repealed
2661 from the zoning map. Two parcels located inside of the Urban Growth Area were redesignated
2662 to Urban Reserve to indicate their eventual annexation into the city of Snoqualmie.

2663 Repeal of Development Conditions

2664 Several development conditions and zoning overlays in the subarea have been in place since
2665 the mid-1990s. Seven of the development conditions and overlays were applied to parcels that
2666 have been annexed into one of the incorporated cities bordering the subarea. King County no

2667 longer has jurisdiction over these parcels, so these development conditions and overlays were
2668 removed from the zoning atlas.

2669 Transportation

2670 Snoqualmie Valley Two-Dimensional Flooding Model Study

2671 The King County Water and Land Resources Division is developing a sophisticated two-
2672 dimensional hydraulic model of the lower Snoqualmie Valley to better understand flooding
2673 patterns and effects, with a focus on road closures that isolate valley residents. The model will
2674 help the County to understand the potential effects of climate change on flooding in the valley
2675 and better plan future infrastructure projects. The effort is expected to be finalized by the end of
2676 2024.

2677 Snoqualmie Valley Major Flood Mitigation Study

2678 The Road Services Division received funds from the King County Flood Control District to study
2679 the feasibility of improvements that would maintain access to Valley cities during Snoqualmie
2680 Valley flood events. The technical analysis will focus on major county roads and is expected to
2681 be complete in 2024.

2682 332nd Ave SE Corridor Traffic Safety Study

2683 The Road Services Division received funds to conduct a pedestrian safety study in Fall City in
2684 2022. This study will identify potential pedestrian improvements for the town's two arterial
2685 county road corridors: 332nd Avenue Southeast from Southeast Redmond Fall City Road (State
2686 Route 202), and Preston-Fall City Road Southeast from Southeast 44th Place to Southeast
2687 Redmond Fall City Road (State Route 202). Study tasks will include traffic data collection for
2688 motorized and nonmotorized usage of the arterial corridors and the feeder side streets; a limited
2689 field survey; an inventory of existing drainage infrastructure; a review of existing roadway
2690 illumination; and planning level review of right-of-way needs and constraints.

2691 Economic Development

2692
2693 Chapter 10 of this Subarea Plan contains policies related to economic development in the
2694 subarea, including support for locally owned businesses and outdoor recreation and tourism that
2695 encourages local employment and environmental and resource protection. Community
2696 members call for a balance between recreation-related economic development and resource
2697 protection.

2698
2699 The County will continue to work with the community on strategies to best achieve the policies
2700 referenced in this plan. This may include support for businesses with technical assistance,
2701 consideration of ways that agritourism can support agriculture, and continued collaboration with
2702 the cities in the Rural Area, Kittitas County, community-based organizations, and other public
2703 agencies.

2704

2705 Community Needs List and Budgeting

2706

2707 Community Needs Lists identify programs, services, or capital improvements that respond to
 2708 community-identified needs. Within the Snoqualmie Valley/NE King County Community Service
 2709 Area, community needs span many topics. Community members identified their highest
 2710 priorities for the subarea, including topics such as: affordable housing, bike lanes, code
 2711 enforcement, drainage improvements, early childhood education, economic development,
 2712 parks, sidewalks, traffic calming, and workforce development.

2713 Community Needs List process begins with community-generated requests provided to the
 2714 County through surveys and workshops with community members. Once the initial list of
 2715 requests is developed and provided to County departments, departments assess the eligibility of
 2716 each request to determine if it is a service the County can provide. The County then works with
 2717 community members to prioritize eligible requests as high, medium, or low categories. The
 2718 prioritized list is next shared with King County Councilmembers and staff for review and input to
 2719 finalize. The final list is then shared with departments, which use the lists as input for developing
 2720 departmental budget requests. Finally, the proposed Community Needs List, which includes the
 2721 community prioritized eligible requests, responsible agency, and potential timeline for
 2722 completion, is transmitted to the King County Council with each subarea plan and with each
 2723 biennial budget. The Snoqualmie Valley/NE King County Community Needs List was
 2724 transmitted to the Council with the County's 2025 budget.

2725 Performance Measures

2726 Tracking progress on the County's implementation of the Subarea Plan through performance
 2727 measures provides accountability to the subarea's residents and communities. The most useful
 2728 measures are clear, quantifiable, and comparable over time to better track outcomes.

2729 A total of 10 performance measures are established for this subarea. Five measures were
 2730 established specific to the Community Service Area and based on the community vision
 2731 statement and guiding principles. Five standardized measures apply to all rural unincorporated
 2732 areas as guided by the *Comprehensive Plan*, supporting the comparison of Snoqualmie
 2733 Valley/NE King County metrics with other rural unincorporated areas of King County.

2734 The Department of Local Services will review and report on these performance measures every
 2735 two years following the Subarea Plan's adoption. Although these measures will be tracked to
 2736 show change over time, measures may be refined in the future to better track the desired
 2737 outcomes of the Subarea Plan. Where possible, the measures will be disaggregated by race
 2738 and ethnicity to measure how conditions may vary for different populations.

2739 Standardized Rural Unincorporated Performance Measures

2740 The following measures will be tracked at the subarea level to provide a numeric-based
 2741 snapshot, tracked over time, of the performance of the Subarea Plan.

2742

2743

TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES

Performance Measure	Data
Development preserves rural character	<ul style="list-style-type: none"> • Total population • Number of residential units permitted, including size of structures
The economy is balanced and resource-based	<ul style="list-style-type: none"> • Number of jobs and businesses, by sector
Housing is diverse and affordable	<ul style="list-style-type: none"> • Housing units by type • Percent of households paying more than 30 percent of income for housing costs • Percent of households paying more than 50 percent of income for housing costs
Peak hour travel is not degrading faster than growth	<ul style="list-style-type: none"> • Change in corridor peak hour travel times on major routes compared to population and job change
Farms and forest lands are protected	<ul style="list-style-type: none"> • Change in total Agricultural Production District and Forest Production District acreage, including acreage permanently privately protected or in public ownership
Ensure residents and businesses have adequate access to broadband internet service	<ul style="list-style-type: none"> • Number and percent of households with broadband service • Number and percent of households that are unserved or underserved with broadband service

2744

2745 **Snoqualmie Valley/NE King County-Specific Measures**

2746 To supplement the rural unincorporated measures, the following measures will be tracked to
 2747 evaluate progress made toward implementing the community priorities in the Subarea Plan.

2748 **TABLE 9: SNOQUALMIE VALLEY/NE KING COUNTY-SPECIFIC MEASURES**

Performance Measure	Data
Support the Snoqualmie Valley agricultural cluster	<ul style="list-style-type: none"> • Percent of Land Conservation Initiative farmland acreage goal in the Snoqualmie APD protected by Farmland Protection Program easement • Percent of Snoqualmie APD in active farming • Number of beginning farmers and farmers from historically disinvested groups farming on King County land
Protect riparian areas and increase resiliency from flooding	<ul style="list-style-type: none"> • Linear feet and acreage of restored riparian habitat within the King County portion of WRIA 7 • Number and duration of road closures during flood events

Performance Measure	Data
<p>Increase access to opportunities and amenities (programs, services, investments, including mobility adds)</p>	<ul style="list-style-type: none"> • Status of transportation studies identified in Chapter 11 (not started, in progress, complete) and of collaboration efforts with WSDOT on issues identified in Transportation Policies (no coordination, in progress, complete) • Ridership on fixed-route transit and flexible transit services • Percent of new development within Fall City Business District Special District Overlay required to construct sidewalks
<p>Promote community vitality and economic vitality and condition of Rural Towns and communities</p>	<ul style="list-style-type: none"> • Annual permits issued for new construction or change of use for businesses • Permits issued for new businesses in Fall City and Snoqualmie Pass Rural Towns

2749

2750 **Appendix A: Tables and Maps**2751 Shown below is data, charts, and maps that supported the development of the Subarea Plan.¹¹⁷2752 **TABLE 10: COMPREHENSIVE PLAN LAND USE DESIGNATIONS**

Land Use Designation	Total Square Miles	Percentage of Subarea*
Forestry	507	57%
Other Parks/Wilderness	244	28%
Rural Area (1 dwelling unit per 2.5-10 acres)	84	9%
Agriculture	22	2%
King County Open Space System	13	2%
Right-of-Way	5	0.6%
Urban Growth Area for Cities in the Rural Area	3	0.4%
Undesignated ¹¹⁸	2	0.3%
Mining	0.6	0.1%
Rural Town	0.7	0.1%
Industrial	0.2	0.02%
Rural Neighborhood Commercial Center	0.1	0.02%

2753 *May not total 100% due to rounding.

2754

¹¹⁷ The information in this Appendix represents point-in-time data and was compiled from a variety of sources. The information is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to the use of such information. King County shall not be liable for any general, specific, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained in this Appendix. Any sale of this information is prohibited.

¹¹⁸ Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights-of-way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.

2755 **TABLE 11: ZONING CLASSIFICATIONS**

Zoning Classifications	Total Square Miles	Percentage of Subarea*
F – Forest	755	86%
A-10 - Agricultural, 1 dwelling unit per 10 acres	2	0.3%
RA-5 - Rural Area, 1 dwelling unit per 5 acres	44	5%
RA-10 - Rural Area, 1 dwelling unit per 10 acres	38	4%
A-35 - Agricultural, 1 dwelling unit per 35 acres	21	2%
Right-of-Way	5	0.6%
Undesignated	3	0.4%
UR - Urban Reserve, 1 dwelling unit per 5 acres	3	0.4%
M – Mineral	0.6	0.06%
RA-2.5 - Rural Area, 1 dwelling unit per 5 acres	8	0.1%
R-4 - Residential, 4 dwelling units per acre	0.5	0.06%
I - Industrial	0.2	0.03%
CB - Community Business	0.1	0.01%
R-18 - Residential, 18 dwelling units per acre	0.02	0%
NB - Neighborhood Business	0.02	0%

2756 *May not total 100% due to rounding.

2757

2758

2759 **TABLE 12: POTENTIAL ANNEXATION AREAS**

City	Potential Annexation Area (Acres)
North Bend	778
Snoqualmie	872
Carnation	185
Duvall	492
Town of Skykomish	0

2760

2761 **TABLE 13: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE**
 2762 **VALLEY/NE KING COUNTY^{119, 120}**

Unincorporated Place	Total Units	Income-restricted units: 0-30 percent AMI ¹²¹	Income-restricted units: 31-50 percent AMI	Income-restricted units: 51-80 percent AMI	Income-restricted units: >80 percent AMI
Baring	0	0	0	0	0
Fall City	0	0	0	0	0
Lake Marcel-Stillwater	0	0	0	0	0
Riverbend	0	0	0	0	0
Tanner	0	0	0	0	0
Wilderness Rim	0	0	0	0	0

2763

¹¹⁹ The type of developments that receive income-qualified rental units are at a density level beyond what is allowed in the King County Comprehensive Plan, in compliance with the Growth Management Act. For this reason, total units are 0. These types of units are almost exclusively in the urban areas of King County, where services, transit and employment are concentrated.

Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

¹²⁰ Link to [King County Income-restricted Housing Database](#).

Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

¹²¹ AMI stands for area median income, which is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. Housing and Urban Development refers to the figure as median family income, adjusted for household size.

2764 **TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREA IN SNOQUALMIE**
 2765 **VALLEY/NE KING COUNTY¹²²**

Cities in the Rural Area	Total Units	Income-restricted units: 0-30 percent AMI	Income-restricted units: 31-50 percent AMI	Income-restricted units: 51-80 percent AMI	Income-restricted units: >80 percent AMI
Carnation	0	0	0	0	0
Duvall	0	0	0	0	0
North Bend	20	7	6	7	0
Skykomish	0	0	0	0	0
Snoqualmie	218	0	0	218	0

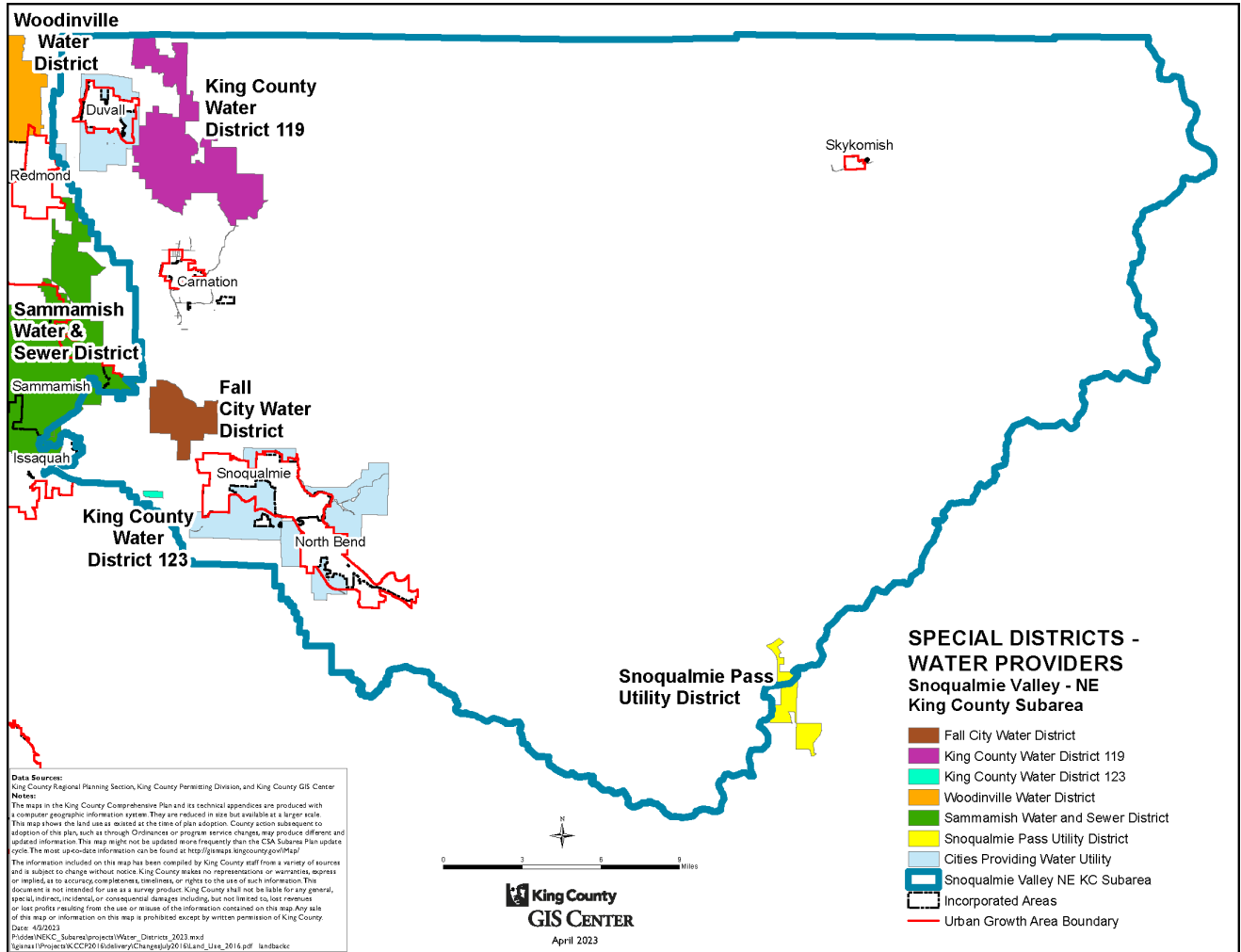
2766

¹²² [Link to King County Income-restricted Housing Database](#)

Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

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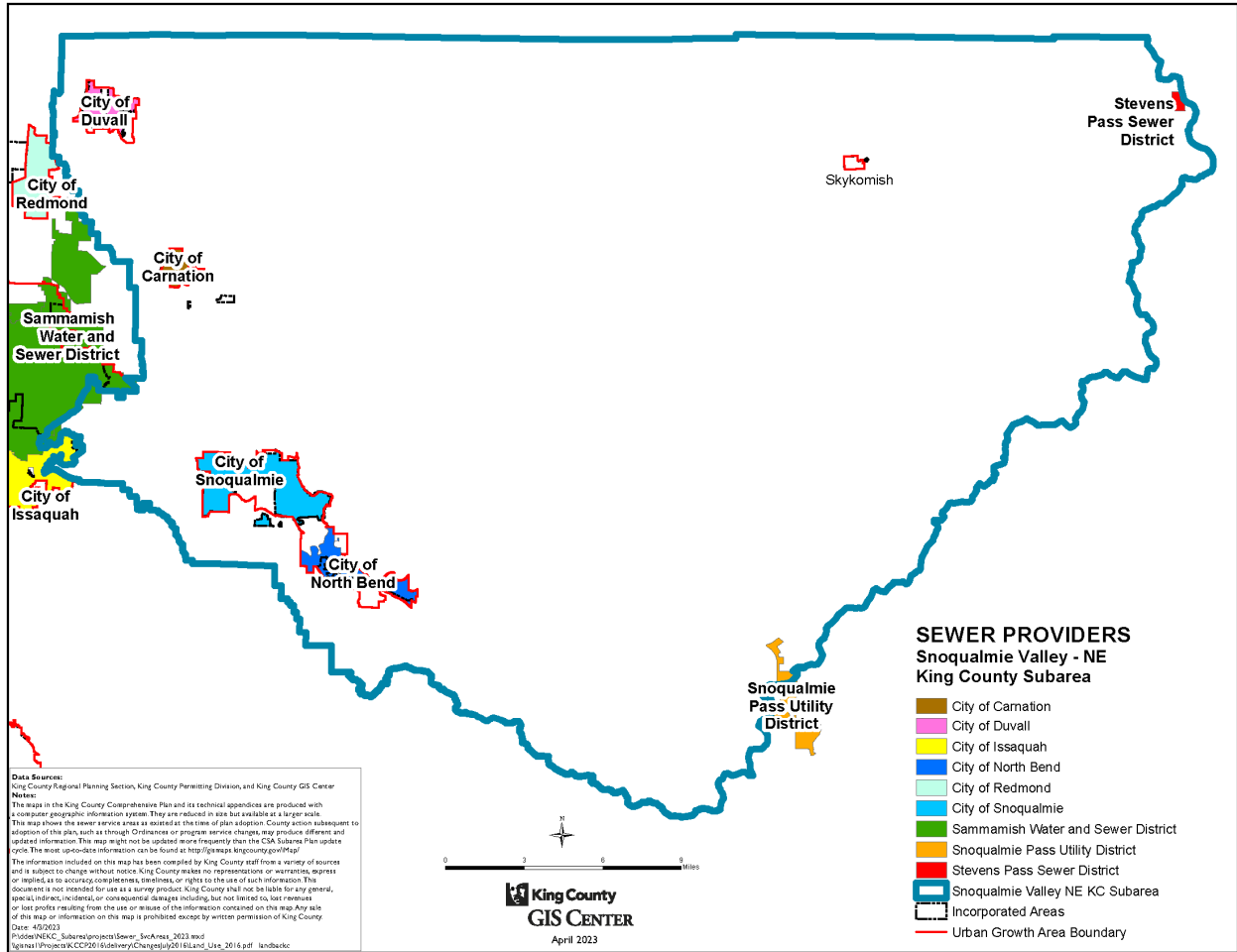
MAP 27: SNOQUALMIE VALLEY/NE KING COUNTY WATER UTILITY DISTRICTS



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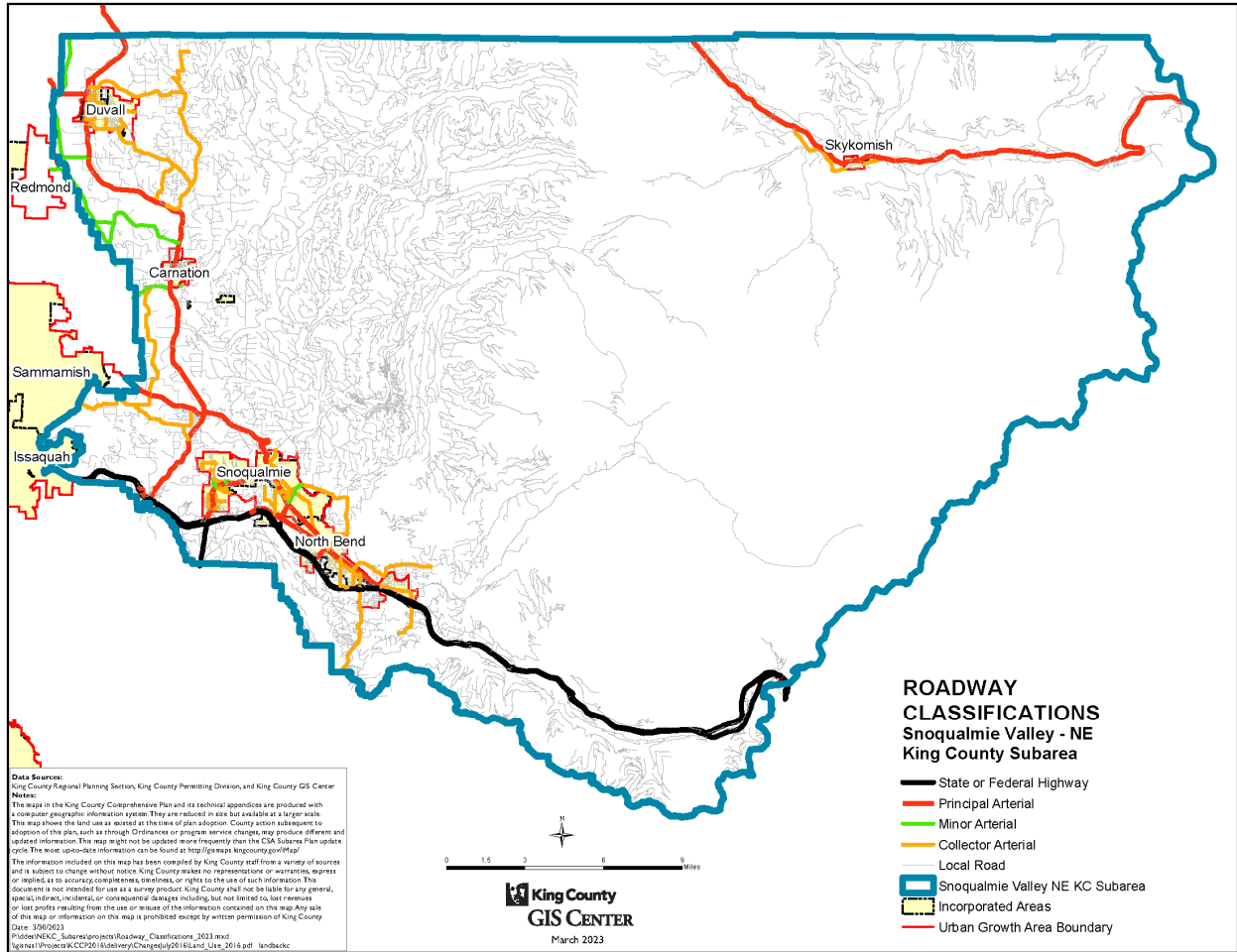
2770 **MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS**



2771

2772

2773 **MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS**

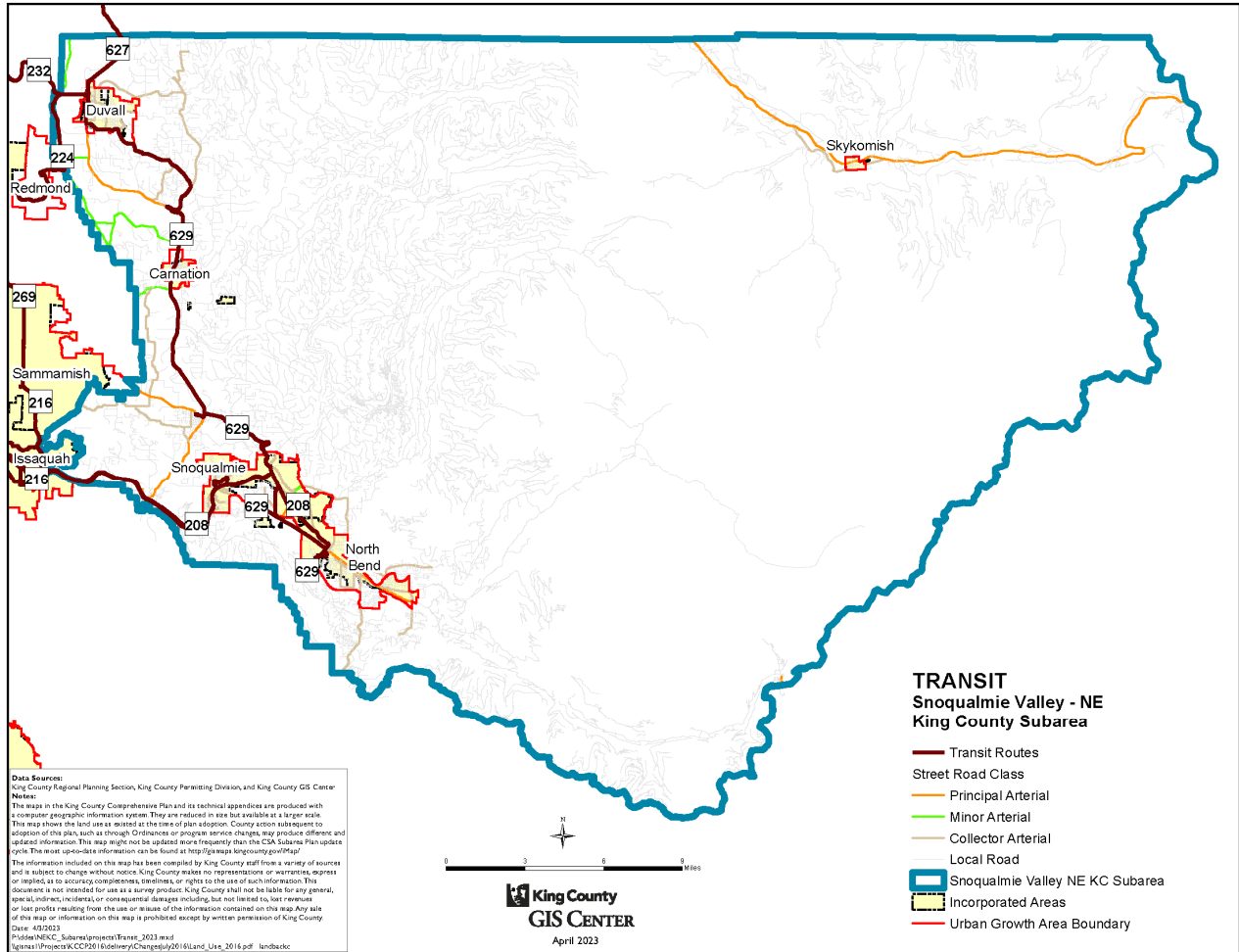


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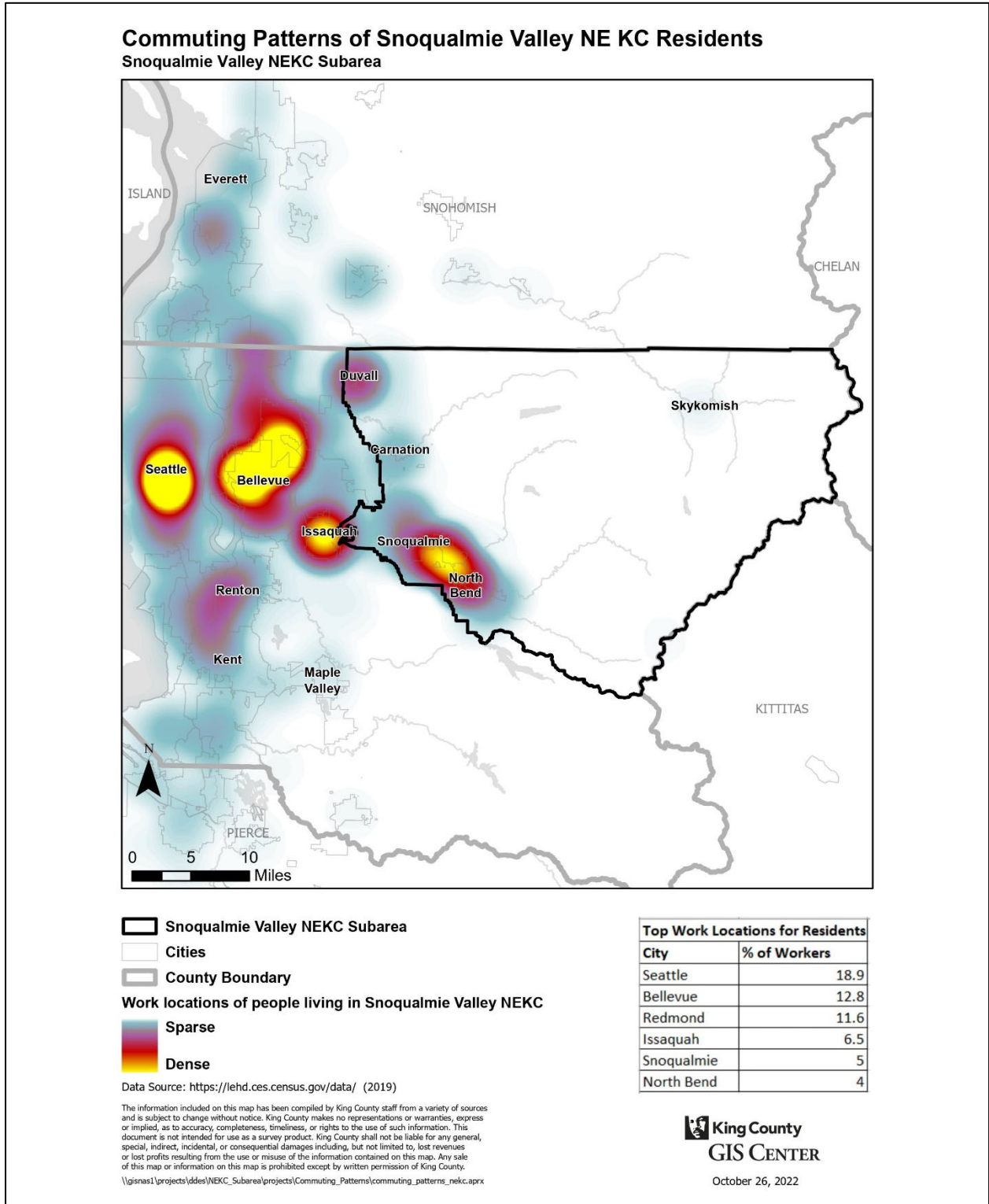
MAP 30: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE



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2778

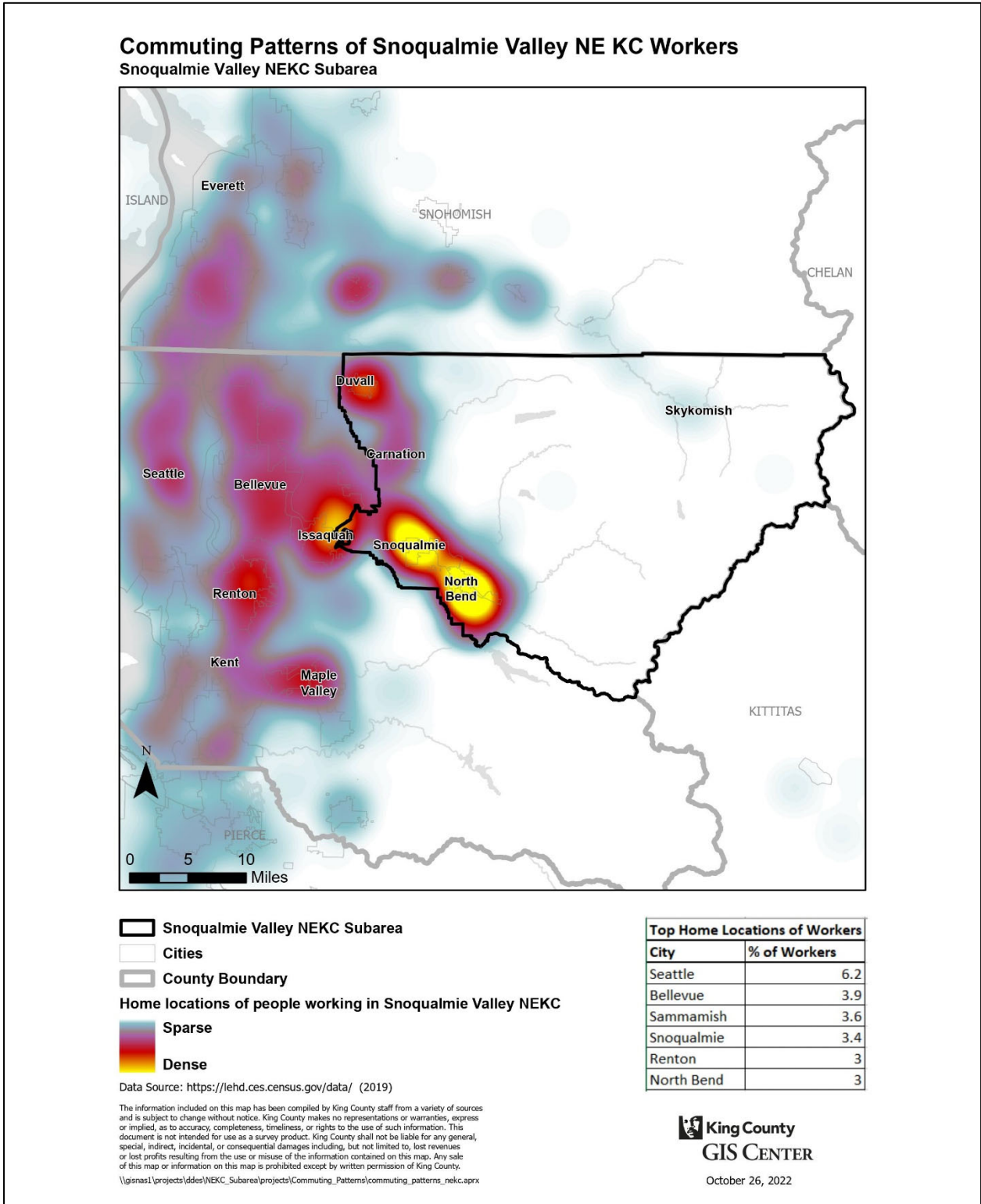
2779 **MAP 31: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS**



2780

2781

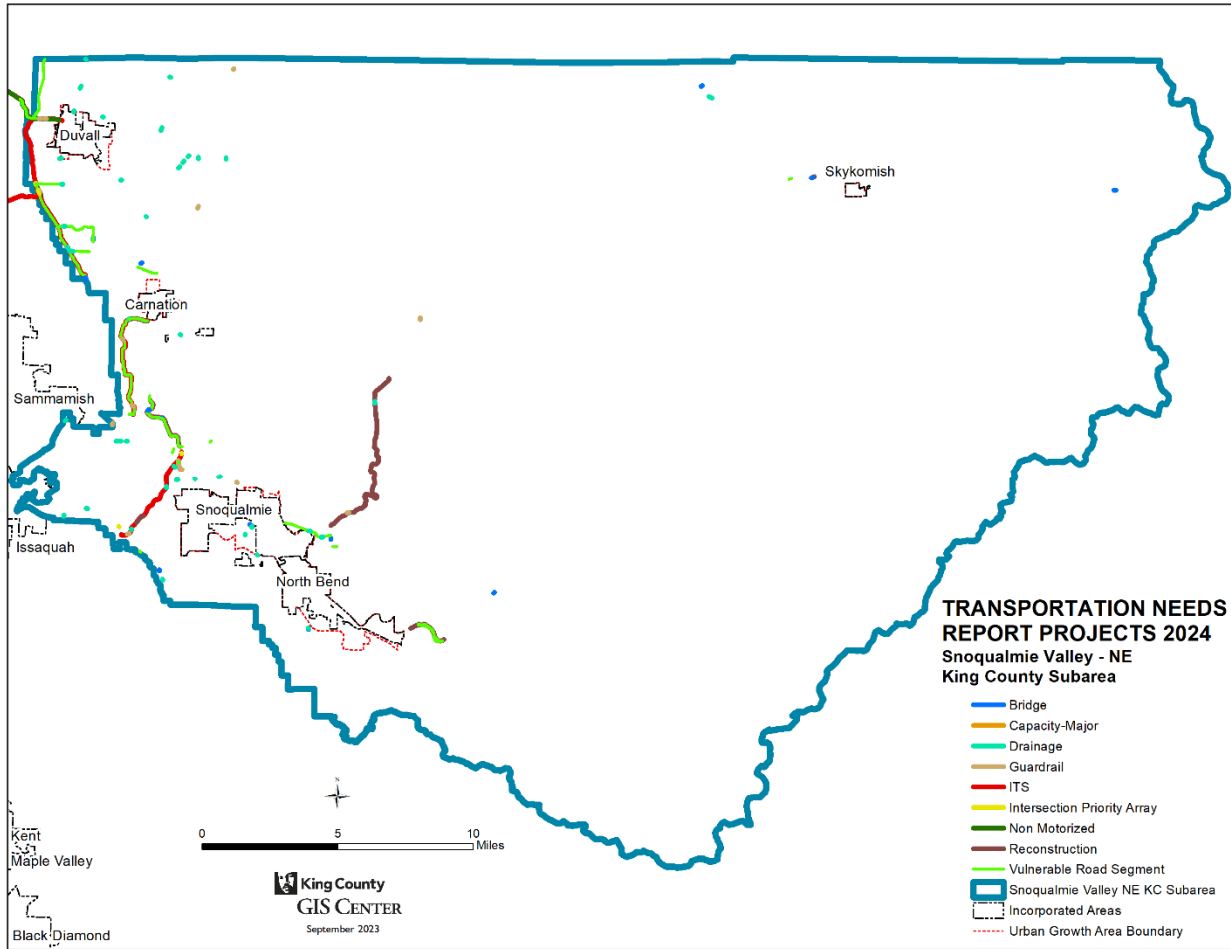
2782 MAP 32: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY WORKERS



2783

2784

2785 **MAP 33: TRANSPORTATION NEED REPORT (TNR) PROJECTS**



2786

2787

2793 **TABLE 16: KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA**

Site Name	King County Parks Classification
Boxley Creek Site	Multi-use
Canyon Creek Natural Area	Multi-use
Duthie Hill Park	Multi-use
Grand Ridge Park	Multi-use
Rattlesnake Mountain Scenic Area	Multi-use
Tanner Landing Park	Multi-use
Tennant Trailhead Park Conservation Easement	Multi-use
Three Forks Park	Multi-use
Tollgate Farm	Multi-use
Tolt River - John MacDonald Park	Multi-use
Canyon Creek Headwaters Natural Area	Natural Area
Carnation Marsh Natural Area	Natural Area
Chinook Bend Natural Area	Natural Area
Fall City Natural Area	Natural Area
Griffin Creek Natural Area	Natural Area
High Point Natural Area	Natural Area
Little Si Natural Area	Natural Area
Middle Fork Snoqualmie Natural Area	Natural Area
Moss Lake Natural Area	Natural Area
Nowak Natural Area	Natural Area
Raging River Conservation Easement	Natural Area
Raging River Natural Area	Natural Area
Stillwater Natural Area	Natural Area
Tolt River Natural Area	Natural Area
Jim Ellis Memorial Regional Park	Recreation
Mitchell Hill East Equestrian Trail	Recreation
Ames Lake Forest	Working Forest
Mitchell Hill Connector Forest	Working Forest
Preston Ridge Forest	Working Forest
Snoqualmie Forest	Working Forest
Stossel Creek Forest	Working Forest
Tokul Creek Forest	Working Forest
Uplands Forest	Working Forest
Upper Raging River Forest	Working Forest

2794

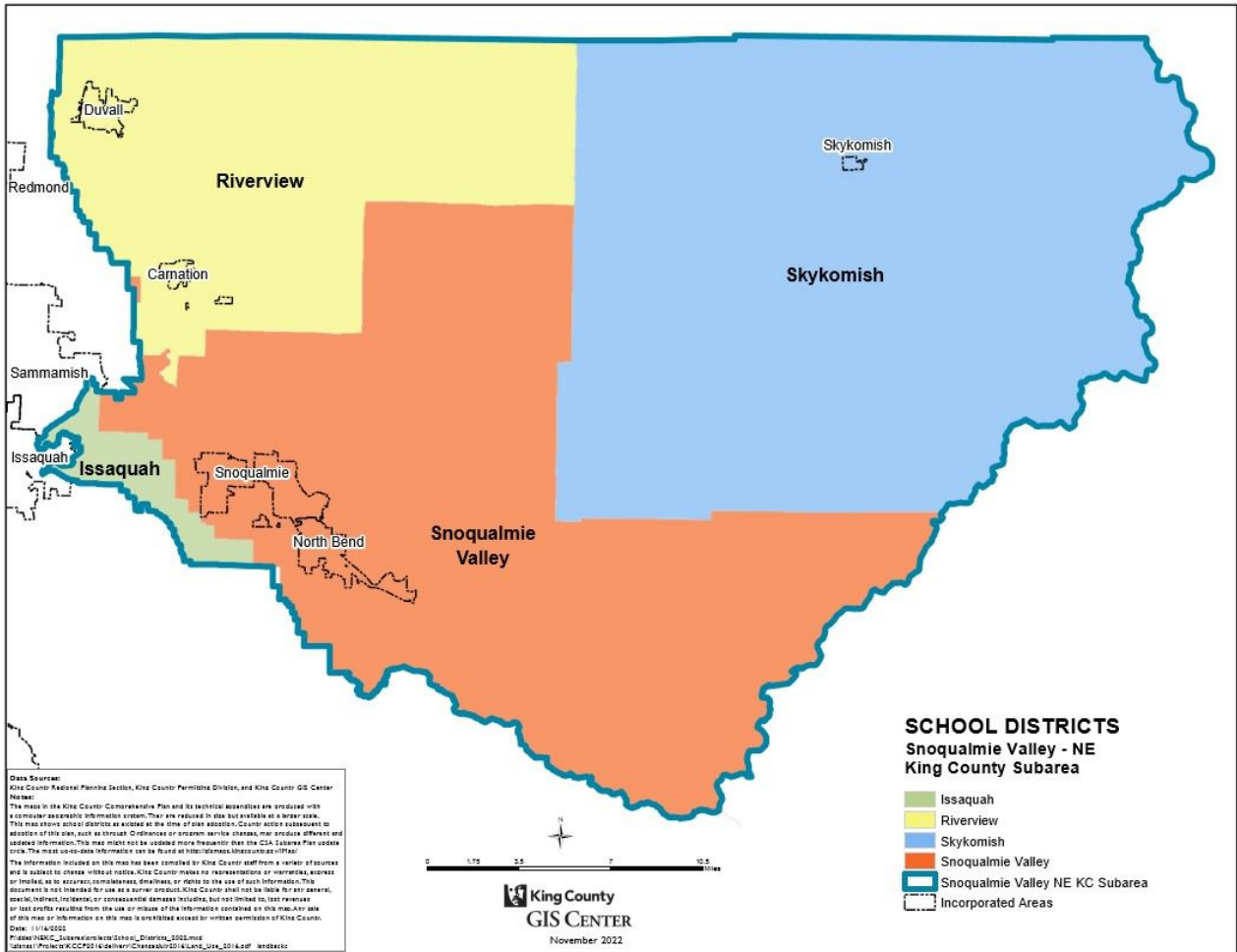
2795

2796 **TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA**

Trail Name	King County Parks Classification
East Plateau Trail Site	Recreation
Fall City to Snoqualmie Valley Trail Connector Site	Recreation
Preston Snoqualmie Trail Site	Recreation
Snoqualmie Valley Trail Site	Recreation
Tokul Bypass Site	Recreation

2797

2798 **MAP 35: SCHOOL DISTRICTS**

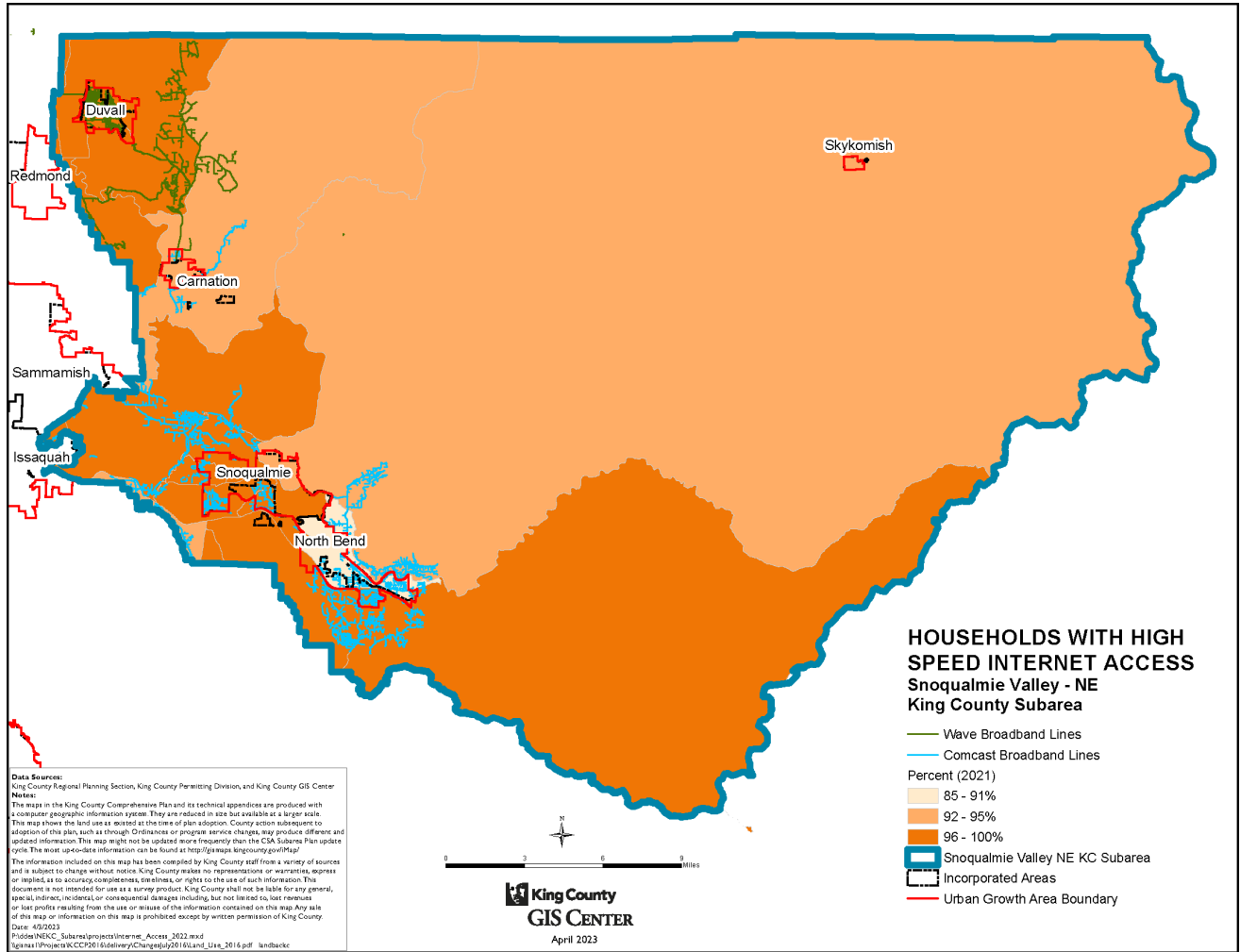


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2801

MAP 36: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY¹²³



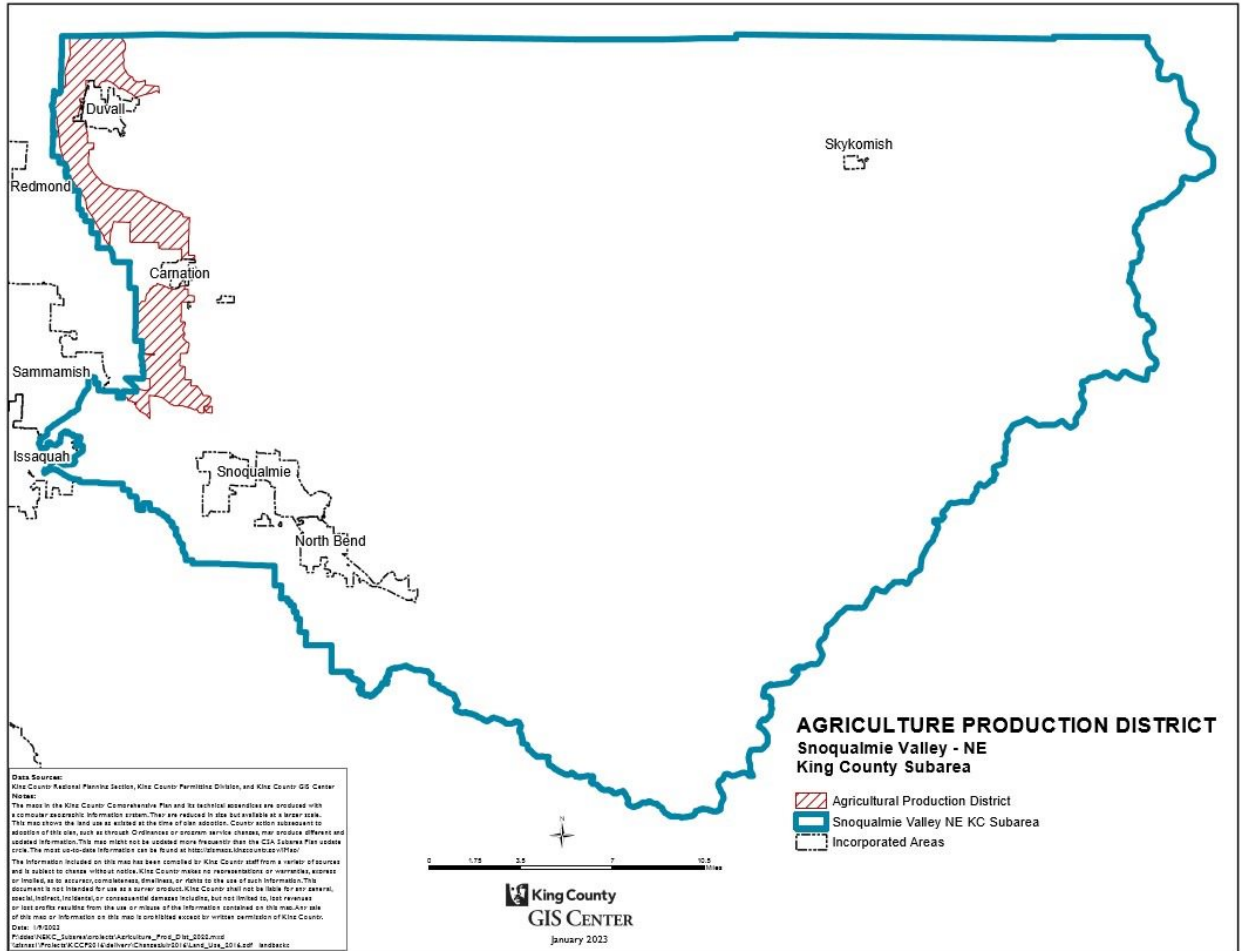
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2804

¹²³ King County Broadband Access Study February 2020

2805 MAP 37: AGRICULTURAL LAND USE



2806

2807

2808 Appendix B: Equity Impact Review

2809 King County's 2016-2022 Equity and Social Justice Strategic Plan contains four strategies to
2810 advance equity and social justice that include investing:¹²⁴

- 2811 • Upstream and where the needs are greatest,
- 2812 • In community partnerships,
- 2813 • In employees, and
- 2814 • With accountable and transparent leadership.¹²⁵

2815 The equity and social justice shared values guide and shape the County's work. King County is:

- 2816 • Inclusive and collaborative
- 2817 • Diverse and people focused
- 2818 • Responsive and adaptive
- 2819 • Transparent and accountable
- 2820 • Racially just
- 2821 • Focused upstream and where the needs are greatest¹²⁶

2822 It is within this framework that the Snoqualmie Valley/NE King County Community Service Area
2823 Subarea Plan (Subarea Plan) was developed and will be implemented. This analysis of equity
2824 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and
2825 negative – associated with the development and implementation of the Subarea Plan. This
2826 analysis generally follows the process in the King County Equity Impact Review Tool.¹²⁷

2827 Introduction

2828 King County declared racism a public health crisis via Motion 15655 on July 24, 2020.¹²⁸ All of
2829 King County government is committed to implementing a racially equitable response to this
2830 crisis, centering on the community.

2831 King County's racially equitable response is guided by the following values:

- 2832 • Anti-racism
- 2833 • Focus where the negative impacts have been most harmful
- 2834 • Center on Black, Native, and Brown experiences and voices
- 2835 • Responsive, adaptive, transparent, and accountable
- 2836 • Focus on addressing root causes

2837
2838 The King County Executive has committed to following four pro-equity, anti-racist actions:

- 2839 • Share power
- 2840 • Interrupt business as usual
- 2841 • Replace it with something better

¹²⁴ The 2016-2022 Equity and Social Justice Strategic Plan is under revision at the time of the writing of this plan.

¹²⁵ Link to [King County "Equity and Social Justice Strategic Plan"](#)

¹²⁶ Link to [King County "Equity and Social Justice Strategic Plan"](#)

¹²⁷ Link to [King County, "Equity Impact Review Process Overview"](#)

¹²⁸ Link to [King County Motion 15655](#)

- 2842 • Get comfortable with discomfort.

2843 These values shaped development of the Equity Impact Review conducted by King County
2844 Department of Local Services in partnership with the community, and in turn, development of
2845 the Subarea Plan.

2846 **Purpose of Equity Impact Review**

2847 The purpose of Equity Impact Reviews at King County is to be both a process and tool to
2848 identify, evaluate, and communicate the potential impact, both positive and negative, of a policy,
2849 program or plan, on equity.¹²⁹

2850 The County’s Equity Impact Review process blends quantitative data and community
2851 engagement findings to inform planning, decision-making, and implementation of actions which
2852 affect equity in King County.¹³⁰ The Equity Impact Review process considers the following
2853 equity frameworks:

- 2854 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties
2855 • **Process Equity:** Inclusive, open and fair process with meaningful opportunities for
2856 input
2857 • **Cross-Generational Equity:** Consideration of effects of current actions on future
2858 generations

2859 The Equity Impact Review framework, organized work into five phases of analysis, as follows:

- 2860 • Phase 1: Scope. Identify who will be affected and how.
2861 • Phase 2: Assess equity and community context.
2862 • Phase 3: Analysis and decision process.
2863 • Phase 4: Implementation. Staying connected with the community.
2864 • Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.

2865 Each phase of the Equity Impact Review for the Subarea Plan built off earlier phases of work.
2866 The Equity Impact Review is an iterative document, providing insights and informing course
2867 changes as needed based on learnings, and being transparent about what has and has not
2868 worked well.

2869 This Equity Impact Review guided the subarea planning process by informing how the County
2870 engages and shares power with the community in collective decision making where possible.
2871 The Office of Equity, Racial, and Social Justice guided and provided resources for the
2872 development of the Equity Impact Review and understanding its impact on the development of
2873 the Subarea Plan. King County’s Department of Local Services partnered with the Office of
2874 Equity, Racial, and Social Justice to help identify, evaluate, and communicate potential equity
2875 impacts to the community – both positive and negative – of the proposals in the Subarea Plan.

2876 **WHAT IS THE SNOQUALMIE VALLEY/NE KING COUNTY SUBAREA PLAN?**

2877 The Subarea Plan is an element of the *King County Comprehensive Plan (Comprehensive*
2878 *Plan)*. The *Comprehensive Plan* is the long-range guiding policy document for all land use and
2879 development regulations in unincorporated King County, and for local and regional services

¹²⁹ Link to [Tools and Resources - King County Office of Equity, Racial & Social Justice](#)

¹³⁰ Link to [Equity Impact Review Tool and Process Link](#)

2880 throughout the county—including transit, sewer, parks, trails, and open space. It is adopted
 2881 under the requirements of the Washington State Growth Management Act.¹³¹ The Subarea Plan
 2882 states a 20-year community vision for the subarea and establishes policies for King County to
 2883 follow to help the community realize its vision.

2884 As an element of the *Comprehensive Plan*, subarea plans must comply with the Growth
 2885 Management Act. The Growth Management Act focuses growth primarily in urban areas. To
 2886 support focusing growth in urban areas, investment in infrastructure and governmental services
 2887 is generally concentrated in such areas. Therefore, the Growth Management Act restricts the
 2888 type and level of infrastructure and governmental services in the low-density rural area. These
 2889 restrictions may lead to an inequity in service delivery between urban and rural areas, as the
 2890 expectation per state law is for these areas to have rural level services.

2891 The County has never conducted subarea plan for the Snoqualmie Valley/NE King County
 2892 geography, although the Snoqualmie Valley Community Plan, completed in 1989, and the Fall
 2893 City Subarea Plan, completed in 1999 with amendments in 2012, included portions of what
 2894 today makes up the subarea. These plans conveyed the following community needs: retaining
 2895 the character of the community through zoning and land use provisions, promoting economic
 2896 health, maintaining views, flood protection, and addressing environmental concerns specific to
 2897 this area, as was highlighted in the Snoqualmie Valley Community Plan. The passing of the
 2898 Growth Management Act in the early 1990s resulted in most of the community plans, including
 2899 the Snoqualmie Valley Community Plan, being repealed.¹³² The policies in the Fall City
 2900 Subarea Plan are in effect until the King County Council adopts this Subarea Plan.

2901 Work on the Subarea Plan formally commenced in July 2021, including the development of this
 2902 Equity Impact Review. The scope and schedule of the Subarea Plan were established by the
 2903 King County Council in 2020 via Ordinance 19146.¹³³

2904 Ordinance 19146 broadened the scope of subarea plans, including a requirement for greater
 2905 community engagement and the completion of an Equity Impact Review. Ordinance 19146 also
 2906 required creation of a Community Needs List.¹³⁴ The Community Needs List is a list of
 2907 community-identified services, programs, and investments that community wishes to see in its
 2908 area. King County departments use the list as one of many inputs for budget development.
 2909 Development of the Community Needs List for the Snoqualmie Valley/NE King County
 2910 Community Service Area informed the County’s initial understanding of community priorities.
 2911 Similarly, the community vision and policies of the Subarea Plan will inform and support
 2912 subsequent updates to the Community Needs List. At times, engagement with the community
 2913 addresses both the Subarea Plan and Community Needs List due to the link between
 2914 community vision and policies in the Subarea Plan and the services, program, and investments
 2915 in the Community Needs List.

2916

¹³¹ [Link to Revised Code of Washington Chapter 36.70A](#)

¹³² [Link to Revised Code of Washington Chapter 36.70A](#)

¹³³ [Link to Ordinance 19146](#)

¹³⁴ [Link to King County, “Community Needs List Development Process”](#)

2917 Determinants of Equity

2918 King County Code 2.10.210 defines the Determinants of Equity as the social, economic,
2919 geographic, political, and physical environment conditions in which people are born, grow, live,
2920 work, and age that lead to the creation of a fair and just society.¹³⁵ The determinants of equity
2921 include:

- 2922 1. Early Childhood Development
- 2923 2. Education
- 2924 3. Jobs and Job Training
- 2925 4. Health and Human Services
- 2926 5. Food Systems
- 2927 6. Parks and Natural Resources
- 2928 7. Built and Natural Environment
- 2929 8. Transportation
- 2930 9. Community Economic Development
- 2931 10. Neighborhoods
- 2932 11. Housing
- 2933 12. Community and Public Safety
- 2934 13. Law and Justice

2935 As stated in the King County Determinants of Equity Report, access to the determinants of
2936 equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or
2937 language spoken. Inequities are created when barriers exist that prevent individuals and
2938 communities from accessing these conditions and reaching their full potential. These factors,
2939 while invisible to some, have profound and tangible impacts on all. Throughout the development
2940 of the Subarea Plan, the Equity Impact Review will help identify those populations most
2941 impacted by inequities in the subarea.

2942 Equity Impact Review Phase 1 – Who will be affected by the Snoqualmie 2943 Valley/NE King County Subarea Plan?

2944 **A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY**¹³⁶

2945 The subarea covers an area of 881 square miles and is home to approximately 26,000 people,
2946 making it the county’s largest unincorporated region by area. There are several communities in
2947 Snoqualmie Valley/NE King County with which residents identify, including the Rural Towns of
2948 Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as
2949 Baring, Ernie’s Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner,
2950 and Wilderness Rim. The subarea also includes small unincorporated urban areas that are
2951 within the urban growth boundaries of the Valley cities of Carnation, Duvall, North Bend, and
2952 Snoqualmie. Under the Growth Management Act, the intention is that these areas will be
2953 annexed by the adjacent incorporated cities over time. The Town of Skykomish, in the northeast
2954 portion of the subarea, is an incorporated city, but has no annexable area inside of the Urban
2955 Growth Area Boundary.

2956 The Snoqualmie Indian Tribe, a federally recognized sovereign tribal nation, has its tribal
2957 reservation within the boundaries of the subarea. The Snoqualmie Indian Tribe was consulted
2958 throughout the Subarea Plan development, totaling six meetings between July 2021 and August

¹³⁵ [Link to *King County’s Determinants of Equity Report \(2016\)*](#)

¹³⁶ *Figures rounded to an appropriate significant digit.*

2959 2023, to gather feedback during various stages of plan development. The Tulalip Tribes are a
 2960 federally recognized tribal nation and signatory of the 1855 Treaty of Point Elliot whose usual
 2961 and accustomed places include this subarea.¹³⁷ Representatives of the Tulalip Tribes met with
 2962 King County Department of Local Services staff to discuss plan development three times,
 2963 between November 2021 and March 2023. The meetings with the Snoqualmie and Tulalip
 2964 Tribes consisted of updates to the Indian Tribes with the King County Department of Natural
 2965 Resources and Parks, and individual meetings dedicated to this planning process. Muckleshoot
 2966 Tribal representatives were presented the Subarea Plan for their review several times but did
 2967 not offer any feedback.

2968 A majority (86 percent) of the households within the subarea identify as White.¹³⁸ About 2
 2969 percent of residents use languages other than English at home. Spanish and Chinese are the
 2970 most used languages other than English. The subarea has one of the highest median incomes
 2971 of any subarea in King County. Tables 18-21 summarize the demographics and socioeconomic
 2972 data of the subarea and how it compares with King County as whole, which shows an area that
 2973 is predominantly whiter and more affluent than the rest of the County.¹³⁹

2974 **TABLE 18: SNOQUALMIE VALLEY/NE KING COUNTY SOCIOECONOMICS**

Socioeconomics	SV/NEKC	King County
Population	26,000	2,225,500
Average household size	3	2
Median age	43	37
Male	51%	50%
Female	49%	50%
Youths (under 18)	23%	21%
People aged 65 years and older	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking population	2%	6%

2975

2976 **TABLE 19: SNOQUALMIE VALLEY/NE KING COUNTY INCOME AND POVERTY**

Income and Poverty	SV/NEKC	King County
Median household income	\$124,000	\$103,000
Households below poverty line	3%	17%

2977

2978 **TABLE 20: SNOQUALMIE VALLEY/NE KING COUNTY RACE AND ETHNICITY**

Race and Ethnicity	SV/NEKC	King County
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%

¹³⁷ Link to [Treaty of Point Elliott, 1855 | GOIA \(wa.gov\)](#)

¹³⁸ All statistics in this section are based on the 2020 Decennial Census Data and the 2020 American Community Survey 5-Year Estimates unless otherwise noted.

¹³⁹ U.S. Census Designated Places data was used to explore demographics at a granular scale, specifically income, poverty, home ownership and education. It was found this data is not detailed enough to summarize non-English language users with detail, nor race or ethnicity within the individual geographies.

Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%

2979
2980

TABLE 21: SNOQUALMIE VALLEY/NE KING COUNTY HOUSING

Housing	SV/NEKC	King County
Owner-occupied households	88%	56%
Renter-occupied households	12%	44%
Rent-burdened households	36%	34%
Ownership-burdened households	22%	25%

2981

2982 This data shows only a small part of the broader subarea picture, however. The following
 2983 sections discuss in more detail the socioeconomic elements of the subarea and its communities.
 2984 The socioeconomic data selected and analyzed in this review considers how race, level of
 2985 income, gender, or language spoken may impact an individual’s or community’s access to the
 2986 determinants of equity.¹⁴⁰

2987 The needs and vulnerabilities of residents can vary significantly based on factors such as
 2988 household income, homeownership status, access to networks of support, English language
 2989 proficiency, immigration status, civic engagement, disability status, and many others.¹⁴¹ These
 2990 factors are further impacted by their intersection with race. Further complication is added when
 2991 vulnerabilities are compounded by living in a rural area, where resources and support such as
 2992 healthcare, transit, and employment are harder to reach. This section builds on the
 2993 demographic profile in the Subarea Plan to identify notable differences and disparities that are
 2994 related to residents’ needs and vulnerabilities.

2995 **Impacted Communities and Priority Populations**

2996 In the last 30 years, the subarea has seen dramatic changes: the Snoqualmie Indian Tribe
 2997 received federal recognition as a sovereign nation, unincorporated lands were annexed into
 2998 nearby cities, and small communities grew into suburbs. Shifts in industry and technology
 2999 brought demographic changes to communities and the economy, with a shift from resource-
 3000 based industries to primarily service sector and tourism.

3001 On average, Snoqualmie Valley/NE King County fares better than King County as a whole in
 3002 key social and economic outcomes. As shown by the data above, residents are more likely to
 3003 own their home, speak English as a primary language, and earn higher incomes than their
 3004 counterparts across the County. The subarea also has lower rates of poverty than King County
 3005 as a whole.

3006 All members of a community are affected by a Subarea Plan. The policies and zoning that
 3007 inform what kind of buildings can be built and where they can be built; the uses allowed in an
 3008 area; and the services, programs, and facilities that can be provided or influenced by County
 3009 government create the environment in which community members experience their community,
 3010 access services, and encourage personal financial growth. More specifically, the Subarea

¹⁴⁰ Link to [Ordinance 16948](#)

¹⁴¹ Link to [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#)

3011 Plan’s effect on a particular individual will depend on several factors, including whether that
 3012 individual is a homeowner, a renter in market-rate housing, a renter in income-restricted
 3013 housing, a business owner, an employee of a business within the subarea, or even someone
 3014 who visits the area to eat, shop, or recreate. All these factors are further dependent on how the
 3015 private market responds to new policies and regulations.

3016 Through examining demographics and conversations with the community and community-based
 3017 organizations, the County identified the following priority populations early in the subarea
 3018 planning process. The County prioritized engagement with people in these demographic groups
 3019 and Indian tribes to ensure that their perspectives were included in the development of the
 3020 Subarea Plan:

- 3021 • Indian tribes (the sovereign Snoqualmie and Tulalip Tribes)
- 3022 • Black, Indigenous, and People of Color communities
- 3023 • English language learners
- 3024 • Youth

3025 Specific concerns raised by community members included:

- 3026 • Access to services and resources such as education, healthy food, and
 3027 mobility/transportation for priority populations – raised by community members and
 3028 public school representatives, including multi-language learning
- 3029 • Affordable housing for those who are already living in the subarea and those who
 3030 work in the subarea but cannot afford housing
- 3031 • Attention to youth, their mental health, and opportunities for youth – raised by
 3032 community-based organizations and parents
- 3033 • Feedback on the Subarea Plan and access to determinants of equity for Black,
 3034 Indigenous, and People of Color – raised by community members and community-
 3035 based organizations
- 3036 • Access to determinants of equity and availability of historic tribal resources for
 3037 members of the Snoqualmie Indian Tribe and Tulalip Tribes – raised by community
 3038 members and members of the Tribes

3039 The following sections discuss these priority populations in the subarea in the context of how
 3040 the Subarea Plan may impact each group. In addition, a more encompassing review of the
 3041 socioeconomic data for the subarea completed during the drafting of the Public Review Draft
 3042 identified broad disparities between different communities across the region. This section will
 3043 provide a comparative overview of the socioeconomic differences between the six Census
 3044 Designated Places in the subarea and further discuss how the Subarea Plan may impact these
 3045 communities in different ways.

3046 Indian Tribes

3047 American Indians/Alaska Natives make up 1 percent of the population in the subarea, which is
 3048 approximately the same as King County overall (1 percent).¹⁴² Tribal groups have a historic and
 3049 continued presence across the region. The subarea is home to the Snoqualmie Tribal
 3050 reservation land and trust lands. It also contains certain federally adjudicated “usual and

¹⁴² During October of 2022 the Snoqualmie Indian Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie Indian Tribe staff stated they would need to request approval to share such information from their Council, they had been advised that it would unlikely be approved, and chose to pass on such a request.

3051 accustomed places” for treaty-reserved hunting, fishing, and gathering of the Tulalip Tribes and
 3052 Muckleshoot Indian Tribe.

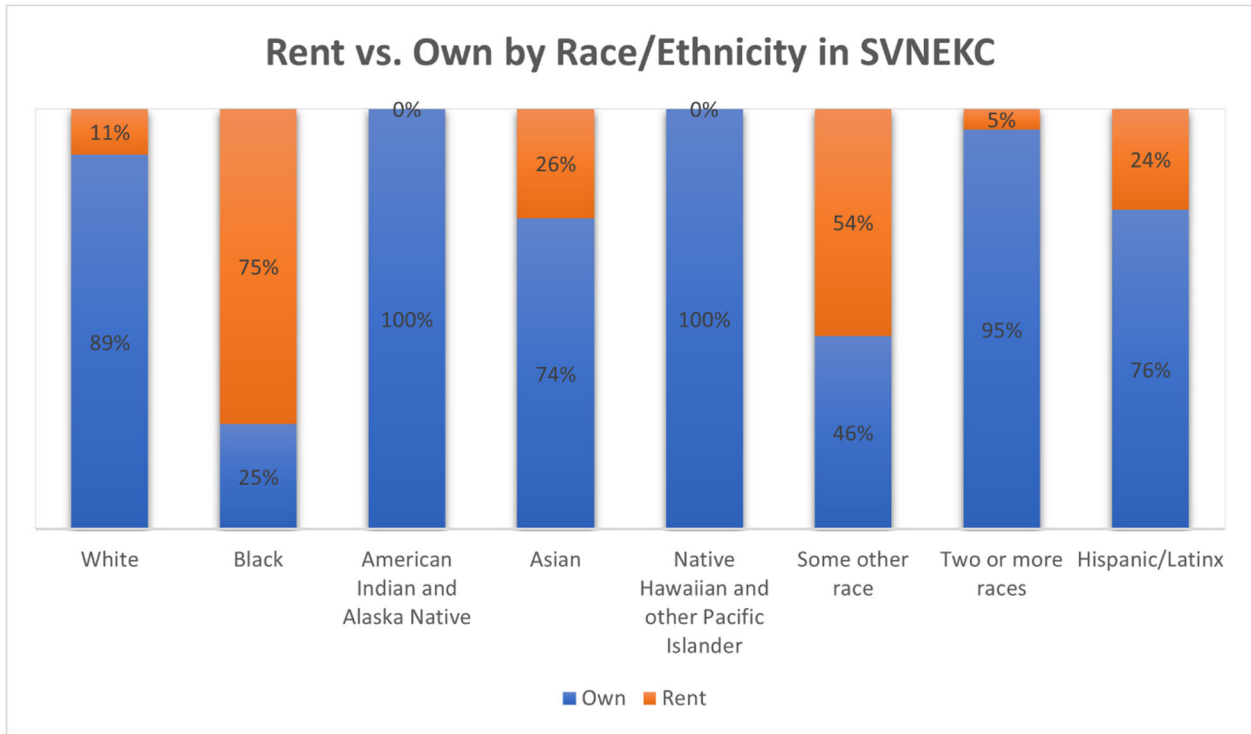
3053 **Black, Indigenous, and People of Color Community**

3054 Snoqualmie Valley/NE King County has limited racial and ethnic diversity, with 84 percent of the
 3055 population comprised of White, non-Hispanic people, compared with 60 percent of the
 3056 population of King County. The largest ethnic groups in the subarea are Hispanic or Latinx (5
 3057 percent of the population), Asian (5 percent), and two or more races (3 percent).

3058 The strategy for engagement with the Black, Indigenous, and People of Color communities, due
 3059 to its small population, needed to be hands-on and focused on areas recommended by
 3060 community-based organizations who serve these populations. This strategy included attempts
 3061 to connect with youth and various school affinity groups, connecting directly with Tribal staff
 3062 whose historic lands include the subarea, discussions with community-based organizations who
 3063 may support Black, Indigenous, and People of Color populations, presence at events, and
 3064 handing out flyers in local businesses to increase visibility. More details on engagement of the
 3065 Black, Indigenous, and People of Color communities are explained in the Phase 2 section,
 3066 below.

3067 Most households in the subarea (88 percent) own their residence, far greater than the
 3068 proportion of King County households at 56 percent. However, while only 12 percent of
 3069 households rent, those households that rent are more likely to be Black, Indigenous, and People
 3070 of Color. This is particularly true for Black residents, who historically faced discriminatory
 3071 policies and lending practices which created barriers to home ownership. In the subarea, only
 3072 67 percent of households which identify as Black or African American, Asian, or some other
 3073 race own their home compared to White households (89 percent). Hispanic/Latinx households
 3074 are also less likely to own their homes (76 percent) compared to White households.

3075 **FIGURE 3: HOMEOWNERSHIP BY RACE/ETHNICITY**



3076

3077 In the subarea, approximately 36 percent of all renters are “cost burdened,” meaning that they
 3078 spend more than 30 percent of their income on housing. This is greater than King County as a
 3079 whole where 34 percent of all renters are cost burdened. Additionally, the subarea has a lower
 3080 prevalence of cost-burdened owned households (22 percent) compared to county-wide (25
 3081 percent).

3082 Previous studies in King County have evaluated how the needs and interests of people that
 3083 identify with particular racial and ethnic groups are diverse and are compounded based upon
 3084 the intersectionality of other identity-based factors such as gender, age, or social class, as well
 3085 as personal experience.¹⁴³ This makes it especially important to engage with as many people as
 3086 possible in the subarea planning process, and from a variety of racial and ethnic groups, to
 3087 consider distributional equity where there is greater balance in home ownership across racial
 3088 identities and reduced disproportionate cost burdened housing.

3089 **English Language Learning Communities**

3090 Limited English proficiency can be a significant barrier to civic engagement, including
 3091 participating in planning processes. All King County services in this subarea are conducted in
 3092 English while very few services provide adequate accommodations for English Language
 3093 Learning populations. This includes the engagement process for this Subarea Plan, where all
 3094 primary communications are conducted in English; guidance documents are available in
 3095 Spanish and Chinese (Mandarin) with translation options available for other languages. In the
 3096 subarea approximately two percent of the population is estimated to have limited English
 3097 proficiency, compared to six percent of the population of King County as a whole. However, this

¹⁴³ [Link to Attachment B: Skyway-West Hill Community Service Area Subarea Plan](#) and [Attachment C: North Highline Community Service Area Subarea Plan](#)

3098 number varies depending on geography within the subarea. Approximately six and one half
 3099 percent of residents in the areas between the cities of Carnation and Duvall along State Road
 3100 203 (Novelty, Stillwater, and Stuart) have limited English proficiency. Furthermore, in Fall City
 3101 10 percent of residents use languages other than English at home with Spanish-speakers
 3102 making up seven percent of the population. The most common languages used in the subarea
 3103 after English are Spanish, Chinese, then Hindi.¹⁴⁴

3104 Based on language data, the County translated key documents into Spanish. The County
 3105 advertised Spanish interpretation for events, offered flyers in Spanish, and included Spanish
 3106 and Chinese text in the Public Review Draft flyer. In addition to professional translators at
 3107 events, King County Department of Local Services staff fluent in Spanish were available to
 3108 translate in Spanish both during online and in-person events.

3109 Youth

3110 Youth (under 18 years old) comprise about 23 percent of the population in the subarea, higher
 3111 than the countywide rate (21 percent). Given the twenty-year time horizon of this plan, youth are
 3112 impacted more than others, as they are the future of this subarea. Youth were engaged through
 3113 various means, such as attending multilanguage learning high school classes, attending
 3114 Snoqualmie Valley Youth Council Meetings, and coordinating with Two Rivers Big Picture High
 3115 School students to collect feedback. Representatives of community-based organizations serving
 3116 youth and local school district administrators and teachers were also interviewed on the needs
 3117 of youth in the subarea.

3118 Identifying Additional Priority Populations Through Census Designated Places

3119 The subarea encompasses a vast region with varying geographies and communities with
 3120 distinct differences from one another. Reviewing the socioeconomic and demographic data for
 3121 the entire subarea to identify priority populations proved limiting. Data for the subarea conveyed
 3122 as a single community with the highest annual income out of all the subareas in unincorporated
 3123 King County and predominantly White residents. The subarea includes several communities
 3124 with varying social identities and socioeconomic status. As a deeper analysis of this data took
 3125 place, it became clear that viewing the subarea as a singular region was not the best approach.

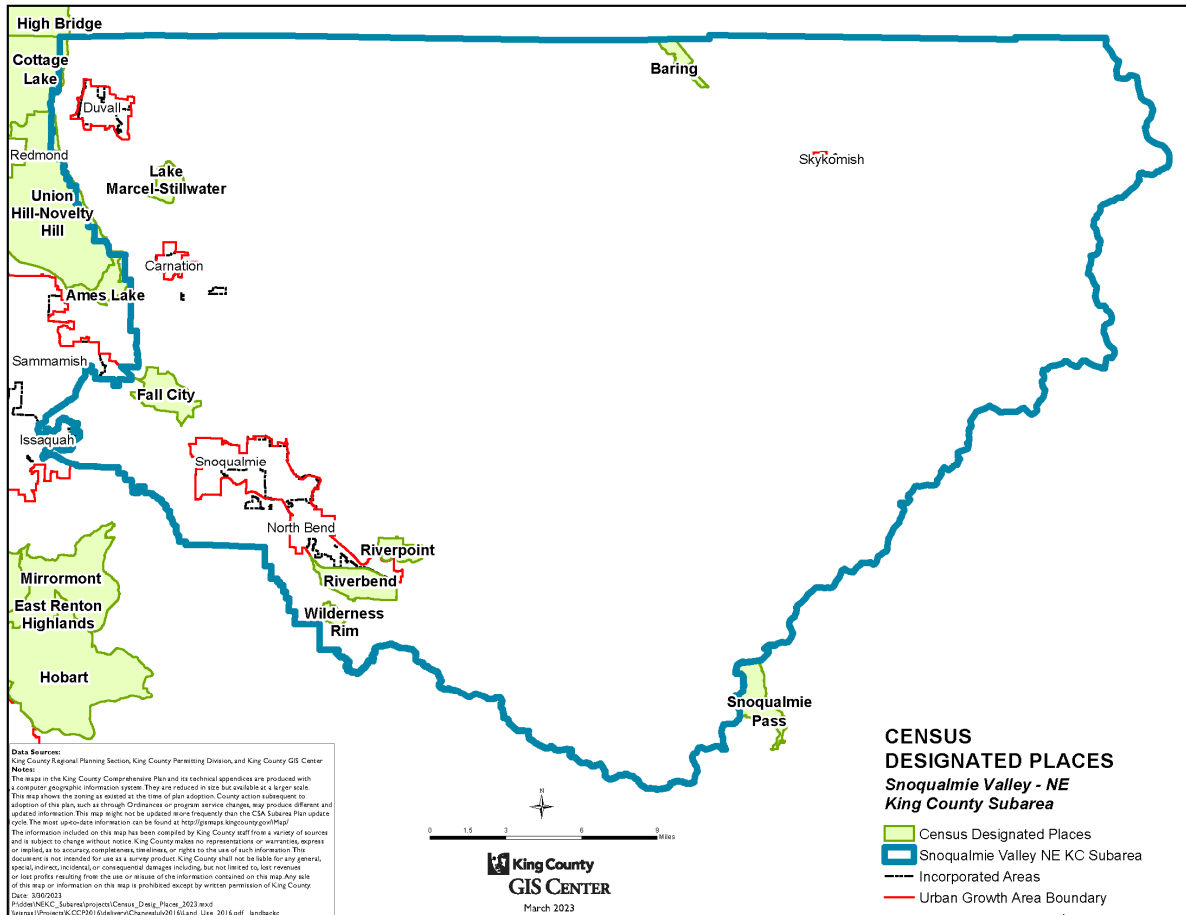
3126 This section provides further analysis of socioeconomic characteristics of the Census
 3127 Designated Places within the subarea compared to the entire subarea. Census Designated
 3128 Places are a statistical geography representing closely populated, unincorporated communities
 3129 that are locally recognized and identified by name. The purpose of Census Designated Places is
 3130 to provide meaningful statistics for well-known, unincorporated communities. There are six
 3131 Census Designated Places located within the subarea: Baring Census Designated Place, Fall
 3132 City Census Designated Place, Lake Marcel-Stillwater Census Designated Place, Riverbend
 3133 Census Designated Place, Riverpoint Census Designated Place, and Wilderness Rim Census
 3134 Designated Place. While the Census Designated Places do not geographically cover the whole
 3135 of the subarea, they serve to emphasize key socioeconomic differences between different
 3136 communities within the region. These trends highlight the risk of characterizing the subarea as a

¹⁴⁴ 2019 American Community Survey Public Use Microdata Sample data (census.gov). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.

3137 uniform community in the context of equity as the overall distribution of resources is not
 3138 proportionate to the populations who reside, work, and play in this area.

3139 Census Designated Place-level data identify additional priority populations. These populations
 3140 were not identified in the early development of the Subarea Plan due to initially applying the
 3141 data analysis approach that mirrored the latest subarea plans adopted by Council, to examine
 3142 the entire subarea. After conversations with community-based organizations representing
 3143 populations in need, it was clear that data covering smaller communities was needed, and that
 3144 this subarea needs a level of analysis that examines individual areas to explore variations and
 3145 prioritize engagement appropriately. This deeper demographic assessment revealed disparities
 3146 that were not apparent during the initial analysis. These late realizations were addressed during
 3147 the public review period, including further consideration in future community engagement
 3148 activities, discussed more at-depth in Phase 2 of the Equity Impact Review. One example of an
 3149 action resulting from Census Designated Place-level data findings is having a physical presence
 3150 at the Skykomish foodbank during the public review period, which stems from the finding that
 3151 the Baring Census Designated Place has a significantly lower median household income than
 3152 other areas.

3153 **MAP 38: CENSUS DESIGNATED PLACES WITHIN THE SUBAREA**

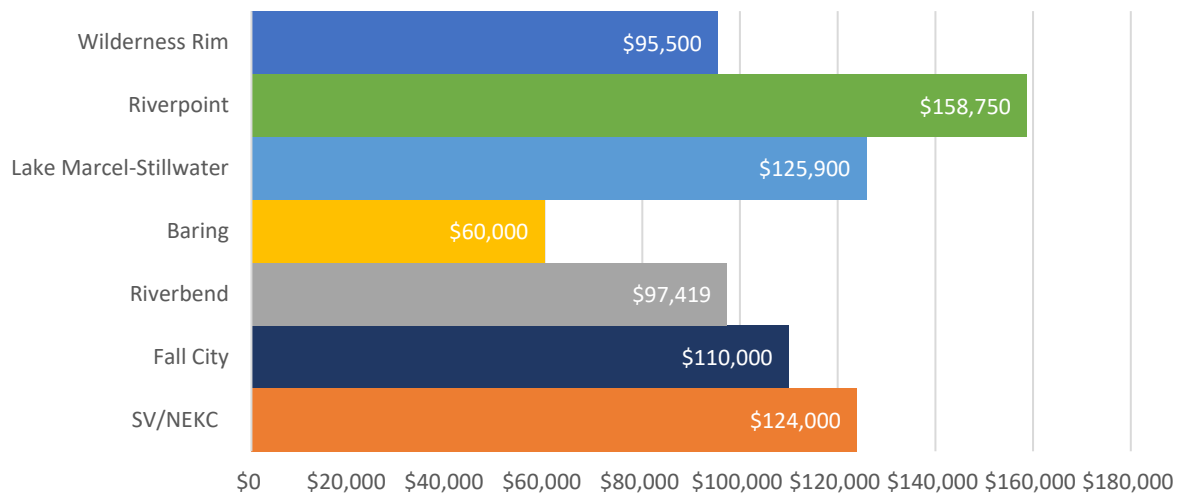


3154
 3155 **PEOPLE WITH LOW INCOMES**
 3156 Significant diversity exists in demographic and socioeconomic conditions across the subarea
 3157 within different communities and neighborhoods. As such, the Subarea Plan can affect each
 3158 community in different ways. the subarea as a region is relatively affluent compared to King

3159 County, with a median household income of \$124,000 compared to the County’s \$103,000.¹⁴⁵
 3160 The high median household income of the region is not distributed equally among communities
 3161 within the subarea, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn
 3162 over 200% more than households in Baring (\$60,000).

3163 Efforts were made to engage with people who lived in and near the Baring area prior to the
 3164 public review period, including individual invitations to 79 residents to join a focus group, phone
 3165 calls asking individuals to be advocates for community input, posting flyers at the Baring store
 3166 and various locations in Skykomish, and hosting an in-person meeting in Baring during the
 3167 public review period. These efforts did not result in much participation until the public review
 3168 portion of the planning process. Though the economic disparities of Baring were not fully
 3169 analyzed until partway through the subarea planning process, the outcomes of this analysis did
 3170 not change what the County had already heard through communicating with people who work
 3171 and live in the area.

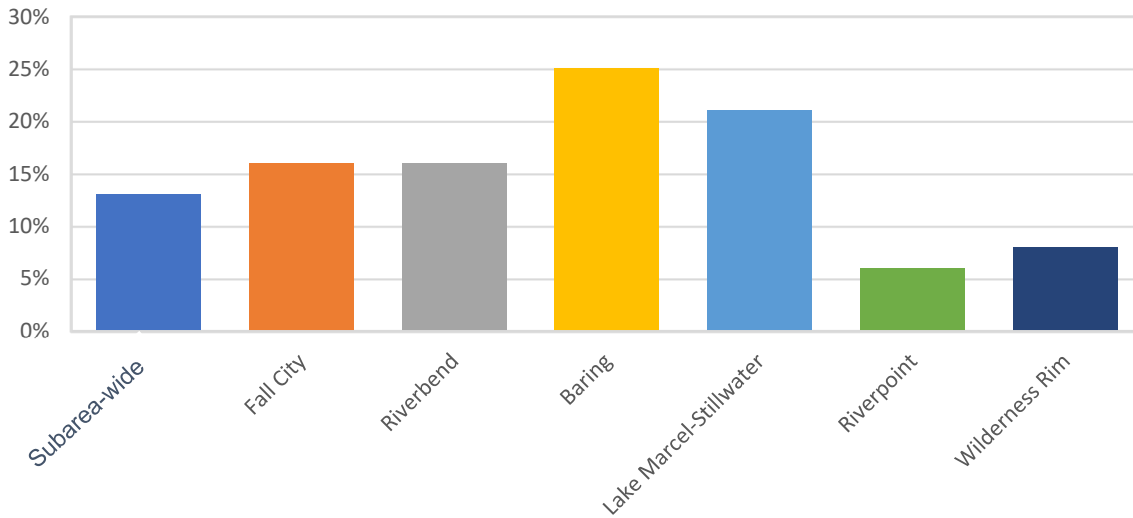
3172 **FIGURE 4: SNOQUALMIE VALLEY/NE KING COUNTY MEDIAN HOUSEHOLD INCOME**



3173 Compared to the subarea-wide data, the distribution of poverty, education, and homeownership
 3174 among households in the subarea reveals disparities in outcomes. By most metrics, Baring
 3175 (population 255) has socioeconomic outcomes that are not as favorable as the other Census
 3176 Designated Places in the subarea. Baring’s average household income is less than half (48
 3177 percent) of the subarea average. Twelve percent of Baring’s population qualify as impoverished.
 3178 Less than a quarter, 22 percent, of Baring’s population has attained a bachelor’s degree or
 3179 higher in education. Other communities along US Highway 2 such as Grotto and unincorporated
 3180 Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint
 3181 have poverty rates of 1 percent or less. These two communities, with the highest household
 3182 incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of
 3183 Lake Marcel-Stillwater households and 62 percent of Riverpoint households hold a bachelor’s
 3184 degree or higher. This data highlights the relationship between educational attainment and
 3185 household income, as higher educational attainment increases the number of employment
 3186 pathways and earning potential.

¹⁴⁵ All figures for the subarea include the total population of the Subarea, including the populations of the six Census Designated Places.

3187 **FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65**



3188

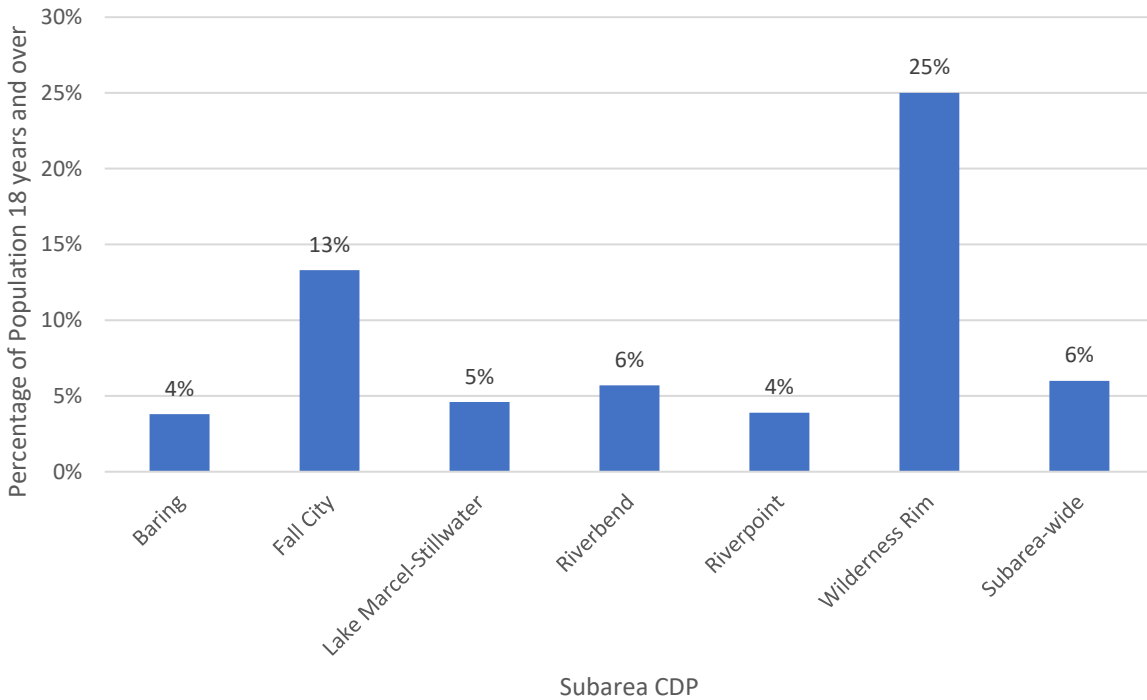
3189 **RESIDENTS AGED 65 AND OVER**

3190 About 13 percent of the population in the subarea is over 65 years of age. This is lower than the
 3191 percentage for King County as a whole (14 percent). However, in the communities of Baring,
 3192 Fall City, Lake Marcel-Stillwater, and Riverbend the percentage ranges from 16 percent to 25
 3193 percent, significantly higher than the subarea broadly. The Subarea Plan can direct land use
 3194 and development standards which may impact the ability of people aged 62 years and older to
 3195 age in place or find suitable housing that meets their changing needs. Similarly, the Subarea
 3196 Plan includes a section on housing and human services which could affect delivery of services
 3197 to support people aged 62 years and older. This is reflected in the policies to the degree a
 3198 subarea plan can reflect such issues where they are determined to be specific to the subarea,
 3199 not countywide. 'Senior service centers' are specifically referenced in a human services policy, a
 3200 reference to Mt Si Senior Center and SnoValley Senior Center.

3201 **VETERANS**

3202 The subarea has a higher percentage of veterans (6 percent) than King County (4 percent).
 3203 When looking at Census Designated Places, this number increases to 13 percent in Fall City
 3204 and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health
 3205 challenges and a plan which encourages access to health and human services is essential to
 3206 supporting this community. Support to veterans was included in two policies under Chapter 5:
 3207 Housing and Human Services, one policy included addressing housing stability and the other
 3208 included addressing veteran services. Indirectly, through housing and human services policies,
 3209 veteran support is included to the degree a subarea plan can reflect such issues where they are
 3210 determined to be specific to the subarea, not countywide.

3211 **FIGURE 6: SNOQUALMIE VALLEY/NE KING COUNTY VETERAN POPULATION**



3212

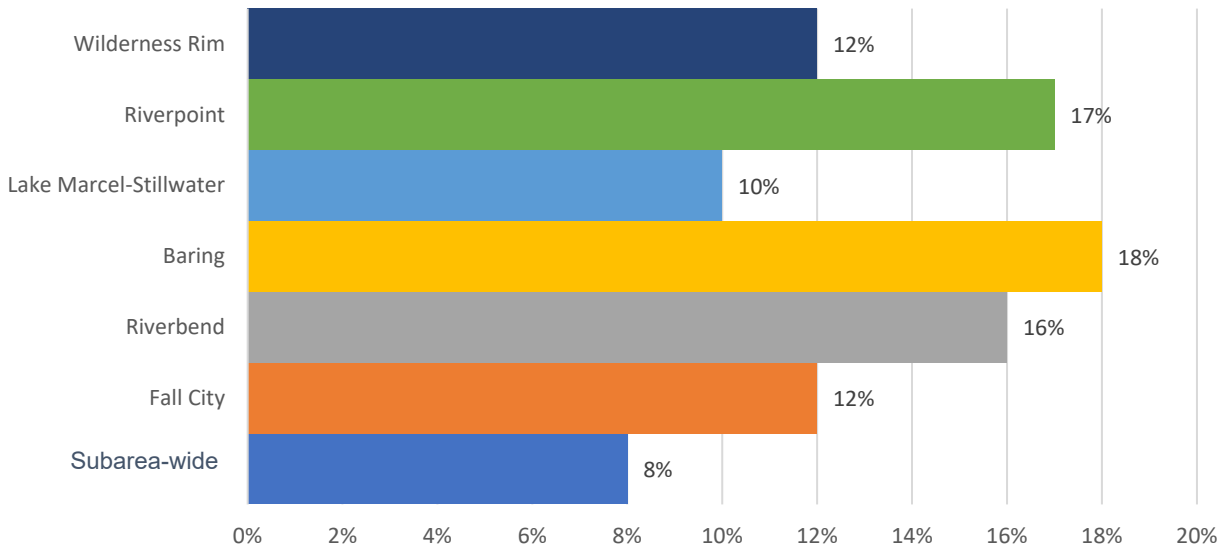
3213 **PERSONS WITH DISABILITIES**

3214 About eight percent of the population in the subarea identify as having a disability, which could
 3215 include challenges with hearing, vision, or independent living as well as cognitive or ambulatory
 3216 differences.¹⁴⁶ This is lower than King County as a whole (nine and half percent). However,
 3217 given the size and physical diversity across the subarea the overall percentage does not reflect
 3218 differences between the communities within this area. Census Tract 328, which includes the
 3219 unincorporated communities of Baring and Grotto, makes up the largest geographic area within
 3220 the subarea. The area is sparsely populated with a total of 2,900 residents.¹⁴⁷

¹⁴⁶ Link to more information on American Community Survey disability questions: [American Community Survey Why We Ask: Disability \(census.gov\)](https://www.census.gov/data/tables/2019/acs/5yrr/whyweaskdisability.html). The data is self-reported by community members who fill out surveys, stating whether they have a disability or not, but not the degree or intensity of a disability. Disabilities included in the survey are: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

¹⁴⁷ The population of Census Tract 328 includes the incorporated town of Skykomish (population 153) which is not part of the subarea.

3221 **FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE**



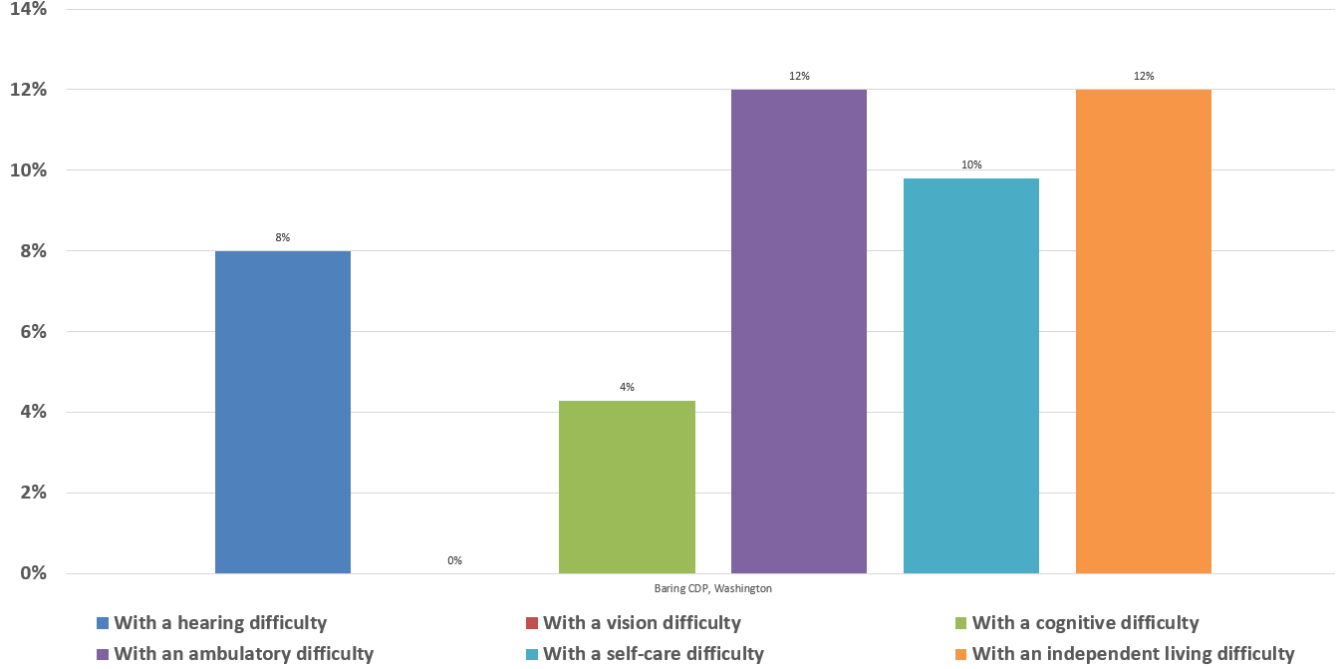
3222

3223 Nearly 18 percent of the population in the Baring Census Designated Place identify as having a
 3224 disability, almost twice that of King County. Those with disabilities are much more likely to be
 3225 over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly
 3226 residents. Disabled residents face further challenges in the rural area such as the subarea
 3227 compared to their urban counterparts due to less access to health care and human services,
 3228 fewer supermarkets and food options, and limited public transportation.¹⁴⁸ The degree to which
 3229 a disability affects a person is not a question asked in the American Community Survey, though
 3230 the type of disability is included. Below are graphs of each Census Designated Place showing
 3231 the percentage of the population with each disability.

3232 The Figures 8 through 13 show disability type in each Census Designated Place by percentage.

¹⁴⁸ [Link to Center for Disease Control and Prevention – Rural Health](#)

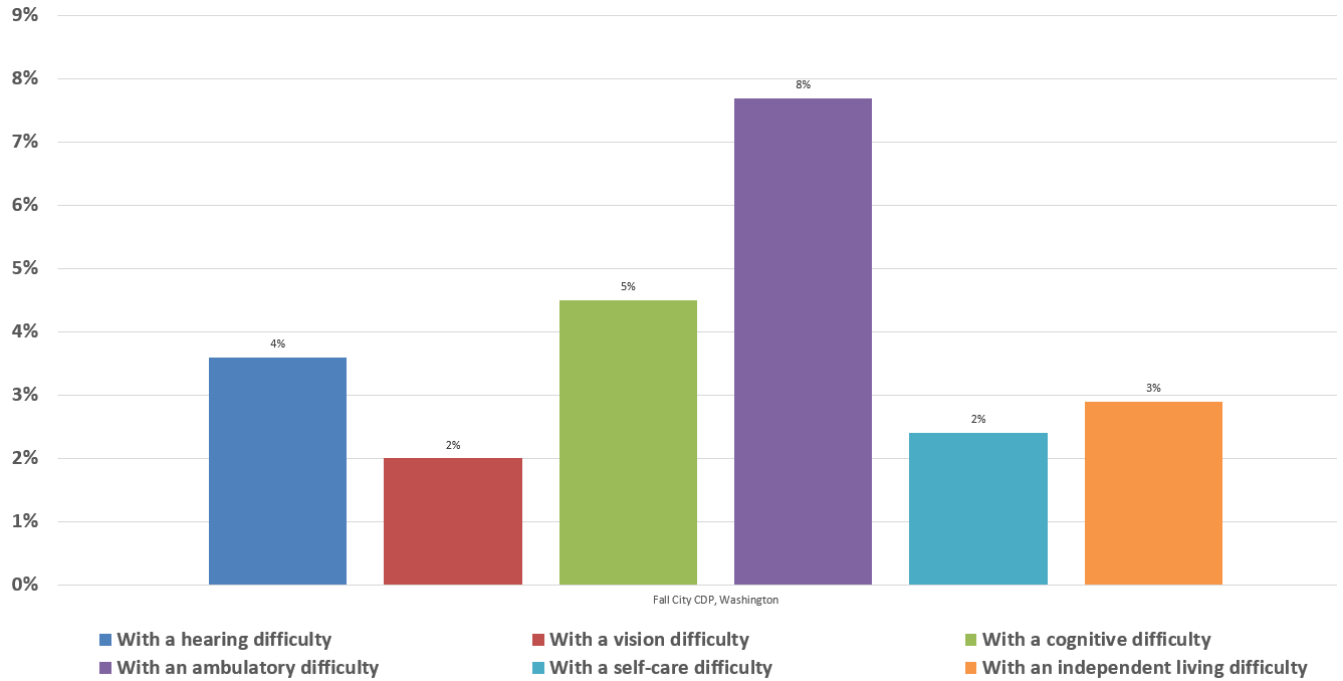
3233 **FIGURE 8: PERCENTAGE OF POPULATION BY DISABILITY TYPE – BARING CENSUS DESIGNATED**
 3234 **PLACE**



3235

3236

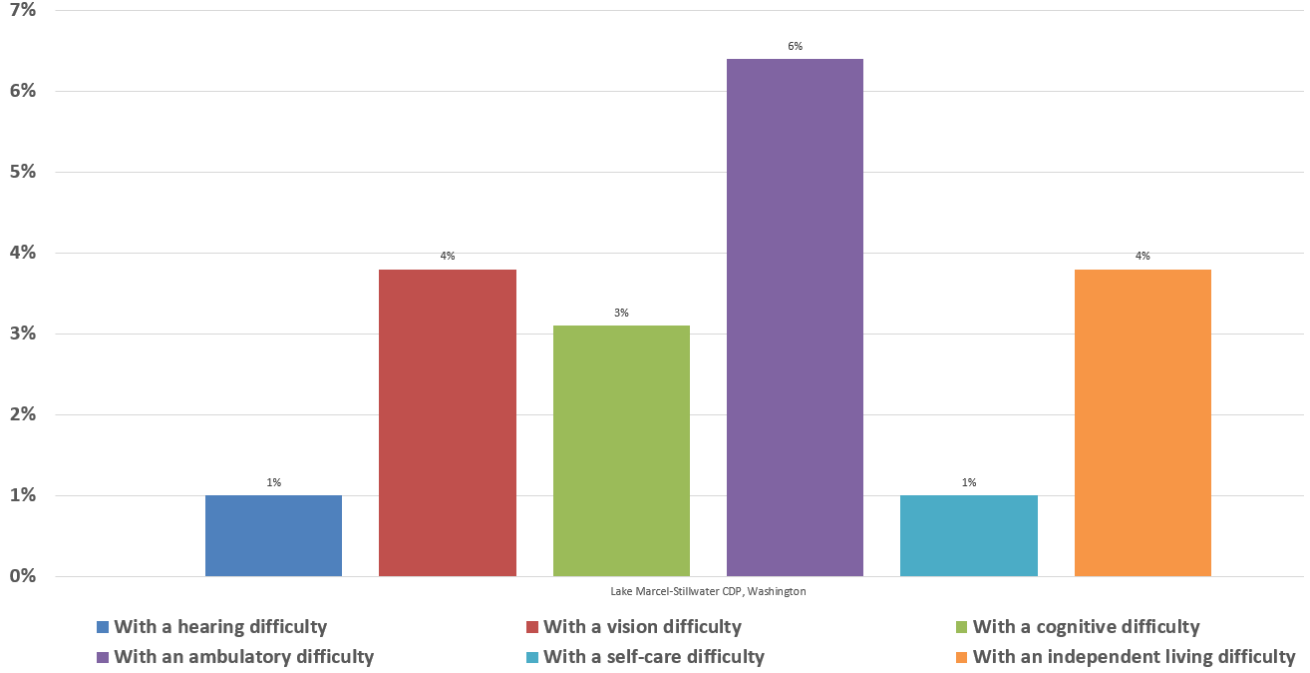
3237 **FIGURE 9: PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CENSUS DESIGNATED**
 3238 **PLACE**



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3240

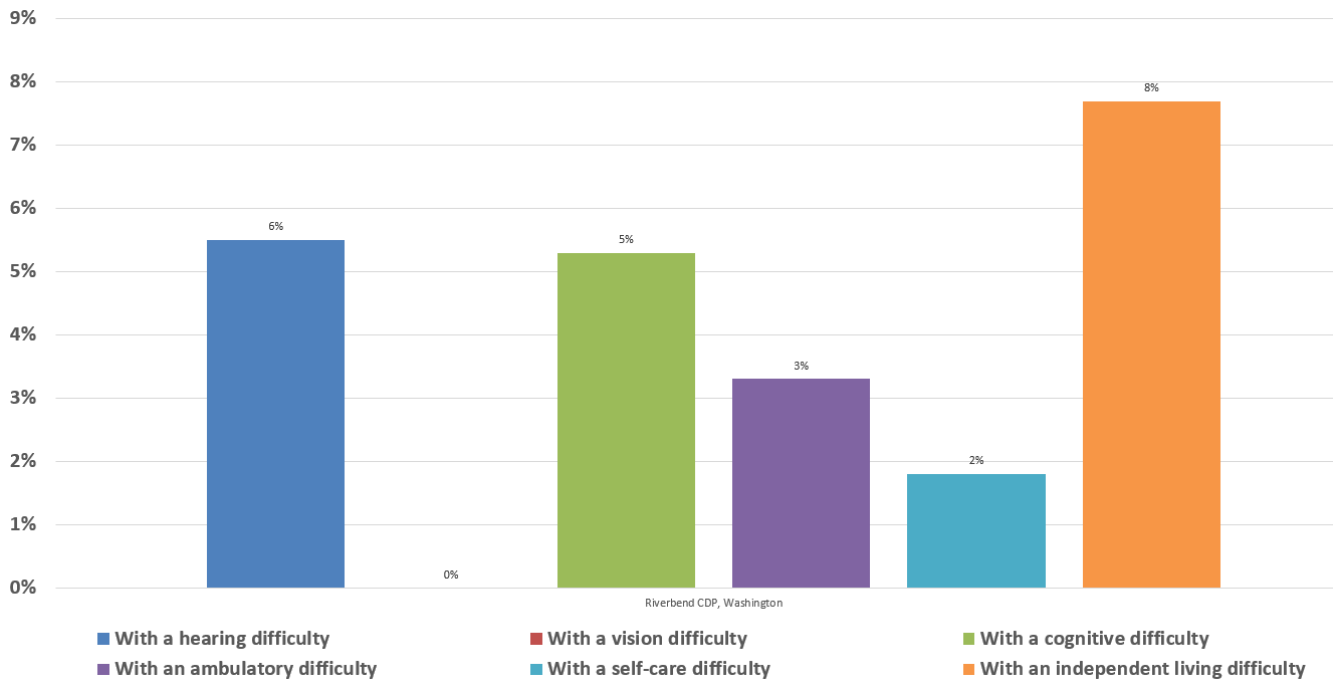
3241 **FIGURE 10: PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER**
 3242 **CENSUS DESIGNATED PLACE**



3243

3244

3245 **FIGURE 11: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CENSUS DESIGNATED**
 3246 **PLACE**

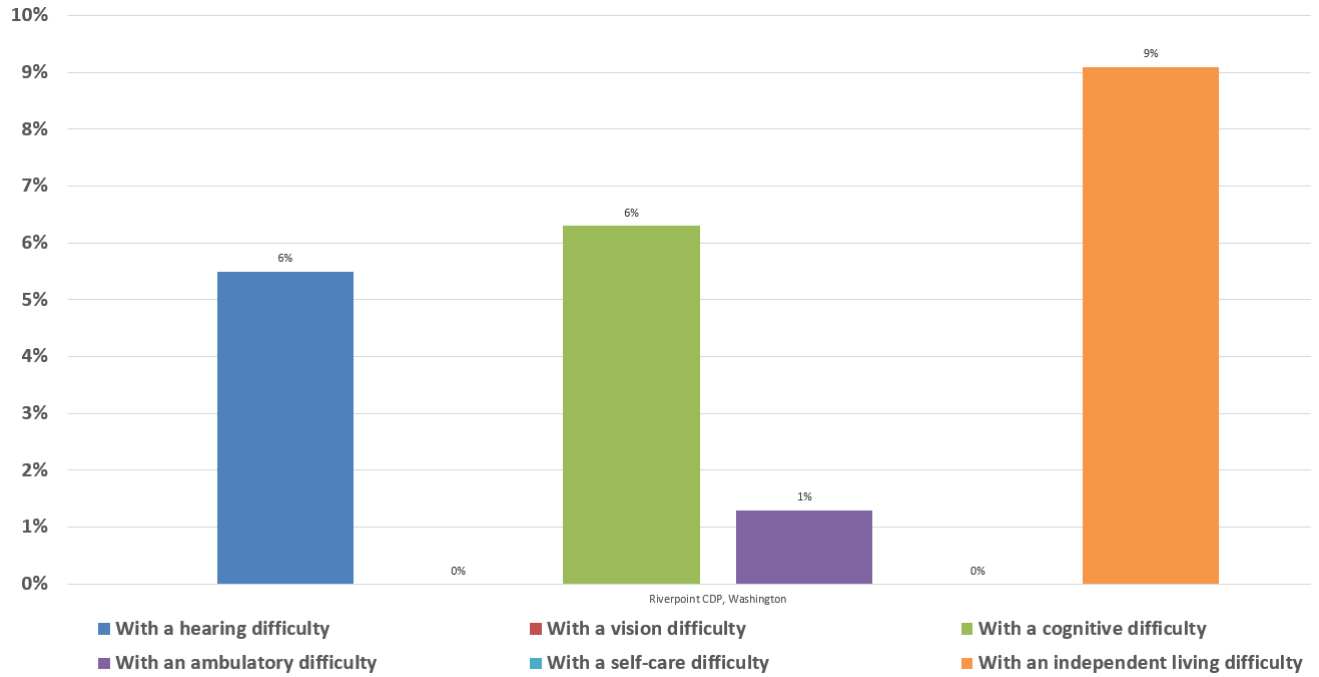


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3250

FIGURE 12: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERPOINT CENSUS DESIGNATED PLACE



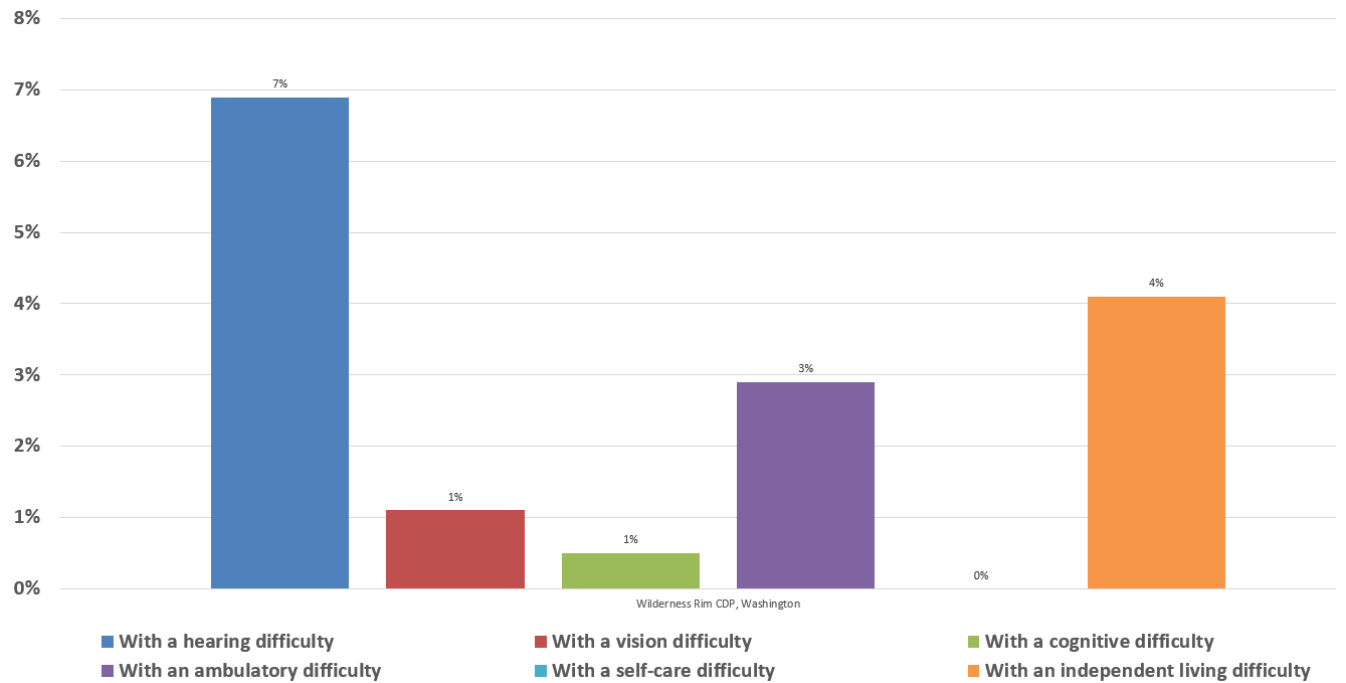
3251

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3253

3254

FIGURE 13: PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CENSUS DESIGNATED PLACE



3255

3256

3257

3258 Exploring individual disabilities per Census Designated Place provides a deeper picture of what
 3259 types of disability are present per geography. As reflected in the aggregated disability chart,
 3260 Baring Census Designated Place has the most disabilities by percentage, with both ambulatory
 3261 difficulty and independent living difficulty at 12 percent of the population, and 10 percent of the
 3262 population having difficulty with self-care. Baring is also the oldest Census Designated Place in
 3263 the subarea with 25 percent of the population at 65 years and older. When comparing to the
 3264 second oldest Census Designated Place in the subarea, Lake Marcel-Stillwater Census
 3265 Designated Place with 21 percent of the population over 65 years old, there is a significant
 3266 difference in the percentage of those with disabilities. Six percent of Lake Marcel-Stillwater
 3267 population has an ambulatory difficulty, which is the highest percentage for a type of disability in
 3268 this Census Designated Place. The Census Designated Place with the largest percentage of
 3269 veterans, Wilderness Rim at 21 percent has relatively low percentages of disabilities reported,
 3270 the exception being hearing loss at 7 percent, which is second only to Baring at 8 percent.

3271 In terms of equity when concerning those with disabilities, the Baring Census Designated Place
 3272 needs more attention than other places. King County Department of Local Services staff made
 3273 extra efforts to engage with this population during the public review period. As the most remote
 3274 area of this rural subarea difficulty connecting with the population is inherent, but King County
 3275 Department of Local Services staff made extra efforts to engage and solicit feedback on plan
 3276 development from Baring community members.

3277 Equity Impact Review Phase 2 – Assess Equity and Community Context

3278 This section of the Equity Impact Review identifies how, and at what stage, the project team
 3279 reached out to community groups, including priority populations, to learn about their priorities
 3280 and concerns and receive feedback and direction on the Subarea Plan. This section considers
 3281 whether and how each of the determinants of equity may be impacted, and a review of how the
 3282 policies, land use designations, and zoning regulations relate to the community's expressed
 3283 priorities and concerns. The specific priority populations are:

- 3284 • Indian tribes
- 3285 • Black, Indigenous, and People of Color communities
- 3286 • People with Limited English Proficiency
- 3287 • Youth
- 3288 • People with disabilities*
- 3289 • People who are elderly*

3290 *Added because of the Census Designated Place analysis.

3291 Community Engagement

3292 Community engagement in the subarea planning process provides the opportunity for
 3293 participants to shape the scope and content of the Subarea Plan. The ability for the community
 3294 to influence plan development changes throughout the process:

- 3295 • Visioning. Input given at the visioning stage helps to direct plan scope and guiding
 3296 principles.
- 3297 • Subarea Plan Development. During plan development, engagement steers the
 3298 policies and strategies that are proposed.

- 3299 • Public Review Draft. The Public Review Draft is intended to capture community
- 3300 interests and identify how the Subarea Plan can respond to those interests through
- 3301 policies, land use and zoning changes and code amendments.
- 3302 • Plan Adoption. The County Executive recommends a plan based on consideration of
- 3303 input on the Public Review Draft. The Council consider the recommendations and
- 3304 may make changes. It holds a public hearing for community input before final
- 3305 decisions are made with plan adoption.
- 3306 • Implementation. Community involvement focuses the implementation of plan
- 3307 objectives and policies to ensure that it meets the vision.

3308 Community engagement in the development of the Subarea Plan occurred in three phases,
3309 described below.

3310 FIRST PHASE

3311 The first phase of public engagement took place from June 2021 to June 2022. Prior to
3312 developing any proposals to change existing regulations and policies, the subarea planning
3313 team sought to learn about the priorities and concerns of the residents of the subarea.

3314 Note: During this first phase of engagement, King County Department of Local Services staff
3315 efforts were limited due to restrictions from the COVID-19 pandemic. Though the King County
3316 employee stay-at-home order that started March 2020 was lifted in July 2021, the rules
3317 continued to change based on the circumstances of the pandemic. Although some employees
3318 were able to return to work, the County still strongly discouraged any in-person meetings or
3319 gatherings other than those necessary for business operations. Those restrictions remained in
3320 place until March 1, 2022, which spanned the majority of this first phase of engagement.

3321 Based on lessons learned from Equity Impact Reviews conducted on previous subarea plans,
3322 the first phase of public engagement focused on the following goals:

- 3323 • Grow network across the subarea and develop partnerships with key community
- 3324 members, groups, and organizations.
- 3325 • Gain knowledge from the community and share knowledge with the community about
- 3326 the purpose and function of the subarea planning process in the subarea. This
- 3327 approach was taken to ensure a general understanding in the community of key
- 3328 concepts prior to any discussion about potential changes to existing regulations.
- 3329 • Seek guidance from the community to inform first draft of Subarea Plan proposals.

3330 The County focused on process equity by reaching out to the various populations in the subarea
3331 that included but are not limited to priority populations through requesting small meetings with
3332 Indian tribes, businesses or business interests, community-based organizations, offices of
3333 elected officials, local governments (including in neighboring cities and counties), public school
3334 administrators, and residents within the planning area. The County conducted 75 meetings
3335 during this early phase. These meetings ranged from high level introductions to the Subarea
3336 Plan to targeted discussions covering specific items, such as available services and the future
3337 land use of specific parcels. Additional outreach included phone calls and informal meetings
3338 with community members. Most of these meetings occurred virtually using Microsoft Teams,
3339 and some were in person. In addition to providing an introduction to the subarea planning work,
3340 the meetings served as learning opportunities for the County as well as opportunities to build
3341 and strengthen relationships within the area. The meetings were an hour long; the first fifteen
3342 minutes were used to introduce the team, the engagement purpose, the Subarea Plan, and the
3343 planning process, while the remaining forty-five minutes were dedicated to listening and dialog.

3344 In addition to these meetings, the County engaged in numerous phone calls and informal
 3345 conversations about community priorities and the planning process. These were not formally
 3346 documented, but deepened King County Department of Local Services staff's understanding of
 3347 the community.

3348 SECOND PHASE

3349 The second phase of public engagement focused on the following goals from June 2022 to May
 3350 2023:

- 3351 • Receiving feedback from the community on topics to be included in the draft vision,
 3352 scope, and guiding principles.
- 3353 • Reflecting on the successes and areas for improvement in the first phase of public
 3354 engagement.

3355 An example of success was the feedback received from the online survey, which provided a
 3356 subarea-wide set of feedback. An area to improve was providing more opportunities for dialog
 3357 with individual community members, which led to the formation of focus groups composed of
 3358 volunteers from various geographies with various interests.

3359 The County engaged with community members through virtual meetings with individuals and
 3360 small groups, geographic and topic-specific focus groups, community-wide virtual events, in-
 3361 person meetings, booths at community events, email correspondence, online surveys, and
 3362 interactive engagement using online maps. These activities were heavily weighted on virtual, as
 3363 the COVID-19 pandemic was waning during a large portion of engagement, and then due to
 3364 personal preference of community members. The decision to use these methods was derived
 3365 from feedback during the introductory meetings with community-based organizations, Indian
 3366 tribes, municipalities and other government organizations, and individual community members.
 3367 In addition to questions about communication preferences and anticipated feedback, the County
 3368 asked, "What are your ideas for reaching more people through public engagement?"

3369 Notice of meetings was provided using the following means:

- 3370 • Department of Local Services/King County website
- 3371 • PublicInput.com – An online platform which served as the main information website
 3372 for the Subarea Plan
- 3373 • Social Media (Facebook, Twitter, Instagram, Nextdoor)
- 3374 • King County Unincorporated Area News email newsletter
- 3375 • GovDelivery email list for Snoqualmie Valley NE King County¹⁴⁹

3376 THIRD PHASE

3377 The final phase of public engagement for the Subarea Plan was focused on hearing input about
 3378 the Public Review Draft of the plan, which was available for comment from June 1 to July 15,
 3379 2023. With many COVID-19 restrictions lifted at this time, Public Review Draft engagement
 3380 included a blend of virtual and in-person engagement opportunities, including:

3381 Online engagement

- 3382 • Virtual Department of Local Services Annual Town Hall for the subarea
- 3383 • Project website

¹⁴⁹ GovDelivery is a subscription-based service application through which the County sends out bulletins and notifications to subscribers.

- 3384 • Online surveys
- 3385 • Interactive maps
- 3386 • Social media posts by King County Department of Local Services and partner
- 3387 organizations
- 3388 • Virtual office hours
- 3389 • A visioning and scoping kickoff event hosted on Zoom
- 3390 • A final visioning and scoping workshop event hosted on Zoom
- 3391 • Public review draft hybrid virtual and in-person kickoff event
- 3392 • Public review draft overview video
- 3393 In-person events
- 3394 • Booths at community events
- 3395 • Fliers in English and Spanish posted throughout the subarea
- 3396 • Public review draft hybrid virtual and in-person kickoff event
- 3397 • Public review draft meeting in Baring
- 3398 • Public review draft meeting for unincorporated North Bend
- 3399 • Office hours at several libraries within the area (Carnation, Fall City, North Bend,
- 3400 Skykomish)
- 3401 Focused meetings
- 3402 • Eight focus groups, each meeting three times, for specific interest groups or geographic
- 3403 areas
- 3404 • Talks at high school classes and youth board meetings
- 3405 • Community business visits
- 3406 • One-on-one and small group meetings
- 3407 • Hmong farmer interviews
- 3408 Notice of opportunities to provide input was distributed via:
- 3409 • Postcard mailed to all homes and businesses in the subarea
- 3410 • Project email list
- 3411 • *Comprehensive Plan* email list
- 3412 • Social media (Facebook, Instagram, Twitter, Nextdoor)
- 3413 • King County Unincorporated Area News
- 3414 • A Supportive Community For All
- 3415 • City of Carnation
- 3416 • City of Issaquah
- 3417 • City of North Bend
- 3418 • Fall City Community Association
- 3419 • Fall City Neighbors Newsletter
- 3420 • Mt Si Senior Center
- 3421 • Si View Metropolitan Parks District
- 3422 • Sno-Valley Senior Center
- 3423 • Snoqualmie Pass Community Association
- 3424 • Snoqualmie Valley Mobility Coalition
- 3425 • Snoqualmie Watershed Forum
- 3426
- 3427 As of September 15, 2023, the Subarea Plan contact list contains 8,724 emails and mobile
- 3428 numbers. Most of these contacts were provided by the District 3 Councilmember's Office.

3429 SUMMARY OF OUTREACH CONDUCTED IN ALL THREE PHASES
 3430 Table 22 summarizes outreach conducted and the discussion/outcome of these activities in all
 3431 three phases of public engagement that was targeted to the four, initial priority populations
 3432 identified in the Equity Impact Review.

3433 **TABLE 22: OUTREACH TO PRIORITY POPULATIONS**

<p>Tribes</p>	<p><u>Snoqualmie Indian Tribe</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> • July 20, 2021, an introduction to the Subarea Plan • January 25, 2022, where the Snoqualmie Indian Tribe introduced the “Upper Snoqualmie Resilient River Corridor Management Plan” • June 1, 2022, during a King County Department of Natural Resources and Parks annual meeting • August 31, 2022, a meeting specific to the connection between the Subarea Plan and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan • King County Department of Natural Resources and Parks Annual Meeting on March 8, 2023 • August 1, 2023, a dedicated meeting to the Subarea Plan focused on the Snoqualmie Indian Tribe’s comment letter <p>The conversation in the introductory meeting was geared toward future engagement with the Snoqualmie Indian Tribe and Tribal Members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Snoqualmie Indian Tribe stated that, as a sovereign nation, Tribal concerns which include land and sacred places need to be treated separately than engagement. This feedback supported King County approaches to date and bolstered this Plan’s approach to tribal issues; we have approached tribal concerns separately from those raised by the non-tribal community members. For example, no questions in the Community Service Area-wide surveys asked the public’s opinions on tribal issues, as they are not for the public to decide, but to be addressed directly with Indian tribes through consultation.</p> <p>After the initial meeting with the Snoqualmie Indian Tribe, most of the content discussed specific to the Subarea Plan revolved around the Snoqualmie Indian Tribe’s “Upper Snoqualmie Resilient River Corridor Management Plan” introduced to the County in January 2022 and released to the public the following August.¹⁵⁰ The nexus with both plans is land use and zoning within the areas of focus for the Tribe’s Plan. Geographic Information Systems data for the Corridor Management Plan has been obtained and compared to existing zoning and land use to ensure no recommended changes within this plan would negatively affect the Tribe’s goals stated within their plan and the terrestrial areas it covers.</p>
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¹⁵⁰ Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

	<p>The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.</p> <p>The meetings with the Snoqualmie Indian Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the “Upper Snoqualmie Resilient River Corridor Management Plan” was obtained and explored to verify no map amendment recommendations would adversely impact this Plan’s goals. An example is a policy created to support improved connections of salmon habitat. Most of the subjects covered in this meeting are linked to policies found in the <i>Comprehensive Plan</i>.</p> <p>An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Indian Tribe.</p> <p>The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Snoqualmie Indian Tribe during the public review period. A large portion of comments were dedicated to better representation of the Snoqualmie Indian Tribe and the role it plays in the Snoqualmie Valley as of 2023, including the Tribe’s economic significance. Changes resulting from the comment letter and meeting include updating maps to better reflect reservation and trust lands, and the addition of a section in the Economic Development chapter explaining the Tribe’s economic role in the area.</p> <p><u>Tulalip Tribes</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> • November 15, 2021, as an introduction to the Subarea Plan, • March 15, 2022, as part of an annual meeting with the King County Department of Natural Resources and Parks • March 8, 2023, as part of an annual meeting with the King County Department of Natural Resources and Parks <p>During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and were interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for gathering and hunting, and ensuring the lands the Tulalips have access to in 2023 remain available in the future.</p>
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	<p>The 2023 King County Department of Natural Resources and Parks annual meeting was an opportunity to discuss proposed policy concepts and how they connect with Tribal concerns.</p> <p>These meetings with the Tulalip Tribes centered around fisheries, treaty rights, and access to usual and accustomed places. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. For example, a policy was created to support coordination to address overcrowded trailheads.</p> <p>The Tulalip Tribes were contacted during the public review period regarding a meeting to review policies though no response was given.</p> <p><u>Muckleshoot Indian Tribe</u> Muckleshoot Indian Tribe representatives were presented with the Subarea Plan for their review several times but did not offer any feedback.</p>
<p>Black, Indigenous, and People of Color Community</p>	<p>Initial outreach to Black, Indigenous, and People of Color communities started with King County Department of Local Services staff talking with representatives of community-based organizations who have history of working with Black, Indigenous, and People of Color communities and connecting with community-based organizations who provide service in these communities.</p> <p>King County Department of Local Services attempted to connect with the Black, Indigenous, and People of Color community through discussions with human service providers in the area, such as SeaMar, HopeLink, Encompass, and Empower Youth Network. These human service providers were recommended by other community services providers. Though King County Department of Local Services staff did not gain much contact with Black, Indigenous, and People of Color groups directly from these conversations, the staff of these human service providers helped paint a picture of Black, Indigenous, and People of Color populations in the subarea. Because Black, Indigenous, and People of Color populations do not live in specific parts of the unincorporated area, opportunities for engagement were identified, such as SeaMar’s activities for people aged 62 years and older, and the possibility of connecting with English Language Learning students at local schools.</p> <p>Several organizations with potential connections to Black, Indigenous, and People of Color populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to King County Department of Local Services staff. These organizations include Black, Indigenous, and People of Color community advocacy groups, small Black, Indigenous, and People of Color-owned businesses, free legal services providers, food banks, and Black, Indigenous, and People of Color farming groups.</p> <p>Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley</p>

	<p>Chamber President voiced concerns regarding living conditions of the workers and lack of needed services. Through engagement with the farming community of the Snoqualmie Valley Agricultural Production District, the County learned there is not a large Black, Indigenous, and People of Color farming community. With some exceptions, the 2023 composition of the farming community is mostly White. Exceptions include a small Hmong community outside of Fall City, a handful of dairy farms who hire migrant workers, and one farm that grows products for an organic community-supported agricultural business, Full Circle Farms. Full Circle Farms was the only farm willing to talk to King County Department of Local Services staff that has a significant amount of Black, Indigenous, and People of Color farmers. The search for Black, Indigenous, and People of Color who farmed was through both using King County Department of Natural Resources and Parks connections and talking to Valley farmers themselves.</p> <p>King County Department of Local Services staff spoke with the owner of Full Circle Farms, who employs approximately 15 workers, mostly from El Salvador working in the Snoqualmie Valley on H-1 visas. The conversation covered the needs of the workers and their families, specifically human service needs. Also covered were the challenges of making money as a farm owner in King County, and the difficulty of permitting and building code-compliant temporary housing for seasonal workers. Changing zoning for increased housing in the rural area, specifically an agricultural production district, contrasts with the <i>Comprehensive Plan</i> and Growth Management Act; however, policies within Chapter 5: Housing and Human Services are being proposed to support housing and human service needs for such populations.</p> <p>Prior to the public review period other attempts to contact Black, Indigenous, and People of Color populations within the farming community include the Hmong community and a blueberry farmer of South Asian descent. The County contacted the International Rescue Committee regarding immigrant and refugee communities they serve in the subarea, but the Committee said their focus is almost exclusively South King County, and their preference was to wait to get involved until a plan covered that area.</p> <p>During the Public Review Draft period, King County Department of Local Services staff visited several farms accompanied by Hmong community member Bee Cha and interviewed four Hmong farmers, including Bee. The County offered compensation for the farmers' time in the form of \$100 Visa gift cards, which was accepted by one farmer.</p> <p>Leads from human service providers opened opportunities to connect with multilanguage learning students at Mt Si High School. The County asked students their aspirations for their community at a class on November 7, 2022, prior to the public review draft. The County introduced proposed policies and discussed their significance with the students and how the policies could be improved at a class on June 14, 2023, during the public review period.</p>
<p>English Language</p>	<p><i>Spanish-Speaking Community</i></p>

<p>Learning Communities</p>	<p><u>Meetings with Community Member and Organizations</u></p> <p>Though the County learned through early engagement that English Language Learning communities exist in the subarea, demographic data both Countywide and at a Census Designated Place-level did not show any significant clusters of this population to help target engagement. For this reason, County staff relied on advice provided by community-based organizations that work with these communities.</p> <p>Empower Youth Network suggested SeaMar, the Carnation Ixtapa Restaurant, speaking with the new City Administrator of Carnation who is of Salvadorian descent and who at the time was becoming active in the local Spanish-speaking community, as well as other contacts at Empower Youth Network.</p> <p>King County Department of Local Services staff were able to connect with the Ixtapa Restaurant owner in Carnation in June 2022, explained the project and provided flyers in English and Spanish to share with their network.</p> <p>Meeting with Empower Youth Network’s main contact with the Spanish speaking community in October of 2021 provided insights:</p> <ul style="list-style-type: none"> • They are a hard-to-reach population, especially if one is just dropping in to get feedback on a plan without previous connection • Throughout the pandemic, families within the community found it difficult to communicate, attend school, address daily needs that required online access. • Duvall Highlands, a manufactured home community, was mentioned during this meeting as an area of a large Spanish-speaking population. This area is within the city limits of Duvall, so the community members are served by the City of Duvall, not King County. <p>The County also held a virtual meeting with new City Administrator of Carnation, Ana Cortez. Ana was new to the area and building connections with the Spanish-speaking community. In addition to visiting the Carnation Ixtapa Restaurant, Ana recommended the following two connections:</p> <ul style="list-style-type: none"> • Visiting La Pasadita, a Salvadorean Bakery in Duvall. King County Department of Local Services staff visited on two occasions after the recommendation. • Joining the Facebook Group “Foro Para La Comunidad Hispana de Carnation y Duvall”, a 63-member group representing the Spanish-speaking community in and around Carnation and Duvall. King County Department of Local Services staff joined the group and posted messages at engagement points in the Subarea Plan’s development. <p>The County worked with SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a</p>
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Spanish-speaking event for people aged 62 years and older on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.

- Though none of the participants lived in the subarea, some often visited the area, and some have family that live there. According to the SeaMar facilitator, the group attending this event is the regular group that attends all the events in the Snoqualmie Valley, including the events at the SnoValley Senior Center in Carnation.
- There were a few people who lived near the subarea who would often visit family and spend free time in the subarea.
- Overall, the participants near the subarea appreciate the open space in the subarea, the safety, and the climate and feel there is a need for social opportunities for them to speak in Spanish. Spanish flyer handouts were displayed and shared at the following locations:
 - King County Public Health Eastgate Clinic - March and June of 2022
 - Carnation Ixtapa
 - La Pasadita, an El Salvadorian bakery in Duvall
 - Various locations throughout Baring and Skykomish, courtesy of Road Services Division

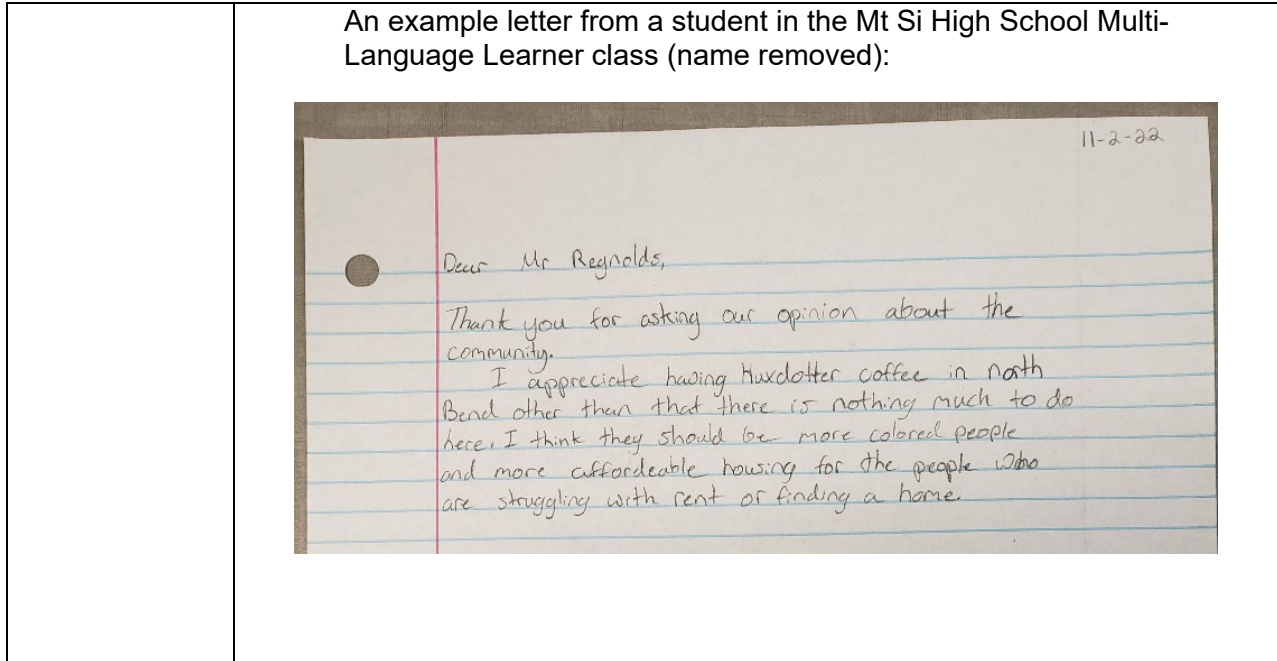
In June 2022, King County Department of Local Services staff joined the “Foro para la Comunidad Hispana de Carnation y Duvall” Facebook group. This group includes Spanish-speaking residents of Carnation and Duvall.

- The County posted on June 17, 2022, to introduce the Subarea Plan and how to participate.
- The County posted on September 1, 2022, with opportunities to engage and information on how to find out more about the Subarea Plan. Nobody from this online community engaged with the posts.
- The County posted on June 7, 2023, notifying the community of the public review period, encouraged them to visit the project webpage and use the translation tool, as well as reach out to the project lead.

On September 23, 2022, the County met with representatives of the Riverview School District Multilanguage Learning Program at La Pasadita in Duvall. The purpose of the meeting was to both explore ways to engage with students and to hear their observations on the needs of the families of the students their program supports. Needs they identified include:

- Better transit options: Families need to commute to Woodinville and Redmond for services but cannot afford gas. There is a need for better information on available transportation options and more transit options beyond the Snoqualmie Valley Transit route along State Route 203.
- Flooding and the road network: Families get stuck in the Valley during flood events.

	<ul style="list-style-type: none"> • Internet and cellular service: There are gaps in cell phone service, such as Stillwater Elementary. Gaps in internet service exist – for example, the school district had to give students hot spots during the pandemic. • More affordable housing options: It takes a long time for families with low incomes to find affordable housing. One example is a dairy farmer who hurt their back and due to their inability to work, could no longer live at the farm; it took them over a year to find a new home. • Medical services: There are no urgent care facilities in Duvall, so families must go to Redmond or Snoqualmie. <p>The County attempted to connect directly with Riverview School District Multilanguage Learning students during the public review period but was unable to successfully coordinate with staff, due to difficulties scheduling events at the end of the school year.</p>
<p>Youth</p>	<p><u>Initial engagement with educational/youth organizations</u></p> <ul style="list-style-type: none"> • Several communications were made by King County Department of Local Services staff to Snoqualmie Valley School District and Riverview School District administrators and staff, Empower Youth Network, and the Mt Si Metropolitan Parks District to engage with youth. • Connections were made with the Si View Metropolitan Park District’s Snoqualmie Valley Youth Council, leading to a meeting during the visioning and scoping period in November 2022, and a meeting during the public review period on June 5, 2023. • A connection with students at Snoqualmie Valley School District’s alternative high school, Two Rivers Big Picture School, where students will act as youth engagement liaisons during the public review period. Originally, a formal internship was planned where the students acted as amplifiers for engagement among their peers, which would have given them needed graduation credits. Unfortunately, contracting disagreements could not be overcome between King County Human Resources and the school administration, so student participation is limited to what they can volunteer in their free time. • Attendance at two multilanguage learning classes at Mt Si High School, one during the scoping and visioning portion, the second during the public review period. <p>As mentioned above, the County had multiple touchpoints with the Snoqualmie Valley Youth Council, Riverview School District Multi-Language Lerner administrators, Mt Si High School Multi-Language Learning and students.</p>



3434

3435 As noted previously, further review of socioeconomic and demographic data as part of the Equity
 3436 Impact Review revealed additional priority populations – people with low incomes, people aged
 3437 62 years and older, veterans, and people with disabilities – which were not prioritized in the first
 3438 and second phases of community engagement. These groups were prioritized in the third phase
 3439 of engagement. Efforts to engage these groups focused on connecting with nonprofits and
 3440 community-based organizations in the subarea which provide human services to these
 3441 populations. These efforts are summarized in Table 23.

3442 **TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS**

<p>People Aged 62 years and older</p>	<ul style="list-style-type: none"> • King County Department of Local Services staff attended monthly meetings with the Snoqualmie Valley Mobility Coalition and participated on the Coalition Task Force. This organization acts as a voice for people aged 62 years and older and for those with disabilities. Many conversations and presentations centered around increasing transit and mobility options within Snoqualmie Valley. • King County Department of Local Services staff attended an event at the Mt Si Senior Center on May 9, 2022, to speak with people aged 62 years and older in both English and Spanish. During this event people aged 62 years and older mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.
<p>People Living with Low Incomes</p>	<ul style="list-style-type: none"> • Interviewed residents of Unincorporated Skykomish on September 22, 2022. <ul style="list-style-type: none"> ○ King County Department of Local Services staff emailed 95 individuals to organize a focus group for the community. Due to lack a of response, individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish.

	<ul style="list-style-type: none"> ○ An Unincorporated Skykomish focus group met on September 2, 2022, and June 28, 2023. ● The County met with Hopelink on April 19, 2022. Hopelink is a nonprofit organization which provides several services to those in need, such as food affordability, energy assistance, housing, a family development program, transportation and adult education.
Veterans	<ul style="list-style-type: none"> ● The County met with A Supportive Community for All, a nonprofit organization which supports older adults, veterans, youth, and low-income households in accessing human service programs, on March 22, 2022.
People with Disabilities	<ul style="list-style-type: none"> ● The County attended monthly meetings with the Snoqualmie Valley Mobility Coalition. ● The County met with Encompass NW, a community-based organization for family and children which provides programs to children, including programs for children with disabilities, on April 6, 2022.

3443

3444 Apart from an overarching desire to maintain rural character for the area, these groups had
 3445 concerns different than others in the subarea. Such concerns are access to services such as
 3446 healthcare, mental health support, and access to affordable food. Transit and transportation are
 3447 a concern, as driving a car is difficult to afford for some people.

3448 **Major Lessons Learned from the First and Second Phases of Community Engagement**

3449 Over the course of the first and second phases of engagement and development of the Subarea
 3450 Plan, King County Department of Local Services staff identified several areas for improvement.
 3451 The following section discusses each of the lessons learned and considers strategies to
 3452 address them in the future:

3453 *For large geographies, review socioeconomic and demographic data at different scales*
 3454 *earlier in the process to identify priority populations that have disproportionate access to*
 3455 *determinants of equity.*

3456 As discussed earlier, this Subarea Plan differs from previous plans due to its size and varied
 3457 geography. The data for the subarea is not completely representative of the variations in
 3458 socioeconomic and demographic experiences across different communities within the subarea’s
 3459 boundaries. Once the data was reviewed at smaller scales through the Census Designated
 3460 Places, four additional priority populations were identified that were previously missed: people
 3461 with low incomes, people aged 62 years and older, veterans, and people with disabilities. While
 3462 King County Department of Local Services staff did engage with these groups and community
 3463 service providers which serve these populations in the first two phases, a targeted effort was not
 3464 part of the Subarea Plan community engagement plan.

3465 The solution to this lesson is twofold: review socioeconomic and demographic data at multiple
 3466 scales, and when new priority populations are found, intentionally pivot to engage them to learn
 3467 and address their needs and priorities.

3468 *Connect with more organizations and agencies who serve and interact with priority*
 3469 *populations.*

3470 A common sentiment shared by community service providers during engagement was that most
 3471 residents do not have the time or capability for various reasons to engage directly in a dialogue
 3472 with King County even though they represent some of the greatest needs for services. As such,
 3473 the community service providers can often serve as the voice for these groups to amplify their
 3474 needs. In a subarea as geographically expansive as the subarea, connecting with priority
 3475 populations who may be physically or financially constrained becomes more difficult. By
 3476 connecting with more organizations that represent the needs of these populations, the County
 3477 will be able to better serve these communities even if they can't be physically present.

3478 Many of the most successful outreach and networking outcomes came from suggestions
 3479 provided by community service providers and local agency representatives. These groups have
 3480 greater knowledge and connections within the area. The representatives were able to connect
 3481 King County Department of Local Services staff with businesses, community leaders, and local
 3482 groups previously not identified as interested parties. For instance, one of the best
 3483 conversations about the needs of the Hispanic/Latinx community came from the Multilanguage
 3484 Learning program lead at Riverview High School.

3485 The County should leverage connections with community-based organizations and create new
 3486 connections with these service providers early in the planning process to earn their trust, gain
 3487 their perspective as advocates for priority populations, and learn how to effectively connect with
 3488 these populations.

3489 [How Lessons Learned in the First Two Phases of Engagement Informed the Third](#) 3490 [Phase of Engagement](#)

3491 Census Designated Place data revealed that, compared to the rest of the subarea, there is a
 3492 disproportionate number of people aged 62 years and older with disabilities and significantly
 3493 lower income levels in the Baring area. Attempting to reach this population via email in earlier
 3494 phases had not worked, so King County Department of Local Services staff made efforts to
 3495 have a physical presence in the area, including handing out flyers at the Skykomish Foodbank,
 3496 open office hours at the Skykomish Library, attending Skykomish Tunnel Days, and an in-
 3497 person meeting at the Baring Fire Station. More efforts were also made to connect with veterans
 3498 in the subarea as well.

3499 The County continued to connect with community-based organizations that serve priority
 3500 populations in the subarea. There has been a core group of organizations that have engaged
 3501 with King County Department of Local Services staff. This engagement continued, through
 3502 attending their meetings and the Mobility/Human Services Focus Group. King County
 3503 Department of Local Services staff tried to expand this list of organizations to those who could
 3504 not be reached in earlier phases and those who had not yet been contacted.

3505 THIRD PHASE

3506 The third phase of engagement occurred after the release of the Public Review Draft. Taking
 3507 the lessons learned in the previous two phases, the King County Department of Local Services
 3508 staff continued to work collaboratively with the community and use the Office of Equity and
 3509 Racial and Social Justice's Equity Impact Review tool as a guide to ensure the diverse and
 3510 historically underrepresented voices of the community are amplified and reflected in the
 3511 Subarea Plan.

3512 Through the assistance of a contract with a communications consulting firm that freed up King
 3513 County Department of Local Services staff time, more comprehensive engagement was able to
 3514 be done with priority populations by being physically present in the subarea. Below is the list of
 3515 strategies and materials used to help engagement with people that were less represented in the
 3516 planning process prior to release of the public review draft.

3517 **Engagement Strategies to Connect with Priority Populations Beyond Previous**
 3518 **Methods**

- 3519 • Greater depth in communication with community-based organizations in subarea
- 3520 • More focus on the Unincorporated Skykomish Area, specifically people aged 62
- 3521 years and older and people with disabilities
- 3522 • More effort to connect with veterans
- 3523 • Distribute materials in Spanish and Mandarin (Chinese)
- 3524 • More presence at community events occurring during the public review period
- 3525 • More flyers posted at areas where priority populations may visit
- 3526 • Mailed postcards containing English, Spanish, and Mandarin to all addresses within
- 3527 the subarea informing community members of this planning process and the public
- 3528 review period
- 3529 • Increased collaboration on engagement with County Council District 3 staff to further
- 3530 reach priority populations

3531 **Potential Impacts to the Determinants of Equity**

3532 The following table considers how the Subarea Plan may directly or indirectly impact access to
 3533 each of the determinants of equity, and how the Subarea Plan's content may affect distributional
 3534 equity and intergenerational equity. Access to the determinants of equity creates a baseline of
 3535 equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities
 3536 are created when barriers exist that prevent individuals and communities from accessing these
 3537 conditions and reaching their full potential.

3538 While the Subarea Plan may directly or indirectly influence the Determinants of Equity, it is
 3539 important to note that the private sector makes most decisions made about how land is
 3540 developed that will have an impact on the Determinants of Equity. However, local governments
 3541 can provide the structure governing how land can be developed and used in a way that
 3542 positively influences the kind of new development that may occur in the future. Furthermore,
 3543 local governments also hold the responsibility to remove barriers to full participation in the
 3544 economy and society. King County has implemented a pro-equity, anti-racist agenda to address
 3545 these barriers.

3546 Zoning changes can result in changed market conditions, where the appeal to redevelop a
 3547 neighborhood or area could increase or decrease. Priority populations are more vulnerable for
 3548 displacement in instances such as this, where renters have no control over the decision to sell a
 3549 property – home ownership rates being a measure of access to determinants of equity.¹⁵¹

3550 Table 24 is not a complete analysis of all the potential outcomes associated with each
 3551 determinant, but rather an illustration of how the Subarea Plan relates with the realization of
 3552 these determinants in a community.

¹⁵¹ Link to [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

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TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY

Determinant of Equity¹⁵²	Brief Description from KC OERSJ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children	<p>Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.</p> <p>Residents of the subarea have identified a need for greater support for human services which can include things such as family centers, health and mental health services, services for people living with disabilities, and youth programming. The area also lacks adequate affordable housing options. This plan can influence this determinant by supporting increased availability for mental and behavioral health services in schools and other locations.</p>
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	The Subarea Plan has limited potential to directly influence equity in access to education, as well as school siting, which is a <i>Comprehensive Plan</i> issue. However, policies support partnering with community organizations to support delivery of educational programs in the subarea, leveraging King County-owned parks facilities, and partnering with the local school districts and other agencies and organizations to improve outcomes for students and their families.

¹⁵² King County Code 2.10.210 defines the Determinants of Equity as the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society.

¹⁵³ Link to [K.C.C Title 2, Section 10, Subsection 210](#)

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
<p>Jobs and Job Training</p>	<p>Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families</p>	<p>Creation of jobs is mostly determined by market forces. However, the Subarea Plan could help lead to increased access to jobs for both new and existing residents through supporting local businesses with such things as technical assistance. The Subarea Plan has the potential to indirectly influence creation of jobs if supportive policies and land use and zoning changes successfully encourage more vibrant local businesses and jobs in the Snoqualmie Valley Agricultural Production District that create new employment, as well as jobs tied to developing and redeveloping land and structures in the subarea. Conversely, the Subarea Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region.</p> <p>The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, enable the allowance of housing near concentrations of jobs such as Snoqualmie Pass, as well as enable job training opportunities in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p>

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal wellbeing of all people	Rural residents face limitations to accessing community service providers, who are often located within population centers or incorporated communities. Engagement with the community noted policies can influence partnerships with other agencies and jurisdictions to support existing service providers in the rural area. The Subarea Plan, because it covers the rural area, has little influence on this determinant of equity, because the zoning that allows for health and human service facilities is almost exclusively in urban areas. Because this plan covers the rural area that must consist of rural uses and rural-level services per the Growth Management Act, the most realistic way to improve access to this determinant of equity would be improved transportation to existing services in the urban areas. The Subarea Plan states that health and human services are a desired community priority and encourages improved access to health and human services.

Determinant of Equity¹⁵²	Brief Description from KC OERSJ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people	<p>Many of the rural communities in the subarea lack options for basic shopping services such as grocery stores. Communities such as Baring and Snoqualmie Pass are a half hour drive by car to a full-service grocery store, where other unincorporated areas in the subarea are walking distance to such facilities. Furthermore, the distance and lack of transportation options for residents further impacts the ability to access affordable, healthy, and culturally appropriate foods.</p> <p>While the location of grocery stores is heavily influenced by market forces, the Subarea Plan has the potential to influence access to food systems for both new and existing residents. Scoping topics in the Subarea Plan include support for local food production, rural economic development, and agriculture in the subarea. Healthy foods can be grown and sold by farms and small markets. Subarea Plan policies can support plans for improving the infrastructure to connect the community with a sustainable food system.</p>
Parks and Natural Resources	Parks and natural resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities	<p>Many the subarea residential neighborhoods enjoy access to parks, open space, and natural resources in their communities.</p> <p>Policies prioritizing safety and inviting walking and bicycling throughout the subarea to connect residents to transit facilities, commercial areas, local parks, and open spaces are all determinants of equity. As with all of the policies included in the Subarea Plan, implementation will consider funding availability, resources, and other factors.</p>

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Built and Natural Environment	Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment	<p>Land use policies, land use and zoning map amendments, and development conditions are designed to support the small business environment that is cherished in the subarea, supporting access to jobs.</p> <p>Environmental policies support tribal rights to access fishing and hunting, through aiding in the preservation of these resources. By influencing the development of additional jobs, services, and housing in the subarea and on transit corridors, the Subarea Plan can indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and tree canopy, water, soil, and sediment are addressed when development is proposed.</p>
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking	The Subarea Plan has a potential to influence equity in access to transportation for residents through coordinating road improvements and working with rural transit representatives on mobility solutions. Residents of the subarea have limited options for transit and transportation, with the majority of the population relying on personal vehicles as their primary mode of transportation. Increasing traffic and natural hazards further impact residents of the area from being able to access needed services across the county. A transportation policy has been created to address mobility throughout the subarea.

Determinant of Equity¹⁵²	Brief Description from KC OERSJ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan are intended to support local businesses and local economies such as agriculture in the subarea, with the objective of reducing potential for displacement through a strong local economy. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	<p>Neighborhood identity and character give a community its sense of place. the subarea has many communities and neighborhoods which have a strong sense of identity, and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other Determinants of Equity discussed in this table are likely to have the potential to impact whether the subarea communities thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces and encourage improved access to them, and allow for more location-appropriate development to support opportunities for families to remain in proximity and for aging-in-place.</p>

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Housing	Housing for all people that is safe, affordable, high quality and healthy	<p>While it will largely be the market that determines housing development, the Subarea Plan has the potential to influence equity in access to housing for all people that is safe, affordable, high quality, and healthy.</p> <p>Policies in the Subarea Plan can support low-income households and other priority populations in benefiting from new development and redevelopment in the subarea by encouraging alternative forms of housing at Snoqualmie Pass, such as microhousing.</p>
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services, and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County	The plan has limited potential to influence this determinant of equity.
Law and Criminal Legal System	A law and criminal legal system that provides equitable access and fair treatment for all	The plan has limited potential to influence this determinant of equity.

3554

3555 **Equity Impact Review Phase 3 – Analysis and Decision Process**

3556 The Subarea Plan proposes neighborhood-specific and topic-based policies along with land use
 3557 and zoning amendments and development conditions that will guide and regulate the scale and
 3558 type of development that may potentially occur within the subarea over the next 20 years.
 3559 Policies also provide direction for County-provided services, programs, and facilities in the
 3560 subarea. Guiding principles shape the policies, map amendments and development conditions,
 3561 and all are guided by the community-developed vision statement for the subarea. All of this is
 3562 centered around the provision of County resources and services to those who have the greatest
 3563 needs in the subarea.

3564 Plan policies analyzed below include the following topics: land use, housing, human services,
 3565 environment, parks and open space, transportation, services and utilities, and economic
 3566 development. The land use and zoning map amendments discussed in the table are separate
 3567 from the Subarea Plan policies described below but are a part of the Subarea Plan package and
 3568 implement the policies proposed in the Subarea Plan. The associated land use and zoning map

3569 amendments determine how land can be used, whereas the policies guide future decisions at
3570 King County.

3571 The Subarea Plan centers the community’s interests and priorities. The analysis in the table in
3572 this section of the Equity Impact Review summarizes what the project team heard from the
3573 community as priorities, how the Subarea Plan and associated land use and zoning map
3574 amendments and development conditions respond to the priorities, the intended outcomes, and
3575 where some questions remain. The table identifies community-raised priorities that the Subarea
3576 Plan cannot directly respond to due to scope considerations, while identifying pathways for
3577 those priority areas to be considered.

3578 King County can change zoning, the conditions under which land can be developed and used.
3579 The results of this can both positively and negatively impact a community’s ability to access the
3580 Determinants of Equity. While King County can use its authority to develop policy and take
3581 regulatory action, provide funding, and engage with the community, the private market will
3582 determine whether it wants to invest in development in the subarea. It is the intent of the
3583 Subarea Plan to increase the likelihood that new development will occur in a way that will
3584 support distributional, process, and intergenerational equity and that changes over time will be
3585 consistent with the vision and community priorities expressed by the residents and businesses
3586 of the subarea.

3587 [Summary of Decision-Making Process and Proposed Subarea Policy](#) 3588 [Recommendations](#)

3589 The subarea policies and amendments to land use designations, zoning classifications, and
3590 development conditions were drafted with community input and reviewed by community
3591 members during the Public Review Draft of the Subarea Plan.

3592 The input and recommendations were prepared based on feedback gathered from the
3593 community during all three phases of community engagement and from review of prior
3594 community plans and community-developed initiatives. In addition, the Subarea Plan has been
3595 developed in consideration of the historical, demographic, economic, and geographic
3596 characteristics of the subarea, and its context within King County and the region. Subsequent
3597 work with the community will include developing a prioritized list of projects for the Community
3598 Needs List.

3599 This phase of the Equity Impact Review, “Analysis and Decision”, considers how the intended
3600 outcomes of the Subarea Plan, guided by community input and expressed through policies, map
3601 amendments, and development conditions, may affect the three frameworks of equity:
3602 distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also
3603 considers the potential for the Subarea Plan to have unintended consequences that negatively
3604 impact access to equity, such as displacement, and provisions in the Subarea Plan that are
3605 intended to reduce this potential.

3606 The following tables summarize, by Plan chapter topic, the community-identified priorities and
3607 how the proposals in the Public Review Draft were built based on the input received and the
3608 outcomes that are intended to be achieved.

3609 A note on the Growth Management Act:
3610 As an element of the *Comprehensive Plan*, this Subarea Plan must comply with the Growth
3611 Management Act. It is important to recognize the Growth Management Act focuses growth

3612 primarily in urban areas, and the subarea is a rural area. To support this focused growth,
 3613 investment in infrastructure and governmental services is to follow the same path. Therefore,
 3614 the Growth Management Act restricts the type and level of infrastructure and governmental
 3615 services to that which is typical of the low-density rural area. Inherently, these restrictions may
 3616 lead to an inequity in service delivery between urban and rural areas, as the expectation per
 3617 State Law is for these areas to have rural level services.

3618 A note on relation to *Comprehensive Plan* Policies:
 3619 Some of the feedback relates to issues that occur in other unincorporated areas of the county
 3620 and are covered in the *Comprehensive Plan* policies. The policies in this plan are unique to this
 3621 subarea only and do not replicate those found in the *Comprehensive Plan*.

3622 **Land use feedback and policy development with equitable outcomes**

3623 Summary of what was heard from the community:

- 3624 • Preserve rural character of the communities and limit growth to levels that support
 3625 local families and businesses in Fall City and Preston, as well as other areas.
- 3626 • Focus attention on Snoqualmie Pass as a community and popular regional
 3627 recreation destination, including better coordination with other governments.
- 3628 • Address the lack of affordable housing.
- 3629 • Consider natural hazards and limit environmental and infrastructure impacts in new
 3630 development.
- 3631 • Preserve views and natural amenities enjoyed by everyone, including view corridors
 3632 along scenic byways.
- 3633 • Support agriculture by protecting farmland, improving drainage, and continuing the
 3634 Fish, Farm, Flood Initiative.

3635 Table 25 summarizes the intent behind proposed land use policies supporting equity, racial and
 3636 social justice, and intended outcomes.

3637 **TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES**

Proposed policy	Intended outcomes
<p>SVNE-4 intent: Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.</p>	<p>A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both low-income residents and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.</p>

3639

3640 **Housing and Human Service feedback and policy development with equitable**
 3641 **outcomes**

3642 Summary of what was heard from the community:

- 3643 • Maintain rural character through limiting residential development.

- 3644 • Address the lack of affordable housing for young people to stay in the subarea.
- 3645 Affordable housing located next to services for people aged 62 years and older.
- 3646 • Create more housing options for farmworkers nearby, for example the Hmong
- 3647 community.
- 3648 • Increase housing in Snoqualmie Pass that can support the unique nature of its
- 3649 amenities, including more accommodations for the local workforce through zoning
- 3650 allowances.
- 3651 • Increase behavioral and mental health services and facilities, including better
- 3652 transportation options to such facilities.
- 3653 • Provide more support for youth mental health services at schools.
- 3654 • Provide better access for people aged 62 years and older in the subarea to services
- 3655 and programs.
- 3656 • Provide more resources for remote communities in Northeast King County,
- 3657 especially if they are cut off due to a climate-related event.

3658
 3659 Table 26 summarizes the intent behind proposed housing and human services policies
 3660 supporting equity, racial and social justice, and intended outcomes.

TABLE 26: PROPOSED HOUSING AND HUMAN SERVICES POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
<p>SVNE-8 intent: Work with the cities of Snoqualmie Valley and near the subarea to increase the supply of affordable housing within the incorporated areas to support workers and service providers, in addition to moderate to extremely low-income households, while protecting adjacent resource lands.</p>	<p>A direct positive outcome could be increased housing affordable to those who have low and extremely low incomes, including those who already work in the subarea, or those on a fixed income. Though affordable housing was raised consistently in all stages of engagement, strategies for addressing such a concern in a rural area like this subarea are limited, for reasons noted in the section noting the Growth Management Act above. The rural area is to remain rural with appropriate levels of service, hence increased development capacity for affordable housing is possible only in specific situations, such as the Rural Towns of Fall City and Snoqualmie Pass.</p>
<p>SVNE-9 intent: Support housing stability programs and affordable housing development for people aged 62 years and older near existing senior services that serve unincorporated residents.</p>	<p>A direct positive outcome could be increased housing affordable to people aged 62 years and older who have low incomes or fixed incomes. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend). Housing stability for people aged 62 years and older was raised during several phases of</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-11 intent: Encourage residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop middle housing.	A direct positive outcome could be increased housing affordable to those who have low incomes, or those on fixed incomes, within Fall City. Fall City community members mentioned concerns that their children would not be able to afford to live in the town.
SVNE-11 intent: Support housing at Snoqualmie Pass for the local workforce through various programs and incentives.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low-incomes and seasonal migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.
SVNE-13 intent: Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	A direct positive outcome could be increased physical and mental wellbeing of youth within the subarea. Both the Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group shared that addressing mental health among youth within the schools is a growing issue.
SVNE-14 intent: Partner with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of people aged 62 years and older, veterans, and those living with disabilities in the subarea	A direct positive outcome could be increased physical and mental wellbeing for people aged 62 years and older, veterans, and people living with disabilities in the subarea. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend), Census Designated Places where greater than 10% of the population are veterans (Wilderness Rim, Fall City), and where greater than 15% of the population lives with a disability (Baring, Riverpoint, Riverbend). Additional programming and activities for people aged 62 years and older was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
SVNE-15 intent: Recognizing Northeast King County as a vulnerable population in terms of	A direct positive outcome would be intentional focus on the services provided to the Northeast King County community in the case of a climate-related event. The intent of

<p>natural disasters and treat this as a human service issue.</p>	<p>this policy is to address human service needs after emergency efforts wane and the Red Cross moves onto another area. Human services needs include but are not limited to emerging housing needs, and mental health support. This policy is a direct result of in-person engagement with community members of Northeast King County, who have great concern as to what would happen to their families and community after a major climate-related event such as a wildfire, landslide, or extreme flood.</p>
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3663

3664 **Environment feedback and policy development with equitable outcomes**

3665 Summary of what was heard from the community:

- 3666 • Protect the subarea’s forests, rivers, lakes, agricultural valleys, and open spaces.
- 3667 • Continue efforts toward salmon recovery and upholding tribal treaty rights.
- 3668 • Maintain biodiversity.
- 3669 • Increase resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.
- 3670 • Increase wildfire resilience and allocating resources for managing wildfires.
- 3671 • Manage water effectively in terms of water resource conservation.
- 3672 • Focus on loss of agricultural lands to riparian restoration efforts.
- 3673

3674
 3675 Table 27 summarizes the intent behind proposed environmental policies supporting equity,
 3676 racial and social justice, and intended outcomes.

3677 **TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p>SVNE-16 intent: Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.</p>	<p>An indirect positive outcome could be slightly improved transportation for priority populations who need to make critical appointments in the urban area, for services such as medical and/or behavioral health appointments, and other vital transportation needs including those who depend on public transportation for work. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint), where medical appointments in the urban area are a challenge. This issue was raised throughout</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-17 intent: Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	A direct positive outcome could be improving the conditions of salmon habitat. Salmon are a vital food source and culturally important for local Indian tribes, as was mentioned through engagement with the Snoqualmie Indian Tribe and Tulalip Tribes.
SVNE-18 intent: Assist the Valley cities, the Snoqualmie and Tulalip Tribes, and other entities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.	An indirect positive outcome could be lessened risk to people with low incomes living in risk of flooding-related issues, as often the most affordable housing is within floodplains and other hazard areas.

3679

3680 **Parks and Open Space feedback and policy development with equitable outcomes**

3681 Summary of what was heard from the community:

- 3682 • Increase access to natural lands and attention to trailhead crowding.
- 3683 • Increase recreational facilities to accommodate a substantial number of visitors in Fall
- 3684 City and at Snoqualmie Pass during certain periods of the year.
- 3685 • Increase recreational programming for children and teens.
- 3686 • Increase the number of parks, playgrounds, and other recreational facilities for
- 3687 community members.
- 3688 • Preserve historic landmarks and cultural resources.
- 3689 • Strengthen partnerships and increased coordination with the Snoqualmie and Tulalip
- 3690 Tribes.

3691

3692 Table 28 summarizes the intent behind proposed parks and open space policies supporting

3693 equity, racial and social justice, and intended outcomes.

3694

3695 **TABLE 28: PROPOSED PARKS AND OPEN SPACE POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
SVNE-20 intent: Coordinate with the metropolitan parks districts that serve the unincorporated areas of the subarea and other organizations through grant opportunities, partnerships, and other means to expand recreation programming.	A direct positive outcome could be increased social interaction, exercise, and general opportunities to participate in fulfilling activities for youth, people aged 62 years and older, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim Census Designated Place has the highest veteran population of any Census Designated Place by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this group.

	<p>Through both engagement and reviewing surveys and analyses conducted by Si View Metropolitan Parks District, it was found there is a need for both facilities and programs in the unincorporated portions of their service area.</p>
<p>SVNE-21 intent: Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not.</p>
<p>SVNE-22 intent: Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income. Community members, land managers, and organizations shared that trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.</p>

3696

3697 **Transportation feedback and policy development with equitable outcomes**

3698 Summary of what was heard from the community:

- 3699 • Increase active transportation infrastructure, such as bike lanes, shoulders that can
- 3700 accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is
- 3701 high, such as around schools.
- 3702 • Improve roads and maintenance of roadways and bridges.
- 3703 • Address traffic congestion along commuting routes to the urban areas during the week,
- 3704 and in areas that see weekend recreational users.
- 3705 • Increase transit options in the Snoqualmie Valley and options for transit along State
- 3706 Route 18 to South King County.
- 3707 • Increase mobility options for people aged 62 years and older, youth, and disabled
- 3708 persons.
- 3709 • Improve transit connections to Snohomish County and the future light rail station in
- 3710 Redmond.
- 3711 • Address the lack of roadside amenities along US Highway 2.

3712 Table 29 summarizes the intent behind proposed transportation policies supporting equity, racial

3713 and social justice, and intended outcomes.

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TABLE 29: PROPOSED TRANSPORTATION POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-25 intent: Work with communities in the subarea on mobility solutions that meet their needs.	A direct positive outcome could be increased mobility options for those who are in most need, including people aged 62 years and older, youth, people with disabilities, people with low incomes, and other transit-dependent populations. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint)
SVNE-27 intent: Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the facilities for travelers on US Highway 2.	A direct positive outcome would be for the residents of the Northeast King County communities that live immediately adjacent to the highway. Restroom facilities would mean less people use the front yards of community members as a bathroom. Also, improving wayfinding signs would mean more people stop to shop at local businesses in the area, helping the local economy. These improvements were desired during multiple engagement events with Northeast King County community members during the public review period.
SVNE-28 intent: Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements to the Southeast Redmond-Fall City Road portion of SR 202.	A direct positive outcome could be increased safety for youth accessing schools adjacent to Redmond-Fall City Road. Chief Kanim Middle School and Fall City Elementary are adjacent to this right-of-way. The topic of pedestrian safety on school routes has come up often during engagement with the Fall City community.
SVNE-29 intent: Address sidewalk gaps in the Fall City Business District.	A direct positive outcome could be increased mobility within Fall City Business District for those who have physical disabilities and increased overall safety for youth and people aged 62 years and older who walk in the area. Pedestrian safety and the specific desire for sidewalks in the community has been discussed several times during Fall City engagement.

3720

3721

3722

3723 **Economic development feedback and policy development with equitable outcomes**

3724 Summary of what was heard from the community:

- 3725 • Preserve resource-based economies of the subarea.
- 3726 • Support and enhance recreation opportunities and support businesses and
3727 organizations in the subarea.
- 3728 • Build an economically sustainable and viable community which supports farms through
3729 more agricultural tourism and protecting against the threats posed by climate change
3730 and flooding.
- 3731 • Provide support to existing local businesses, and retention of the existing size and scale
3732 of commercial areas to limit growth and retain rural character.

3733

3734 Table 31 summarizes the intent behind proposed economic development policies supporting
3735 equity, racial and social justice, and intended outcomes.

3736

3737

TABLE 30: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended Outcomes
SVNE-35 intent: Support local businesses that are unique to the Snoqualmie Valley and Northeast King County through things such as technical assistance.	An indirect positive outcome would be increased employment/entrepreneurship opportunities for those who are unemployed, underemployed, and/or low-income populations in the subarea, and increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
SVNE-36 intent: Support outdoor recreation and tourism that encourages local employment and does not harm the environment through partnerships with agencies, municipalities, and organizations.	An indirect positive outcome would be increased employment opportunities for those who are unemployed, underemployed and/or low-income populations in the subarea, increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
SVNE-39 intent: Support connecting communities adjacent to the Snoqualmie Valley Agricultural District to local farms to help support the farms and local economies	An indirect positive outcome would be increased access to healthy foods for people with disabilities, people aged 62 year and over, and other populations with mobility difficulties in the subarea. This specific topic was raised by the Fall City community during engagement for this effort.

3738

3739 Land Use and Zoning Map Amendment feedback and policy development with
 3740 Equitable Outcomes

3741 Summary of what was heard from the community:

- 3742 • Retain rural character subarea-wide
- 3743 • Preserve open space/natural lands subarea-wide
- 3744 • Preserve existing form and character of Fall City Rural Town and Preston area
- 3745 • Update the Fall City Business District Zoning Overlay to reflect current needs as of 2023
- 3746 • Adjust Fall City residential zoning to fit size and scale of current 2023 community
- 3747 • Increase options for affordable housing, where appropriate

3748
 3749 Table 32 summarizes the intent behind proposed land use and zoning map amendments
 3750 supporting equity, racial and social justice, and intended outcomes.

3751
 3752
 3753 **TABLE 31: PROPOSED LAND USE AND ZONING MAP AMENDMENTS AND INTENDED OUTCOMES**
 3754

Proposed map amendment	Intended Outcomes
Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low incomes and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.

3755

3756

3757 Appendix C: Tribal Relations and Community Engagement

3758 This appendix begins with an explanation of engagement with Indian tribes, highlighting various
 3759 meetings and the content covered. The following section covers overall engagement goals with
 3760 the community at large, strategies, and key audiences. A summary of community engagement
 3761 activities and feedback is then given, with an explanation of how community input influenced the
 3762 Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan). Finally, sources of
 3763 engagement and documented meetings are listed.

3764 Tribal Relations

3765 The Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe are sovereign
 3766 nations, and the County engages with them through government-to-government consultation.
 3767 The County worked to address tribal needs within this plan, through direct dialog and
 3768 coordination with internal departments at King County that intersect with tribal issues such as
 3769 fishing rights and access to ancestral lands.

3770 Snoqualmie Indian Tribe

3771 The County met with the Snoqualmie Indian Tribe on the following dates:

- 3772 • July 20, 2021, as an introduction to the Subarea Plan
- 3773 • January 25, 2022, where the Snoqualmie Indian Tribe introduced the “Upper
 3774 Snoqualmie Resilient River Corridor Management Plan”
- 3775 • June 1, 2022, during a King County Department of Natural Resources and Parks
 3776 annual meeting
- 3777 • August 31, 2022, for a meeting specific to the connection between the Subarea Plan
 3778 and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan
- 3779 • March 8, 2023, for another King County Department of Natural Resources and Parks
 3780 annual meeting annual meeting
- 3781 • August 1, 2023, a dedicated meeting to the Subarea Plan between the Snoqualmie
 3782 Indian Tribe, King County Department of Local Services and Regional Planning

3783 The introductory meeting covered future engagement with the Snoqualmie Indian Tribe and
 3784 Tribal members and representatives, what they anticipated we would hear from the community,
 3785 and specific concerns to the Tribe. The Tribe stated they are on a different level than interested
 3786 parties as a sovereign nation, so Tribal concerns which include land and sacred places need to
 3787 be treated separately than engagement with the general public. This feedback supported
 3788 existing King County approaches and bolstered this Plan’s approach to Tribal issues. For
 3789 example, no questions in the Subarea Plan surveys asked the public’s opinions on Tribal
 3790 issues, as they are not for the public to decide, but to be addressed directly with Indian tribes
 3791 through consultation.

3792 After the initial meeting with the Snoqualmie Indian Tribe, most discussion revolved around the
 3793 Tribe’s *Upper Snoqualmie Resilient River Corridor Management Plan* introduced to the County

3794 in January 2022 and released to the public the following August.¹⁵⁴ The nexus with both plans is
 3795 land use and zoning within the areas of focus for the Tribe's plan. The County compared
 3796 Geographic Information Systems data for the *Corridor Management Plan* to existing zoning and
 3797 land use to ensure no recommended changes within this plan would negatively affect the Tribe's
 3798 goals in their plan.

3799 The March 8, 2023, meeting covered expanding the policies related to the environmental health
 3800 of the Snoqualmie River as well as the significance of archeological sites within Fall City and
 3801 other areas in the Snoqualmie Valley/Northeast King County Community Service Area
 3802 (subarea) significant to the Snoqualmie Indian Tribe.

3803 The August 1, 2023, meeting was to review and discuss a robust comment letter provided by
 3804 the Tribe during the public review period. A large portion of comments were dedicated to better
 3805 representation of the Tribe and the role it plays in the Snoqualmie Valley. Changes resulting
 3806 from the comment letter and meeting include updating maps to better reflect reservation and
 3807 trust lands, and the addition of a section in the Economic Development chapter explaining the
 3808 Tribe's economic role in the area.

3809 [The Tulalip Tribes](#)

3810 The County met with the Tulalip Tribes on the following dates:

- 3811 • November 15, 2021, as an introduction to the Subarea Plan
- 3812 • March 15, 2022, as part of an annual meeting with King County Department of
 3813 Natural Resources and Parks annual meeting
- 3814 • March 7, 2023, as another annual meeting with King County Department of Natural
 3815 Resources and Parks annual meeting

3816 During these meetings the Tulalip Tribes conveyed concerns about population growth and the
 3817 effect it may have on treaty-reserved resources. They are concerned with water processes and
 3818 climate change and are interested in how the Subarea Plan could address these topics. They
 3819 are also concerned with recreational use and development within the floodplain and how it
 3820 relates to salmon habitat. A great concern is protection and preservation of salmon resources in
 3821 the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access
 3822 to them, specifically for gathering and hunting, and how overuse of recreation affects these
 3823 treaty rights. They are concerned that lands the Tulalip Tribes already have access to as of
 3824 2023 may not be available in the future.

3825 During the March 7, 2023, meeting Tribal and King County Department of Local Services staff
 3826 discussed further engagement. Tulalip planning staff felt they did not have the capacity to
 3827 engage in this plan. The Tulalip Tribe was contacted during the public review period regarding a
 3828 meeting to review policies, though no response was given.

¹⁵⁴ Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

3829 **The Muckleshoot Indian Tribe**

3830 The County notified the Muckleshoot Indian Tribe of this planning process on multiple
3831 occasions, and that a small section of the planning area is within the Lake Sammamish
3832 Watershed. The Tribe did not respond.

3833

3834 Community Engagement

3835 As part of Subarea Plan development, King County implemented a robust public engagement
 3836 program with the goal of informing, involving, and empowering people and communities. The
 3837 community engagement program was flexible, with strategies evolving as the team learned
 3838 more about the needs and preferences of the community and focused on reaching people who
 3839 are traditionally excluded from government processes.

3840 Community Engagement Goals and Objectives

3841 The goal of the Subarea Plan community engagement program was to conduct robust public
 3842 engagement that informs, involves, and empowers people and communities.

3843 Objectives were to:

- 3844 • Create opportunities to seek input, listen, and respond to residents.
- 3845 • Empower people to play an active role in shaping their future.
- 3846 • Create public awareness of what King County does.

3847 Community Engagement Strategies

3848 The County developed a community engagement plan with a focus on equity, using the “County
 3849 engages in dialogue” and “County and community work together” levels of engagement from the
 3850 Office of Equity Racial and Social Justice’s Community Engagement Guide (see Figure 14).¹⁵⁵

3851 The approach involved working with the community, including youth, underrepresented
 3852 populations, and community-based organizations that acted as amplifiers for those in need.
 3853 Many of the County’s engagement events were virtual, due to the COVID-19 pandemic.
 3854 Activities included email correspondence, online surveys, virtual meetings with individuals and
 3855 small groups, geographic and topic-specific focus groups, community-wide virtual and in-person
 3856 events, interactive engagement online maps, and in-person meetings and booths at community
 3857 events.

3858

¹⁵⁵ Link to [King County Community Engagement Guide](#)

3859 **FIGURE 14: COMMUNITY ENGAGEMENT CONTINUUM (OFFICE OF EQUITY, RACIAL AND SOCIAL**
 3860 **JUSTICE)**

Levels of Engagement				
County Informs King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	County Consults King County gathers information from the community to inform county-led interventions	County engages in dialogue King County engages community members to shape county priorities and plans	County and community work together Community and King County share in decision-making to co-create solutions together	Community directs action Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community 	<ul style="list-style-type: none"> Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

3861

3862 The County prioritized connecting with subarea residents who have not traditionally engaged in
 3863 community planning efforts. The County’s goal was to create a plan that reflects the needs of
 3864 those traditionally not at the table. King County Department of Local Services staff went to
 3865 lengths to connect with these communities with some success and some lessons learned.

3866 Before engaging with residents of the subarea, the County studied demographic data. Census
 3867 Designated Places demonstrated similar demographics, the exception being lower incomes in
 3868 some areas. The community with the lowest median income is Baring. Baring also has an older
 3869 population and a population with a higher level of disabilities than the rest of the subarea. Baring
 3870 is remote, making it more challenging to reach Baring-area residents. The County posted flyers
 3871 in areas such as the Baring Store, the Baring Fire Station, and the commercial area of
 3872 Skykomish in both English and Spanish and sent emails to 95 individuals from a list provided by
 3873 Councilmember Perry’s office. During the public review period, the County hosted an in-person
 3874 community meeting in Baring, which provided an opportunity for 12 residents to provide input on
 3875 all aspects of the Subarea Plan scope.

3876 Except for Baring, available data for the subarea did not reveal much in terms of locations
 3877 where priority populations resided. To identify priority populations throughout the rest of the
 3878 subarea, the County relied on connections with community-based organizations and existing
 3879 connections within King County Local Services and Department of Natural Resources and
 3880 Parks.

3881 The County engaged several community-based organizations during the summer of 2021 to
 3882 learn more about priority populations in the area, to connect with the individual community
 3883 members directly, and to hear what service providers feel is needed most. The County
 3884 contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A
 3885 Supportive Community for All, in addition to community-based organizations with more targeted
 3886 services and populations, such as Empower Youth Network, Encompass, Hopelink, and
 3887 SeaMar. These discussions opened opportunities to further reach priority populations such as
 3888 connecting with multilanguage learning students at Mt Si High School.

3889 Strategies implemented by the County included:

- 3890 • Reducing barriers to participation by offering a range of ways to learn about the Subarea
3891 Plan and share input
- 3892 • Maintaining safety during the COVID-19 pandemic by offering virtual ways to participate,
3893 including live (Zoom) meetings, opportunities to share input on the project website,
3894 virtual office hours, phone calls, and mailers
- 3895 • Providing a consistent presence by driving traffic to the website with all communications,
3896 and using the website as a repository of plan information and vehicle for sharing input
- 3897 • Amplifying the County's message through trusted local partners
- 3898 • Having a presence in the community, working regularly with and sharing information
3899 through community-based organizations, residents, partners, and businesses
- 3900 • Meeting people where they are by participating in local events
- 3901 • Hearing common concerns for specific interest groups or geographic areas through
3902 focus groups and briefings
- 3903 • Providing materials in English and Spanish

3904 **Lessons Learned**

3905 As the first plan for a rural area under a new Subarea Planning Program, this was an
3906 exploratory engagement effort with lessons learned. Community engagement strategies evolved
3907 as the team learned more about the needs and preferences of the community, with a focus on
3908 engaging people who have traditionally been left out of government process. Strategies also
3909 evolved as safety precautions related to the COVID-19 pandemic shifted. Notes are also made
3910 on how rural subarea plan engagement could be improved in the future.

3911 **Lessons learned prior to the public review period (pre-June 2023)**

3912 Engaging priority populations through a decentralized subarea as large as this one is
3913 challenging. The County relied on virtual engagement (especially during the COVID-19
3914 pandemic state of emergency) augmented with in-person visits, as not all have access to a
3915 computer or phone or could join a virtual meeting.

3916 Community service providers suggested some of the challenges connecting with priority
3917 populations might be due to potential fear of government, a lack of time for engagement, and
3918 fragmented groups across a large geography. Another challenge was meeting the goal of
3919 connecting with residents of unincorporated areas as opposed to those who live in the cities
3920 within the Snoqualmie Valley or adjacent cities. Occasionally a group would be identified along
3921 with their needs, and King County Department of Local Services staff would later find out the
3922 residents lived in an incorporated area, for example the Spanish-speaking community in the
3923 Duvall Highlands.

3924 One lesson learned from this planning process is the general difficulty of getting face-to-face
3925 contact with priority populations. As noted above, many may not be willing to speak with the
3926 government, and others may not have the time. The County found an effective strategy for
3927 learning about the needs of priority populations is to speak with service providers. One
3928 particularly successful conversation was with the Multi-Language Learning Administrators for
3929 the Riverview School District. They were able to convey issues and needs at a school district-
3930 wide level, including issues exacerbated by the COVID-19 pandemic, such as mental health
3931 issues and lack of access to quality internet. Both topics are addressed in this plan.

3932 King County Department of Local Services staff partnered with the Fall City Community
 3933 Association and Snoqualmie Pass Community Association to organize feedback events. The
 3934 Fall City Community Association is a long-standing and organized group that provided valuable
 3935 insights and feedback. The Fall City Community Association formed a “Subarea Stewards”
 3936 group that met weekly for over a year before focus groups were created and engaged for this
 3937 plan. Some community members approached King County Department of Local Services staff
 3938 individually and said this group was not wholly representative of the community. At times the
 3939 group produced engagement tools which did not align with the scope and process of the
 3940 Subarea Plan; for example, issuing a “Fall City Subarea Plan” survey, though no King County
 3941 Department of Local Services staff were consulted, nor does a Fall City Subarea Plan process
 3942 currently exist.

3943 The Snoqualmie Pass Community Association was in the process of being formed during much
 3944 of the Subarea Plan engagement. The Snoqualmie Pass Community Association hosted an in-
 3945 person focus group event and broadcasted engagement opportunities on their Facebook group.
 3946 Snoqualmie Pass is in two counties, and the Snoqualmie Pass Community Association does not
 3947 distinguish between King and Kittitas County residents. Many of the issues presented and
 3948 discussed in the group meetings were related to things on the Kittitas County side of the border,
 3949 which at times was difficult to separate, but also an advantage as it helped support the idea and
 3950 now policy of more coordination with Kittitas County on Snoqualmie Pass issues.

3951 King County Department of Local Services staff had a hard time reaching residents of the
 3952 unincorporated areas in the Skykomish valley and primarily heard from residents of Fall City.
 3953 The County found that the Fall City Census Designated Place has a higher median income and
 3954 better health outcomes than the Baring Census Designated Place, which has the lowest median
 3955 income and highest percentage of people with disabilities out of all the Census Designated
 3956 Places in the subarea. This shows that more efforts need to take place when engaging areas
 3957 with more needs.

3958 Prior to the public review draft period, the County recognized that more work was needed to
 3959 ensure perspectives of all subarea residents were reflected in the Subarea Plan. During the
 3960 public review process, King County Department of Local Services staff attempted to engage
 3961 with a larger group of service providers and those who are a part of priority populations. This
 3962 included more efforts to reach Baring residents and the Hmong community that farms the
 3963 Snoqualmie Valley, which were difficult to reach during the initial phases of engagement.

3964 **Updated strategies during the public review period – June 1 to July 15**

3965 King County Department of Local Services staff used these lessons learned to create and
 3966 implement a more robust engagement effort during the public review period of this subarea
 3967 plan. To reach a wider audience, specifically priority populations, the County:

- 3968 • Mailed postcards to every residence within the subarea
- 3969 • Had more physical presence at events
- 3970 • Used the contacts gained through engaging with school district staff to connect with
 3971 youth
- 3972 • Relied on human service providers as amplifiers for priority populations in the
 3973 subarea

3974 Postcards with information on the Subarea Plan, dates for engagement, ways to provide
 3975 feedback, and informational text in Spanish and Mandarin were mailed to every residence in the

3976 subarea at the beginning of the public review period. This helped reach those who may not
 3977 regularly have access to or use the internet, and those who generally are not associated with
 3978 groups who may have contact with King County Department of Local Services staff. The goal
 3979 was a more robust and diverse group of community members providing feedback.

3980 The County had more presence at community events during the public review period. This was
 3981 partly because COVID-19 pandemic restrictions for County employees ended. Also, the public
 3982 review period fell during the summer when there are many community events in the subarea.
 3983 King County Department of Local Services staff had booths at some events and handed out
 3984 flyers at others. Flyers were also distributed to more locations throughout the subarea for farther
 3985 reach.

3986 The County further engaged with human service providers through a Mobility and Human
 3987 Services Focus Group and through individual conversations. Conversations explored how the
 3988 public review draft addresses needs specific to service providers' communities, how it could be
 3989 improved, and how King County Department of Local Services staff could further engage
 3990 directly with priority populations. The list of community service providers has been expanded
 3991 from earlier phases to cast a wider net to priority populations.

3992 During all engagement phases the County contacted school administrators to connect with the
 3993 best representatives and discover the best avenues to engage youth and explore their needs,
 3994 which continued during the public review period. Both school administrators and teachers were
 3995 engaged about how the public review draft addresses the needs of students and their families.

3996 The County continued partnering with both the Fall City Community Association and
 3997 Snoqualmie Pass Community Association through the public review period.

3998 **How overall improvements could be made to rural subarea plan engagement**

3999 Engagement on long-range planning efforts provides unique challenges in the unincorporated
 4000 rural area when compared to cities and urban unincorporated lands. The physical separation of
 4001 individuals, families, and communities is a natural state of the rural area and proves difficult for
 4002 cohesive engagement and messaging. Specific approaches and messaging may help improve
 4003 engagement with priority populations and rural subarea community members at large.

4004 School districts could be leveraged to a greater degree at the beginning of the planning process
 4005 to reach out to families and youth. Sending out a mailer to all residences and businesses at the
 4006 beginning of the planning process could be valuable, in addition to mailers sent at the beginning
 4007 of a public review period for a draft plan. More effort at the beginning to expand existing
 4008 networks and create a larger engagement list in general could be of value.

4009 Lack of awareness is not the only reason people do not share feedback. For some community
 4010 members, there are significant barriers to participation, as noted above. Paying community
 4011 members that represents priority populations could help amplify engagement opportunities and
 4012 provide a more equitable strategy by increasing the amount of feedback received from those
 4013 who are not usually at the table.

4014 Messaging for rural subarea plans could help community members understand what a subarea
 4015 plan for an unincorporated rural area contains. Better emphasis of both the subject matter and
 4016 time horizons could help channel feedback, i.e., aspirational policies with 20-year time horizons
 4017 and zoning and land use changes. Delineating what areas are incorporated and what are not

4018 could help community members understand if they are an unincorporated resident affected by
 4019 the planning process, or if they live in a city and should focus on planning efforts from another
 4020 government. Finally, emphasizing what can and cannot be done in terms of the rural level of
 4021 services a County is required to maintain under the Growth Management Act would help both
 4022 educate the public on what can be done within these plans, and help focus the feedback on
 4023 topics that can be covered within a Subarea Plan.

4024 **Key Audiences**

4025 Table 33 presents key engagement audiences that were integral to the successful development
 4026 of the Subarea Plan, and some targeted strategies to help facilitate engagement with those
 4027 audiences. King County updated this table to reflect what the public, community-based
 4028 organizations, and service providers shared throughout the engagement process.

4029 **TABLE 32: AUDIENCES AND ENGAGEMENT STRATEGIES**

Audience	Engagement Strategies
<p>Historically underrepresented communities</p> <ul style="list-style-type: none"> • Black, Indigenous, and People of Color individuals • People with limited English proficiency • People with disabilities, or who have other accessibility challenges • Immigrants and refugees • People belonging to the LGBTQ+ community • People that have lower incomes • People that are experiencing homelessness 	<ul style="list-style-type: none"> • Engage continually throughout the Subarea Plan development process • Translate materials and offer interpretation services, where appropriate • Develop relationships with community-based organizations and other community partners who represent and serve these communities • Determine appropriate engagement channels that are responsive to what we hear from community-based organizations and community members • Identify community advocates who can help promote engagement • Conduct demographic analysis and review interview results to identify communities where additional engagement is needed
<p>Community-based organizations and service providers, including cultural groups and religious communities and organizations</p>	<ul style="list-style-type: none"> • Translate materials into multiple languages and offer interpretation services, where appropriate • Strengthen existing and foster new partnerships with community-based organizations and service providers • Co-create solutions to determine appropriate engagement channels and to address community needs, issues, and priorities in the Subarea Plan • Partner with entities to engage with their members and audiences

Audience	Engagement Strategies
	<ul style="list-style-type: none"> Partner with entities to facilitate engagement at community gathering locations and events Conduct engagement at community gathering locations and events Offer interpretation and translate materials into multiple languages
King County Executive Branch Agencies	<ul style="list-style-type: none"> Coordinate and collaborate with Office of Regional Planning throughout plan development Participate on interdepartmental team of subject matter experts from Executive Branch agencies Create opportunities for development, review, and providing feedback on plan elements
King County Council	<ul style="list-style-type: none"> Coordinate and collaborate throughout plan development Monthly briefings with the King County Councilmember representing the subarea
Other government and agency partners	<ul style="list-style-type: none"> Schedule regular meetings about plan development and proposals

4030

4031 King County built an initial community contact list from past engagement efforts before the
4032 subarea planning process. Over a period of six months, King County Department of Local
4033 Services staff reached out to various groups and individuals within the Community Service
4034 Area to help expand that list. Many groups were added, and some originally on the list
4035 requested to not to be included. As of September 19, 2023, the list of contacts was 8,717,
4036 which mostly includes community members in addition to businesses, community-based
4037 organizations, federally elected officials, representatives of local governmental organizations
4038 apart from King County, special interest groups, public safety representatives, public school
4039 representatives, tribal representatives, and representatives of utilities.

4040 [Summary of Community Engagement Activities and Feedback](#)

4041 Community engagement activities included:

4042 **Online engagement**

- 4043 • Project website
- 4044 • Online surveys
- 4045 • Interactive maps
- 4046 • Social media posts by King County Department of Local Services and partner
4047 organizations
- 4048 • Virtual office hours

- 4049 • A visioning and scoping kickoff event hosted on Zoom
- 4050 • A final visioning and scoping workshop event hosted on Zoom
- 4051 • Public review draft hybrid kickoff event
- 4052 • Public review draft overview video

4053 **In-person events**

- 4054 • Booths at community events
- 4055 • Fliers in English and Spanish posted throughout the subarea
- 4056 • Annual Town Hall for the subarea
- 4057 • Public review draft hybrid kickoff event
- 4058 • Public review draft meeting in Baring
- 4059 • Public review draft meeting for unincorporated North Bend

4060 **Focused meetings**

- 4061 • Eight focus groups, each meeting three times, for specific interest groups or geographic areas
- 4062
- 4063 • Talks at high school classes and youth board meetings
- 4064 • Community business visits
- 4065 • One-on-one and small group meetings
- 4066 • Hmong farmer interviews

4067 **Building off previous efforts**

- 4068 • Audit studies that detail community input on similar topics

4069 **How Community Input Influenced the Subarea Plan**

4070 PROCESS OF TRANSLATING ENGAGEMENT TO VISION, SCOPE, GUIDING PRINCIPLES, AND ULTIMATELY PUBLIC REVIEW
4071 DRAFT OF PLAN

4072 The process of engagement leading up to the public review draft is outlined as follows:

- 4073 1. Develop an Engagement Plan
- 4074 2. Introduce the community to the planning process through meetings, activities, and
4075 conversations
- 4076 3. Create a list of community and group contacts to participate and spread the word
- 4077 4. Collect feedback through engagement activities
- 4078 5. Categorize feedback into subjects and themes, noting the frequency of each grouping
- 4079 6. Translate feedback received to a 20-year lens to aid in scoping for policy development
- 4080 7. Relate the feedback received to the framework of the *Comprehensive Plan*
- 4081 8. Refine feedback to create a draft vision, guiding principles, policy concepts and map
4082 amendment concepts
- 4083 9. Share draft and concept materials with the community to solicit feedback

4084 10. Translate community feedback into plan content

4085 11. Format and refine for public review draft

4086 SUMMARY OF FEEDBACK AND HOW IT TRANSLATED TO PLAN SCOPE

4087 The following tables summarize the feedback themes received prior to the public review draft
4088 phase, including notes on whether it was included in the Subarea Plan, and why.

4089 **TABLE 33: LAND USE FEEDBACK SUMMARY TABLE**

Topic	Result	Reason for Not or Partially Including
Preserve rural character of the communities and limit growth to levels that support local families and businesses, in Fall City and Preston, and other areas.	Fall City and Preston encourage zoning to continue reflect character and scale.	Preservation of rural character is an issue for the rural area in the county addressed in the <i>Comprehensive Plan</i> , though certain communities have characteristics requiring unique policies.
Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments.	Policy addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.	Included.
Lack of affordable housing.	Limited zoning map amendment to allow workforce housing at Snoqualmie Pass.	Aside from Rural Towns, per the <i>Comprehensive Plan</i> and Growth Management Act, limited residential density increases are allowed in the rural area. Policies were added to support the development of affordable housing at Snoqualmie Pass, and to coordinate with Valley cities on affordable housing.
New development should be mindful of natural hazards and limit environmental impacts.	Not included.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code.
Preservation of views and natural amenities enjoyed by everyone, including view corridors along scenic byways.	A policy to protect view corridors on scenic byways.	Preservation of views and natural areas in all rural and resource lands in the county addressed in the <i>Comprehensive Plan</i> , though scenic byways are unique to the subarea.
Support to agriculture by protecting farmland,	Not included.	Because of the intricately linked and interrelated policies within the

Topic	Result	Reason for Not or Partially Including
<p>improving drainage, continuing the Fish, Farm, Flood Initiative.</p>		<p><i>Comprehensive Plan</i>, and to avoid potential contradiction and confusion, all Fish Farm Flood policies will be in the <i>Comprehensive Plan</i>. This includes both unincorporated-wide and Snoqualmie Valley-specific issues. This will help maintain the context and history in a single plan document.</p>

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TABLE 34: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Maintenance of rural character through limiting residential development.	Maintained existing residential zoning designations in the rural area.	Included.
Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for people aged 62 years and older.	Policy supporting coordination with Valley cities to increase affordable housing within incorporated areas.	Included.
Snoqualmie Pass needs for housing that can support the unique nature of its amenities, voicing a desire for more accommodations for the local workforce through zoning allowances.	Policy supporting local workforce housing at Snoqualmie Pass through various programs and incentives.	Included.
Mental health services remain a long-standing issue in the valley with little improvements having been made over the last 10-20 years. More behavioral and mental health services and facilities access needed, including better transportation options to such facilities.	Supportive policies are limited to what is described below for people aged 62 years and older and youth in existing facilities.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code. Creation of new facilities are limited because this subarea is rural, where the Growth Management Act and <i>Comprehensive Plan</i> focus development and services in urban areas.
More support for youth mental health services at schools.	Policy supporting increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	Included.

Topic	Result	Reason for Not or Partially Including
Better access for people aged 62 years and older in the subarea to services and programs.	Policy supporting partnership with service providers in the subarea to coordinate access to programs that support the mental and physical health of people aged 62 years and older in the subarea.	Included.
Better support to veterans and people living with disabilities	Language was added to existing human services to cover these groups, in addition to people aged 62 years and older.	Included.
Recognizing the vulnerability of the communities in Northeast King County in the case of a disastrous climate-related event such as a wildfire, landslide or flood that wipes out road access.	Policy addressing vulnerable populations in Northeast King County and needs post-disaster.	Included.

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TABLE 35: ENVIRONMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Protection of the subarea's forests, rivers, lakes, agricultural valleys and open spaces.	Not Included.	Protection of the mentioned natural amenities is a concern and priority in all unincorporated areas and is covered in the <i>Comprehensive Plan</i> .
Continued efforts toward salmon recovery and upholding tribal treaty rights.	Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	Salmon recovery and upholding treaty rights are topics that cover all unincorporated areas of the county that include salmon habitat. Water temperature issues are unique to the subarea and are addressed in the Environment chapter.

Topic	Result	Reason for Not or Partially Including
<p>Resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.</p>	<p>A policy to support increased transportation resiliency during flooding, specifically for roads that cross the Snoqualmie Valley.</p> <p>A policy supporting assistance to Valley cities in developing long-term solutions and implementing programs to reduce flood and channel migration risk.</p>	<p>Flooding and climate change related policies in unincorporated areas of the county are covered in the <i>Comprehensive Plan</i>. Transportation across the Snoqualmie Valley during flood events is considered a unique issue to this subarea and is addressed in the Environment chapter. The river-related hazards that are posed to the Valley cities are considered unique to the subarea as well.</p>
<p>Wildfire resilience and allocating resources for managing wildfires.</p>	<p>Not included.</p>	<p>Wildfire resilience and preparation is a concern and priority in all unincorporated areas that have wildland urban interface. All policies related to wildfires are in the <i>Comprehensive Plan</i>.</p>

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TABLE 36: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Greater access to natural lands and attention to trailhead crowding.	Support efforts between local, state and federal agencies on plans to address overcrowded trailheads on the Interstate 90 and US Highway 2 corridors.	Included.
Greater connections to regional trails.	Not included.	The goal to have a connected regional trail system is a goal countywide and is supported through policy in the <i>Comprehensive Plan</i> .
Increased recreational facilities to accommodate both residents and a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.	Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	Included a policy for metropolitan parks districts. Increased recreational use is seen as an issue in areas beyond the subarea and is addressed in <i>Comprehensive Plan</i> policy.
Increased recreational programming for children and teens.	Policy that fortifies coordination with metropolitan parks districts regarding recreation programming.	Included.
More parks, playgrounds and other recreational facilities for community members.	Not included.	The topic of more recreation facilities and opportunities for community members is a topic that covers many unincorporated issues and has supportive policies in the <i>Comprehensive Plan</i> .
Preservation of historic landmarks and cultural resources.	Not included.	Preservation of historic landmarks and cultural resources is an issue for all unincorporated issues and is covered in the <i>Comprehensive Plan</i> .

Topic	Result	Reason for Not or Partially Including
Strengthened partnerships and increased coordination with the Snoqualmie Indian Tribe and Tulalip Tribes.	Not included.	Strengthened partnerships and increased coordination with Indian tribes is a goal that spans all unincorporated area and is covered in the <i>Comprehensive Plan</i> .

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TABLE 37: TRANSPORTATION FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
The desire for increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools.	A policy to address sidewalk gaps in the Fall City Business District.	Apart from the Rural Towns, active transportation infrastructure is not included in the County Road Standards, nor is considered a rural level of service. The regional trail system is covered in the <i>Comprehensive Plan</i> .
Desire for road improvements and enhanced maintenance of roadways and bridges.	A policy to support safety improvements to State Route 906 to better serve area residents and visitors. Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements.	Aside from the unique situation on State Routes 202 and 906 the need to improve roadway safety is recognized for all unincorporated areas. Because this is a rural area, the ability to enhance roadways and bridges is limited to that of rural level services.
Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.	Not included.	Traffic circulation from residential communities in the rural area to urban areas during the week is an issue in many unincorporated areas and is addressed in the <i>Comprehensive Plan</i> .

Topic	Result	Reason for Not or Partially Including
Desire for more transit options in the Snoqualmie Valley, and options for transit along State Route 18 to South King County.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Transit-related services must be in alignment with Metro Transit Service Guidelines and be at a rural level of service.
Increased mobility options for people aged 62 years and older, youth, and people with disabilities.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Included.
Desire for facilities to address volume of travelers on US Highway 2.	A policy to encourage Washington State Department of Transportation to improve comfort and usability by adding facilities to the corridor.	Included.

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TABLE 38: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Internet access and availability and quality needs to be improved to better connect the area.	A policy on working with service providers that serve the subarea to improve affordability, coverage and quality of internet for those who are unserved or underserved.	Included.
Utilities in areas that see large numbers of weekend visitors such as Snoqualmie Pass see stresses on services such as power and emergency services.	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions. A policy in the Land Use Chapter addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.	Emergency services is not a topic covered in King County's <i>Comprehensive Plan</i> , though coordination among agencies regarding emergency services is occurring presently.
More resilience to the power grid is needed to alleviate chronic outages.	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions.	Included.
Garbage service is an issue with wildlife. Better access to the dump as King County residents is needed.	Not included.	Garbage issues are seen as an acute issue, not that of a long-range policy, and they are also seen as an issue for the rural area. Comments regarding garbage service and wildlife were shared with the King County Solid Waste Division. Solid waste service-related policies are covered in the <i>Comprehensive Plan</i> .
The Fall City Business District's new large onsite sewage system should not be a tool to expand development and should	A policy to limit the Fall City Business District septic system to only serve those in the business district.	Included.

Topic	Result	Reason for Not or Partially Including
only be for the business district.		

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4101

TABLE 39: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Desire to preserve resource-based economies of the subarea.	Not included.	Supporting resource-based economies is an issue in the rural area of the county and is supported through policy within the <i>Comprehensive Plan</i> .
Economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.	<p>A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District.</p> <p>A policy that supports connecting communities adjacent to the Snoqualmie Valley Agricultural Production District to local farms to help support the farms and local economies.</p>	The issue of flooding specific to farms is covered through <i>Comprehensive Plan</i> policies and functional plans under the <i>Comprehensive Plan</i> such as the Flood Hazard Management Plan.
Desire to support and enhance recreation opportunities and support businesses and organizations in the subarea.	A policy to support outdoor recreation and tourism that encourages local employment and does not harm the environment, through partnerships with agencies, municipalities, and organizations.	Included.
Desired support to existing local businesses, and retention of the existing size and scale of commercial areas.	A policy to support local businesses that are unique to the Snoqualmie Valley and Northeast King County and that leverage the natural beauty and resources of the area, through things such as technical assistance.	Included.
Desire to limit growth and retain rural character.	A policy to focus non-resource-based economic growth in the existing commercial	Included.

Topic	Result	Reason for Not or Partially Including
	areas, where local businesses that serve the community are supported.	

4102

4103

TABLE 40: ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Retention of rural character subarea-wide.	Included through retention of existing zoning patterns and intensities.	Included.
Preservation of open space/natural lands subarea-wide.	The designation parcels acquired for the King County Open Space System as open space land use. Add native vegetative buffers to the parcels adjacent to the Interstate 90 at Snoqualmie Pass.	Included.
Preserve existing form and character of Preston area.	The update of development conditions within Preston to help retain existing use, scale and character.	Included.
Need to update Fall City Business District Zoning Overlay to reflect existing needs.	Retention of Fall City Business District size and scale, with slight adjustments to reflect changes since last update.	Included.
Adjust Fall City residential zoning to fit size and scale of existing community.	Adjust zoning code to limit densities allowed for Fall City residential subdivisions.	Included.
Greater options for affordable housing, where appropriate.	Expand the Alternative Housing Demonstration Ordinance to include Snoqualmie Pass, allowing for congregate housing for seasonal workers.	Included.

4104

4105 [Sources of Engagement and Documented Meetings](#)

4106 Engagement activities are explained in detail below, and include:

4107 **Online engagement**

- 4108 • Project website
- 4109 • Online surveys
- 4110 • Interactive maps
- 4111 • Social media posts by King County Department of Local Services and partner
- 4112 organizations
- 4113 • Virtual office hours
- 4114 • A visioning and scoping kickoff event hosted on Zoom
- 4115 • A final visioning and scoping workshop event hosted on Zoom
- 4116 • Public review draft hybrid kickoff event
- 4117 • Public review draft overview video

4118 **In-person events**

- 4119 • Booths at community events
- 4120 • Fliers in English and Spanish posted throughout the subarea
- 4121 • Annual Town Hall for the subarea
- 4122 • Public review draft hybrid kickoff event
- 4123 • Public review draft meeting in Baring
- 4124 • Public review draft meeting for unincorporated North Bend

4125 **Focused meetings**

- 4126 • Eight focus groups, each meeting three times, for specific interest groups or geographic
- 4127 areas
- 4128 • Talks at high school classes and youth board meetings
- 4129 • Community business visits
- 4130 • One-on-one and small group meetings
- 4131 • Hmong farmer interviews

4132 **Building off previous efforts**

- 4133 • Audit studies that detail community input on similar topics

4134 [Project Website](#)

4135 **Project Public Input website**

4136 The Public Input website for the project has been the home for communication, information
 4137 sharing, and input gathering for the project. During every meeting the County has directed
 4138 individuals, interest groups, and the public at large to the website.¹⁵⁶ The website is translatable
 4139 into multiple languages through a Google Translate widget and has been the platform used for
 4140 all recent subarea planning efforts to date.

4141

¹⁵⁶ Link to [Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com](#)

4142 The website contains a high-level explanation of the project effort and updates on project
 4143 progress, a project area map, project timeline, contact information, and an email list sign up.
 4144 The project website is also the application that hosted all the four of the community surveys,
 4145 which are explained below.

4146 As the planning phases progressed, the project site was reformatted and updated to reflect
 4147 engagement opportunities. The website is the centerpiece of information gathering and
 4148 engagement opportunities during the public review draft period. The website contains the
 4149 Subarea Plan documents ready for download and review, along with separate pages explaining
 4150 the Subarea Plan components and providing opportunities to give feedback. Events and
 4151 meetings are announced on the website, giving dates and links when needed.

4152 **Online Surveys**

4153 **Community Needs List survey**

4154 A parallel effort to the Subarea Plan is the Community Needs List, a list of community requests
 4155 that are part of the County's biennial budget process. The Community Needs Lists are for the
 4156 six rural community service areas and the five urban unincorporated potential annexation areas,
 4157 as required by King County Code 2.16.055.C, including the subarea.

4158 The proposed Community Needs List includes the potential services, programs, facilities, capital
 4159 improvements, and standard operations needing additional resources to respond to community-
 4160 identified needs, including those that build on the communities' strengths and assets. The list
 4161 was developed in collaboration and consultation with community members of the subarea.

4162 A survey with open-ended questions was used to develop the list. The survey was open for over
 4163 a year, from mid-2020 to July 2021, and resulted in more than 500 public comments.

4164 The Community Needs List input relevant to the Subarea Plan included the following topics:
 4165 rural zoning, preservation of rural character, regional trail connectivity, road improvements and
 4166 maintenance, improved transit, agricultural support, human services support, and many Fall
 4167 City-specific items.

4168 **June 2022 online survey**

4169 As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a
 4170 survey hosted on the Public Input website, followed by questions for community members to
 4171 answer. The survey was open the entire month of June. Every word cloud had an open-ended
 4172 question allowing participants to continue to provide feedback. This survey received 680 views,
 4173 128 participants, and 901 comments. Most respondents were from Fall City. The comments
 4174 generally supported the feedback given in a widely publicized virtual event that took place prior
 4175 to the survey, with rural, nature, and farming as key words used to describe the area, a desire
 4176 for low housing density, focus on successful small and local businesses, priority for
 4177 environmental conservation and more open space, desire to preserve farmland, need for
 4178 affordable housing, more options for transit and active transportation, and improved services

4179 and utilities. Survey results are available on the project Public Input website and are also
4180 available by request.¹⁵⁷

4181 **September 2022 online survey**

4182 From September 1 to 22, the County fielded a survey to help refine the potential vision, guiding
4183 principles, and scope prior to the September event. The survey showed how the feedback
4184 informs the *Comprehensive Plan* and zoning/land use considerations. It consisted of bars that
4185 one could slide on a range from 'Not Important' to 'Very Important' for phrases that could feed a
4186 vision statement, multichoice questions ranging from 'Completely Disagree' to 'Completely
4187 Agree' for statements to be used in potential guiding principles, and a series of questions on
4188 scoping topics that presented a series of subjects that could be selected if important to the
4189 participant. Every series of questions had a section for comments.

4190 The survey received 866 views, 388 participants, 12,290 multiple-choice responses, and 430
4191 comments. Participants ranked the following statements as important to very important (above
4192 80 out of 100):

- 4193 • "Preserve views of our agricultural valleys, mountains, rivers and forests"
- 4194 • "Maintain our ecosystems and minimize impacts to the environment and wildlife habitat"
- 4195 • "Preserve and protect farmland; support and strengthen the local agricultural economy"
- 4196 • "Maintain the rural character of our area"

4197 Participants ranked the following statements as slightly less important (between 70 and 80 out
4198 of 100):

- 4199 • "Support a strong rural economic vitality and a thriving community"
- 4200 • "Preserve the cultural history and archaeology of our community"
- 4201 • "Support and enhance outdoor recreation opportunities for all"

4202 participants gave a slightly lower ranking to the following statements (between 60 and 70 out of
4203 100):

- 4204 • "Ensure support and access to services and programs for those with financial needs and
4205 residents from historically underinvested communities"
- 4206 • "Promote social community connections"
- 4207 • "Create opportunities and spaces for public art and community events"
- 4208 • "Support a range of housing choices".

4209 In ranked choice questions, participants also prioritized environmental conservation, conserving
4210 agricultural lands and supporting farmers, and supporting local businesses. As of publication
4211 date results are available on the project Public Input website and are also available by request.
4212 Survey input was used to finalize the vision, guiding principles, and scope.¹⁵⁸

¹⁵⁷ Link to [Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com](#)

¹⁵⁸ Link to [King County, WA - Report Creation \(publicinput.com\)](#)

4213 **February 2023 online survey**

4214 From January 30 to February 24, 2023, the County managed a survey to solicit feedback on a
4215 draft vision statement, draft guiding principles, policy concepts, and map amendment concepts.
4216 Feedback is summarized below.

- 4217 • Respondents supported most portions of the Vision Statement, but some expressed
4218 doubts about the ability of the County to follow through with the vision.
- 4219 • In the Guiding Principles, respondents emphasized the need to preserve and protect
4220 natural resources and maintain the rural character of the area.
- 4221 • Regarding land use, responses indicated the desire to keep and enhance zoning for
4222 low density residential, along with requiring such things as neighborhood trail
4223 connections, impact fees, improved walking routes, and other compensations for
4224 development impacts.
- 4225 • Housing feedback included the opposition to cluster developments, support for
4226 farmworker housing incentives, and a desire to retain the small town feel of certain
4227 areas.
- 4228 • Human services feedback in general supported all services, with a focus on mental
4229 health.
- 4230 • Respondents want to preserve and improve water resources, habitat, and critical
4231 areas, as well as resilience to flooding and climate change.
- 4232 • Parks and open space comments suggest prioritization of rural character is
4233 important, along with improving, linking, and creating more multi-use trails, and
4234 addressing overcrowded trailheads.
- 4235 • Respondents expressed a need to address traffic and road conditions, improve non-
4236 motorized connections, reduce road closures for floods, and create more flood
4237 evacuation routes.
- 4238 • Services and utility comments revolved around increasing resiliency to the electrical
4239 grid, protecting aquifer recharge areas and supporting small water districts.
- 4240 • Economic development comments emphasized prioritizing local farms and farm
4241 product sales, and concerns with the increased traffic and crowding associated with
4242 tourism.

4243 Results are available on the project Public Input website, and were used to finalize the vision,
4244 guiding principles, and scope.¹⁵⁹ The survey received 382 views, 47 participants, and 199
4245 comments.

4246 **Public Review Draft survey**

4247 During the public review draft, from June 1 to July 15, 2023, the County managed a survey to
4248 solicit feedback on the Public Review Draft of the Subarea Plan. The survey was opened by 247
4249 users, 147 of whom answered at least one question.

4250 Key findings from the survey (which was combined with focus groups and public meetings for
4251 analysis purposes) included:

- 4252 • Respondents recognize challenges associated with limited housing options but often do
4253 not support high-density housing as a solution.

¹⁵⁹ Link to [Snoqualmie Valley/NE King County Concepts Survey](#)

4254 • The natural environment is a defining characteristic of the subarea, and its preservation
4255 should be a key priority.

4256 • Respondents see growth at odds with the local character and aesthetic which make the
4257 subarea a desirable place to live; they would prefer that greater attention be paid to the
4258 present needs of existing residents.

4259 Results are available on the Public Input website and were used to create the final plan. The full
4260 survey report is available by request.

4261 **Council District 3 survey**

4262 In September 2022, Councilmember Sarah Perry’s office distributed a Community Engagement
4263 Survey across the subarea through emails, texts, and US Mail addresses. By January 2023, the
4264 Councilmember’s office received a total of 490 responses from residents living in the 10
4265 unincorporated areas shown below:

- 4266 • North Bend 126
- 4267 • Fall City 123
- 4268 • Carnation 88
- 4269 • Duvall 66
- 4270 • Snoqualmie 39
- 4271 • Issaquah 30
- 4272 • Baring 7
- 4273 • Skykomish 7
- 4274 • Snoqualmie Pass 2
- 4275 • Preston 1

4276 The following are the results for the top five priorities for each zip code from the 490 responses.

4277 TOP 5 INITIATIVES IN EACH (UNINCORPORATED) ZIP CODE

- 4278 • 98045 (North Bend): 126 responses
 - 4279 1. ‘Preserve rural character of unincorporated areas’
 - 4280 2. Tie between ‘Support policies that balance the needs of salmon with those of
4281 agricultural land preservation’ and ‘Increase access / availability of support
4282 services like crisis centers, behavioral health, and substance use treatment ‘
 - 4283 3. ‘Develop the workforce for behavioral health services’
 - 4284 4. ‘Increase outreach by trained outreach providers’
 - 4285 5. Tie between ‘Increase access to senior housing tax relief programs’ and
4286 ‘Enhance farmland preservation programs to provide greater incentive to
4287 landowners to protect farmland’
- 4288 • 98024 (Fall City): 123 responses
 - 4289 1. ‘Preserve rural character of unincorporated areas’
 - 4290 2. Tie between ‘Enhance farmland preservation programs to provide greater
4291 incentive to landowners to protect farmland’ and ‘Increase access / availability of
4292 support services like crisis centers, behavioral health, and substance use
4293 treatment ‘
 - 4294 3. ‘Increase access to senior housing tax relief programs’

- 4295 4. 'Support policies that balance the needs of salmon with those of agricultural land
4296 preservation'
- 4297 5. 'Develop the workforce for behavioral health services'
- 4298 • 98014 (Carnation): 88 responses
- 4299 1. 'Preserve rural character of unincorporated areas'
- 4300 2. 'Enhance farmland preservation programs to provide greater incentive to
4301 landowners to protect farmland'
- 4302 3. 'Increase access / availability of support services like crisis centers, behavioral
4303 health, and substance use treatment '
- 4304 4. 'Support policies that balance the needs of salmon with those of agricultural land
4305 preservation'
- 4306 5. 'Develop the workforce for behavioral health services'
- 4307 • 98019 (Duvall): 66 responses
- 4308 1. 'Preserve rural character of unincorporated areas'
- 4309 2. 'Increase access / availability of support services like crisis centers, behavioral
4310 health, and substance use treatment '
- 4311 3. 'Support policies that balance the needs of salmon with those of agricultural land
4312 preservation'
- 4313 4. 'Enhance farmland preservation programs to provide greater incentive to
4314 landowners to protect farmland'
- 4315 5. Tie between 'More transit options to reach major employment centers during
4316 peak travel times (6-9 AM, 3-6 PM)' and 'Increase outreach by trained outreach
4317 providers'
- 4318 • 98065 (Snoqualmie): 39 responses
- 4319 1. 'Preserve rural character of unincorporated areas'
- 4320 2. 'Increase access / availability of support services like crisis centers, behavioral
4321 health, and substance use treatment '
- 4322 3. 'Support policies that balance the needs of salmon with those of agricultural land
4323 preservation'
- 4324 4. 'More transit options to reach major employment centers during peak travel times
4325 (6-9 AM, 3-6 PM)'
- 4326 5. Tie between 'Increase outreach by trained outreach providers' and 'Address out
4327 of pocket costs for behavioral health care'
- 4328 • 98027 (Issaquah): 30 responses
- 4329 1. 'Increase access / availability of support services like crisis centers, behavioral
4330 health, and substance use treatment '
- 4331 2. 'Preserve rural character of unincorporated areas'
- 4332 3. 'Enhance farmland preservation programs to provide greater incentive to
4333 landowners to protect farmland'
- 4334 4. 'Support policies that balance the needs of salmon with those of agricultural land
4335 preservation'
- 4336 5. Tie between 'Increase outreach by trained outreach providers' and 'Develop the
4337 workforce for behavioral health services'
- 4338 • 98224 (Baring): 7 responses
- 4339 1. 'Address out of pocket costs for behavioral health care'
- 4340 2. 'Increase access / availability of support services like crisis centers, behavioral
4341 health, and substance use treatment '

- 4342 3. Tie between 'Support policies that balance the needs of salmon with those of
4343 agricultural land preservation' and 'Continue to make investments in reducing
4344 greenhouse emissions countywide'
- 4345 4. Tie between 'Enhance farmland preservation programs to provide greater
4346 incentive to landowners to protect farmland' and 'Increase the amount of
4347 permanent housing options'
- 4348 5. 'More options for midday, nights, and weekends'
- 4349 • 98288 (Skykomish): 7 responses
- 4350 1. 'Allocate resources to manage our risk of wildfires '
- 4351 2. 'Increase access to senior housing tax relief programs'
- 4352 3. Tie between 'Zoning changes to allow duplexes, triplexes, and ADU's' and
4353 'Preserve rural character of unincorporated areas'
- 4354 4. 'More transit options to reach major employment centers during peak travel times
4355 (6-9 AM, 3-6 PM)'
- 4356 5. Tie between 5 initiatives
- 4357 a. 3 from Behavioral Health
- 4358 b. 1 from Transit
- 4359 c. 1 from Zoning and Permitting
- 4360 • 98068 (Snoqualmie Pass): 3 responses
- 4361 1. 'Continue to make investments in reducing greenhouse emissions countywide'
- 4362 2. Tie between 3 initiatives
- 4363 a. 'Reduce permit processing times'
- 4364 b. 'Support policies that balance the needs of salmon with those of
4365 agricultural land preservation'
- 4366 c. 'Create more housing with integrated services'
- 4367 3. Tie between 3 initiatives
- 4368 a. 'Preserve rural character of unincorporated areas'
- 4369 b. 'New flexible, on-demand options where I can book shared rides to
4370 destinations and public transit'
- 4371 c. 'Zoning changes to allow duplexes, triplexes, and ADU's'
- 4372 • 98050 (Preston): 1 response
- 4373 ○ Initiatives they ranked as 1 (top priority)
- 4374 ■ 'Preserve rural character of unincorporated areas'
- 4375 ■ 'Enact stronger land use regulations that better protect rivers and streams
4376 and associated salmon habitat'
- 4377 ■ 'Enhance farmland preservation programs to provide greater incentive to
4378 landowners to protect farmland'
- 4379 ■ 'New bus routes/options closer to where I live or work'
- 4380 ■ 'Increase investment of public dollars in affordable housing units for
4381 people with lower incomes'
- 4382 ■ 'Create more housing with integrated services'
- 4383 ■ 'Address out of pocket costs for behavioral health care'
- 4384 ■ 'Increase access / availability of support services like crisis centers,
4385 behavioral health, and substance use treatment '

4387 In Table 42 is the information compiled from the survey in tabular form:
4388

4389 TABLE 41: COUNCIL DISTRICT 3 SURVEY

Code	Response	North Bend	Fall City	Carnation	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
E	Continue to make investments in reducing greenhouse gas emissions countywide							1		1		2
E	Allocate resources to manage our risk of wildfires								1			1
E/LU	Support policies that balance the needs of salmon with those of agricultural land preservation	1	1	1	1	1	1	1		1		8
E/LU	Enhance farmland preservation to provide greater incentive to landowners	1	1	1	1		1	1			1	7
H	Increase amount of permanent housing options							1				1
H/SU	Create more housing with integrated services									1		1
LU	Zoning changes to allow duplexes, triplexes and ADUs								1	1		2
LU/E	Stronger land use regulations to protect rivers streams and salmon habitat										1	1

Code	Response	North Bend	Fall City	Carnation	Duval	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
LU/E/CR	Preserve rural character of unincorporated areas	1	1	1	1	1	1		1	1	1	9
SU	Increase access/availability of support services like crisis centers, behavioral health & substance use	1	1	1	1	1	1	1			1	8
SU	Develop the workforce for behavioral health services	1	1	1			1		1			5
SU	Increase outreach by trained outreach providers	1			1	1	1					4
SU	Increase access to senior housing tax relief	1	1						1			3
SU	Address out of pocket costs for behavioral health care					1		1			1	3
SU	increase outreach by trained outreach providers	1										1
SU	Reduce permitting process time									1		1
T	More transit options to reach major employment centers during peak travel times				1	1			1			3
T	New flexible on-demand services to book shared rides to destinations & transit									1		1

4391 **Interactive Maps**

4392 **Online interactive maps for community feedback**

4393 The County used ArcGIS online maps to collect community input on two occasions. The first
4394 was to help gauge scoping items that were geographically specific. The second was used to
4395 communicate potential zoning and land use changes to gather community feedback.

4396 **Interactive engagement web map for scoping**

4397 The County used an interactive web map to solicit location-specific feedback.¹⁶⁰ The map
4398 helped to further define what scoping topics and locations to explore. The map was live from
4399 March 29 to August 4, 2022.

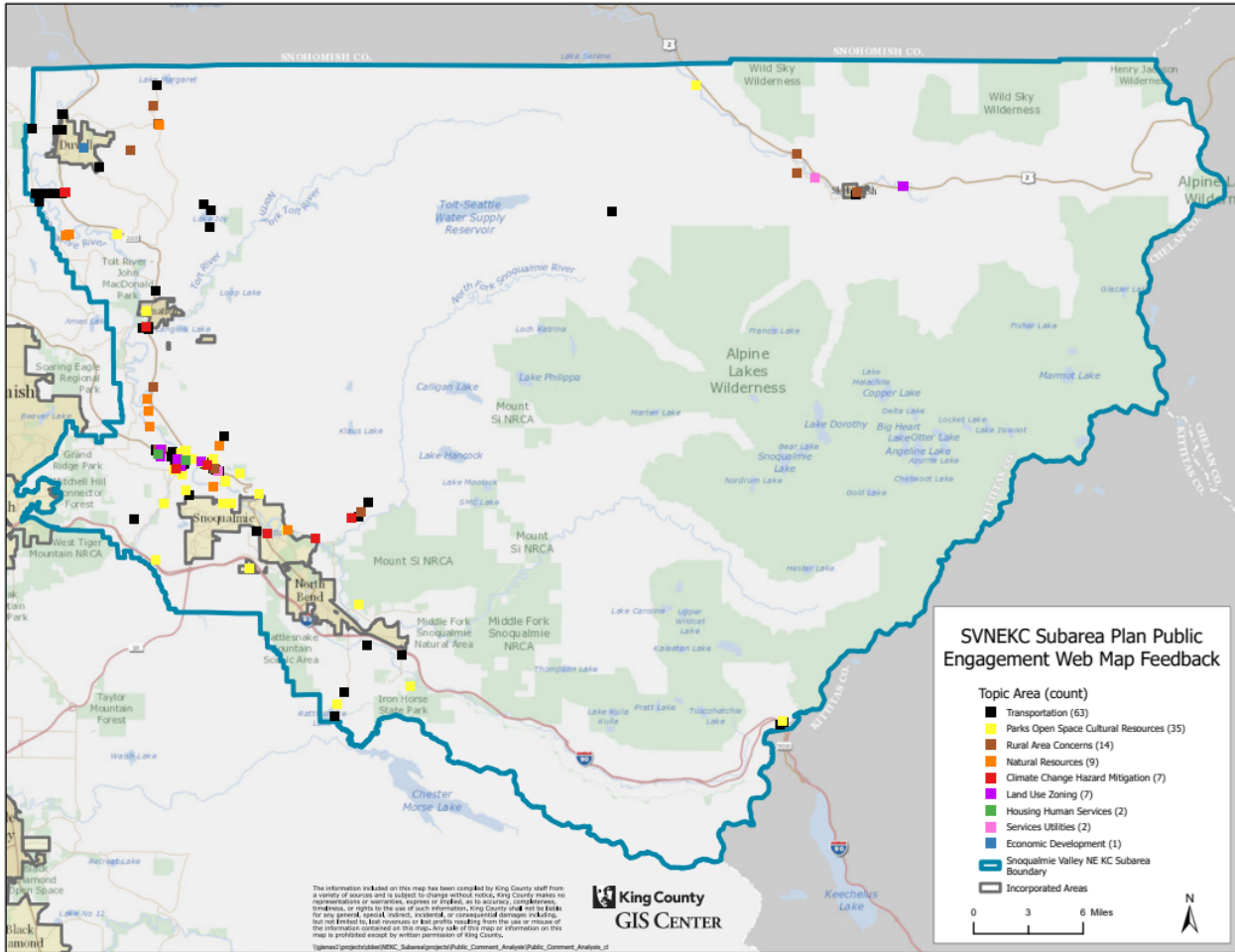
4400 Users were able to create both points and lines on the map with associated comments on the
4401 following topics:

- 4402 • Climate Change/Hazard Mitigation and Resilience
- 4403 • Economic Development
- 4404 • Parks and Open Space Future Land Use/Zoning
- 4405 • Housing and Human Services
- 4406 • Natural Resources
- 4407 • Rural Area Concerns
- 4408 • Services and Utilities
- 4409 • Transportation

4410 A total of 131 points and 10 lines were created from comments. Map 38 summarizes the
4411 distribution geographically and per theme.

¹⁶⁰ [Link to *Northeast King County Subarea Plan Scoping Feedback App \(arcgis.com\)*](#)

4412 **MAP 39: INTERACTIVE ENGAGEMENT WEB MAP**



4413

4414 A large majority of the points were focused on the Fall City area, with other areas in the lower
 4415 valley being common locations. The most common topic was 'Transportation' where comments
 4416 mainly focused on road maintenance. The second most popular topics was 'Parks and Open
 4417 Space where most comments focused on access to lands and improvements on existing
 4418 facilities.

4419 **Social Media Posts by King County Department of Local Services and Partner
 4420 Organizations**

4421 The County used social media throughout the project to increase participation. People in the
 4422 subarea often communicate on Facebook and other social media. The Department of Local
 4423 Services accounts and occasionally the Road Services Division accounts for Facebook,
 4424 Instagram, and Twitter provided updates of plan status and opportunities to participate, often
 4425 leveraging project-specific videos and other tools. During campaigns to drive participation
 4426 toward a survey or attendance at a community meeting these announcements were often
 4427 posted multiple times a week. During these campaign periods the Office of Councilmember
 4428 Perry volunteered to spread the word as well, leveraging a network of multiple thousands of
 4429 followers on social media. Almost all these announcements directed people to the project web
 4430 page.

4431 Another source of information includes King County’s Unincorporated Area News, which has a
4432 monthly distribution countywide. These announcements gave high level overviews of plan
4433 progress and informed folks how to stay up to date. King County Department of Local Services
4434 staff emails and the project web page were provided in these announcements.

4435 In September of 2022, the project lead participated in an hour-long radio interview on Valley
4436 104.9 FM. The interview consisted of an overview of the Subarea Planning Program, this
4437 specific plan, the background of the lead planner, questions on King County in general, and
4438 thoughts on the future of the Snoqualmie Valley. This interview aired on Sunday September 25,
4439 2022.

4440 At times, the project team partnered with other organizations to help amplify announcements, to
4441 increase reach to networks beyond that of Local Services. Organizations that helped spread the
4442 word include:

- 4443 • A Supportive Community For All
- 4444 • City of Carnation
- 4445 • City of Issaquah
- 4446 • City of North Bend
- 4447 • Fall City Community Association
- 4448 • Fall City Neighbors Newsletter
- 4449 • Mt Si Senior Center
- 4450 • Si View Metropolitan Parks District
- 4451 • Snoqualmie Pass Community Association
- 4452 • Snoqualmie Valley Mobility Coalition
- 4453 • Snoqualmie Watershed Forum
- 4454 • Sno-Valley Senior Center
- 4455

4456 SPANISH LANGUAGE MEDIA POSTS

4457 “Foro Para La Comunidad Hispana de Carnation y Duvall”, is a 63-member Facebook group
4458 representing the Hispanic community in and around Carnation and Duvall. King County
4459 Department of Local Services staff created a Facebook account to join this group and posted
4460 messages at engagement points in the Subarea Plan development (screenshot provided below)
4461 in hopes of gaining connections. The first message, on June 17, 2022, introduced the group to
4462 the Subarea Plan and how to participate. The second message, on September 1, 2022,
4463 explained several opportunities to engage and how to find out more about the Subarea Plan. A
4464 third message was sent informing the group of the public review period on June 7, 2023, asking
4465 to connect with individuals interested in providing feedback.

4466 FIGURE 15: EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP



4467

4468 Distribute and Post Fliers in English and Spanish Throughout the Subarea

4469 FIGURE 16: EXAMPLE OF A SPANISH FLYER POSTED AT LA PASADITA IN DUVALL



4470

4471 Virtual Office Hours

4472 The County held virtual office hours weekly from February to July 2023. Visitors ranged from
4473 curious community members wanting to find out more about the effort to directors of
4474 organizations interested in advocating for specific zoning and policy changes.

4475 Subarea-Wide Events

4476 VISIONING AND SCOPING KICKOFF EVENT ON ZOOM – MAY 2022

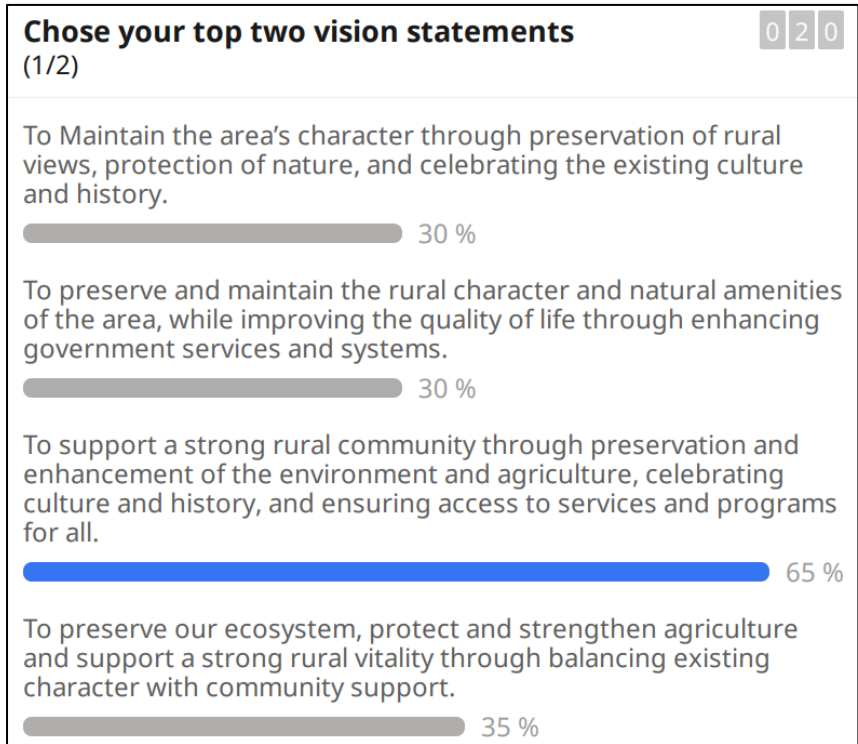
4477 This virtual community event was the official kickoff for developing the vision, guiding principles,
4478 and scope for the Subarea Plan. It leveraged engagement during the meeting through
4479 interactive word clouds that captured ideas of community members (example below); multiple
4480 live question-and-answer periods where participants could share thoughts or questions over
4481 camera and audio or through text chat; and ten guest speakers representing a diverse set of
4482 geographies and interests within the subarea. Councilmember Perry was the featured guest and

4501

4502 FINAL VISIONING AND SCOPING WORKSHOP EVENT ON ZOOM – SEPTEMBER 2022

4503 Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement,
4504 this event represented a winding down of intense engagement before a complete draft of the
4505 Subarea Plan was created. This event was preceded by a survey designed to narrow down
4506 content for the vision, guiding principles, and scope from previous engagement so that King
4507 County Department of Local Services staff could use this event as a final step in refining this
4508 content. Whereas the May event leveraged live, open-ended word clouds to help identify topics
4509 of interest, this event leveraged multiple-choice questions to focus on refining such topics
4510 (example below). Like the May meeting, this meeting included informational content, a feature
4511 presentation by Councilmember Perry, presentation of results to date, several guest speakers
4512 representing various interests and geographies from within the planning area, question-and-
4513 answer periods, and the multiple-choice questions. At the peak of the event there were over 40
4514 attendees.

4515 **FIGURE 18: RESULTS FROM A LIVE POLL DURING THE MEETING USED TO HELP REFINE THE VISION**
4516 **STATEMENT**



4517

4518 Feedback during this event included:

- 4519 • Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- 4520 • Desire to improve access to health and human services and mobility
- 4521 • Desire to retain rural character
- 4522 • Housing affordability is important
- 4523 • Increased agricultural support is desired

- 4524 • River restoration and salmon recovery are very important
- 4525 • Road maintenance is important in the area
- 4526 • Desire for greater internet availability and quality
- 4527 • Local/small business support is desired

4528 PUBLIC REVIEW DRAFT HYBRID KICKOFF EVENT – JUNE 2023

4529 The County hosted a public review draft kickoff event in-person at the Preston Community
 4530 Center and on Zoom on June 12, 2023. The event involved an opportunity for informal
 4531 conversations between King County Department of Local Services staff and community
 4532 members, a presentation on the Subarea Plan, and a question and answer period at the end.
 4533 Topics such as land use, housing, human services, environment, and parks and open space
 4534 were discussed. The peak of attendance reached 70 people, with half attending virtually and
 4535 half in person.

4536 [Public Review Draft Overview Video](#)

4537 To reach people who were not able or interested in joining the hybrid kickoff event on June 12,
 4538 the County posted a video that gave a consolidated overview presentation and provided
 4539 information on how to comment.¹⁶¹ The video received 205 views.

4540 [Booths at Community Events](#)

4541 King County Department of Local Services staff spent time during community events to spread
 4542 the word about the Subarea Plan, gather feedback and encourage participation in the planning
 4543 process. Events included but were not limited to:

- 4544 • Si View Farmers Market in North Bend on August 25, 2022 – King County booth
- 4545 • Fall City Night Out on July 31, 2022 – the Fall City Community Association shared
 4546 project flyers and King County contacts at their booth
- 4547 • Dam Be Ready Event on September 22, 2022 – flyers distributed
- 4548 • Open House for Lower Frew Levee Setback project on October 22, 2022 – flyers
 4549 distributed
- 4550 • Duvall Days on June 3, 2023 – King County booth
- 4551 • Skykomish Library, June 9, 2023 – drop-in event
- 4552 • Skykomish Foodbank on June 9, 2023 – King County booth
- 4553 • Fall City Day/Fall City Run on June 10, 2023 – King County booth
- 4554 • North Bend Library, June 15, 2023 – drop-in event
- 4555 • North Bend Farmers Market, June 15, 2023 – King County booth
- 4556 • Skykomish Tunnel Days, June 17, 2023 – King County booth
- 4557 • Carnation Library, June 23, 2023 – drop-in event

¹⁶¹ [Link to Review Draft Overview Video](#)

- 4558 • SnoValley Senior Center, June 23, 2023 – presentation and discussion
- 4559 • Mt Si Senior Center, June 30, 2023 – presentation and discussion
- 4560 • Fall City Library, June 30, 2023 – drop-in event

4561 [Annual Town Hall for Snoqualmie Valley/NE King County – March 2022](#)

4562 These annual meetings are an opportunity to hear from elected and appointed King County
 4563 leaders and King County Department of Local Services staff members about how the local
 4564 government for residents of the unincorporated area is delivering services. This meeting
 4565 featured Councilmember Perry and was focused on prioritizing the community’s needs list. The
 4566 end of this meeting was also the first presentation of the Subarea Plan to a large group. The
 4567 presentation was an overview of the scope, with information on how to engage and follow
 4568 progress. A question-and-answer session took place after the presentation, where community
 4569 members discussed both long-range and short-term issues they would like to see government
 4570 address.

4571 [Public Review Draft Meeting in Baring – July 2023](#)

4572 The County hosted an in-person public meeting at the Baring Fire Station on July 6. Twelve
 4573 community members attended.

4574 Participants discussed increasing affordable housing, limiting plans for visual buffers, disaster
 4575 assistance, detail about the Snohomish River, mobility, parks services, internet and electricity
 4576 reliability, and asked questions about zoning.

4577 [Public Review Draft Meeting for Unincorporated North Bend – July 2023](#)

4578 The County hosted an in-person public meeting for residents of unincorporated North Bend at
 4579 the North Bend Train Depot on July 11, 2023. In addition to King County Department of Local
 4580 Services staff, Councilmember Sarah Perry and a city of North Bend planner attended. Twelve
 4581 community members attended.

4582 Participants discussed preserving farmland, rural lands, and the impact of cities on the rural
 4583 area. Participants also discussed services for people who are homeless, affordable housing,
 4584 river use, wildlife habitat, trailhead crowding, and economic development.

4585 [Sno-Valley Senior Center Booth and Discussions – June 2023](#)

4586 A booth was set up outside the dining hall during a popular day for lunch, Friday June 23, 2023.
 4587 When the dining hall filled with approximately 50 guests the County made an announcement
 4588 about the Subarea Plan and encouraged people to visit the booth and share their thoughts.

4589 Many participants had concerns about maintaining rural character and the growth the Valley
 4590 cities have seen. Some participants had specific questions about the zoning on their parcels.
 4591 One participant shared concerns about short-term rentals and how septic systems are not
 4592 adequately equipped to address the amount of people that stay in them.

4593 [Mt Si Senior Center Presentation and Discussions – June 2023](#)

4594 A presentation was given to guests at the Mt Si Senior Center during a popular day for lunch,
4595 Friday June 30, 2023. Approximately 25 community members were in attendance. Following the
4596 presentation was a question and answer period, then King County Department of Local
4597 Services staff approached tables of attendees to have individual conversations.

4598 Many of the participants had concerns with the growth occurring within the Cities of North Bend
4599 and Snoqualmie, as well as concerns with water supply. These feelings and others mostly
4600 centered around maintaining rural character, natural resources, and keeping space for wildlife.
4601 The general sentiment for this group was for there to be minimal development in the subarea.

4602 [Focus Groups](#)

4603 The County convened eight focus groups three times during the planning effort:

- 4604 • Agricultural
- 4605 • Fall City
- 4606 • Mobility/Human Services
- 4607 • Preston/Mitchell Hill
- 4608 • Snoqualmie Pass
- 4609 • Unincorporated Carnation/Duvall
- 4610 • Unincorporated North Bend/Snoqualmie
- 4611 • Unincorporated Skykomish

4612
4613 County planners also hoped to include youth and elderly focus groups but couldn't recruit
4614 enough members. They were, however, able to engage youth at meetings at schools or events.
4615 Elderly people were included in the other groups. The Unincorporated Skykomish group
4616 consisted only of two residents the first and second round, despite sending emails to residents
4617 of that area beyond the normal call to participate. The third Unincorporated Skykomish group
4618 saw more success, convening a group of six for the meeting.

4619 [SUMMER/FALL 2022 FOCUS GROUP MEETINGS](#)

4620 The first round of focus group meetings, which was meant for visioning and scoping, took place
4621 in late August and September 2022. Below are summary findings from those meetings. These
4622 summaries were created after the meetings then emailed to the group members. providing them
4623 an opportunity to help edit, add, and omit anything they felt needed refining. This follow-up
4624 email also gave group members who could not attend the meeting a chance to contribute
4625 feedback.

4626 [Unincorporated Carnation/Duvall Visioning and Scoping Meeting Summary – August 2022](#)

4628 This meeting was hosted virtually by King County and is a group that was formed solely for this
4629 purpose. Top themes included:

- 4630 • Folks live here because of the natural environment, want to keep the rural character and
4631 minimize growth while supporting local families and businesses and allowing people to

4632 age in place - balance healthy systems and create rural economic development at the
4633 same time
4634 • Want more human services support within valley, including mental health services, youth
4635 services, job training
4636 • Want to strengthen agriculture locally, more support and ability to make money as a
4637 farmer
4638

4639

4640

4641 **Preston/Mitchell Hill Visioning and Scoping Meeting Summary – August 2022**

4642 This meeting was hosted virtually by King County and is a group that was formed solely for this
4643 purpose. Top themes included:

- 4644 • Need to preserve this rich and varied rural area, supporting environmental preservation
4645 and climate resiliency while creating sustainable access to natural areas
- 4646 • The Growth Management Act and Urban Growth Boundary need to be upheld to
4647 preserve King County's rural and resource lands and to prevent sprawl, including
4648 educating folks new to the area about why that and preserving the areas heritage,
4649 history, and character are important
4650

4651 **Unincorporated Skykomish Visioning and Scoping Meeting Summary – September 2022**

4652 This meeting was hosted virtually by King County and is a group that was formed solely for this
4653 purpose. Top themes included:

- 4654 • Infrastructure and regulation (of vacation rentals in particular) are needed to provide
4655 access to the area's valuable natural spaces for visitors while balancing impacts to
4656 residents
- 4657 • Affordable housing is needed
- 4658 • There is a desire for a viable local economy that provides local jobs and services for
4659 residents
4660

4661 **Unincorporated North Bend/Snoqualmie Visioning and Scoping Meeting Summary – 4662 September 2022**

4663 This meeting was hosted virtually by King County and is a group that was formed solely for this
4664 purpose. Top themes included:

- 4665 • Enhance the quality of life in unincorporated areas through maintaining and enhancing
4666 infrastructure systems, in particular flood resilience, active transportation, transportation
4667 services, roads, and parks and recreation
- 4668 • Address housing affordability while maintaining the rural nature of unincorporated areas
- 4669 • Promote economic development that leverages the area's existing amenities – natural
4670 resources, farming, tourism

4671
4672

Mobility & Human Services Visioning and Scoping Meeting Summary – September 2022

4673 This meeting was hosted virtually by King County and is a group that was formed solely for this
4674 purpose. Top themes included:

- 4675 • Desire for a transit-connected subarea with the goal of increasing access to human
4676 service resources and a larger supply of affordable housing
- 4677 • A lack of transportation options and increasing housing affordability are severely limiting
4678 the ability of existing human service organizations to support the community
- 4679 • Need for better, more accessible mental health services

4680

Agriculture Visioning and Scoping Meeting Summary – September 2022

4682 This meeting was hosted virtually by King County and is a group that was formed solely for this
4683 purpose. Top themes included:

- 4684 • Climate change resilience and mitigation is the priority to protect farms and agricultural
4685 land in the area; there is a desire for an overarching climate change vision that doesn't
4686 just control negative outcomes, but creates positive outcomes
- 4687 • The group wants to see an economically sustainable and viable community which
4688 supports farms through more agricultural tourism and protecting against the threats
4689 posed by climate change and flooding
- 4690 • The group wants to see real strategies, timeline, and action, not just vision or legal
4691 protections

4692

Fall City Visioning and Scoping Meeting Summary – September 2022

4694 This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City
4695 Community Association. Top themes included:

- 4696 • Maintain the unique character of Fall City though changing the zoning code to limit the
4697 density of new housing, using tools such as minimum lot sizes and exploring allowed
4698 uses in commercial core and other ways to preserve aesthetics of the Rural Town
4699 through regulation
- 4700 • Affordable housing for everyone, so residents can age in place and youth can live in the
4701 town they grew up in, and so the town can support local workers such as school
4702 teachers
- 4703 • Better connection to the surrounding agricultural businesses, farmers, and products, in a
4704 way that supports both downtown Fall City and the agricultural businesses, as well as
4705 the health of the community, leveraging local food and agritourism
- 4706

4707 In addition to the feedback received in this meeting, the Fall City Community Association
4708 separately shared that they were interested in Fall City special use districts having the first right
4709 of refusal on open space properties sold by King County, and residents having improved public
4710 access to natural lands. They also voiced a desire for more community spaces, both indoor and
4711 outdoor; more open space for active and passive recreation; better connectivity for active
4712 transportation; preservation of mountain views; and improved maintenance and construction of
4713 new amenities in the existing parks.

4714 **Snoqualmie Pass Visioning and Scoping Meeting Summary – September 2022**

4715 This meeting was hosted by the newly formed Snoqualmie Pass Community Association in
4716 person at the Snoqualmie Pass Firehouse event space. Top themes included:

- 4717 • Desire for more community spaces, both indoor and outdoor, including open spaces for
4718 recreation, infrastructure for active transportation, connectivity between neighborhoods,
4719 and preservation of natural amenities
- 4720 • Services and infrastructure to support both residents and the large influx of weekend
4721 visitors, including safety improvements to State Route 906, trucking infrastructure,
4722 emergency services, water supply, snow removal, and resilience to natural hazards
- 4723 • Improved tourism infrastructure, both in terms of accommodating tourists with basic
4724 infrastructure like roads and emergency services, and space for amenities desired by
4725 visitors, like areas for sledding
4726

4727 The second round of focus group meetings, geared toward reviewing a draft vision statement
4728 and guiding principles, and reviewing policy and map amendment policies, took place in
4729 February 2023. Below are summary findings from those meetings. These summaries were
4730 created after the meetings then emailed to the group members to help edit, add, and omit
4731 anything they felt needed refining.

4732 **Fall City Refine and Review Meeting – February 2023**

4733 This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City
4734 Community Association. The content discussed in the meeting is described below.

4735 For the Vision Statement and Guiding Principles, the group was focused on the idea of
4736 maintaining the area's rural character and supporting Fall City businesses and local
4737 organizations.

4738 Scoping Topics and Concepts:

- 4739 • Need to have regulations that implement the policies.
- 4740 • Add specificity on who is responsible and what action will be taken where possible.
- 4741 • Reduce the "spill over" effect/impacts of urban density on the neighboring rural area.
4742 Focus on preserving rural character.
- 4743 • Want more information on middle housing.

4744 When presented with concepts for map amendments, referred to as Map Summaries, the group
4745 made several suggested changes to map summaries, which are included as part of the
4746 information summarized in the feedback tables above.

4747 **Mobility & Human Services Refine and Review Meeting – February 2023**

4748 This meeting was hosted virtually by King County and is a group that was formed solely for this
4749 purpose. The content discussed in the meeting is described below.

4750 The Vision Statement and Guiding Principles should be expanded to include celebration of
4751 diverse cultures and should reference whose culture and history.

4752 Scoping Topics and Concepts:

4753 • Housing should address homelessness, support for domestic violence victims, worker
4754 housing, and housing for farm workers

4755 • Needs more geographic specificity about which areas need improved access to
4756 behavioral health services

4757 • Services should be available and accessible in the Valley

4758 For the Map Summaries, there is an area on the riverside of SR 202 in Fall City that the County
4759 owns that would work very well for locating worker housing for local workers.

4760 **Agriculture Refine and Review Meeting – February 2023**

4761 This meeting was hosted virtually by King County and is a group that was formed solely for this
4762 purpose. The content discussed in the meeting is described below.

4763 Vision and Guiding Principles should reference culture and history, define rural character, and
4764 include references to Fish, Farm, Flood Initiative.

4765 Scoping Topics and Concepts:

4766 • Resiliency, flooding, and climate change are priorities; Fish, Farm, Flood Initiative is
4767 limited to a specific area, but the Subarea Plan can focus on improvements (rather than
4768 restoration) to natural resource lands

4769 • The Subarea Plan should address farm worker housing and housing affordability for
4770 middle class

4771 • Support economic viability of farms through greater support and promotion of
4772 agritourism, allow additional point of sale locations, improve public safety and
4773 transportation

4774 Map Summaries need to better link to the document. Suggested changing the Rural Forest
4775 Demonstration project to a potential carbon sequestration credit project.

4776 **Preston/Mitchell Hill Refine and Review Meeting – February 2023**

4777 This meeting was hosted virtually by King County and is a group that was formed solely for this
4778 purpose. The content discussed in the meeting is described below.

4779 Vision Statement and Guiding Principles should focus on support for existing businesses, with
4780 growth of business and affordable housing in the cities.

4781 Scoping Topics and Concepts:

4782 • Make sure references to commercial development aren't used as a loophole to allow
4783 businesses that serve beyond rural residents to become outlet malls, etc.

4784 • Preston wants viable businesses, but focus existing Preston businesses

4785

4786 For the Map Summaries, the group is still in agreement with Preston Industrial limitations,
4787 though the language could be improved.

4788 **Unincorporated Carnation/Duvall Refine and Review Meeting – February 2023**

4789 This meeting was hosted virtually by King County and is a group that was formed solely for this
4790 purpose. The content discussed in the meeting is described below.

4791 The group is okay with the concepts in the Vision Statement and Guiding Principles.

4792 Scoping Topics and Concepts:

4793 • Development needs to be consistent with rural character; that may mean affordable
4794 housing in the rural area is not feasible

4795 • Focus on wildfire risk, including improvements to the capacity and safety of the arterial
4796 road network for emergency preparedness

4797 • Prioritize zoning classifications

4798 The group was generally okay with the Map Summary concepts.

4799 **Snoqualmie Pass Refine and Review Meeting – February 2023**

4800 This meeting was hosted virtually by King County and is a group that was formed in partnership
4801 between King County and the Snoqualmie Pass Community Association. Themes are below.

4802 Vision Statement and Guiding Principles:

4803 • Snoqualmie Pass is continuing to grow as a recreational destination, especially in the
4804 winter, which is different than rest of subarea.

4805 Scoping Topics and Concepts:

4806 • Concerns about the implications of short-term rentals on the community and available
4807 rental capacity, desire for further study on how it has been regulated, sentiments in the
4808 community and potential regulations.

4809 • No comments for housing and human services, parks and open space, transportation,
4810 services and utilities, economic development.

4811 **Unincorporated North Bend/Snoqualmie Refine and Review Meeting – February 2023**

4812 This meeting was hosted virtually by King County and is a group that was formed solely for this
4813 purpose. The content discussed in the meeting is described below.

4814 The group supports the Vision Statement and Guiding Principles but were concerned that goals
4815 are somewhat lofty.

4816 Scoping Topics and Concepts:

4817 • Prioritize housing choice, encouraging cities to have policies that result in affordable
4818 housing such as allowing ADUs on residential properties.

4819 • Improve transportation, including access to services, transportation during flood events
4820 and emergencies, and active transportation networks like connecting regional trails.

4821 • Prioritize environmental conservation and restoration, acknowledging that growth in the
4822 area has negatively impacted the environment, particularly rivers and streams and areas
4823 with overcrowded trails and trailheads.

4824 The group was encouraged that not a lot of changes are proposed in the Map Summaries.

4825 **SUMMER 2023 FOCUS GROUP MEETINGS**

4826 The third series of focus group meetings was held in June and July 2023 to hear feedback on
4827 the Public Review Draft of the Subarea Plan.

4828 **Fall City Public Review Draft Meeting – June 2023**

4829 This meeting was hosted virtually by King County and is a group that was formed solely for this
4830 purpose. Four people attended. Top themes included:

4831 • Preserve rural character and aesthetic and support the local economy without significant
4832 changes to zoning for housing or commercial areas.

4833 • Protect natural resources from environmental impacts and damage such as overuse and
4834 overcrowding, destruction due to increased development, and climate change.

4835 • Address the inconsistency of utilities and services in Fall City, including sewer and
4836 septic services and faulty power grids.

4837 **Snoqualmie Pass Public Review Draft Meeting – June 2023**

4838 This meeting was hosted virtually by King County and is a group that was formed solely for this
4839 purpose. Ten people attended. Top themes included:

4840 • Balance the protection of the environment and wildlife with the creation of more reliable
4841 services and utilities, including improved access to water, waste management, more
4842 reliable power, and increased public transportation and connectivity for pedestrians.

4843 • Increase support for human services and recreational opportunities to improve quality of
4844 life in the Snoqualmie Pass area; many residents feel that they are limited by the size
4845 and location of the community, and when they try to increase opportunities, they receive
4846 very little support or funding.

4847 • Support additional affordable housing for full-time community members and seasonal
4848 workers that also maintains the character of Snoqualmie Pass and mitigates impacts on
4849 the surrounding natural area.

4850

4851

4852 **Unincorporated North Bend Public Review Draft Meeting – June 2023**

4853 This meeting was hosted virtually by King County and is a group that was formed solely for this
4854 purpose. One person attended. Top themes included:

4855 • Focus on preserving the size and scale of commercial areas through support for existing
4856 businesses without expanding the area or changing commercial zoning.

4857 • Maintain existing housing availability for the area, understanding the limited role of
4858 “affordable housing” in unincorporated areas.

4859 • Increase connectivity and access to green spaces through bike lanes, walking paths,
4860 and more centralized trailheads to reduce overcrowding and strain on the environment.

4861 **Unincorporated Skykomish Public Review Draft Meeting – 6/28/2023**

4862 This meeting was hosted virtually by King County and is a group that was formed solely for this
4863 purpose. Six people attended. Top themes included:

4864 • Prioritize increased development of the rural area to allow for additional resources and
4865 support, including the creation of ample housing for local workers, improved services
4866 and utilities, and interest in the area becoming a more enjoyable destination for visitors.

4867 • Balance the protection of the Skykomish River and other local ecosystems and wildlife
4868 with increased tourism to the area, which would help reduce the strain on other areas
4869 and improve the local economy.

4870 **Preston/Mitchell Hill Public Review Draft Meeting – June 2023**

4871 This meeting was hosted virtually by King County and is a group that was formed solely for this
4872 purpose. Two people attended. Top themes included:

4873 • Prioritize economic activity that supports existing residents and limits the expansion of
4874 middle housing and multiunit housing, to help preserve the rural aesthetics of the area.

4875 • Protect salmon habitats and limit visitors and tourists in the area by restricting the
4876 creation of new trails and outdoor spaces to ensure the area is not overcrowded or
4877 overwhelmed.

4878 • Improve funding and support for utilities and repairs in the area, for example, faster
4879 response times to power outages and maintenance of rural roads which are used not
4880 only by residents, but by tourists as well.

4881 **Unincorporated Carnation/Duvall Public Review Draft Meeting – July 2023**

4882 This meeting was hosted virtually by King County and is a group that was formed solely for this
4883 purpose. Four people attended. Top themes included:

4884 • Ensure that residents of all ages can live comfortably in the subarea with access to
4885 necessary services and programs, including spaces designed for young people and
4886 resources for people aged 62 years and older to age in place.

4887 • Protect forests and other natural spaces through limiting access to trailheads and
4888 mitigating damages from tourism and agritourism.

4889 • Improve transportation in the area, including bus services and bike lanes, through
4890 increased coordination with transit agencies and the Washington State Department of
4891 Transportation.

4892 **Mobility and Human Services Public Review Draft Meeting – July 2023**

4894 This meeting was hosted virtually by King County and is a group that was formed solely for this
4895 purpose. Two people attended. Top themes included:

4896 • Prioritize human services and programs for community members of all ages – including
4897 people who are unhoused, workers, and community members without low incomes –
4898 without fear of compromising rural character .

4899 • Differentiate between affordable housing and low-income housing and provide both in
4900 the subarea.

4901 • There are limited behavioral and mental health services available for residents, housed
4902 or unhoused; people don't have the resources to access the limited services in their
4903 communities, or to travel to other communities to receive support.

4904 **Agriculture Public Review Draft Meeting – July 2023**

4906 This meeting was hosted virtually by King County and is a group that was formed solely for this
4907 purpose. Three people attended. Top themes included:

- 4908 • Support efforts to improve housing for farm workers, such as providing temporary
4909 housing during the busy season, creating permanent affordable housing, or offering a
4910 housing subsidy for farmers.
- 4911 • Ensure that water quality and quantity (referencing droughts in the summer and flooding
4912 in the winter) are maintained to support salmon and agriculture, and that flooding is
4913 appropriately addressed.
- 4914 • Consider the long-term health of the area when deciding whether to implement a septic
4915 system or a long-term sewage system.

4916 High School Classes and Youth Board Meetings

4917 Several communications were made by King County Department of Local Services staff to
4918 Snoqualmie Valley School District and Riverview School District administrators and staff,
4919 including both districts’ multi-language learning administrators, Two Rivers Big Picture School
4920 (alternative high school in Snoqualmie), Empower Youth Network, and the Mt Si Metropolitan
4921 Parks District. These communications were an attempt to engage with youth and get their
4922 feedback. Though more touchpoints with the youth of the area would be desired, the times that
4923 interactions were made proved to be valuable.

4924

4925 Snoqualmie Valley Youth Council

4926 One avenue for engaging with youth in the subarea was working with the Snoqualmie Valley
4927 Youth Council. The Council describes themselves as, “a group of local middle and high school
4928 students that plan and participate in community events and service projects.”

4929 On October 17, 2022, the County met with the Council. The round-table style-meeting included
4930 introductions and a visioning discussion. Each student participant had the opportunity to share
4931 their thoughts on their community and desires for the future. Students said they like the nature
4932 that surrounds them and the community in general, but in general were dissatisfied with the
4933 quantity and type of residential development occurring in the incorporated areas. Students also
4934 had a desire for greater opportunities and activities for folks their age in town and felt there
4935 could be more commercial options. In general, students felt they did not want their area to
4936 change much in the next twenty years.

4937 A June 5, 2023, meeting occurred in a similar format to the previous meeting to go over the
4938 content of the public review draft. The youth mentioned several desires for the future, such as
4939 more transit options, more youth services, greater care for the environment, more diverse
4940 housing choices, and keeping space for wildlife. The youth also desired more mental health
4941 support in their schools, addressing overcrowded trailheads, and more businesses to support
4942 outdoor recreation.

4943 Mount Si High School Multi-Language Learner Classroom

4944 King County Department of Local Services staff went to a multi-language learning class to
4945 speak with youth about the planning effort on November 7, 2022. The teacher said that when
4946 they introduced the activity to the students, the students were shocked that the County wanted

4947 their opinion. This gives even more reason to engage those who have traditionally been
4948 excluded from public processes, including people who are Black, Indigenous, and People of
4949 Color; immigrants; or both. It is incumbent on the County to build trust with these groups to set
4950 the stage for future engagement. Students voiced a desire for more amenities in their area, such
4951 as places to hang out, activities to participate in, and more commercial options that fit their
4952 culture.

4953 The students in the multi-language learning class also wrote letters to the planning team about
4954 their ideas for the subarea. Top themes from the letters included:

- 4955 • Support low-income community members by creating more affordable housing or
4956 considering alternative solutions such as housing stipends.
- 4957 • Invest in the maintenance of parks and existing community spaces and consider creating
4958 additional gathering spaces not only for the entire community, but also specifically for
4959 teens.
- 4960 • Increase access to public transportation by adding additional bus services throughout
4961 the subarea.
- 4962 • Protect the environment and wildlife in the subarea and increase forest restoration
4963 efforts.

4964 On June 14, 2023, the County conducted a similar class with the multi-language learning class,
4965 with a focus on the public review draft. Topics discussed in the class and in follow-up letters
4966 included:

- 4967 • A desire to slow the growth the Snoqualmie Valley has seen.
- 4968 • More affordable housing options.
- 4969 • More transportation options to places such as North Bend and Seattle.
- 4970 • More sheltered areas for youth to hang out and be dry during the rainy season, among
4971 other park amenities.
- 4972 • Job training and more job opportunities.

4973 **Two Rivers Big Picture School**

4974 The County attempted creating internships for three students, but due to human resources and
4975 contracting complications official internships were not possible.

4976 **Riverview School District Multilanguage Learning**

4977 Riverview School District Multilanguage Learning teachers and administrators met in person
4978 with King County Department of Local Services staff on September 23, 2022, to explore ways to
4979 engage with students and to hear teachers' and administrators' observations on the needs of
4980 the families of the students their program supports.

4981 Themes included:

4982 • Better transit options: Families commute to Woodinville and Redmond but cannot afford
4983 gas; better information on available transportation options is needed; more transit
4984 options are needed.

4985 • Flooding and the road network: Families have limited mobility in the Valley during flood
4986 events.

4987 • Internet and cellular service: Gaps in cell phone service and internet service exist, such
4988 as Stillwater Elementary School; the school district had to give students hot spots during
4989 the pandemic.

4990 • More affordable housing options: It is difficult for low-income families to find affordable
4991 housing; one example is a dairy farmer hurt his back and due to their inability to work
4992 they could no longer live at the farm, and it took them over a year to find a new home.

4993 • Medical services: There are no urgent care facilities in Duvall, so families go to
4994 Redmond or Snoqualmie.

4995 • Mental health services: Mental health services are in huge demand for students as of
4996 2023 . Elementary schools are better equipped for short-term mental health support, but
4997 it is the high schools that have the greatest need. The school district is contracting out
4998 mental health support to private counseling services, spending around \$300,000 per
4999 year as of 2023, but this spending comes from COVID-19 funds which are temporary,
5000 and will no longer be available once COVID-19 related services and funding expire.

5001 **Community Business Visits**

5002 **Carnation Ixtapa Restaurant**

5003 At the recommendation of Empower Youth Network (see below), King County Department of
5004 Local Services staff met with the owners of Carnation Ixtapa Restaurant at the restaurant,
5005 distributed flyers in English and Spanish, and asked them to participate and encourage their
5006 family and friends to participate in the planning process.

5007 **Full Circle Farms**

5008 Farmers, organizations supporting the farming community, and King County Department of
5009 Natural Resources and Parks all shared that only a few farms within the Snoqualmie Valley
5010 have more than a couple migrant workers. One farm that has approximately 15 migrant workers,
5011 mostly from El Salvador through H-1 visas, is Full Circle Farms. King County Department of
5012 Local Services staff spoke with Full Circle Farms owner Andrew Stout at a Snoqualmie Valley
5013 Watershed Improvement District field event on June 3, 2022. Mr. Stout discussed the
5014 challenges of permitting temporary worker housing. Mr. Stout offered to connect the project lead
5015 with farmworkers, but the County team was unable to get ahold of him after the event as it was
5016 the middle of growing season.

5017 **King County Public Health Eastgate Clinic**

5018 Flyers were posted by King County Department of Public Health staff at the King County Public
5019 Health Eastgate Clinic in English and Spanish during both March and June of 2022.

5020 **La Pasadita**

5021 The County visited La Pasadita, a Salvadorian bakery and restaurant in Duvall, twice and gave
5022 flyers (in English and Spanish) to the owners' son and asked him to encourage his friends and
5023 family to participate in the planning process.

5024 **One-on-One and Small Group Meetings**

5025 The County held many small meetings with various groups within the planning area. These
5026 meetings have ranged from high level introductions to the overall effort, to targeted discussions
5027 covering specific items, such as available services and the future land use of specific parcels.
5028 Most of these meetings have been virtual, primarily using Microsoft Teams. Of the 117 meetings
5029 that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual,
5030 and two were phone calls. Of the 117 meetings, nine were with businesses or business
5031 interests, 25 were with community-based organizations or coalitions, three were with the offices
5032 of elected officials, 23 were with local governments within or adjacent to the project area, two
5033 were with public school administrators, 50 were with residents, and six were with Tribal
5034 representatives.

5035 Note: this list of meetings does not count impromptu phone calls or informal conversation, but
5036 only one-on-one or group discussions with prior planning. A complete list of these meetings is
5037 available upon request.

5038 **SeaMar**

5039 King County Department of Local Services staff attended a social event at Mt Si Senior Center
5040 for Spanish-speaking people aged 62 years and older on May 9, 2022. The SeaMar program
5041 started 25 years ago and is designed for people aged 62 years and older who speak Spanish to
5042 talk to folks their age. The program also helps with transportation to medical appointments and
5043 other benefit assistance like social security and citizenship. In the subarea, SeaMar events take
5044 place in Carnation and North Bend.

- 5045
- Though many of the participants visited the subarea, none actually lived in it.
- 5046
- According to the SeaMar facilitator at the event, this is the regular group that attends
5047 these events at Mt Si Senior Center, and SnoValley Senior Center.
- 5048
- Three participants visited the subarea occasionally, who live in Issaquah and Issaquah
5049 Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico,
5050 and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but
5051 the planning team was unable to connect with the man afterward to receive their contact
5052 information.

5053 Overall, the participants who visit the subarea appreciate the open space, safety, the climate,
5054 and social opportunities such as this event.

5055 **Snoqualmie Valley Mobility Coalition**

5056 The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the
5057 service provider Snoqualmie Valley Transit on several occasions regarding mobility in the
5058 subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the
5059 organization was used to spread the word on engagement opportunities. The County had
5060 several conversations with Amy Biggs, director of Snoqualmie Valley Transit, throughout the
5061 planning process. Findings from these meetings and conversations, in addition to several letters
5062 of support for Snoqualmie Valley Transit provided to King County Department of Local Services
5063 staff, show there is a greater need for mobility services to help people attend work, school, and
5064 use services available exclusively in the urban area such as medical appointments. Though the
5065 users of transit services were not contacted directly, much was gained by their service
5066 providers. Policy has been created in the Transportation Chapter to address coordination
5067 between the County as a whole, Metro, and these services.

5068 **Spanish-Language Community-Based Organizations and Businesses**

5069 The County met with Empower Youth Network, specifically with Family Connection Coordinator
5070 Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in
5071 demographic data. Yareli had insights into the local Spanish-speaking population and estimated
5072 it would be challenging connect with them. She described the population as generally hard to
5073 reach and not in one cohesive area and noted that the pandemic had made this worse. The
5074 community of Duvall Highlands was mentioned, but this community is within the City of Duvall.
5075 Yareli suggested connecting with the community-based organization SeaMar, the owners of the
5076 Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of
5077 Salvadorian decent and becoming active in the Hispanic Community.

5078 City Administrator Cortez also recommended the owners of the Carnation Ixtapa Restaurant, in
5079 addition to connecting with the owners of La Pasadita in Duvall and “Foro Para La Comunidad
5080 Hispana de Carnation y Duvall”, mentioned in the section covering social media above.

5081 **Hmong Farmer Interviews**

5082 The planning team conducted a series of interviews with Hmong farmers in the Snoqualmie
5083 Valley about their priorities for the subarea. Top themes included:

5084 • Develop improved water management policies, particularly protections against flooding.
5085 Many Hmong farmers not only have crops and profits significantly impacted by flooding,
5086 but also lose equipment and materials due to the lack of a consistent flood notification
5087 system. Improvements such as raised platforms to save livestock and equipment,
5088 support for farmers impacted by floods, and alarm systems for flood warnings could
5089 create impactful changes, alongside better preparation to reduce flooding overall.
5090 Although flooding is the primary concern, protection against increasing summer droughts
5091 is also valuable.

5092 • Create more opportunities for affordable, flood-resistant housing. Many farmers in the
5093 Snoqualmie Valley lease their farmland and live elsewhere. There is a major lack of
5094 affordable housing in the area, and much of what is available is extremely susceptible to
5095 damage from flooding. Not only can many Hmong farmers not afford housing, but it also
5096 does not feel safe. Suggestions for improved affordable housing included structures on
5097 stilts, or multiunit, flood-proof housing. Most Hmong community members interviewed
5098 didn't mind not owning their farmland but wanted to be able to live nearby. Most of the

5099 Hmong farmers interviewed were interested in increased services and support for young
5100 people and people aged 62 years and older but felt that there was no point in adding
5101 more services if no one can live in the area.

5102 • Improve protections for farmland in the subarea. Many Hmong farmers shared concerns
5103 about the availability of rented land from both private owners and the County and hoped
5104 for more investment in preserving farmland. Farming is a key element of the Snoqualmie
5105 Valley’s identity, and the Hmong community worries that farmland is being compromised
5106 for development or other uses.

5107 • Balance restoration with agriculture. The Hmong farmers understand the importance of
5108 restoration and see the benefits of environmental protections. When the river is clean
5109 and healthy, and the Valley’s ecosystems are thriving, farming is easier. Knowing the
5110 importance of environmental protections, some farmers expressed concerns that land
5111 designated for restoration is not always maintained properly. Most community members
5112 do not mind finding a balance between agriculture and restoration, but want the
5113 designations to be fair, and want restoration areas to be appropriately managed and
5114 resourced. The Hmong farmers hope that there is a way to prioritize the protection of the
5115 local ecosystems and the creation of parks and open spaces while also recognizing the
5116 importance of agriculture.

5117 • Support more stable infrastructure, particularly the maintenance of safe roads, reliable
5118 power, and consistent access to water. Without key resources, many Hmong farmers
5119 can’t focus on concerns such as drainage, soil quality, or maintenance of their farms.

5120 • Increase technical and skill support for Hmong farmers in the community. Providing
5121 trainings on farming skills, business management, and entrepreneurship could help the
5122 Hmong community to thrive.

5123 [Audit Studies that Detail Community Input on Similar Topics](#)

5124 Some secondary feedback was used to help inform scoping. These studies included:

- 5125 • Si View Metropolitan Parks District Community Interest and Opinion Survey Findings
5126 Report, June 2021¹⁶²
- 5127 • A Supportive Community For All Community Needs Assessment, May 2019¹⁶³
- 5128 • Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan¹⁶⁴
- 5129 • Fall City Community Survey, September 2022¹⁶⁵

5130 [Documented Meetings – June 2021 to August 2023](#)

5131 Documented meetings for the period of June 2021 to August 2023 are as follows:

¹⁶² [Link to Si View Metro Parks Community Interest and Opinion Survey Findings Report](#)

¹⁶³ [Link to A Supportive Community For All Community Needs Assessment](#)

¹⁶⁴ [Link to Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan](#)

¹⁶⁵ A paper and online survey mailed and emailed by the Fall City Community Association September, 2022. Responses available upon request.

TABLE 42: DOCUMENTED MEETINGS

Date	Organization	Type	Format
6/23/2021	Snoqualmie Valley Planning Committee	Local Government	Virtual
6/29/2021	Fall City Community Organization	Residents	Virtual
6/30/2021	Kittitas County	Local Government	Virtual
7/1/2021	Skykomish Mayor	Elected Official	In-Person
7/2/2021	Private Landowner	Residents	In-Person
7/20/2021	City of Snoqualmie	Local Government	Virtual
7/20/2021	Snoqualmie Indian Tribe	Indian Tribe	Virtual
7/28/2021	City of Carnation	Local Government	Virtual
8/3/2021	Chelan County	Local Government	Virtual
8/11/2021	City of Sammamish	Local Government	Virtual
8/11/2021	City of North Bend	Local Government	Virtual
8/12/2021	City of Issaquah	Local Government	Virtual
8/13/2021	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
8/30/2021	Snohomish County	Local Government	Virtual
9/13/2021	DNRP Sno/Sky Coordination Team	Local Government	Virtual
9/16/2021	Stevens Pass Ski Area	Business	Virtual
9/16/2021	Snoqualmie Pass Community Group	Community Based Organizations	Virtual
9/21/2021	Kittitas County	Local Government	Virtual
9/27/2021	Fall City Community Association	Residents	Virtual
9/29/2021	Fall City Metropolitan Parks District	Community Based Organizations	In-Person

Date	Organization	Type	Format
10/1/2021	Evolution Projects development group	Business	Virtual
10/5/2021	Fall City Community Association	Residents	Virtual
10/11/2021	Fall City Community Association	Residents	Virtual
10/13/2021	Fish, Farm, Flood Initiative 2021 Retreat	Coalition/Hybrid	Virtual
10/13/2021	Empower Youth Network	Community Based Organizations	Virtual
10/25/2021	Fall City Community Association	Residents	Virtual
10/26/2021	Agricultural Community Representatives	Community Based Organizations	Virtual
11/12/2021	City of Duvall	Local Government	Virtual
11/15/2021	Tulalip Tribes	Indian Tribe	Virtual
12/6/2021	Business Impacts Northwest	Community Based Organizations	Virtual
12/6/2021	City of Carnation City Administrator	Local Government	Virtual
1/4/2022	Mountains to Sound Greenway, unincorporated stakeholders	Community Based Organizations	Virtual
1/19/2022	Si View Metro Parks District	Community Based Organizations	Virtual
1/25/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
3/10/2022	Office of Councilmember Perry	Elected Official	Virtual
3/15/2022	Tulalip Tribes	Indian Tribe	Virtual
3/17/2022	Snoqualmie Valley Transit	Community Based Organizations	Phone Call
3/21/2022	Fall City Community Association	Community Based Organizations	Virtual

Date	Organization	Type	Format
3/22/2022	A Supportive Community For All	Community Based Organizations	Virtual
3/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
3/26/2022	Local Services Town Hall	Residents	Virtual
4/6/2022	Empower Youth Network	Community Based Organizations	Virtual
4/6/2022	Encompass Northwest	Community Based Organizations	Virtual
4/6/2022	Office of Rep. DelBene	Elected Official	Virtual
4/15/2022	Snoqualmie Valley Preservation Alliance	Community Based Organizations	Virtual
4/18/2022	Snoqualmie Valley Human Service Coalition	Community Based Organizations	Virtual
4/18/2022	Fall City Subarea Stewards	Residents	Virtual
4/19/2022	Snoqualmie Valley Chamber	Community Based Organizations	Phone Call
4/19/2022	Hopelink	Community Based Organizations	Virtual
4/28/2022	Snoqualmie Pass Community Group	Residents	Virtual
5/2/2022	Fall City Subarea Stewards	Residents	Virtual
5/3/2022	Fall City Community Association	Residents	Virtual
5/9/2022	SnoValley Chamber of Commerce	Community Based Organizations	In-Person and Driving Tour
5/9/2022	SeaMar Spanish-speaking Senior Event	Residents	In-Person at Mt Si Senior Center
5/16/2022	Snoqualmie Valley Human Services Coalition	Community Based Organizations	Virtual
5/16/2022	Fall City Subarea Stewards	Residents	Virtual

Date	Organization	Type	Format
5/18/2022	Snoqualmie Valley Governments Association	Local Government	In-Person at Mt Si Senior Center
5/24/2022	Subarea Plan Kickoff Meeting	Residents	Virtual
5/26/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/1/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/1/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
6/3/2022	Local Roots Farm	Business	In-Person
6/3/2022	Snoqualmie Valley Watershed Improvement District	Community Based Organizations	In-Person/Tour
6/3/2022	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
6/6/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/7/2022	Carnation Farms	Business	Virtual
6/7/2022	Fall City Community Association	Residents	Virtual
6/10/2022	Ixtapa Carnation	Business	In-Person
6/10/2022	La Pasadita Duvall	Business	In-Person
6/10/2022	Snoqualmie Pass Community Group	Residents	In-Person
6/16/2022	City of Issaquah	Local Government	Virtual
6/16/2022	City of Sammamish	Local Government	Virtual
6/17/2022	Town of Skykomish	Local Government	Virtual
6/17/2022	City of Duvall	Local Government	Virtual
6/23/2022	City of Carnation	Local Government	Virtual
6/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/27/2022	City of North Bend	Local Government	Virtual

Date	Organization	Type	Format
6/30/2022	City of Snoqualmie	Local Government	Virtual
6/30/2022	Kittitas County	Local Government	Virtual
6/30/2022	Snohomish County	Local Government	Virtual
7/5/2022	Fall City Community Association	Residents	Virtual
7/11/2022	Snoqualmie Valley School District	Public School	Virtual
7/14/2022	Snoqualmie Valley Agricultural Commission	Residents	Virtual
8/25/2022	North Bend Farmers Market	Residents	In-Person
8/29/2022	Unincorporated Carnation/Duvall Residents	Residents	Virtual
8/30/2022	Preston/Mitchell Hill Residents	Residents	Virtual
8/31/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
9/2/2022	Interview with residents of Unincorporated Skykomish	Residents	Virtual
9/6/2022	Fall City Library Office Hours	Residents	In-Person
9/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
9/7/2022	Weekly Virtual Office Hours	Residents	Virtual
9/12/2022	Unincorporated North Bend/Snoqualmie Residents	Residents	Virtual
9/13/2022	Snoqualmie Pass Community Group	Residents	Virtual
9/14/2022	Weekly Virtual Office Hours	Residents	Virtual
9/16/2022	Mobility and Human Services Representatives	Community Based Organizations	Virtual
9/19/2022	Agricultural Community Representatives	Residents	Virtual
9/19/2022	Fall City Community Association	Residents	Virtual

Date	Organization	Type	Format
9/20/2022	Live Radio Interview with Heather Stark, Valley 104.9	Residents	Recording for Live Radio
9/21/2022	Weekly Virtual Office Hours	Residents	Virtual
9/22/2022	Snoqualmie Pass Community core group	Residents	Virtual
9/27/2022	Community-wide Zoom Event	Residents	Virtual
9/28/2022	Weekly Virtual Office Hours	Residents	Virtual
9/29/2022	Riverview School District Multi-Language Learning leads	Public School	In-Person
9/29/2022	Fall City Community Member	Residents	In-Person
9/29/2022	Snoqualmie Pass Focus Group	Residents	In-Person
10/3/2022	Si View Metro Parks District	Residents	Virtual
10/4/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
10/5/2022	Weekly Virtual Office Hours	Residents	Virtual
10/12/2022	Weekly Virtual Office Hours	Residents	Virtual
10/17/2022	Snoqualmie Valley Youth Council (Si View Metro Parks)	Residents	In-Person at Si View Parks Headquarters
10/18/2022	Mountains to Sound Greenway Trust	Community Based Organizations	Virtual
10/19/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	WA State Department of Transportation	Government	Virtual
11/1/2022	WA State Department of Natural Resources	Government	Virtual
11/2/2022	Weekly Virtual Office Hours	Residents	Virtual

Date	Organization	Type	Format
11/7/2022	Mt Si High School Multi-Language Learning Program	Residents	In-Person During a Class
11/9/2022	Weekly Virtual Office Hours	Residents	Virtual
11/9/2022	Puget Sound Energy	Utility	Virtual
11/16/2022	Weekly Virtual Office Hours	Residents	Virtual
11/16/2022	Snoqualmie Pass Water/Wastewater Utility	Utility	Virtual
11/23/2022	Weekly Virtual Office Hours	Residents	Virtual
12/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
12/8/2022	Biweekly Meeting with Councilmember Perry	Council	Virtual
1/3/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
1/4/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/2/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
2/9/2023	Meeting with past and current Fall City Community Association presidents	Residents	Virtual
2/13/2023	Focus Group Meeting 2 - Mobility & Human Services	Community Based Organizations	Virtual
2/13/2023	Focus Group Meeting 2 - Fall Cities	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Agriculture	Residents/Community Based Organizations/Businesses	Virtual
2/22/2023	Focus Group Meeting 2 - Preston/Mitchell Hill	Residents	Virtual

Date	Organization	Type	Format
2/22/2023	Focus Group Meeting 2 - Unincorporated Carnation/Duvall	Residents	Virtual
2/23/2023	Focus Group Meeting 2 - Snoqualmie Pass	Residents	Virtual
2/24/2023	Focus Group Meeting 2 - Unincorporated North Bend/Snoqualmie	Residents	Virtual
2/28/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Annual Update - Tulalip Tribes	Indian Tribe	Virtual
3/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
3/8/2023	Annual Update - Snoqualmie Indian Tribe	Indian Tribe	Virtual
3/14/2023	Weekly Virtual Office Hours	Residents	Virtual
3/14/2023	Kittitas County State Route 906 meeting	Intergovernmental	Virtual
3/17/2023	Snoqualmie Pass Community Association	Intergovernmental/Community Based Organizations	In-Person
3/21/2023	Weekly Virtual Office Hours	Residents	Virtual
3/23/23	Snoqualmie Pass Community Meeting	Intergovernmental	Virtual
3/28/2023	Weekly Virtual Office Hours	Residents	Virtual
4/4/2023	Weekly Virtual Office Hours	Residents	Virtual
4/11/2023	Weekly Virtual Office Hours	Residents	Virtual
4/14/2023	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
4/18/2023	Weekly Virtual Office Hours	Residents	Virtual
4/25/23	Weekly Virtual Office Hours	Residents	Virtual

Date	Organization	Type	Format
4/27/23	City of Snoqualmie	Intergovernmental	Virtual
5/3/23	Weekly Virtual Office Hours	Residents	Virtual
5/17/23	Weekly Virtual Office Hours	Residents	Virtual
5/18/23	King County Forestry Commission	Appointed Officials	In-Person
5/18/23	Snoqualmie Pass Community Association	Intergovernmental	In-Person
5/23/23	Weekly Virtual Office Hours	Residents	Virtual
5/23/23	Si View Metropolitan Parks District	Intergovernmental	Virtual
5/30/23	Weekly Virtual Office Hours	Residents	Virtual
6/3/23	Duvall Days	Community Event	In-Person
6/5/23	Snoqualmie Valley Youth Council	Youth	In-Person
6/6/23	Fall City Community Association Monthly Meeting	Residents	Virtual
6/7/23	Weekly Virtual Office Hours	Residents	Virtual
6/8/23	Skykomish Library Office Hours	Residents	In-Person
6/8/23	Skykomish Food Bank	Residents	In-Person
6/9/23	Fall City Days	Community Event	In-Person
6/12/23	Subarea Public Review Draft Kickoff Event	Residents	In-Person and Virtual
6/13/23	Weekly Virtual Office Hours	Residents	Virtual
6/14/23	Mt Si High School Multilanguage Learning Program	Youth	In-Person
6/15/23	North Bend Library Office Hours	Residents	In-Person
6/15/23	Si View Farmers Market	Residents	In-Person

Date	Organization	Type	Format
6/19/23	Focus Group Meeting 3 – Fall City	Residents	Virtual
6/20/23	Weekly Virtual Office Hours	Residents	Virtual
6/21/23	Snoqualmie Pass Utility District	Intergovernmental	Virtual
6/23/23	SnoValley Senior Center	Residents	In-Person
6/23/23	Focus Group Meeting 3 – Snoqualmie Pass	Residents	Virtual
6/26/23	Carnation Library Office Hours	Residents	In-Person
6/27/23	King County Council Local Services and Land Use Committee	Intragovernmental	Virtual
6/27/23	Weekly Virtual Office Hours	Residents	Virtual
6/27/23	Focus Group Meeting 3 – Unincorporated North Bend/Snoqualmie	Residents	Virtual
6/28/23	Focus Group Meeting 3 – Unincorporated Skykomish	Residents	Virtual
6/29/23	Focus Group Meeting 3 – Preston/Mitchell Hill	Residents	Virtual
6/30/23	Mt Si Senior Center	Residents	In-Person
6/30/23	Fall City Library Office Hours	Residents	In-Person
7/3/23	Interviews with Hmong Farmers	Residents	In-Person
7/5/23	Focus Group Meeting 3 – Unincorporated Carnation/Duvall	Residents	Virtual
7/6/23	Focus Group Meeting 3 – Mobility and Human Services	Service Providers	Virtual
7/6/23	Baring Community Meeting	Residents	In-Person
7/7/23	Focus Group Meeting 3 - Agriculture	Service Providers	Virtual

Date	Organization	Type	Format
7/10/23	King County Department of Natural Resources and Parks Sno/Sky Coordination Team	Intragovernmental	Virtual
7/11/23	Weekly Virtual Office Hours	Residents	Virtual
7/11/23	Unincorporated North Bend Community Meeting	Residents	In-Person
8/1/23	Snoqualmie Indian Tribe	Indian Tribe	Virtual

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5153 Appendix D: Fall City Subdivision Moratorium Work Plan
5154 Report

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5156 **Fall City Subdivision Moratorium Work Plan Report**

5157

June 2024

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King County

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5172 **Executive Summary**

5173

5174 This report is transmitted in response to Ordinance 19613, adopted on May 16, 2023. The Ordinance
5175 directs the Executive to conduct a work program that analyzes development regulations affecting lot
5176 dimensions, building size, and building bulk on residentially zoned properties within the Rural Town of
5177 Fall City (Fall City). In addition, this work program evaluates land use patterns, architectural and natural
5178 features, and community-identified cultural assets within the Fall City. The purpose of the analysis is to
5179 determine if current development regulations are appropriate and consistent with adopted policies and
5180 law regarding rural character and rural growth. The Department of Local Services (DLS) developed this
5181 report.

5182

5183 Under Revised Code of Washington (RCW) 36.70A.390, King County is authorized to adopt a moratorium
5184 to implement the Washington State Growth Management Act (GMA), as was the case with Ordinance
5185 19613, the ordinance that led to this work plan.^{166,167,168} Ordinance 19613 authorized a seven-month
5186 moratorium commencing upon its effective date. The moratorium is in effect from May 2023 to
5187 December 2023. During this time, the Executive completed this work plan to investigate whether
5188 additional regulation is necessary to preserve the rural character of Fall City. In accordance with
5189 Ordinance 19613, this work plan and its findings are to be attached to the ordinance adopting the
5190 Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan) when transmitted to the King
5191 County Council (Council).

5192

5193 Fall City is an unincorporated rural area in King County designated as a Rural Town in the
5194 Comprehensive Plan.¹⁶⁹ King County serves as the local government for Fall City, which is located
5195 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of
5196 Carnation (see Figure 1). Fall City is known locally and throughout the region as a small rural town.

5197

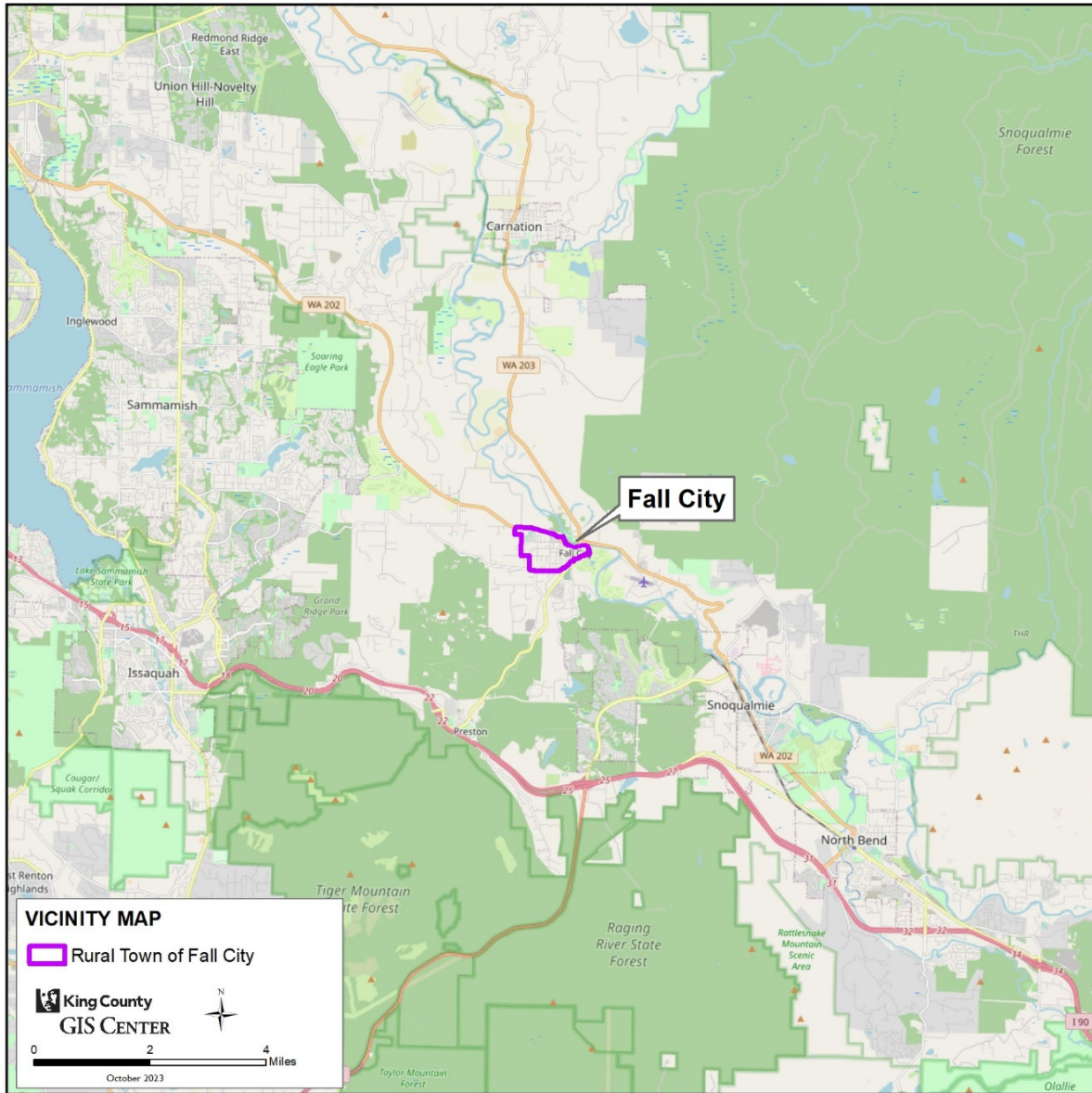
¹⁶⁶ [Link to Revised Code of Washington \(RCW\) 36.70A.390](#)

¹⁶⁷ *The Growth Management Act refers to the guiding law for growth and development in Washington State.*

¹⁶⁸ [Link to Ordinance 19613](#)

¹⁶⁹ *Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.*

5198 Figure 19. Fall City Vicinity Map



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During the period of the development moratorium, the King County Department of Local Services (DLS) investigated whether additional regulation is necessary to preserve the rural character of Fall City. From that work, the Executive recommends development regulations to:

- better meet the intent of relevant King County Countywide Planning Policies (CPP) and King County Comprehensive Plan (Comprehensive Plan) policies, and
- address the concerns of the Fall City community and strive to preserve the rural character of the Rural Town.

The recommended regulations are in the form of a P-suffix development condition included in the Amendments to Land Use and Zoning Maps, which is Attachment C to Proposed Ordinance 2023-XXXX. P-suffix development conditions apply to specific properties and generally limit the ability for land

5212 development.¹⁷⁰ The P-suffix regulation recommended was informed through analyses and community
 5213 engagement. One analysis method was a review of development regulations. King County regulations
 5214 were analyzed, in addition to state and federal regulations to ensure DLS staff understood the full scope
 5215 of regulations affecting subdivision development in Fall City. Regulations analyzed include the RCW, the
 5216 Washington Administrative Code (WAC), United States Environmental Protection Agency Fact Sheet 13,
 5217 King County Board of Health Code (BOH Code), King County Stormwater Code - King County Code (KCC)
 5218 Chapter 9.04, the King County Stormwater Design Manual (KCSWDM), and King County Zoning Code -
 5219 KCC Title 21A. The CPPs and the Comprehensive Plan were also reviewed to provide a deeper context of
 5220 the policy framework.

5221
 5222 A quantitative and qualitative analysis of rural character specific to Fall City was completed by DLS, with
 5223 a focus on three sites representing various time periods of Fall City residential development.
 5224 Framework, a consulting firm with an architectural background was hired to assist in this analysis.¹⁷¹ The
 5225 sites analyzed include a 19th-century historic neighborhood, a post-World War II (post-war)
 5226 neighborhood, and a recent development. The 19th-century and post-war neighborhoods represent the
 5227 historic character of Fall City. The recent development is a manifestation of the current development
 5228 regulations.

5229
 5230 Input from the community was gathered regarding what they feel are their cultural assets and their
 5231 ideas of rural character. These results are a culmination from both robust community engagement for
 5232 over two years for the Subarea Plan and engagement specific to this work plan, specifically one virtual
 5233 event, one in-person presentation and discussion, and emails.

5234
 5235 DLS staff compared their findings of the analysis of the regulations, the community’s ideas of community
 5236 character, and the findings of the site analysis to determine if additional regulations were needed. This
 5237 effort resulted in the development of proposed P-suffix regulations. The purpose of the recommended
 5238 regulations is to better align new development with the established rural character of Fall City, while
 5239 protecting property rights and allowing reasonable development that contributes positively to the
 5240 community. Table 1 summarizes the recommended P-suffix regulation.

5241
 5242 *Table 43. Recommended P-Suffix Regulations*

Recommended Amendment	P-Suffix Amendment Basis
Establish criteria for creating more common open space.	To provide more outdoor recreation and open space, a regulation is recommended to guarantee that when recreation space is required, it will be an outdoor facility.
Modify dimensional standards to reduce building mass and create more space between buildings.	The recommended P-suffix regulation includes dimensional standards that would reduce building mass and increase yard setbacks, increasing more space between buildings. A new minimum lot size is recommended. The recommended larger minimum lot size of 12,500 square feet is the minimum lot size needed for an on-site septic system, as this area does not have access to a municipal wastewater system. On a 12,500 square foot lot, minimum lot width would be increased from 30 feet to 60

¹⁷⁰ For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to [KCC Title 21A](#).

¹⁷¹ Link to [Framework \(weareframework.com\)](#)

Recommended Amendment	P-Suffix Amendment Basis
	<p>feet. Minimum street setback would be increased from 10 feet to 15 feet. Minimum interior setback would be increased from 5 feet to 10 feet. Maximum impervious surface would be reduced from 55 percent to 40 percent.</p> <p>An additional 5% impervious surface percentage would be provided for driveways that lead to detached garages set beyond the house footprint. This encourages the use of detached, rather than attached garages, which reduces visual mass and driveway width, avoids having garage doors be the main architectural feature, and opens sightlines from the street.</p>
Buildings should be proportional to parcel sizes at a scale similar to older developments of Fall City.	The recommended P-suffix regulations require larger setbacks, less impervious surface coverage, and reduced height. Detached garages are incentivized to reduce visual bulk, resulting in the development of homes that are proportional to parcel size at a scale similar to older developments in Fall City.
Encourage keeping stormwater on-site.	The recommended P-suffix regulations require a minimum lot size, rather than a maximum density. Treating stormwater on individual lots dramatically reduces the size of stormwater facility needed, allowing for dispersion of stormwater, versus the creation of engineered facilities such as vaults.

5243

5244

5245 **Background**

5246

5247 **Department Overview**

5248 DLS works to promote the wellbeing of residents and communities in unincorporated King County by
5249 seeking to understand their needs and delivering responsive government services. This includes
5250 conducting outreach for and developing the County’s subarea plans, which are community-driven plans
5251 that outline a 20-year vision and implementing policies for each of King County’s six rural Community
5252 Service Areas and five large urban Potential Annexation Areas. Within DLS, the Permitting Division
5253 provides land use, building, and fire regulatory and operating permits; code enforcement; and a limited
5254 number of business licenses in unincorporated areas of the County.

5255

5256 **Key Context**

5257 Fall City is an unincorporated rural area of King County, designated as a Rural Town in the
5258 Comprehensive Plan.^{172, 173} King County serves as the local government for Fall City, which is located
5259 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of
5260 Carnation. Fall City is composed primarily of a residentially zoned area, and a small commercial area. The
5261 residential portion of the rural town is zoned R-4, which is a medium-density residential zone. The
5262 purpose of the R-4 zone is to implement Comprehensive Plan goals and policies for housing quality,
5263 diversity, and affordability by providing for a mix of predominantly single detached residences and other
5264 development types, with a variety of sizes. R-4 zoning is found in Rural Towns as well as within the
5265 Urban Growth Areas (UGAs) of the County. A recent development in Fall City consists of homes located
5266 only a few feet from each other, with minimal open space between homes. The density of homes in this
5267 subdivision is much greater than other parts of Fall City. The development looks like a development one
5268 would expect to find in a suburb within the UGA, rather than one in a rural town that should represent
5269 rural character. This development is the inspiration for the moratorium in effect for Fall City as of May
5270 2023.

5271

5272 **Regulatory Overview for Growth Planning**

5273 The guiding law for growth and development in Washington State is the GMA.¹⁷⁴ The GMA requires the
5274 fastest growing cities and counties in the state to complete comprehensive plans and development
5275 regulations to guide future growth. The plans and regulations must protect critical environmental areas
5276 and conserve natural resource lands such as farms and forests. Comprehensive plans provide a vision
5277 and a blueprint for the future growth of a county or city. They provide goals and policies for elements of
5278 growth including land use, housing, transportation, and utilities. The goals and policies of a
5279 comprehensive plan must reflect multicounty planning policies (MPPs) and countywide planning policies
5280 (CPPs).

5281

5282 MPPs are regional policies that provide a region’s plan for growth. The Puget Sound Regional Council
5283 provides these plans in a document titled VISION 2050 that guides the growth of the central Puget

¹⁷² Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.

¹⁷³ The King County Comprehensive Plan is the guiding policy document for land use and development regulations in unincorporated King County, and for regional services throughout the County including transit, sewers, parks, trails, and open space. It is adopted as a requirement of state law. [Revised Code of Washington Chapter 36.70A](#)

¹⁷⁴ Link to [GMA Laws and Rules - Washington State Department of Commerce](#)

5284 Sound region including King County.¹⁷⁵ The multicounty planning policies provide a framework for
5285 updating countywide planning policies.

5286
5287 The primary purpose of countywide planning policies is to ensure consistency between the
5288 comprehensive plans of cities and counties sharing a common border or related regional issues.¹⁷⁶
5289 Subarea plans clarify, supplement, or implement comprehensive plan policies for a specific area or
5290 community. Zoning code and development regulations provide restrictions on land use and must be
5291 consistent with subarea plans and a comprehensive plan, both of which must be consistent with the
5292 CPPs and MPPs. There are various types of regulations and zoning codes including development review
5293 procedures codes, interim zoning ordinances, and moratoria. Unincorporated areas of King County, such
5294 as Fall City, are governed by the Comprehensive Plan and individual adopted subarea plans.

5295
5296 Subarea plans in King County are adopted as part of the Comprehensive Plan, addressing smaller
5297 geographies within King County and establish policies specific to the needs of those communities.
5298 Policies in the Comprehensive Plan and subarea plans are implemented through the KCC, which includes
5299 development regulations, and through other service-oriented plans and the County budget.

5300
5301 Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans
5302 for the six rural Community Service Areas and five major Potential Annexation Areas as a part of the
5303 Comprehensive Plan.^{177,178,179} The Comprehensive Plan and its subarea plans must meet the GMA's
5304 requirements, which include focusing development in urban areas and reducing sprawl.¹⁸⁰ The
5305 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers
5306 the area of Fall City.

5307

¹⁷⁵ [Link to VISION 2050](#)

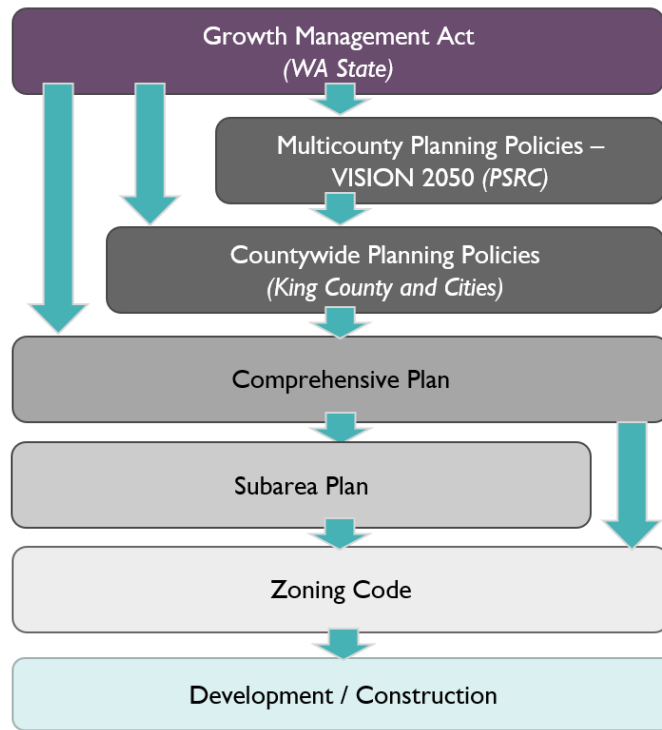
¹⁷⁶ [Link to King County Countywide Planning Policies](#)

¹⁷⁷ [Link to King County Code 2.15.055.B.](#)

¹⁷⁸ [Link to Community Service Areas - King County, Washington](#)

¹⁷⁹ [Term definitions can be found in this link - King County Comprehensive Plan](#)

¹⁸⁰ [Link to Revised Code of Washington 36.70A.020](#)



5309

5310

5311 [Regulatory and Policy Background Specific to Ordinance 19613](#)

5312 State law under the GMA authorizes local governments to adopt a moratorium on land development.¹⁸¹

5313 Moratoria halt specific actions for a specified amount of time, such as submitting an application for a
5314 residential subdivision.

5315

5316 King County is interested in evaluating the size and scale of residential development in Fall City Rural
5317 Town to ensure that the range of development is compatible with the County’s goals for the Rural Area
5318 and is consistent with rural character. In contrast to past land segregations where each home has an on-
5319 site septic systems and stormwater management, a recent subdivision used a large on-site sewage
5320 system (LOSS) and shared stormwater tracts, which resulted in smaller residential lots and houses tightly
5321 clustered. This development pattern contrasts the rural character of the area, which is what the GMA
5322 was established, in part, to protect. The Council issued a moratorium on acceptance of residential
5323 subdivision applications in Fall City, to assess whether relevant zoning and development regulations are
5324 consistent with the GMA, the Comprehensive Plan, and other environmental land use laws. The
5325 moratorium is for a seven-month period from May 2023 to December 2023, providing DLS staff with
5326 time to investigate whether additional regulation is necessary. This report was prepared as part of that
5327 investigation.

5328

5329 According to the RCW 36.70A.030, ‘Rural character’ refers to the patterns of land use and development
5330 established by a county in the rural element of its comprehensive plan:

¹⁸¹ [Link to Revised Code of Washington 36.70A.390](#)

- 5331 A. In which open space, the natural landscape, and vegetation predominate over the built
- 5332 environment;
- 5333 B. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
- 5334 work in rural areas;
- 5335 C. That provide visual landscapes that are traditionally found in rural areas and communities;
- 5336 D. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 5337 E. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
- 5338 development;
- 5339 F. That generally do not require the extension of urban governmental services; and
- 5340 G. That are consistent with the protection of natural surface water flows and groundwater and
- 5341 surface water recharge and discharge areas.¹⁸²

5342 RCW 36.70A.030 defines "rural development" as:

5343

5344 ...development outside the urban growth area and outside agricultural, forest, and

5345 mineral resource lands designated pursuant to RCW 36.70A.170.¹⁸³ Rural development

5346 can consist of a variety of uses and residential densities, including clustered residential

5347 development, at levels that are consistent with the preservation of rural character and

5348 the requirements of the rural element of a comprehensive plan. Rural development

5349 does not refer to agriculture or forestry activities that may be conducted in rural areas.

5350

5351 King County Comprehensive Plan and Countywide Planning Policies

5352 Fall City is one of the three Rural Towns within the Rural Area geography identified by the

5353 Comprehensive Plan.¹⁸⁴ The Comprehensive Plan states the purposes of Rural Town designations are "to

5354 recognize existing concentrations of higher density and economic activity in Rural Area...and to allow

5355 modest growth of residential and economic uses to keep them economically viable into the future."

5356 Rural Towns "are considered part of the rural area for the purposes of the Growth Management Act, do

5357 not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban

5358 Growth Area."¹⁸⁵

5359

5360 The Rural Area policy section goal statement in the CPPs is "the Rural Area Geography is stable and the

5361 level and pattern of growth within it provide for a variety of landscapes and open space, maintains

5362 diverse low-density communities, and supports rural economic activities based on sustainable

5363 stewardship of land."¹⁸⁶ Although there are no growth targets identified in the CPPs for the rural area,

5364 recent development trends show minimal growth is expected to occur in King County's rural area.¹⁸⁷

5365

5366 The Comprehensive Plan defines "rural growth" as "growth that is scaled to be compatible with and

5367 maintains the traditional character of the Rural Area." Comprehensive Plan Policy R-201 established a

5368 framework for rural character in King County, stating that "it is a fundamental objective of the

5369 Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement

5370 the Growth Management Act, it is necessary to define the development patterns that are considered

5371 rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities

¹⁸² Link to [Revised Code of Washington \(RCW\) 36.70A.030](#)

¹⁸³ Link to [Revised Code of Washington \(RCW\) 36.70A.030](#)

¹⁸⁴ Link to [King County Comprehensive Plan](#)

¹⁸⁵ Link to [King County Comprehensive Plan](#)

¹⁸⁶ Link to [King County Countywide Planning Policies](#)

¹⁸⁷ Link to [King County Urban Growth Capacity Report](#)

5372 and service.” Policy R-201 outlines attributes associated with rural character and the Rural Area that the
5373 King County’s land use regulations and development standards must protect and enhance.

5374
5375 Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area, including
5376 Rural Towns, to comply with the GMA, to prevent sprawl and the overburdening of rural services, to
5377 reduce need for capital expenditures, to maintain rural character, to protect the environment, and to
5378 reduce transportation-related gas emissions. Policy R-302, states that residential development in Rural
5379 Towns should occur at a variety of densities and housing types that are compatible with the
5380 maintenance of historic resources and community character.

5381
5382 [Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan](#)

5383 The King County Executive transmitted the Subarea Plan and an update of the Comprehensive Plan in
5384 December 2023, with anticipated adoption by the Council in December 2024. As part of the Subarea
5385 Plan, the Executive evaluated the size and scale of residential development in Fall City to ensure that the
5386 range of development is compatible with the County's goals for the Rural Area and is consistent with
5387 rural character.

5388
5389 [Interim Zoning Ordinance](#)

5390 The Council is contemplating the adoption of an interim zoning ordinance (Proposed Ordinance 2023-
5391 0202), which would commence at the expiration of the moratorium adopted in Ordinance 19613 and
5392 would end at the anticipated adoption of the Subarea Plan.^{188,189} The interim zoning ordinance includes
5393 provisions for minimum lot size and setbacks that are intended to ensure consistency with rural
5394 character on an interim basis while the County evaluates whether additional regulation is necessary.

5395
5396 [Report Methodology](#)

5397 DLS staff conducted the analysis and community engagement, identified recommendations, and
5398 developed this report with the help of a consultant, Framework. Framework is a consulting firm that
5399 specializes in planning, urban design and architecture.¹⁹⁰

5400
5401 The recommendations in this report were informed by community engagement with residents of Fall
5402 City, review of development regulations, and an analysis of three development sites in Fall City that span
5403 three development periods from the early 19th-century to the 2020s. This report is also informed by
5404 conversations with public health authorities from King County and the State of Washington, the
5405 Comprehensive Plan, the BOH Code, the WAC, and the RCW.

5406
5407 [Community Engagement Specific to this Work Plan](#)

5408 Engagement with Fall City on the Subarea Plan lasted almost two and a half years, and consisted of
5409 many activities, such as: focus groups, community meetings, virtual surveys, and individual discussions
5410 with community members. Beyond engagement associated with the Subarea Plan, DLS staff and the
5411 consultants conducted engagement activities with the community specific to this work plan. On August
5412 21, 2023, DLS Staff and the consultant team hosted an online open house to share the preliminary
5413 findings of this report and collect community input. This was followed by an in-person presentation and
5414 discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total,

¹⁸⁸ An interim Zoning Ordinance is a set of temporary development regulations that are in effect while new regulations are being developed.

¹⁸⁹ Link to [Proposed Ordinance 2023-0202](#)

¹⁹⁰ Link to [Framework \(weareframework.com\)](#)

5415 approximately 40 community members attended the two meetings in-person or virtually and shared
5416 their thoughts. DLS invited Community members follow-up with staff through email; comments were
5417 received through email from five community members.

5418
5419 The community engagement process identified four community priorities for future residential growth,
5420 including:

- 5421 1. Providing open sightlines and proper proportions of homes to size of lots
- 5422 2. Provision of usable open space within a development
- 5423 3. Retaining trees
- 5424 4. Maintaining neighborhood connectivity

5425

5426 **Report Requirements**

5427 This section is organized to align with the requirements for this Report outlined in Ordinance 19613,
5428 Section 2.C.

5429 **A. Describe all development regulations that affect lot dimensions, building size, and**
5430 **bulk for residentially zoned properties in the Rural Town of Fall City**

5431
5432 This sub section summarizes the current development regulations, as of 2023, affecting lot dimensions
5433 and building size and bulk for residentially zoned properties in Fall City. This includes regulations from
5434 the KCC, BOH Code, and RCW.

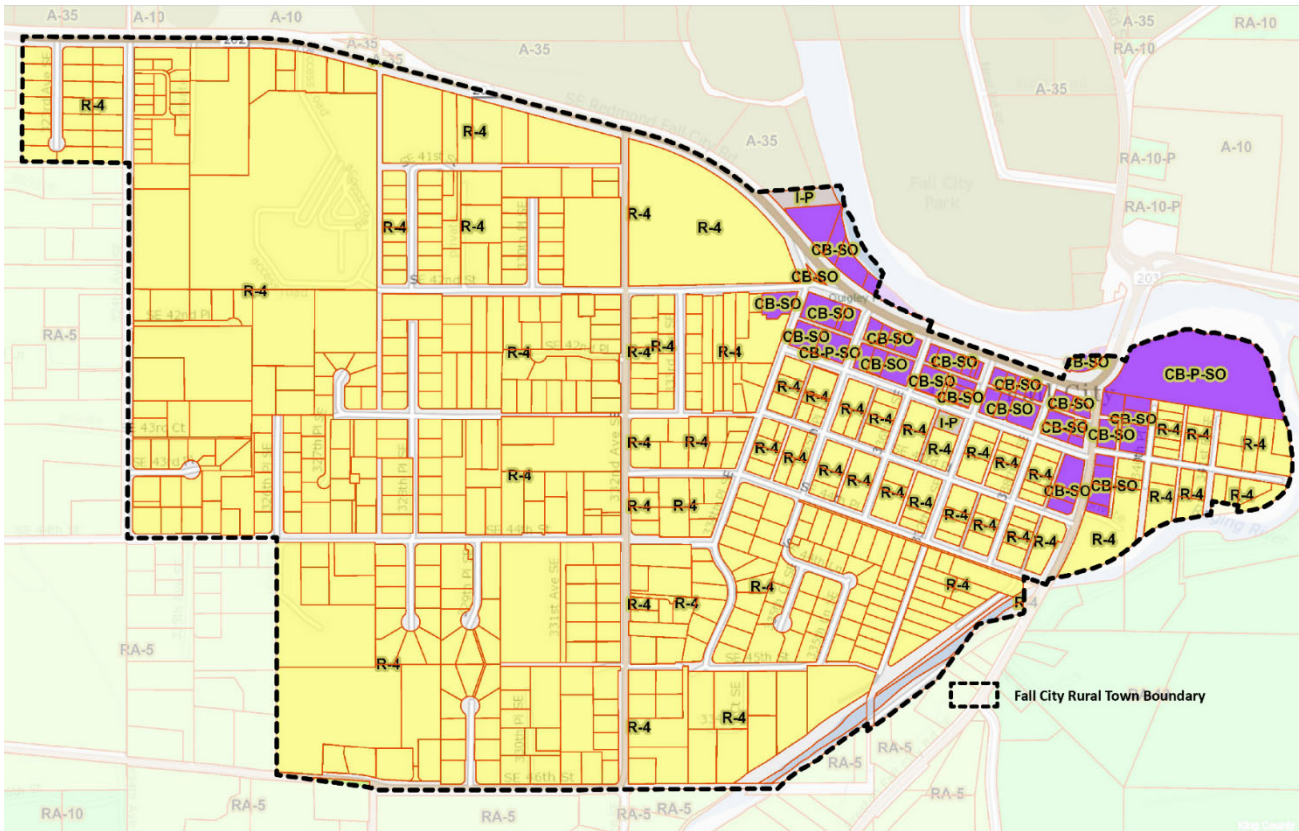
5435
5436 Per Ordinance 19613:

- 5437 • Lot dimensions may include but are not limited to minimum building lot size, lot width, and
5438 minimum and maximum density.
- 5439 • Building size and bulk may include but are not limited to minimum building lot size, lot width,
5440 and minimum and maximum density. Building size and bulk may include but are not limited to
5441 base and maximum height, impervious surface maximums, on-site septic standards, or
5442 landscaping or stormwater requirements that affect the overall size and scale of buildings and
5443 structures.

5444
5445 The residential portion of Fall City, outside of its commercial district, is comprised entirely of a zone
5446 titled R-4. The purpose of the R-4 zone is to provide a mix of predominantly single detached residences.
5447 Residential development within Fall City outside of its commercial district is subject to the regulations
5448 for the R-4 zone. This study is considering whether the R-4 development regulations are preserving the
5449 rural character of Fall City. The R-4 zone classification is used in other parts of unincorporated King
5450 County (urban areas and other Rural Towns), and most of the standards are not specific to Fall City. The
5451 R-4 zone in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes
5452 are determined during development based on gross density, with land for common open space,
5453 stormwater facilities, and community drain fields counting towards the project density. The gross
5454 density approach therefore allows for smaller parcel sizes. Other standards applicable to the R-4 zone in
5455 Fall City are summarized below.

5456

5457 *Figure 21. FALL CITY ZONING MAP*



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King County Code Chapter 21A.12 Development Standards¹⁹¹

- Maximum density four dwelling units per acre
- No minimum density
- Minimum lot area for construction: 2,500 square feet
- Minimum Street Setback: 10 feet
- Minimum Interior Setback: 5 feet
 - These standards may be modified under the provisions for zero-lot-line and townhouse developments
 - Garages, carports and fenced parking areas must be set back 25-feet from the property line when using a joint use driveway
- Minimum Lot Width: 30 feet
- Base Height: 35 feet; Max Height: 75 feet with additional setback
- Maximum Impervious Surface: 55 percent of lot area
 - Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of KCC requirements to locate features over which the applicant does not have control

King County Code (KCC) 21A.08.030 Residential Land Uses

¹⁹¹ [Link to King County Code Title 21.A](#)

5478 One accessory dwelling unit (ADU) is allowed per single detached residences. In most circumstances
5479 ADUs cannot exceed 1,000 square feet. They cannot exceed base height unless constructed wholly
5480 within an existing dwelling unit. Off-street parking is not required for ADUs.
5481

5482 **King County Code (KCC) 21A.18.030 Computation of Required Off-Street Parking Spaces**

5483 Single detached residences – 2 off-street parking spaces per dwelling unit

- 5484 • Apartment studio units - 1.2 off-street parking spaces per dwelling unit
- 5485 • Apartment one-bedroom units - 1.5 off-street parking spaces per dwelling unit
- 5486 • Apartment two-bedroom units - 1.7 off-street parking spaces per dwelling unit
- 5487 • Apartment three-bedroom units or larger - 2 off-street parking spaces per dwelling unit

5488
5489 **King County Code (KCC) 21A.14.180 On-Site Recreation – Space Required**

5490 KCC 21A.14.180 requires on-site recreation space for residential developments. Each recreation space is
5491 owned and managed by the homeowners association (HOA). Recreation space may provide amenities
5492 such as playground equipment, sport courts, sport fields, picnic areas, and trails. KCC 21A.14.180.C.9.
5493 states that any recreation space located outdoors (except for recreation space that is part of some
5494 stormwater tracts) must be located adjacent to, and be accessible by, trail or walkway to any existing or
5495 planned municipal, county, or regional park, public open space, or trail system. This requirement results
5496 in connectivity with the neighborhood. KCC 21A.14.185 allows a fee-in-lieu of on-site recreation space if
5497 the recreation space provided within a county park in the vicinity will be of greater benefit to the
5498 prospective residents of the development.
5499

5500 **King County Board of Health Code (BOH Code) 13.24.020**

5501 This Code outlines the requirements for small on-site septic systems (OSS).

- 5502 • The minimum lot size when creating new lots using OSS must be established by the health
5503 officer based on the information submitted and any on-site inspections by the health officer.
5504 These requirements include:
 - 5505 ○ All lots created must be at least 12,500 square feet and shall not exceed a maximum
5506 flow density of 1,570 gallons of sewage per acre per day.
 - 5507 ○ Lots utilizing an individual private water source must be at least five acres.
- 5508 • Factors are listed that may be considered when determining the type of on-site system,
5509 connection to sewers, or establishing minimum lot size area. These factors include soil
5510 conditions, drainage, setbacks from property lines, water supplies, rights of way, easements,
5511 and more.

5512
5513 **Public Health – Seattle & King County On-Site Sewage/Septic System Program**

5514 According to the Public Health – Seattle & King County’s On-site Sewage/Septic System Program,
5515 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring visits
5516 easier.¹⁹² It is a best management practice (BMP) to not place plants over the septic system as they may
5517 be disturbed or destroyed with repair work. The septic tank, drain field, and reserve area should be clear
5518 of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets,
5519 sand boxes, or parked vehicles.¹⁹³
5520

¹⁹² Link to [WAC 246-272A-0238\(1\)](#) and [KCBOH 13.36.030\(E\)](#)

¹⁹³ Link to [KCBOH 13.60.005\(A\)\(6\)](#)

5521 Care must be taken when a home uses an on-site septic system or is in a community that shares a
5522 LOSS.¹⁹⁴ It is imperative that fats, grease, and oils do not enter the system.¹⁹⁵ Households must spread
5523 out their water use throughout the day so the system is not overwhelmed, and heavy water usage
5524 fixtures such as soaking tubs should not be installed in houses with septic systems.¹⁹⁶ Household size
5525 must not exceed the designed capacity of the septic system.¹⁹⁷
5526

5527 **Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-**
5528 **272B¹⁹⁸**

5529 The WAC regulates LOSS. The regulations in WAC Chapter 247-272B can impact the rural character of
5530 developments by determining where a LOSS can be located within a development site, and by limiting
5531 the density of a development due to the amount of flow the system is able to accommodate. There are
5532 horizontal setbacks that determine the distance a LOSS must be sited from specific soil types. There are
5533 also vertical setbacks that require the LOSS to be sited specific distances from specific soil types as well
5534 as the water table. LOSS systems serve an entire project site, and flows are limited based on the size and
5535 soil type of the project area. For example, the limit for project areas with certain soil types is 900 gallons
5536 per day per acre (GPD/acre), while the limit for project areas with other soil types could be 1,475
5537 GPD/acre.
5538

5539 **King County Code (KCC) Chapter 9.04 Stormwater Runoff and Surface Water and Erosion Control**

5540 Stormwater requirements found in the King County Surface Water Design Manual (KCSWDM) do not
5541 limit the size or density of lots, but County requirements to mitigate stormwater runoff may limit the
5542 use of a lot.¹⁹⁹ When stormwater thresholds are exceeded, the developer is required to install flow
5543 control best BMPs or flow control facilities, such as stormwater ponds, detention vaults, etc. The
5544 placement of flow control BMPs or facilities may reduce the area available for development. Section
5545 1.2.2.3 (page 1-36) of the KCSWDM requires the screening of aboveground stormwater facilities, making
5546 these visual amenities. Aboveground stormwater facilities such as ponds sometimes serve as wildlife
5547 habitat, and stormwater vaults are often used as pocket parks offering amenities such as sport courts or
5548 children’s play equipment. The most common thresholds that would result in a Fall City subdivision
5549 mitigating for stormwater runoff are:

- 5550 a. The development installs or replaces more than 2,000 square feet of impervious surface on the
5551 lot.
- 5552 b. The development installs or replaces more than 5,000 square feet of impervious surface on the
5553 lot.

5554 If a development installs or replaces more than 2,000 square feet of impervious surface (threshold a),
5555 flow control BMPs are required. If a development installs or replaces more than 5,000 square feet of
5556 impervious surface (threshold b), in addition to flow control BMPs one or more flow control facilities is
5557 required. When threshold b is exceeded, an exception to providing a flow control facility is available.
5558 Projects may qualify for this exception if hydrologic modeling shows that stormwater runoff after
5559 development is only slightly more than the runoff existing prior to the development. The details of this

¹⁹⁴ [Link to KCBOH 13.60.005\(A\) and KCBOH 13.60.020\(D\)](#)

¹⁹⁵ [Link to USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13](#)

¹⁹⁶ [Link to USEPA Onsite Wastewater Treatment Systems Manual \(Subsurface wastewater infiltration system design in a restricted area page 5-28\), USEPA Onsite Wastewater Treatment Systems Manual 3.3.3 \(Variability of wastewater flow page 3-7\), and USEPA Onsite Wastewater Treatment Systems Manual 3.5.1 \(Minimizing residential wastewater volume page 3-12\)](#)

¹⁹⁷ [Link to KCBOH 13.60.005\(A\)\(7\)](#)

¹⁹⁸ [Link to Large on-site sewage system regulations](#)

¹⁹⁹ [Link to King County Surface Water Design Manual](#)

5560 exception can be found in the KCSWDM. Impervious surfaces on a lot are also controlled by zoning
5561 standards.
5562
5563
5564
5565

5566 **Evaluate Rural Character, consistent with the Growth Management Act definition, of**
5567 **Rural Town of Fall City through an evaluation of typical land use patterns,**
5568 **architectural and natural features, and community-identified cultural assets**
5569

5570 The consultant, Framework, a firm that specializes in planning, urban design and architecture, assisted
5571 DLS staff with analyses of the residential areas of Fall City. Framework analyzed land development
5572 patterns, landscaping, architecture, and cultural assets including natural features in Fall City to evaluate
5573 the rural character. Based on that data, they analyzed whether recent development in the area is
5574 consistent with such character.
5575

5576 As noted above in the Key Context section, rural character as defined in the Comprehensive Plan refers
5577 to patterns of land use and development that includes features such as open space and vegetation
5578 predominating over the built environment, that fosters traditional rural lifestyles, and that prevents the
5579 conversion of undeveloped land into sprawling, low density development. Please refer to the discussion
5580 of rural character in the Background section of this report.
5581

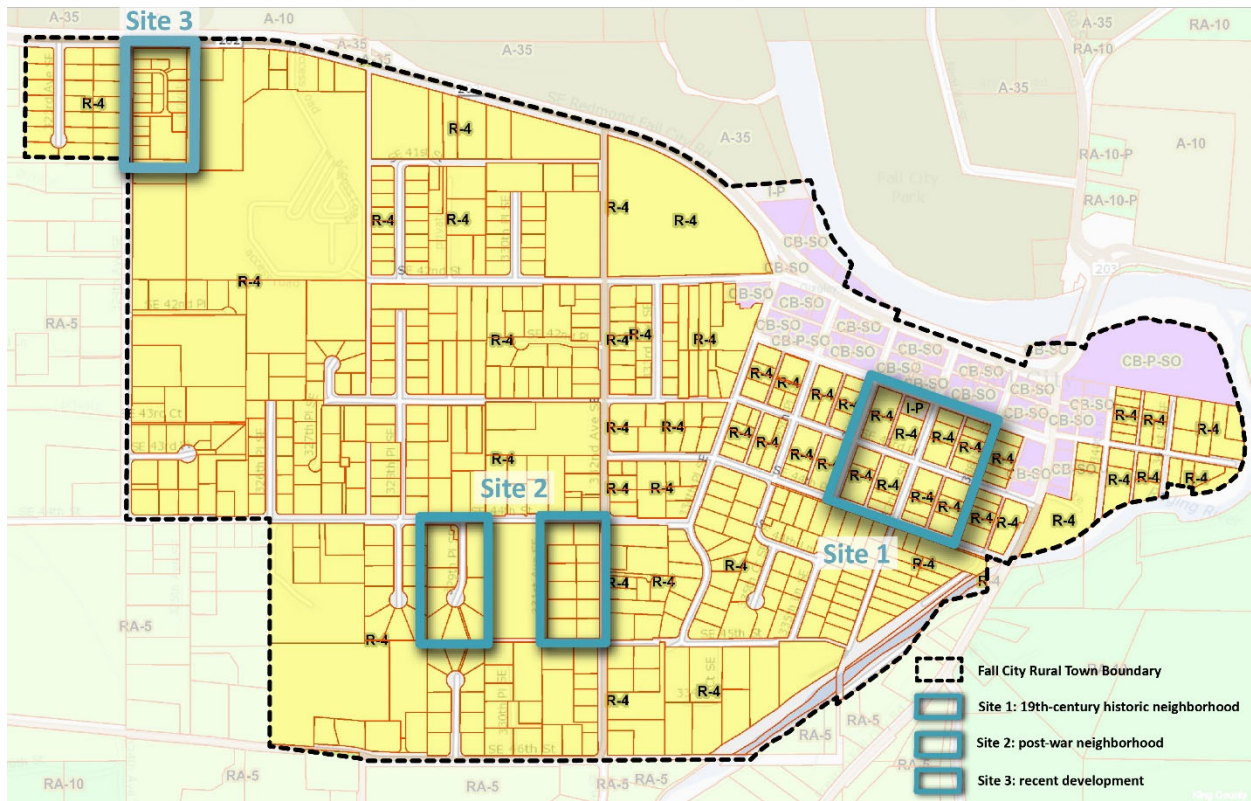
5582 **Methodology and Reference of Sites Selection for Residential Development Study**

5583 Framework performed a qualitative and quantitative analysis of the residential patterns for a study area
5584 consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the
5585 analysis was to compare the existing development patterns against the current development regulation
5586 requirements. This was done to evaluate typical land use patterns and architectural features in Fall City.
5587 This study is used as a base to recommend potential development regulation amendments.
5588

5589 The three example sites were selected based on the Fall City Historic Residential District Report (King
5590 County Landmarks and Heritage Commission, February 2002), input from the community, a review of
5591 recent developments, and the King County Geographic Information System.²⁰⁰ These sites represent
5592 different development periods in Fall City: the early 19th-century historic neighborhood (Site 1), the
5593 post-war neighborhood (Site 2), and the recent development (Site 3).
5594

²⁰⁰ [Link to Landmarks Commission - Historic Preservation - King County, Washington](#)

5595 *Figure 22. STUDY AREAS ZONING*



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Table 44. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Lot amount	552	20	19	20
Median lot size	0.32 acres (14,094 sf*)	0.24 acres (10,500 sf*)	0.38 acres (16,474 sf*)	0.14 acres (6,299 sf*)
Median FAR**	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross density (du/ac)***	1.81	2.1	2.07	3.40
Median net density (Range net density) (du/ac)***	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average building footprint	1,336 sf*	1,070 sf*	1,501 sf*	1,216 sf*

5600 *SF = square feet
5601 **FAR = floor area ratio
5602 ***du/ac = density units per acre

5603 **Site 1 Analysis**

5604 Site 1 is located within the Fall City historic
 5605 residential district, which was designated as a
 5606 Community Landmark District by the King
 5607 County Landmarks Commission in 2002. The 15-
 5608 block district was originally platted in 1887 and
 5609 contains 32 buildings that the commission
 5610 identified as "contributing buildings,"
 5611 representative of the early twentieth-century
 5612 rural character. Specifically:

- 5613 • Lots are of various size
- 5614 • Buildings placed on large open lots, set back
 5615 20 feet from the street
- 5616 • Architectural styles vary between Late
 5617 Victorian, Queen Anne, Colonial Revival,
 5618 and Craftsman/bungalow
- 5619 • Building heights range from one to two
 5620 stories, and frequently include, small,
 5621 detached garages or barns on the rear alley
 5622 side or adjacent side of the street
- 5623 • There are few short segments of paved
 5624 sidewalk along the public streets
 5625 throughout the Site 1 neighborhood
- 5626 • Alleys are unique to this area of Fall City
 5627 and are wide, providing access to the rear
 5628 yards and allowing for rear detached
 5629 garages
- 5630 • Open spaces on these lots are generous,
 5631 open, and continuous, allowing views into
 5632 and across property lines

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5634 *Table 45. SITE 1 EXISTING CONDITIONS OF BUILT*
 5635 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net site density	3.2 du/ac*
Gross site density	2.1 du/ac*
Median lot size	0.24 acres (10,500 sf**)
Typical lot dimensions	140 feet x 100 feet; 140 feet x 75 feet
Average lot coverage	10.07%
Building height	1 story
Average building footprint	1,062 sf**
Typical buildings	Various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width***	75 feet
Sidewalks	Yes (no curbs)
Alley access	Yes
Street parking	Yes

5636 *du/ac = density units per acre

5637 **sf = square feet

5638 ***ROW = right-of-way

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5647 Figure 23. Site 1 Aerial View



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Figure 24. Various Building Styles - Historic Victorian Style Building



Figure 25. Various Building Styles - Cottage with Attached Garage



Figure 26. Wide Paved Street without Curbs



Figure 27. Detached Garages or Barns on the Rear



5649

5650 **Site 2 Analysis**
 5651 Site 2 was developed in the post-war era in Fall
 5652 City, with buildings constructed over time,
 5653 primarily between the 1960s and 1990s.
 5654 • Most of the buildings are large, one-story
 5655 structures situated on generously sized,
 5656 wide lots, typically around 100 feet wide
 5657 • Homes feature ample setbacks, ranging
 5658 from 20 to 40 feet
 5659 • The neighborhood is characterized by large,
 5660 mature trees, contributing to its rural and
 5661 natural landscape
 5662 • Informal, decorative plantings along the
 5663 frontage and hedge corners are frequent
 5664 • Streets have a sidewalk area designated by
 5665 a white stripe on one side
 5666 • Although the neighborhood is connected to
 5667 major roads, connectivity is impacted by the
 5668 presence of a cul-de-sac

5678
 5679 *Table 46. SITE 2 EXISTING CONDITIONS OF BUILT*
 5680 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net site density	2.57 du/ac*
Gross site density	2.07 du/ac*
Median lot size	0.38 acres (16,474 sf**)
Typical lot dimensions	160 feet x 100 feet
Average lot coverage	9.08%
Building height	1 story
Average building footprint	1,500 sf**
Typical buildings	One- and two-story ranch homes, gable and valley roof
Landscape feature	Large mature trees
ROW width***	60 feet, 80 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	Yes

5681 *du/ac = density units per acre
 5682 **sf = square feet
 5683 ***ROW = right-of-way

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5689 *Figure 28. Site 2 Aerial View*



5690

Figure 29. Small Cottage on Open Lot



Figure 30. One-Story Ranch Home with Attached Garage



Figure 31. Cul-de-Sac



Figure 32. Lush Evergreen Trees in this Area



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5696 **Site 3 Analysis**

5697 Site 3 is the recent subdivision development
 5698 that uses the LOSS system, located on the
 5699 northwest side of Fall City along Redmond Fall
 5700 City Rd SE (SR 202). It subdivided an original
 5701 4.25-acre parcel to create 17 single detached
 5702 residences, featuring a shared open space on
 5703 the south side (41,238 square feet) and a
 5704 stormwater pond (24,632 square feet) on the
 5705 north side of the site.

- 5706 • The built form on this site is characterized
- 5707 by large buildings on small, narrow lots,
- 5708 ranging from 5,000 to 8,000 square feet,
- 5709 with lot widths varying from 50 to 60 feet
- 5710 • All buildings were constructed during the
- 5711 same period, and their architectural styles
- 5712 are repetitive, with most being the same
- 5713 floor plan varying only by color
- 5714 • The road has a six-foot-wide marked
- 5715 sidewalk area
- 5716 • Development uses minimal 10-foot
- 5717 setbacks, maximizing the building area with
- 5718 little area for landscape at the front yard
- 5719 • A 12-foot landscape buffer fronts the 324th
- 5720 Avenue parcel line

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5725 *Table 47. SITE 3 EXISTING CONDITIONS OF BUILT*

5726 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net site density	7.08 du/ac*
Gross site density	3.40 du/ac*
Median lot size	0.14 acres (6,299 sf**)
Typical lot dimensions	105 feet x 50 feet; 107 feet x 60 feet
Average lot coverage	20.16%
Building height	2 story
Average building footprint	1,200 sf**
Typical buildings	Two-story ranch style
Landscape feature	Small lawn with some short shrubs
ROW width***	90 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	No

5727 **du/ac = density units per acre

5728 **sf = square feet

5729 ***ROW = right-of-way

5730

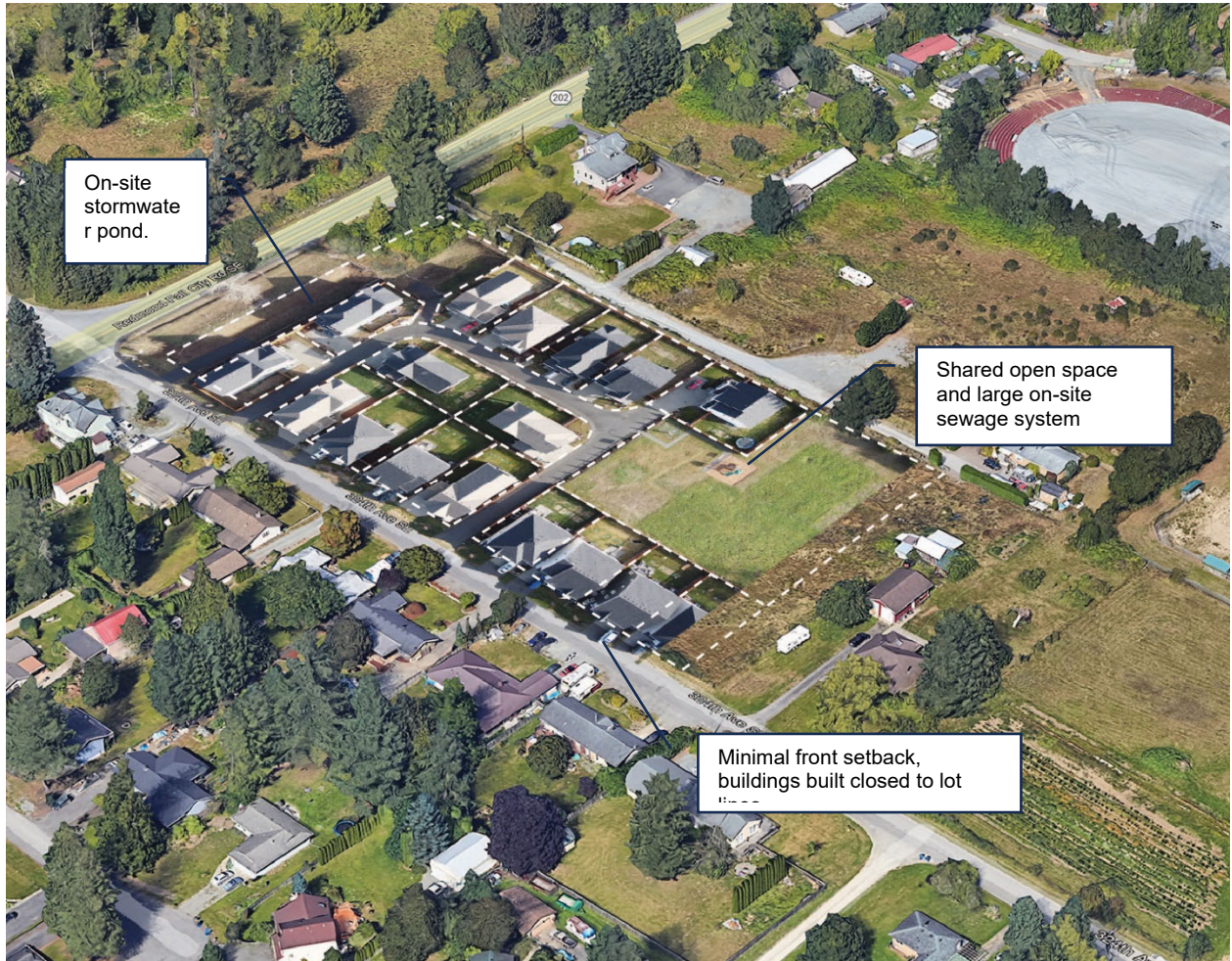
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5735 *Figure 33. Site 3 Aerial View*



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Figure 34. Repetitive Architectural Style



Figure 35. Minimal Landscape or Open Space at the Frontage



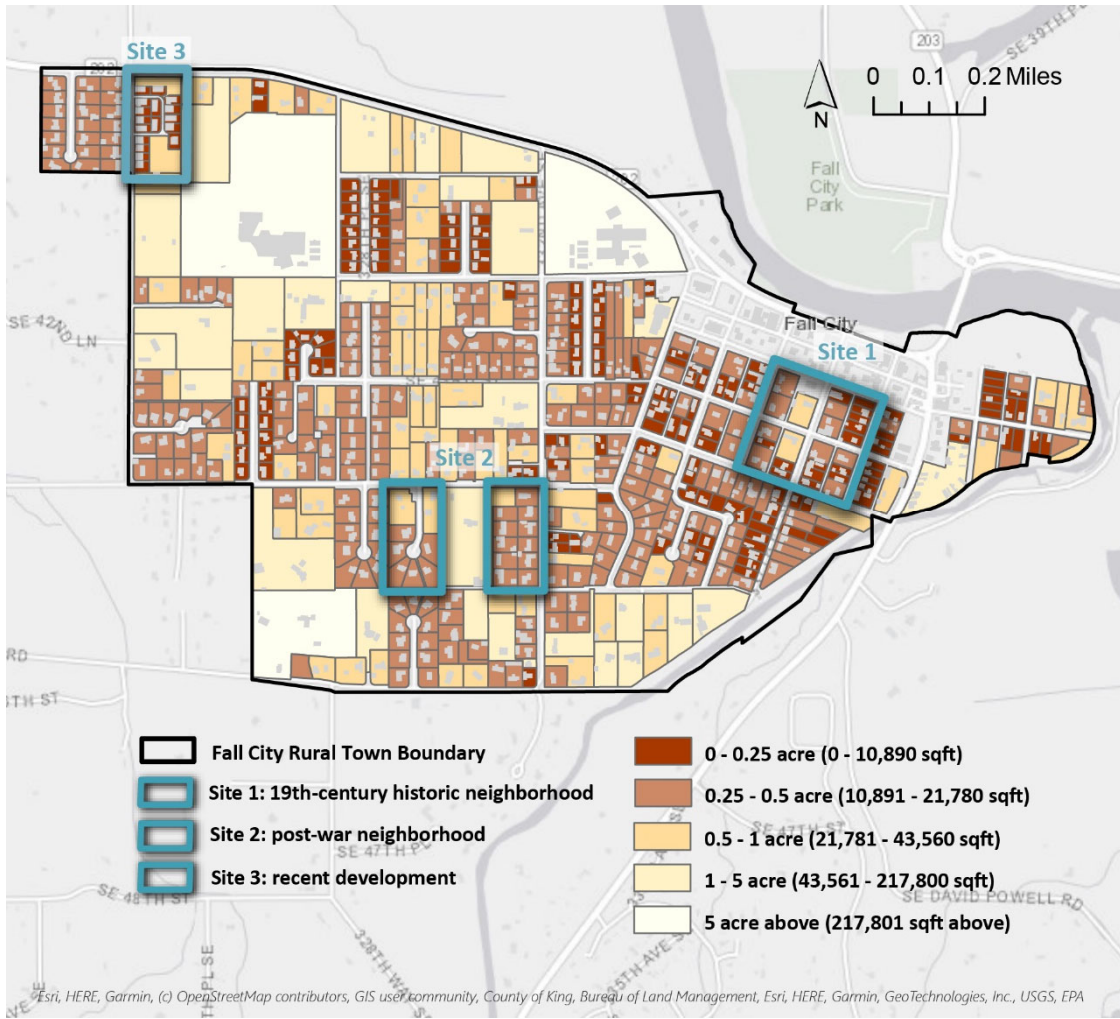
Figure 36. Wide Paved Street without Curbs



Figure 37. On-site Stormwater Pond



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At the conclusion of the consultant’s development site analysis of the three development sites, the following conclusions were made.

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5744

Pattern of Residential Areas – RCW 36.70A.030 partially defines rural land use patterns as one in which open space, the natural landscape, and vegetation predominate over the built environment, and one that provides visual landscapes that are traditionally found in rural areas and communities. The pattern of Fall City’s residential areas reflects its rural origins.

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With limited large-scale urban development, most Fall City’s residential areas are characterized by low-density development, featuring one- or two-story single detached residences scattered throughout the open landscape, usually with a 20-foot or more setback from the street. The median lot size in Fall City is about 14,000 square feet. In the post-war era and historic neighborhood areas, the median lot sizes are 16,000 square feet and 10,500 square feet, respectively. The average lot size in the recent development is 5,825 square feet. This data, in addition to feedback from members of the community through

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5756 engagement, revealed the pattern of recent development is not consistent with the rural character of
5757 Fall City as it departs from the typical land use patterns found in the residential areas.

5758

5759 **Architecture and Landscape** – Fall City's historic downtown area retains its small-town charm, with
5760 buildings dating to the early 19th century. Fall City has been gradually expanding from the original
5761 townsite since that time. The architecture in Fall City is a mix of styles, reflecting the variety of
5762 architectural trends popularized over the past decades.

5763

5764 While the RCW and Comprehensive Plan policies do not directly speak to architecture, they do refer to
5765 open space, vegetation, and visual landscapes. In the older developments of Site 1 and 2, building mass
5766 was often distributed throughout each lot, with square footage provided in the form of detached
5767 garages, barns and other outbuildings, rather than all square footage of built area contained in the
5768 home structure, as is the case in the recent development. Additionally, the older developments have
5769 larger setbacks, resulting in a feeling of more open landscape as sightlines are open between buildings.
5770 These open spaces provide space to maintain existing vegetation or plant new vegetation, resulting in
5771 mature trees and shrubs on the older lots. Recent development does not leave space for mature
5772 landscaping, such as large trees typically seen in older developments. Recent developments maximize
5773 space for tightly clustered buildings, which is not conducive for the footprint of large trees.

5774

5775 **Analyze whether the development regulations in Subsection IV.A are appropriate and**
5776 **consistent with adopted policies regarding rural character and rural growth**

5777 This section provides a review of CPPs and policies within the Comprehensive Plan relevant to rural
5778 character related to subdivisions and residential zoning within the Rural Town of Fall City. It includes a
5779 comparison between this body of relevant policies and how existing regulations, including KCC, relates
5780 to the policies. Finally, this section identifies potential changes in regulations to bridge gaps between
5781 developments and the body of relevant policies.

5782
5783 **Review of Policies Relevant to Rural Character of the Residential Areas of the Rural Town of Fall City**

5784 *Countywide Planning Policies (CPPs)*

5785 The CPPs create a shared and consistent framework of growth management planning for all jurisdictions
5786 in King County. In accordance with RCW 36.70A.210, the CPPs provide the countywide framework from
5787 which county and city comprehensive plans are developed and adopted.²⁰¹ The following CPPs are
5788 relevant to rural character and rural growth as it applies to the residential areas of Fall City.

5789
5790 **DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional**
5791 **centers, countywide centers, locally designated local centers, areas of high employment,**
5792 **and other transit supported areas to promote access to opportunity. Focus employment**
5793 **growth within designated regional and countywide manufacturing/industrial centers**
5794 **and within locally designated local centers.**

5795
5796 **DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural**
5797 **services, minimize the need for new rural infrastructure, maintain rural character, and**
5798 **protect open spaces and the natural environment.**

5799
5800 **DP-50 Establish rural development standards and strategies to ensure all development**
5801 **protects the natural environment, including farmlands and forest lands, by using**
5802 **seasonal and maximum clearing limits for vegetation, limits on the amount of**
5803 **impervious surface, surface water management standards that preserve natural**
5804 **drainage systems, water quality and groundwater recharge, and best management**
5805 **practices for resource-based activities.**

5806
5807 The CPPs direct housing and employment growth to cities and locally designated centers and away from
5808 the rural area, demonstrating that Fall City, even as a Comprehensive Plan designated Rural Town, is not
5809 a place to designate growth (DP-4). Per the Comprehensive Plan, the study area is rural and is not
5810 designated as a local center. Residential areas and future subdivisions of Fall City need to fit the existing
5811 rural character of the community (DP-47). Subdivision and residential development in Fall City should
5812 take into consideration its impacts to natural systems in the rural area, particularly regarding levels of
5813 impervious surface allowed which directly affects surface water management, water quality, and
5814 groundwater recharge (DP-48, DP-50).

5815
5816 *Comprehensive Plan Policies*

5817 As noted previously in Background section of this report, the Comprehensive Plan is the long-range
5818 guiding policy document for all land use and development regulations in unincorporated King County.

²⁰¹ More detail on Countywide Planning Policies can be found in the subsection B. Key Context in Section III. Background.

5819 The following are the most relevant Comprehensive Plan policies relative to the residential areas of Fall
5820 City.²⁰²

5821
5822 **RP-203 King County shall continue to support the reduction of sprawl by focusing growth and**
5823 **future development in the Urban Growth Area, consistent with adopted growth targets.**
5824

5825 **R-101 King County will continue to preserve and sustain its rural legacy and communities**
5826 **through programs and partnerships that support, preserve, and sustain its historic,**
5827 **cultural, ecological, agricultural, forestry, and mining heritage through collaboration**
5828 **with local and regional preservation and heritage programs, community groups, rural**
5829 **residents and business owners including forest and farm owners, rural communities,**
5830 **towns, and cities, and other interested stakeholders.**

5831
5832 **R-102 King County will continue to support the diversity and richness of its rural communities**
5833 **and their distinct character by working with its rural constituencies through its**
5834 **Community Service Areas program to sustain and enhance the rural character of Rural**
5835 **Area and Natural Resource Lands.**
5836

5837 **R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the**
5838 **character of its designated Rural Area. The Growth Management Act specifies the rural**
5839 **element of comprehensive plans include measures that apply to rural development and**
5840 **protect the rural character of the area (Revised Code of Washington 36.70A.070 (5)). The**
5841 **Growth Management Act defines rural character as it relates to land use and**
5842 **development patterns (Revised Code of Washington 36.70A.030 (15)). This definition**
5843 **can be found in the Glossary of this Plan. Rural development can consist of a variety of**
5844 **uses that are consistent with the preservation of rural character and the requirements**
5845 **of the rural element. In order to implement Growth Management Act, it is necessary to**
5846 **define the development patterns that are considered rural, historical or traditional and**
5847 **do not encourage urban growth or create pressure for urban facilities and service.**
5848

5849 **Therefore, King County’s land use regulations and development standards shall protect**
5850 **and enhance the following attributes associated with rural character and the Rural Area:**

- 5851 **a. The natural environment, particularly as evidenced by the health of wildlife and**
5852 **fisheries (especially salmon and trout), aquifers used for potable water, surface**
5853 **water bodies including Puget Sound and natural drainage systems and their**
5854 **riparian corridors;**
- 5855 **b. Commercial and noncommercial farming, forestry, fisheries, mining, home-**
5856 **occupations and home industries;**
- 5857 **c. Historic resources, historical character and continuity important to local**
5858 **communities, as well as archaeological and cultural sites important to tribes;**
- 5859 **d. Community small-town atmosphere, safety, and locally owned small businesses;**
- 5860 **e. Economically and fiscally healthy Rural Towns and Rural Neighborhood**
5861 **Commercial Centers with clearly defined identities compatible with adjacent**
5862 **rural, agricultural, forestry and mining uses;**
- 5863 **f. Regionally significant parks, trails and open space;**

²⁰² These policies are as adopted in the 2016 Comprehensive Plan, as amended.

- 5864 g. A variety of low-density housing choices compatible with adjacent farming,
5865 forestry and mining and not needing urban facilities and services;
5866 h. Traditional rural land uses of a size and scale that blend with historic rural
5867 development; and
5868 i. Rural uses that do not include primarily urban-serving facilities
5869
- 5870 **R-301 A low growth rate is desirable for the Rural Area, including Rural Towns and Rural**
5871 **Neighborhood Commercial Centers, to comply with the State Growth Management Act,**
5872 **continue preventing sprawl and the overburdening of rural services, reduce the need for**
5873 **capital expenditures for rural roads, maintain rural character, protect the environment**
5874 **and reduce transportation-related greenhouse gas emissions. All possible tools may be**
5875 **used to limit growth in the Rural Area. Appropriate tools include land use designations,**
5876 **development regulations, level of service standards and incentives.**
5877
- 5878 **R-302 Residential development in the Rural Area should occur as follows:**
5879 a. In Rural Towns at a variety of densities and housing types, compatible with
5880 maintenance of historic resources and community character; and
5881 b. Outside Rural Towns at low densities compatible with traditional rural character
5882 and uses, farming, forestry, mining and rural service levels.
5883
- 5884 **R-330 New subdivisions in the Rural Area should strive to maintain the size and scale**
5885 **of traditional development patterns and rural character.**
5886
- 5887 **R-331 New subdivisions in the Rural Area should be designed and developed to**
5888 **maximize conservation of existing forest cover and native vegetation, and to**
5889 **minimize impervious surfaces within individual lots and in the subdivision as a**
5890 **whole. King County shall develop additional site design standards for new**
5891 **subdivisions that further reduce the impacts of new homes in the Rural Area on**
5892 **the natural environment, resource uses and other adjacent land uses.**
5893
- 5894 **R-516 Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized**
5895 **connectivity, where consistent with rural character, should be encouraged to promote**
5896 **walking and bicycling and to improve public health.**
5897
- 5898 **T-316 King County shall support and encourage the preservation and enhancement of scenic,**
5899 **historic, and recreational resources along the designated Washington Scenic and**
5900 **Recreational Highways located in the county, including I-90 (Mountains to Sound**
5901 **Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic**
5902 **Byway), and State Route 202 (Cascade Valleys Scenic Byway). The corridor management**
5903 **plans established for these highways should be considered in the development and**
5904 **implementation of King County’s plans, projects and programs.**
5905
- 5906 **F-262 Collective on-site systems may be used only in the following circumstances in the Rural**
5907 **Area and Resource Lands:**
5908 a. Existing on-site systems are failing within an area and the Seattle/King County
5909 Department of Public Health concurs that long-term individual on-site system repairs

5910 are not feasible or water quality is threatened by the presence of or potential for health
5911 hazards resulting from inadequate on-site wastewater disposal methods;
5912 b. An authorized public agency will manage the community system; and
5913 c. The community system is designed only to serve existing structures and lots and cannot
5914 be used as a basis to increase density or to expand permitted nonresidential uses.
5915 Substandard vacant lots must be combined to the extent feasible to meet rural density
5916 policies. Management of the community system must be by an authorized public
5917 agency.

5918
5919 **F-280 King County shall continue to promote the preservation of native vegetation and soils**
5920 **and the restoration of disturbed soils on rural residential zoned parcels to the maximum**
5921 **extent feasible. Minimized impervious areas and the dispersion of stormwater runoff**
5922 **from impervious surfaces into native vegetation in accordance with the Surface Water**
5923 **Design Manual are the preferred methods of stormwater management in the Rural**
5924 **Area.**

5925
5926 **CP-535 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the**
5927 **community's strong commitment to its rural character, recognizes existing uses,**
5928 **provides for limited future commercial development, and respects natural features.**
5929 **Additionally, it recognizes the current and long-term foreseeable rural level of utilities**
5930 **and other public services for the area. The land use implications of a major change in the**
5931 **water supply or a public health requirement for community-wide wastewater collection**
5932 **and treatment may be evaluated in a new community-based planning process; however**
5933 **this does not mean that zoning will change to allow more intense development beyond**
5934 **that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be**
5935 **preserved.**

5936
5937 The Comprehensive Plan policies address concentration of growth, reduction of sprawl, and
5938 preservation of the existing rural character of Fall City (CP-535). The Comprehensive Plan's rural area
5939 policies that relate to residential development call for Fall City's residential areas to retain their existing
5940 rural character, discourage urban densities that could create pressure for urban facilities and services (R-
5941 101, R-102, R-201), and call for most of the growth to be outside of the rural area (RP-203). The zoning
5942 and infrastructure within this area are to support low growth rates and rural service levels which
5943 reduces sprawl and focuses development and supporting infrastructure within the UGA (R-301, R-302).
5944 LOSS are allowed to serve only existing structures and lots.

5945
5946 This policy results in the requirement for each lot to be large enough for an on-site sewer system (OSS),
5947 of which the minimum lot area needed is 12,500 square feet. Dense, small lot subdivisions are not
5948 allowed per this policy in Fall City (F-262). Under the current Rural Area land use designation of the
5949 Comprehensive Plan, traditional rural development patterns that match the size and scale of residential
5950 development in the surrounding rural area should be allowed, while preserving vegetation and not
5951 impacting stormwater quality and flows (R-330, R-331, F-280). The historic aesthetics of Fall City should
5952 be preserved, as it contributes to the Cascade Valleys Scenic Byway/State Route 202 (T-316).

5953 **Comparison Between Relevant Policies and Existing Code**

5954 The following tables cross-reference the CPPs (Table 6) and Comprehensive Plan (Table 7) to existing
5955 development regulations as manifested in the subdivision that composes Site 3.
5956

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-4	Density should be focused in urban areas, away from Fall City	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
DP-47	Limit growth, prevent sprawl and overburdening of services and infrastructure, maintain rural character, protect open spaces	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required. 13.24 Water and Sewer Comprehensive Plans BOH Code 13.24.020 – requirements for on-site septic systems 9.04 Stormwater Runoff and Surface Water and Erosion Control
DP-48	Limitation of residential development in areas outside of Fall City – development in the Rural Town should be compatible with surrounding rural character	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required
DP-50	Limit impervious surface, and other standards to ensure protection of natural	21A.12 Development Standards – Density and Dimensions

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Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	environment and adjacent resource lands, specifically through vegetation and surface water management	<ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Impervious surface 21A.14.180 On-site recreation – space required 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns

Table 49. Relevant Comprehensive Plan Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
RP-203	Density is to be focused in urban areas. Allowed density within Fall City subdivisions should be limited as to support reducing sprawl in the rural area.	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
R-101, R-102, R-201	The rural legacy of Fall City and its residential areas should be preserved by maintaining development regulations that result in new residential developments that match the existing size, scale and general aesthetic of lots	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required. 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
R-301, R-302	Minimize growth rate through development controls such as allowed density and dimensions, reducing need for	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	infrastructure improvements and reducing environmental impacts	<ul style="list-style-type: none"> • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
R-330, R-331	Maintaining size and scale of traditional developments and rural character; and minimize environmental impact through conserving forest cover and native vegetation and minimizing impervious surfaces	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
T-316	The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
F-280	Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
CP-535	Maintain Fall City’s rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of the existing utilities and infrastructure	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>21A.14.180 On-site recreation – space required</p> <p>13.24 Water and Sewer Comprehensive Plans</p> <p>BOH Code 13.24.020 – requirements for on-site septic systems</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p>

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5962

5963 **Policy Analysis Findings - Whether the Development Regulations in Subsection IV.A are Appropriate**
5964 **and Consistent with Adopted Policies Regarding Rural Character and Rural Growth**

5965 Comparing the study sites to the policies identified above, Sites 1 and 2 meet the intent of rural
5966 character in Fall City’s residential areas. Sites 1 and 2 consist of neighborhoods at densities consistent
5967 with the rest of Fall City, the retention of these development patterns is mentioned in several
5968 Comprehensive Plan policies. Site 3, as the application of current codes to an R-4 zoned residential
5969 subdivision, does not meet the intent of the policies relevant to Fall City’s residential areas, where
5970 densities are much higher than existing development, with little space between homes. The below
5971 subsections connect the recent subdivision Site 3 with DLS staff findings, connecting gaps in where the
5972 zoning code does not reflect the intent of the abovementioned policies.

5973
5974 Figure 20 shows consistencies in lot size, the relationship of the home size to lot size, and the density of
5975 homes in Site 1 and Site 2. Quantitatively, these demonstrate the existing rural character for residential
5976 areas because the density of housing and home and lot dimensions are like the majority of Fall City.
5977 Secondly, Sites 1 and 2 have similar aesthetics to the rest of Fall City, with mature vegetation and
5978 generous open spaces between homes and the road. When comparing the older Sites 1 and 2 to newer
5979 Site 3, a manifestation of the County’s existing codes, gaps become obvious regarding the intent of the
5980 policies and current development regulations.

5981
5982 The combination of density and dimensional standards (zoning regulations including lot size, lot line
5983 setbacks, height, and impervious surface percentage coverage), the lack of tree preservation
5984 regulations, and large areas of land used for stormwater management facilities leads to a character that
5985 does not fit the existing development patterns of the residential areas of Fall City, and subsequently
5986 does not align with Comprehensive Plan policies R-301 and R-330. The recommendations below address
5987 this gap between the intent of the policies and current development regulations, by examining how
5988 potential changes to the County’s development regulations through the Comprehensive Plan and CPPs
5989 could bring future subdivision developments closer to Fall City’s existing rural character.

5990
5991 *Area-based density allowances lead to development patterns not appropriate to the rural character of Fall*
5992 *City*

5993 This analysis finds the current base residential zoning of R-4 is not consistent with King County’s adopted
5994 policies related to rural character and rural growth in Fall City. The development result of subdivisions in
5995 R-4 areas is a denser look and feel than what is seen in elsewhere in Fall City. The current King County
5996 zoning code that contains R-4 zone regulates gross density, allowing four dwelling units per acre,
5997 including shared open space for the subdivision residents and infrastructure within the gross residential
5998 acreage. The resulting developments, as manifested with Site 3, do not fit the existing character of Fall
5999 City.

6000
6001 While all three study sites meet the R-4 zone gross density requirements, the median densities of Site 1
6002 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances.²⁰³ When considering
6003 net density, which only considers the net lot area, Site 3 stands out in net density calculations.²⁰⁴ Site 3
6004 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and
6005 Site 2 at 2.64 (see Table 8). This results from Site 3’s development capitalizing on the gross density

²⁰³ See Table 2. Fall City Lot Size Analysis for a comparison of densities and dimensions between the three sites.

²⁰⁴ Net lot area, versus gross lot area, generally excludes portions of the original lot dedicated to uses other than individual private properties, such as rights-of-way, and tracts covering such things as stormwater, open space and other common areas, native growth protection.

6006 approach, which reduces lot sizes and increases unit count by adding the area of LOSS treatment and
 6007 shared open space into the overall gross residential area.
 6008

6009 *Table 50. Fall City Median Net Density*

	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Median net density (du/ac)*	4.15	2.64	6.95

6010 *du/ac = density units per acre

6011
 6012 The resulting subdivision does not maintain the existing rural character, is not compatible with its
 6013 surroundings, and has higher levels of impervious surfaces, so it is not aligned with CPPs DP-47, DP-48,
 6014 and DP-50. The rural legacy of Fall City and its associated residential densities are not preserved with the
 6015 current development regulations, which is in opposition to Comprehensive Plan Policies RP-203, R-101,
 6016 R-102, R-201, R-301, R-302, R-330, and R-331.

6017
 6018 *Historic rural residential development in Fall City typically has larger lots and more landscaping*

6019 The median lot sizes of Site 1 and Site 2 are approximately 10,000 square feet to 16,000 square feet.
 6020 Compared to Site 3, buildings are setback further from side property lines and are accompanied by
 6021 more landscaping and mature trees. Parking and garage access have minimal impact on the bulk of each
 6022 lot as many garages are detached or driveways enter from alleys behind the lots. In Site 3, lot yields are
 6023 between 5,000-6,000 square feet and almost no vegetation is present on the lots. Driveways consume a
 6024 significant area of each front yard due to the narrow width of each lot compared to Sites 1 and 2.
 6025 Common open spaces are absent, except for public parks. This shows that KCC Chapter 21A.12 and the
 6026 resulting residential subdivision of Site 3 do not meet the intent of Comprehensive Plan Policies R-330,
 6027 R-331, and R-280, where native vegetation and soil should be preserved, impervious surfaces should be
 6028 minimized, and the scale of traditional development should be preserved.

6029
 6030 *Architectural sameness within new developments is not consistent with the Rural Town design elements in
 6031 Fall City*

6032 The new developments in Site 3 frequently feature buildings with similar architecture but varying colors.
 6033 Neighborhoods within all other parts of Fall City contain a variation of architectural types, even in areas
 6034 where subdivisions developed during the same period are largely intact. Because of this, Site 3 and the
 6035 related development regulations do not meet the intent of Comprehensive Plan Policy T-316, where the
 6036 historic aesthetics of the areas of Fall City along the Cascade Valleys Scenic Byway (State Route 202)
 6037 should be preserved.

6038
 6039

6040 **Community engagement, as part of the Snoqualmie Valley/Northeast King County**
6041 **subarea plan, specific to the Rural Town of Fall City on rural character and community**
6042 **identity and implementing policies and development regulations**

6043 One of the most discussed topics raised by community members during the public process for the
6044 Subarea Plan was the desire to preserve rural character as it applies to the residential areas and future
6045 subdivisions in Fall City. This focus is consistent from early discussions with the Fall City community in
6046 2021 to the end of the Subarea Plan public review period, July 15, 2023. A large portion of this
6047 engagement was with the Fall City Community Association, specifically a subgroup of the Association
6048 that named themselves the ‘subarea stewards’, which is a group of active community members
6049 dedicated to the plan process. Engagement included in-person and virtual events, individual
6050 conversations, and surveys, designed to reach a range of community members, with the bulk of direct
6051 discussion with the subarea steward group. This subgroup and the Fall City Community Association led
6052 most of these events, controlling the topics covered, and enabling the community to work together with
6053 the County on developing Fall City-specific content.

6054
6055 The most frequently discussed topic when engaging Fall City community members on the Subarea Plan
6056 was residential developments and subdivisions as they relate to rural character. Specifically, community
6057 members were not content with the subdivision that composes Site 3, stating the development was too
6058 dense, lots were too small, the look and feel was too homogeneous and urban feeling, and the
6059 subdivision was too inward facing. Often community members shared their thoughts on how
6060 development regulations should be changed, the most common comment in this regard was there
6061 should be a minimum lot size of a quarter acre (10,890 square feet).

6062
6063 Beyond the efforts related to the Subarea Plan, specific engagement took place for this work plan. On
6064 August 21, 2023, DLS staff and the consultant team hosted an online open house to share the
6065 preliminary findings of this report and collect community input. This was followed by an in-person
6066 presentation and discussion at a monthly Fall City Community Association meeting on September 5,
6067 2023. In total, approximately 40 community members attended the two meetings and shared their
6068 thoughts. Community members were given the opportunity to follow-up with DLS staff through email.
6069 DLS staff received five comments through email from community members. The meetings discussed the
6070 following questions:

- 6071 • What features do the community members like the most about the residential areas of Fall City?
- 6072 • How could regulations reinforce development to preserve the features they like?
- 6073 • Are there types of residential developments/home styles they would like to see more of, or that
6074 don’t currently exist in Fall City?
- 6075 • Should regulations allow for a smaller lot size in exchange for open space, with new criteria for
6076 open space?
- 6077 • What are the community-identified cultural assets important to them?

6078 The common themes of feedback resulting from the community answering these questions and
6079 providing further comments are summarized in the sections below.

6080
6081 **Community-Identified Cultural Assets**

6082 The following is a summary of the key assets, both physical and cultural, that community members said
6083 were important to them. The summary reflects feedback collected during Subarea Plan engagement and
6084 engagement specific to this work plan.

6086 *Open sightline and proper proportion*

6087 The results of community engagement indicate that that community participants greatly appreciate the
6088 open sightlines, generous landscape, and setbacks and generous spaces around their homes. The
6089 proportion of building footprints to lot areas is important to create the feeling of openness in Fall City, in
6090 addition to limiting building heights. The participants feel smaller homes, like cottage housing, on
6091 proportionally smaller lots could keep the open landscape feeling, while large homes with small lots
6092 would have no privacy or feeling of space. Features like low fences and alleys also create open views in
6093 the neighborhood and the surrounding hills, including Mount Si. One community member voiced the
6094 desire for duplexes and triplexes if their typologies met the above community desires.

6095

6096 *Usable open space*

6097 The community participants also expressed a desire for open spaces to be functional, for recreational
6098 activity amenities to be added in developments and better integrated with passive open spaces like
6099 septic fields and stormwater treatment areas. The participants believe the definition of open space
6100 eligible for inclusion in density standards should be refined to ensure more usable open spaces in future
6101 developments.

6102

6103 Community participants say they enjoy large yards, wide alleys, and wide safe streets where children
6104 can play, and neighbors can connect closely. These features in the historic and post-war neighborhoods
6105 contribute to the rural lifestyle and remedy for limited park spaces.

6106

6107 *Tree retention*

6108 The community participants desire the preservation of mature trees in the new developments and want
6109 more comprehensive regulations for tree retention, potentially incentivized through the County's tree
6110 code.

6111

6112 *Neighborhood connectivity*

6113 The community participants like the current trails and small pedestrian connections in the community,
6114 including informal pedestrian paths that connect cul-de-sacs; they are well-used by the community.

6115

6116 The community participants are concerned about pedestrian safety as, in the denser area, vehicles will
6117 park in the walking area. They would like to see dedicated safe walking routes with curbs and signs,
6118 especially near schools.

6119

6120 *Architectural variation*

6121 Community members voiced their distaste for the monotony of the architecture and site layouts of the
6122 homes within Site 3 and stated their preference for variation in home styles and site layouts.

6123

6124

6125 **Recommended amendments to development regulations, the Snoqualmie**
 6126 **Valley/Northeast King County Subarea Plan, King County Comprehensive Plan policies,**
 6127 **zoning, or any combination thereof that would address the impacts and concerns**
 6128 **identified in Ordinance 19613, Section 1**

6129
 6130 The below table explores development regulations recommended by the consultant, and the Executive
 6131 response. These recommendations and responses were informed through several analyses:

- 6132 • review of current development regulations,
- 6133 • the analysis of rural character specific to Fall City,
- 6134 • the analysis of sites in Fall City and their context to the larger area, and
- 6135 • input from the Fall City community.

6136 The table that follows the consultant recommendations and Executive responses shows the current
 6137 dimensional standards in KCC Title 21A next to the dimensional standards found in the recommended P-
 6138 suffix, referencing the differences. The P-suffix development condition is included in the Amendments to
 6139 Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX.

6140
 6141 The goal of the recommendations is to better align new development with the established rural
 6142 character in Fall City, while protecting property rights and allowing reasonable development that
 6143 contributes positively to the community.

6144

6145

6146 *Table 51. Fall City Consultant Recommendations and Executive Response*

Consultant Recommendation	Executive Response
Establish criteria for allowing land used for publicly accessible common open space and amenities to count toward project density. Infrastructure would need to be designed as a visual or physical amenity to count toward project density. Publicly accessible trails could count.	Does not concur. Development regulations require developments to provide on-site recreation space to be owned and managed by the HOA. HOAs must purchase insurance for their recreation areas and insurers will not allow anyone except HOA members and their guests to use the recreation areas. To make these areas publicly accessible, County Parks or Fall City Parks District would need to take ownership. DLS staff spoke with representatives of both. County Parks is unable to take ownership, as all its funding comes from the parks levy, and that money is allocated for specific activities that do not include managing pocket parks in subdivisions. It would also be inconsistent with their structure as a regional parks provider. Fall City Parks District stated that they were not interested in taking ownership of the pocket parks.

Consultant Recommendation	Executive Response
	<p>In addition, the standard for lot creation in the P-suffix is recommended to be a minimum lot size rather than a maximum lot density, so this negates the need for a developer to provide amenities for density credit.</p> <p>The community wants trails to connect cul-de-sac developments to neighboring developments. If these trails were managed by the HOAs, as all park amenities would be, they would not be publicly accessible, so this would defeat their purpose. The trails would have to be public right-of-way to be publicly accessible.</p> <p>To comply with the requirement of RCW 36.70A.030 that open space must predominate over the built environment, the recommended P-suffix provides a recommended regulation that requires all recreation space provided in a development to be outdoor rather than indoor recreation space, except in the case of housing for people aged 62 and older.</p>
<p>Density credit could be provided for the preservation of significant trees or forested or natural areas that provide public benefit.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁵ The budget directs the focus of this work be within the UGA. It is recommended that the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030, which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment and that rural patterns provide visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other regulations must be made, for example new codes adopted</p>

²⁰⁵ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	to address the wildland-urban interface regarding wildfire safety.
For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. Site planning would include landscape and design review.	<p>Does not concur.</p> <p>. Additional procedures associated with a master planning process is not required to ensure rural character. P-suffix regulations are recommended as part of this work plan so that review conducted by the County will result in projects consistent with rural character.</p>
Modify dimensional standards to reduce building mass and create more space between buildings, including the reduction of the maximum impervious surface limit and exempting longer driveways to encourage detached garages, increasing the front yard setback to 20 feet. Increase side yard setbacks to 15 feet and requiring one to be at least 20 feet to allow access into the rear yard and increasing the minimum lot width but allowing flexibility for irregular shaped lots.	<p>Partial Concurrence.</p> <p>The recommended P-suffix includes minimum lot size of 12,500 square feet. This is the minimum lot size needed for an on-site septic system. See Table 10 below for a comparison of current dimensional standards and recommended dimensional standards.</p> <p>These recommended regulations will result in areas on each lot to accommodate landscaping that can predominate over the built environment, and provide a landscape traditionally found in rural areas and communities, as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass. ²⁰⁶	<p>Does not concur.</p> <p>Rather than using FAR, the P-suffix recommends the use of a minimum lot size, larger setbacks, lower height, and less impervious surface and incentivizes detached garages to limit bulk and provide open sightlines between homes which should result in future developments reflecting the existing rural character. Adding a FAR regulation to the existing recommendations would be redundant.</p>

²⁰⁶ A floor to area ratio is the amount of square footage in a building compared to the size of a parcel.

Consultant Recommendation	Executive Response
	<p>These recommended regulations will result in areas on each lot that can accommodate landscaping that can predominate over the built environment, and provide visual landscape traditionally found in rural areas and communities as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
<p>Reduce building mass by incentivizing detached garages.</p>	<p>Concurs.</p> <p>Detached garages set back beyond the home reduce bulk at the street-facing portion of a lot but are often discouraged because they often require a long driveway which counts against the impervious surface limit. The recommended P-suffix would provide an additional 5% impervious surface for driveways that provide access to a detached garage that is set beyond the footprint of the home. This will eliminate a barrier that discourages detached garages.</p> <p>This recommended P-suffix language is consistent with RCW 36.70A.030, providing visual landscapes that are traditionally found in rural areas and communities. Detached garages will reduce visual mass from the street, making lots appear to have more open space between each other which is consistent with the rural development pattern in Fall City.</p>
<p>Require or incentivize keeping stormwater on-site for sites with larger parcels.</p>	<p>Partial Concurrence.</p> <p>The recommended P-suffix language uses minimum lot size as a standard to create new lots for Fall City rather than maximum density. Using lot size as the standard requires a developer to minimize the size of infrastructure, maximizing land area available to create new lots. When minimum lot size is used, developers often treat as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond</p>

Consultant Recommendation	Executive Response
	<p>or vault, saving cost and maximizing available land for homes. Also, the P-suffix recommends a minimum lot size of 12,500 square feet. Large lots that include larger setbacks and less impervious surface coverage provide space for on-site stormwater infrastructure.</p> <p>The recommended P-suffix regulation is consistent with RCW 36.70A.030 which states rural development patterns must not require the extension of urban governmental services (such as extensive stormwater systems) and must be consistent with the protection of natural surface water flows and surface water discharge areas. It is also consistent with Comprehensive Plan Policy R-301 that requires preventing the overburdening of rural services, reducing the need for capital expenditures.</p>
<p>Consider adopting stronger tree preservation standards.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁷ The budget directs the focus of this work within the UGA. It is recommended the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030 which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment, providing visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other codes must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.</p> <p>DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on</p>

²⁰⁷ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	incentivizing retention of existing trees, if the Council wishes to adopt tree regulations as part of Fall City's new P-suffix.

6147

6148

6149

6150

6151

Table 10 compares current development standards to the three options for density and dimensional standards within the recommended P-suffix.

6152 *Table 52. Comparison of Dimensional Standards*

Dimensional Standard	Existing Code	Recommended for 12,500 sf* lots
Base density	4 du/ac**	Minimum lot size used, resulting in approximately 3 du/ac
Minimum lot width	30 feet	60 feet
Minimum street setback	10 feet	15 feet
Minimum interior setback	5 feet	10 feet
Base height	35 feet	35 feet
Maximum impervious surface percentage		40%; an additional 5% impervious surface percentage is provided for driveways that provide access to a detached garage setback past the footprint of the house

6153 *sf = square feet

6154 **du/ac = dwelling unit per acre

6155 **Conclusions/Next Actions**

6156 DLS staff and consultants reviewed current development patterns in Fall City, analyzed development
6157 regulations and policies, and conducted public engagement. The study of three residential areas in Fall
6158 City representing different development periods found that recent development under current
6159 regulations is not consistent with the existing rural character of Fall City. Pursuant to RCW 36.70A.030,
6160 some of the characteristics of rural character include a built environment in which open space, the
6161 natural landscape, and vegetation predominate, which are characteristics of most Fall City residential
6162 areas. Engagement through both the Subarea Plan and specific to this work plan proved the community
6163 appreciates and desires to preserve these visual landscapes. The recent development examined consists
6164 of home dimensions and densities higher than what is seen in other parts of Fall City, with minimal open
6165 space between homes, resulting in a density character one would expect to find in suburbs within UGAs,
6166 not Fall City. The development is almost void of natural vegetation; plantings are almost exclusively
6167 grass. In sum, current development regulations do not meet the intent of policies that pertain to Fall
6168 City's rural character, nor are they compatible with the existing physical environment.

6169
6170 The Executive recommends changes to development regulations by way of a P-suffix development
6171 condition to address the abovementioned differences between recent and preexisting residential
6172 developments, to preserve the rural character of Fall City. The P-suffix development condition is in the
6173 Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX,
6174 transmitted as part of the Subarea Plan, along with this work plan. The proposed regulations address
6175 Fall City community members' concerns related to retaining existing rural character. The proposed
6176 regulations also improve the connection between policies relevant to rural character preservation and
6177 existing development regulations. This rural character preservation is accomplished by revising lot sizes,
6178 building setbacks, impervious surface percentage standards, and requiring more open space.

6179
6180 The process of developing the P-suffix recommendations reflects the Executive's True North Values,
6181 specifically focusing on the customer, driving for results, being responsible stewards, and solving
6182 problems.²⁰⁸

6183

²⁰⁸ [Link to *King County's True North and values*](#)

6184 [Appendices](#)

6185

6186 [Ordinance 19613](#)

6187

6188 AN ORDINANCE declaring a seven-month moratorium prohibiting subdivisions of residentially zoned
6189 land in the Rural Town of Fall City; directing the executive to produce a work plan to address the issues
6190 and circumstances necessitating the moratorium; and declaring an emergency.

6191 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6192 **SECTION 1. Findings:**

6193 A. King County has the authority, under to constitutional police powers, home rule
6194 authority, and the Washington state Growth Management Act, including chapter 36.70A RCW to
6195 establish a moratorium to preclude the acceptance of certain new development applications while the
6196 county studies related land use issues.

6197 B. In 1990, the Washington state Legislature adopted the Growth Management Act in order
6198 to, in part, facilitate the preservation of rural character. Rural character, in part, refers to patterns of
6199 land use and development in which open space, the natural landscape and vegetation predominate over
6200 the built environment, that fosters traditional rural lifestyles and rural-based economies, that provide
6201 visual landscapes that are traditionally found in rural areas and communities, and that reduces the
6202 inappropriate conversion of undeveloped land into sprawling, low-density development.

6203 C. The Countywide Planning Policies states that the goal as follows "the Rural Area
6204 Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and
6205 open space, maintains diverse low-density communities, and supports rural economic activities based
6206 on sustainable stewardship of land." Although there are no growth targets identified in the countywide
6207 planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1
6208 percent or less annually.

6209 D. The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural
6210 growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the
6211 Rural Area." King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for
6212 the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing
6213 sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural
6214 character, protect the environment, and reduce transportation-related gas emissions.

6215 E. The King County Comprehensive Plan identifies three rural towns within the Rural Area
6216 geography: Vashon, Fall City, and Snoqualmie Pass. The King County Comprehensive Plan states the
6217 purposes of Rural Town designations are "to recognize existing concentrations of higher density and
6218 economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep
6219 them economically viable into the future." Rural towns are considered part of the rural area for the
6220 purposes of the Growth Management Act, do not provide significant growth capacity, and are not
6221 subject to the growth targets adopted for the Urban Growth Area.

6222 F. Consistent with King County Comprehensive Plan Policy R-302, residential development in
6223 Rural Towns should occur at a variety of densities and housing types that are compatible with the
6224 maintenance of historic resources and community character.

6225 G. King County is preparing the Snoqualmie Valley/Northeast King County Subarea Plan as
6226 well as an update of the King County Comprehensive Plan, scheduled to be adopted in December 2024.
6227 As part of those updates, King County is interested in evaluating the size and scale of residential
6228 development in the Fall City Rural Town to ensure that the range of development is compatible with the
6229 county's goals for the Rural Area and is consistent with rural character.

6230 H. King County is completing an environmental impact statement with the 2024 King County
6231 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
6232 mitigation associated with policy and code changes. The environmental impact statement will evaluate
6233 options that address the issues necessitating the interim zoning ordinance.

6234 I. King County is contemplating the adoption of an interim zoning ordinance, which would
6235 commence at the expiration of this moratorium and end at the adoption of the Snoqualmie
6236 Valley/Northeast King County Subarea Plan and King County Comprehensive Plan update. The interim
6237 zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure
6238 consistency with rural character on an interim basis while the County studies whether additional
6239 regulation is necessary.

6240 J. King County is reviewing several applications for residential subdivisions in the Rural Town
6241 of Fall City and has received notice that property owners seek to subdivide additional lots in the Rural
6242 Town of Fall City. In contrast to past land segregations, those subdivisions now rely on the use of large
6243 on-site sewage systems and shared stormwater tracts, which is resulting in smaller residential lots and
6244 houses tightly clustered to one area of the subdivision. Those developments place a great deal of
6245 pressure on the intended rural character of the area, which is what the Growth Management Act was
6246 established, in part, to protect.

6247 K. It is in the public interest that any zoning and development regulations are consistent
6248 with the Growth Management Act, the King County Comprehensive Plan, and other environmental land
6249 use laws.

6250 L. It is in the public interest to establish a moratorium on acceptance of applications for the
6251 subdivision of residentially zoned land in the Rural Town of Fall City for a seven-month period in order to
6252 investigate whether additional regulation is necessary.

6253 M. Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement
6254 the Growth Management Act.

6255 N. It is necessary that this ordinance go into effect immediately in order to avoid a rush of
6256 applications for new subdivisions on residentially zoned land in the Rural Town of Fall City.

6257 SECTION 2. A. A seven-month moratorium commencing upon the effective date of this
6258 ordinance is declared on the acceptance of applications for the subdivision of residentially zoned land in
6259 the Rural Town of Fall City. Any land use approvals or other permits that are accepted as a result of
6260 error or by use of vague or deceptive descriptions during the moratorium are null and void and without
6261 legal force or effect. Applications for alteration of final plats may continue be accepted consistent with
6262 K.C.C. 19A.16.070.

6263 B. Within sixty days of the effective date of this ordinance, the council shall hold a public
6264 hearing on the moratorium.

6265 C. During the moratorium, the executive shall complete a work plan for residential lots in
6266 the Rural Town of Fall City and attach the findings to the ordinance adopting the Snoqualmie
6267 Valley/Northeast King County subarea plan. The work plan shall, at a minimum:

6268 1. Describe all development regulations that affect lot dimensions and building size and
6269 bulk for residentially zoned properties in the Rural Town of Fall City. Lot dimensions may include but are
6270 not limited to: minimum building lot size, lot width, and minimum and maximum density. Building size
6271 and bulk may include but are not limited to: base and maximum height, impervious surface maximums,
6272 on-site septic standards, or landscaping or stormwater requirements that affect the overall size and
6273 scale of buildings and structures;

6274 2. Evaluate the rural character, consistent with the Growth Management Act definition, of
6275 the Rural Town of Fall City through an evaluation of typical land use patterns, architectural and natural
6276 features, and community-identified cultural assets;

6277 3. Analyze whether development regulations in subsection B.1. of this section are
6278 appropriate and consistent with adopted policies regarding rural character and rural growth;
6279 4. Complete, as part of the Snoqualmie Valley/Northeast King County subarea plan,
6280 community engagement specific to the Rural Town of Fall City on rural character and community
6281 identity and implementing policies and development regulations; and
6282 5. Propose as part of the Snoqualmie Valley/Northeast King County subarea plan, any
6283 recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County
6284 subarea plan, King County Comprehensive Plan policies, zoning, or any combination thereof, that would
6285 address the impacts and concerns identified in section 1 of this ordinance.

6286 C. The executive shall electronically transmit the work plan as an attachment to the
6287 ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan, and proposed
6288 amendments to the Snoqualmie Valley/Northeast King County subarea plan, the King County
6289 Comprehensive Plan, development regulations, zoning, or any combination thereof, no later than
6290 December 31, 2023, as part of the 2024 King County Comprehensive Plan update, with the clerk of the
6291 council who shall retain the original and provide an electronic copy to all councilmembers, the council
6292 chief of staff, the chief policy officer and the lead staff for the local services and land use committee, or
6293 its successor.

6294 **SECTION 3. Severability.** If any provision of this ordinance or its application to any person
6295 or circumstance is held invalid or should any portion of this ordinance be preempted by state or federal
6296 law or regulation, the remainder of the ordinance or the application of the provision to other persons or
6297 circumstances is not affected.

6298 **SECTION 4. A.** The county council finds as a fact and declares that an emergency exists and
6299 that this ordinance is necessary for the immediate preservation of public peace, health or safety or for
6300 the support of county government and its existing public institutions.

6301 B. Enactment of this temporary moratorium as an emergency under Section 230.30 of the
6302 King County Charter waives certain procedural requirements, including SEPA review under chapter
6303 43.21C RCW and K.C.C. chapter 20.44, notice to the state under RCW 36.70A.106 and published notice
6304 under K.C.C. 20.18.110.
6305
6306

6307 **Consultant's Report**

6308

6309 The following report was written by Framework, a consulting firm that specializes in planning, urban
6310 design and architecture. Framework assisted Executive staff with an assessment and evaluation of rural
6311 character in Fall City by assisting with community engagement to hear the community concerns about
6312 recent development in Fall City. They conducted a study of three development sites in Fall City to assess
6313 development across three time periods over a timeframe of over one hundred years. Framework also
6314 provides recommendations for development regulation revisions that could result in future
6315 development reflecting rural character typical in Fall City.

6316

6317

6318 I. Development Regulations and Policies Overview

6319

6320 A. Rural Character Definitions and Related Policies

6321

6322 According to RCW [36.70A.030](#), "Rural character" refers to the patterns of land use and development
6323 established by a county in the rural element of its comprehensive plan:

- 6324 a. In which open space, the natural landscape, and vegetation predominate over the built
6325 environment;
- 6326 b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
6327 work in rural areas;
- 6328 c. That provide visual landscapes that are traditionally found in rural areas and communities;
- 6329 d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 6330 e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
6331 development;
- 6332 f. That generally do not require the extension of urban governmental services; and
- 6333 g. That are consistent with the protection of natural surface water flows and groundwater and
6334 surface water recharge and discharge areas.

6335

6336 RCW [36.70A.030](#) describes "Rural development" as development outside the urban growth area and
6337 outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural
6338 development can consist of a variety of uses and residential densities, including clustered residential
6339 development, at levels that are consistent with the preservation of rural character and the requirements
6340 of the rural element. Rural development does not refer to agriculture or forestry activities that may be
6341 conducted in rural areas.

6342

6343 Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth
6344 Management Act, as was the case with Ordinance 19613 adopted on May 16, 2023.

6345 **King County Comprehensive Plan and Countywide Planning Policies**

6346 Fall City is one of the three rural towns within the Rural Area geography identified by the King County
6347 Comprehensive Plan. The King County Comprehensive Plan states the purposes of Rural Town
6348 designations are "to recognize existing concentrations of higher density and economic activity in Rural
6349 Area...and to allow modest growth of residential and economic uses to keep them economically viable
6350 into the future." Rural towns are considered part of the rural area for the purposes of the Growth
6351 Management Act, do not provide significant growth capacity, and are not subject to the growth targets
6352 adopted for the Urban Growth Area.

6353

6354 The Countywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is
6355 stable and the level and pattern of growth within it provide for a variety of landscapes and open space,
6356 maintains diverse low-density communities, and supports rural economic activities based on sustainable
6357 stewardship of land."²⁰⁹ Although there are no growth targets identified in the countywide planning
6358 policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less
6359 annually.

6360

²⁰⁹ [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

6361 The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as
6362 "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area."
6363 King County Comprehensive Plan Policy R-201 established a framework for rural character in King
6364 County, stating that "it is a fundamental objective of the King County Comprehensive Plan to maintain
6365 the character of its designated Rural Area" and "in order to implement the Growth Management Act, it
6366 is necessary to define the development patterns that are considered rural, historical or traditional and
6367 do not encourage urban growth or create pressure for urban facilities and service." Policy R-201 outlines
6368 attributes associated with rural character and the Rural Area that the King County's land use regulations
6369 and development standards shall protect and enhance.

6370
6371 Consistent with King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable
6372 for the Rural Area including Rural Towns to comply with the Growth Management Act, continue
6373 preventing sprawl and the overburdening of rural services, reduce need for capital expenditures,
6374 maintain rural character, protect the environment, and reduce transportation-related gas emissions.
6375 Policy R-302, residential development in Rural Towns should occur at a variety of densities and housing
6376 types that are compatible with the maintenance of historic resources and community character.

6377
6378 **Snoqualmie Valley/Northeast King County Subarea Plan**

6379 The King County Executive is transmitting the Snoqualmie Valley/Northeast King County Subarea Plan
6380 and an update of the King County Comprehensive Plan in December 2023, with an anticipated adoption
6381 by the County Council in December 2024. As part of those updates, King County is interested in
6382 evaluating the size and scale of residential development in the Fall City Rural Town to ensure that the
6383 range of development is compatible with the county's goals for the Rural Area and is consistent with
6384 rural character.

6385
6386 **Interim Zoning Ordinance**

6387 King County is contemplating the adoption of an interim zoning ordinance, which would commence at
6388 the expiration of the moratorium and end at the adoption of the Snoqualmie Valley/Northeast King
6389 County Subarea Plan and King County Comprehensive Plan update. The interim zoning ordinance
6390 includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural
6391 character on an interim basis while the County studies whether additional regulation is necessary.

6392
6393 **Environmental Impact Statement**

6394 King County is completing an environmental impact statement with the 2024 King County
6395 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
6396 mitigation associated with policy and code changes. The environmental impact statement will evaluate
6397 options that address the issues necessitating the interim zoning ordinance.

6398
6399
6400 **B. Development Regulations**

6401 Below summarizes all current development regulations that affect lot dimensions and building size and
6402 bulk for residentially zoned properties in the Rural Town of Fall City. The R-4 Zoning District is used in
6403 other parts of King County and most of the standards are not specific to Fall City. The R-4 zoning district
6404 in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are
6405 determined during development based on gross density with land for common open space, stormwater
6406 facilities, and community drainfields counting towards the project density. The gross density approach

6407 therefore allows for smaller parcel sizes. Other standards applicable to the R-4 Zoning District in Fall City
6408 are summarized below.

6409 **King County Code (KCC) - 21A.12 Development Standards**

- 6410 ▪ R-4 Zoning District
- 6411 ▪ Max Density 4 units/acre (about 10,890 sq ft per lot, no minimum lot size)
- 6412 ▪ No minimum density
- 6413 ▪ No minimum lot area
- 6414 ▪ Front Setback 10'
- 6415 ▪ Minimum Interior Setback 5'
 - 6416 ○ These standards may be modified under the provisions for zero-lot-line and townhouse
 - 6417 developments.
 - 6418 ○ Vehicle access points from garages, carports or fenced parking areas shall be set back
 - 6419 from the property line on which a joint use driveway is located to provide a straight-line
 - 6420 length of at least twenty-six feet as measured from the center line of the garage, carport
 - 6421 or fenced parking area, from the access point to the opposite side of the joint use
 - 6422 driveway.
- 6423 ▪ Minimum Lot Width 30'
- 6424 ▪ Base Height 35'; Max Height 75' with additional setback. (With the Snoqualmie Valley/Northeast
- 6425 King County Subarea Plan update, max height in Fall City could be exempted in updated
- 6426 regulations)
- 6427 ▪ Maximum Impervious Surface 55%
 - 6428 ○ *Impervious surface does not include access easements serving neighboring property*
 - 6429 *and driveways to the extent that they extend beyond the street setback due to location*
 - 6430 *within an access panhandle or due to the application of King County Code*
 - 6431 *requirements to locate features over which the applicant does not have control.*
- 6432 ▪ Allowable uses: residential uses, with allowances for parks, hospitals, some small-scale retail,
- 6433 cultural uses.
- 6434 ▪ Accessory dwelling units are permitted with limitation that the accessory dwelling units and
- 6435 accessory living quarters shall not exceed base heights, except that this requirement shall not
- 6436 apply to accessory dwelling units constructed wholly within an existing dwelling unit.
- 6437 ▪ Parking Requirements:
 - 6438 ○ Single detached residence - 2.0 per dwelling unit
 - 6439 ○ Studio units - 1.2 per dwelling unit
 - 6440 ○ One-bedroom units - 1.5 per dwelling unit
 - 6441 ○ Two-bedroom units - 1.7 per dwelling unit
 - 6442 ○ Three-bedroom units or larger - 2.0 per dwelling unit

6443
6444 **King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans**

6445 The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC
6446 13.24.134 prohibits sewer services in rural and natural resource areas, , except under the following
6447 conditions: 1) when the facilities are needed to address specific health and safety problems
6448 threatening the use of existing structures or to serve a new school authorized to be located in the
6449 RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is
6450 made by the utilities technical review committee that no cost-effective alternative technologies are
6451 feasible.
6452

6453 King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The
6454 minimum lot size when creating new lots utilizing OSS shall be established by the health officer
6455 based on the information submitted and any on-site inspections by the health officer. These
6456 requirements include: 1) All lots created must be at least twelve thousand five hundred square feet
6457 and shall not exceed a maximum flow density of one thousand five hundred seventy gallons of
6458 sewage per acre per day; 2) Lots utilizing an individual private water source shall be at least five
6459 acres.

6460
6461 Code 13.24.020 also lists factors that may be considered when determining the type of on-site
6462 system, connection to sewers, or establishing minimum lot size area. These factors include soil
6463 conditions, drainage, setbacks from property lines, water supplies, rights-of-way, easements, and
6464 more.

6465
6466 **Public Health – Seattle & King County On-site Sewage/Septic System Program**

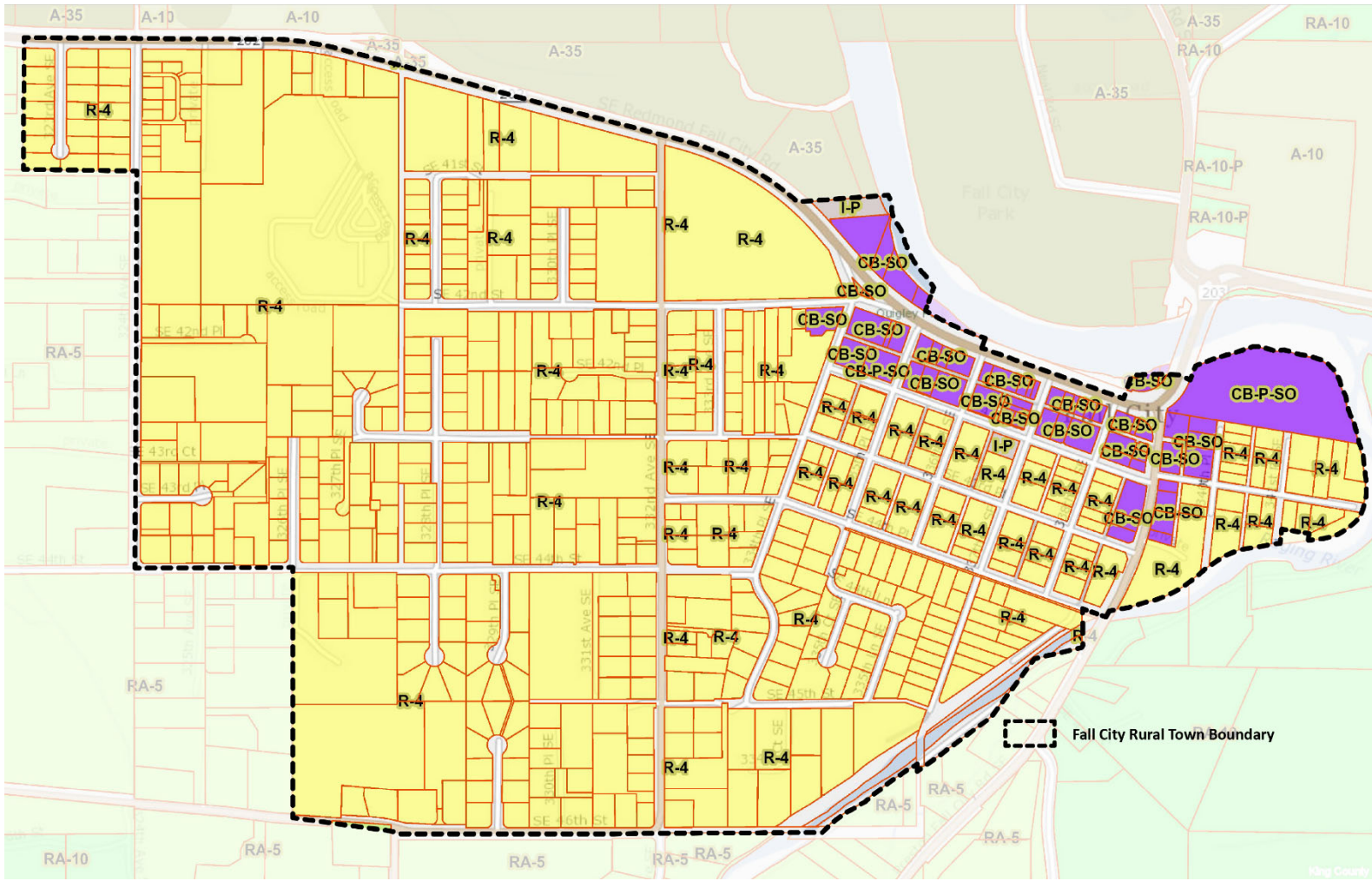
6467 According to the Public Health – Seattle & King County On-site Sewage/Septic System Program,
6468 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring
6469 visits easier. Plants over the septic system may be disturbed or destroyed with repair work. The
6470 septic tank, drainfield and reserve area should be clear of facilities and play structure such as decks,
6471 patios, sports courts, or utility storage sheds, swing sets, sand boxes, parked vehicles.

6472

6473

6474

Figure 1. FALL CITY ZONING MAP



6477 **II. Existing Development Analysis**

6478

6479 **C. Overview**

6480

6481 **Pattern of Residential Areas** – The pattern of Fall City's residential areas reflects its rural origins. With
6482 limited large-scale urban development, the majority of Fall City's residential areas are characterized by
6483 low-density development, featuring one- or two-story single detached residences scattered throughout
6484 the open landscape, set back from the street. The median net density of Fall City is approximately 3.11
6485 du/ac. The lot sizes are generous relative to other rural neighborhood developments in the region. The
6486 median lot size in the Fall City is about 14,000 square feet, while in the historic neighborhood area the
6487 median lot size is around 10,500 square feet. The earlier plats on the northwest side, along the south
6488 bank of the Snoqualmie River, where the original townsite took shape in the early nineteenth century,
6489 are oriented toward the riverfront and influenced by the railroad alignment. The street grid developed
6490 later is north-south oriented.

6491

6492 **Architecture** - Fall City's historic downtown area retains its small-town charm, with buildings dating back
6493 to the early 19th century. The town has been gradually expanding outwards from the original townsite.
6494 The architecture in Fall City showcases a mix of styles, reflecting the variety of architectural trends
6495 popularized over the past decades.

6496

6497 **Landscape and Streets** - Fall City's landscape mirrors its rural character, with mature trees and shrubs
6498 and local gardening decorations commonly observed. With less emphasis on extensive urban
6499 infrastructure such as sidewalks, roads in Fall City are generally wide, measuring 60' to 90', and lack
6500 curbs and gutters in most locations, contributing to the area's more rustic feel.

6501

6502 **Mobility and Parking** - Driving is a major transportation mode in this area. Public transportation is
6503 located along Redmond-Fall City Rd SE (SR 202), and there is little public transportation in the Rural
6504 Town. On-street parking on the street shoulder is often seen. The street grid in Fall City is inconsistent,
6505 with some residential areas having cul-de-sacs.

6506

6507 **Recent Development Pattern** - Recently, a new subdivision has relied on the use of large on-site sewage
6508 systems and shared stormwater tracts, resulting in smaller residential lots and houses tightly clustered
6509 in one area of the subdivision. It is largely felt by members of the community that these developments
6510 pattern might place a pressure on the rural character of Fall City.

6511

6512 **D. Methodology and Reference of Sites Selection**

6513

6514 The following sections contain a qualitative and quantitative analysis of the residential patterns for Fall
6515 City as a whole, as well as three example neighborhood sites within the R-4 zone. The purpose is to
6516 compare the existing development patterns against the current development regulation requirements
6517 to identify gaps and potential solutions, guiding future development in Fall City while preserving its rural
6518 character.

6519

6520 The three example sites are selected based on the Fall City Historic Residential District Report (King
6521 County Landmarks and Heritage Commission, February 2002), input from the community, a review of
6522 recent developments, and the King County Geographic Information System. These sites represent

6523 different development periods in Fall City: the early 19th-century historic neighborhood (site 1), the
6524 post-war neighborhood (site 2), and the recent development (site 3).

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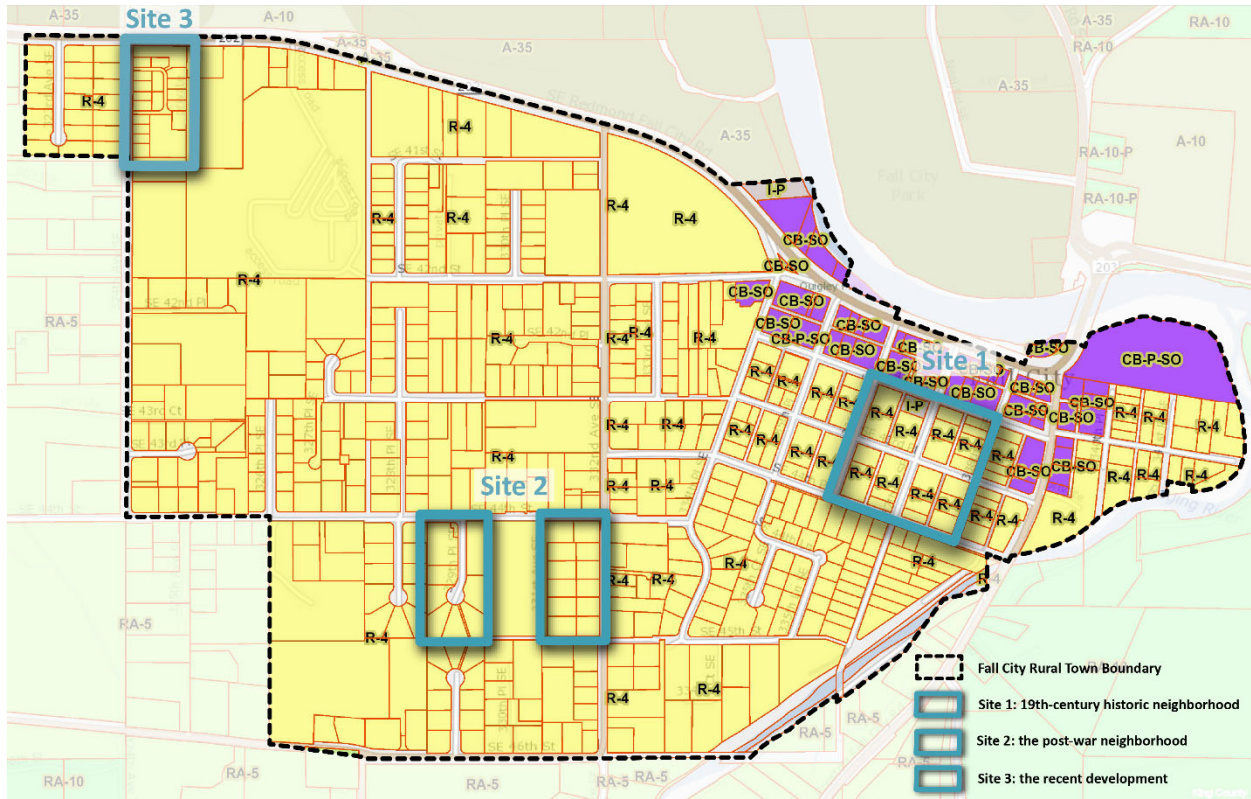
Figure 2. FALL CITY CONTEXT MAP



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6529

Zoning Map Here Figure 3. STUDY AREAS ZONING



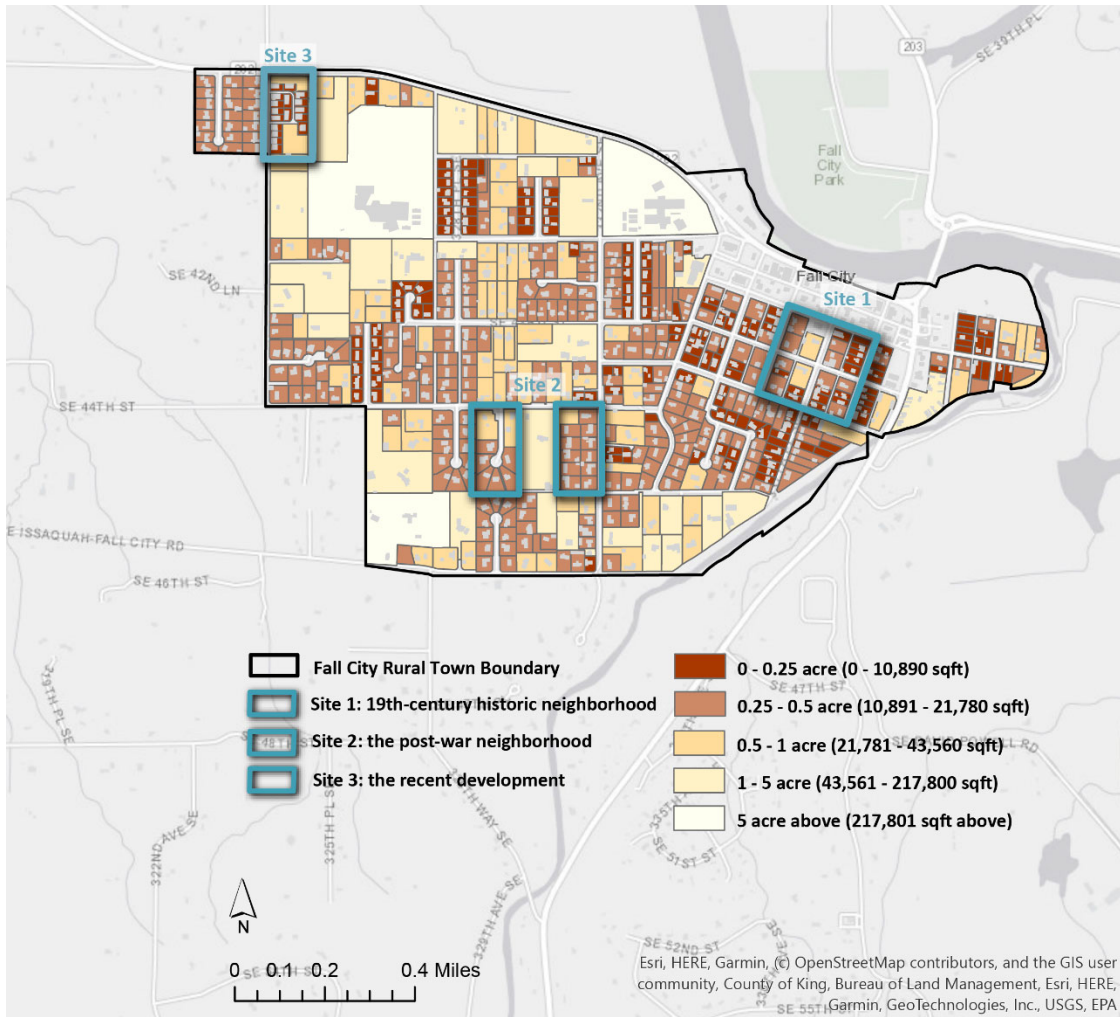
6530

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Figure 4. FALL CITY LOT SIZE ANALYSIS MAP



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6535
6536

Figure 5. FALL CITY LOT SIZE ANALYSIS

	R-4 Area Overall	Site 1 19th-century historic neighborhood	Site 2 The post-war neighborhood	Site 3 The recent development
Lot Amount	552	20	19	20
Median Lot Size	0.32 acres (14,094 SF)	0.24 acres (10,500 SF)	0.38 acres (16,474 SF)	0.14 acres (6,299 SF)
Median FAR	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross Density (du/ac)	1.81	2.1	2.07	3.40
Median Net Density (Range Net Density) (du/ac)	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average Building Footprint	1336 SF	1070 SF	1501 SF	1216 SF

6537

6538 **E. Site Analysis 1**

6539
 6540 Site 1 is located within the Fall City historic
 6541 residential district, designated a Community
 6542 Landmark District by the King County
 6543 Landmarks Commission in 2002. The 15-block
 6544 district was originally platted in 1887 and
 6545 contains 32 buildings that the commission
 6546 identified as "contributing buildings,"
 6547 representative of the early twentieth-century
 6548 rural character. Site 1 also contains three
 6549 individually designated King County Landmarks,
 6550 subject to different regulations than the district.

6551
 6552 At Site 1, the street grid is oriented toward the
 6553 Snoqualmie River and the Redmond-Fall City
 6554 Road (SR 202). The lots have various sizes, with
 6555 buildings centrally placed on large open lots, set
 6556 back 20 feet from the street. Architectural
 6557 styles vary from Late Victorian, Queen Anne,
 6558 Colonial Revival, and Craftsman/Bungalow. The
 6559 building height ranges from one to two stories,
 6560 and frequently, there are small, detached
 6561 garages or barns on the rear alley side or
 6562 adjacent side of the street.

6563
 6564 The streets are wide, measuring 50-60 feet, and
 6565 are paved without curbs and gutters. There are
 6566 few short segments of paved sidewalk. Parking
 6567 can be found on the street or in the garage.

6568 Alleys are unique to this area of Fall City and are
 6569 wide, providing access to the rear yards. The
 6570 turf-covered alleyways offer picturesque view
 6571 corridors at mid-block.

6572
 6573 Open spaces on these lots are generous, open,
 6574 and continuous, allowing views into and across
 6575 property lines. There are no fences or only low
 6576 rural fences and hedges. Property boundaries
 6577 and corners are often marked by trees or
 6578 ornamental shrubs.

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Figure 6. SITE 1 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net Site Density	3.2 du/ac
Gross Site Density	2.1 du/ac
Median Lot Size	0.24 acres (10500sf)
Typical Lot Dimensions	140'x100';140'x75'
Average Lot Coverage	10.07%
Building Height	1 story
Avg. Bldg. Footprint	1,062 SF
Typical Buildings	various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width	75'
Sidewalks	Yes (no curbs)
Alley Access	Yes
Street Parking	Yes

6588
 6589

Figure 7. SITE 1 LOCATION KEY MAP



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 6591
 6592

**Parcels were excluded from the calculation as they do not represent the originally platted form.*

6593 Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT



6594



6595

6596 *Figure 9. Site 1 Ariel View*



6597 *Figure 10. Low Rural Fences*

6598
6599



Figure 11. Low Rural Fences



6600

Figure 12. Various Building Styles - Historic Victorian Style Building

Figure 13. Various Building Style - Cottage with Attached Garage



6601

Figure 13. Wide Pave Street without Curbs

Figure 14. Detached Garages or Barns on the Rear



6602

Figure 15. Wide Setback from the Street

Figure 16. Hedge Corner

6603

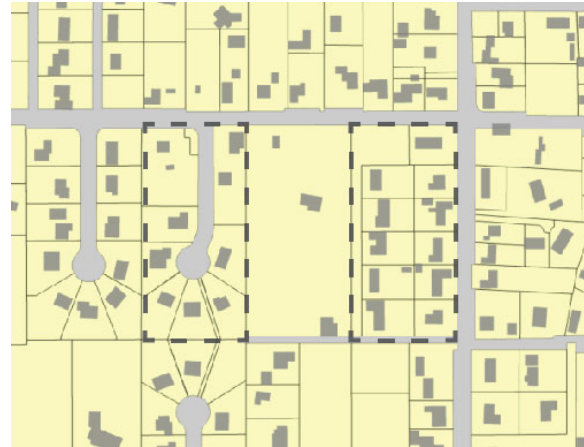
F. Site Analysis 2

6604
6605
6606 Site 2 was developed in the post-war era in Fall
6607 City, with buildings constructed over time,
6608 primarily in the 1960s and 1990s.
6609 Most of the buildings are large, one-story
6610 structures situated on generously sized, wide
6611 lots, typically around 100 feet wide. The homes
6612 feature ample setbacks, ranging from 20 to 40
6613 feet.
6614
6615 The neighborhood is characterized by large,
6616 mature trees, contributing to its rural and
6617 organic landscape. There are often informal
6618 decorative plantings by the locals along the
6619 frontage and hedge corners.
6620
6621 The paved streets are wide, lacking curbs or
6622 gutters, and they have marked sidewalk area on
6623 one side. On-street parking is observed. On-site
6624 parking is also available, with garage access
6625 from the street.
6626
6627 Although the neighborhood is connected to
6628 major roads, there is room for improvement in
6629 its connectivity due to the presence of cul-de-
6630 sacs.

6651 *Figure 16. SITE 2 EXISTING CONDITIONS OF BULIT*
6652 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net Site Density	2.57 du/ac
Gross Site Density	2.07 du/ac
Median Lot Size	0.38 acres(16474sf)
Typical Lot Dimensions	160'x100'
Average Lot Coverage	9.08%
Building Height	1 story
Avg. Bldg. Footprint	1,500 SF
Typical Buildings	1-2 story ranch homes, Gable & Valler roof,
Landscape feature	Large mature trees
ROW width	60', 80'
Sidewalks	Yes (no curbs)
Alley Access	No
Street Parking	Yes

6653
6654 *Figure 17. SITE 2 LOCATION KEY MAP*



6655
6656 *Figure 18. SITE 2 PLAN DIMENSION MEASUREMENT*



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6659

Figure 19. Site 2 Ariel View



6660

Figure 20. Small Cottage on Open Lot



Figure 21. One-Story Ranch Home with Attached Garage

6661
6662



6663

Figure 22. Cul-de-sac



Figure 23. Lush Evergreen Trees in this Area



6664

Figure 24. Paved Street without Curb



Figure 25. Hedge Frontage and Vernacular Landscaping

6665

6666

6667 **G. Site Analysis 3**

6668
 6669 Site 3 is a recent development located on the
 6670 northwest side of Fall City along Redmond Fall
 6671 City Rd SE (SR 202). It subdivided an original
 6672 4.25-acre parcel to create 17 single detached
 6673 residences, featuring a shared open space on
 6674 the south side (41,238 sqft) and a stormwater
 6675 pond (24,632 sqft) on the north side of the site.

6676
 6677 The built form on this site is characterized by
 6678 large buildings on small, narrow lots, ranging
 6679 from 5000 to 8000 square feet, with lot widths
 6680 varying from 50 to 60 feet. The buildings are
 6681 clustered and oriented toward the north-south
 6682 324th Avenue with an internal half loop
 6683 circulation. All the buildings were constructed
 6684 during the same period, and their architectural
 6685 styles are monotonous tract homes.

6686
 6687 The road is paved without curbs and gutters,
 6688 and there is a 6-foot-wide sidewalk area marked
 6689 on the road. The development uses minimal 10-
 6690 foot setbacks, maximizing the building area with
 6691 little landscape at the front yard. There is a 12-
 6692 foot landscape buffer fronting the 324 Avenue
 6693 parcel line. There is no on-street parking;
 6694 instead, cars park in the garage or on the
 6695 driveways with garage access is from the street.

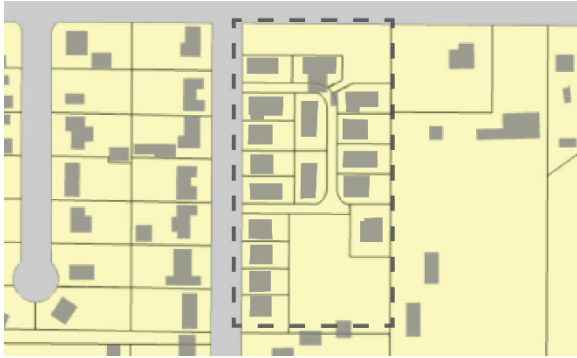
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6711 *Figure 26. SITE 3 EXISTING CONDITIONS OF BUILT*
 6712 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net Site Density	7.08 du/ac
Gross Site Density	3.40 du/ac
Median Lot Size	0.14 acres (6299sf)
Typical Lot Dimensions	105'x50'; 107x60'
Average Lot Coverage	20.16%
Building Height	2 story
Avg. Bldg. Footprint	1,200 SF
Typical Buildings	2 story ranch style
Landscape feature	Small lawn with some short shrubs
ROW width	90'
Sidewalks	Yes (no curbs)
Alley Access	No
Street Parking	No

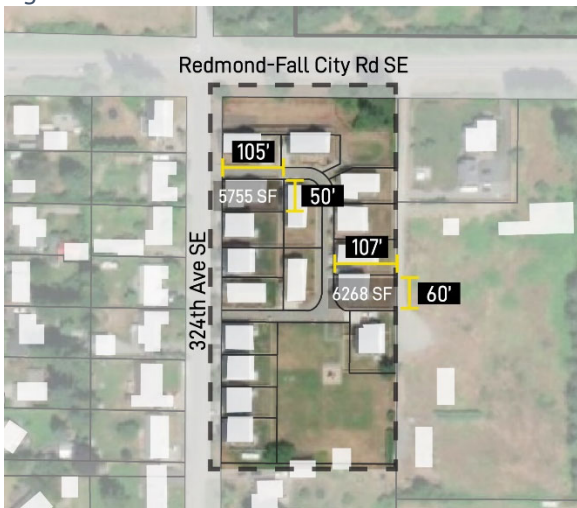
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6714 *Figure 27. SITE 3 LOCATION KEY MAP*

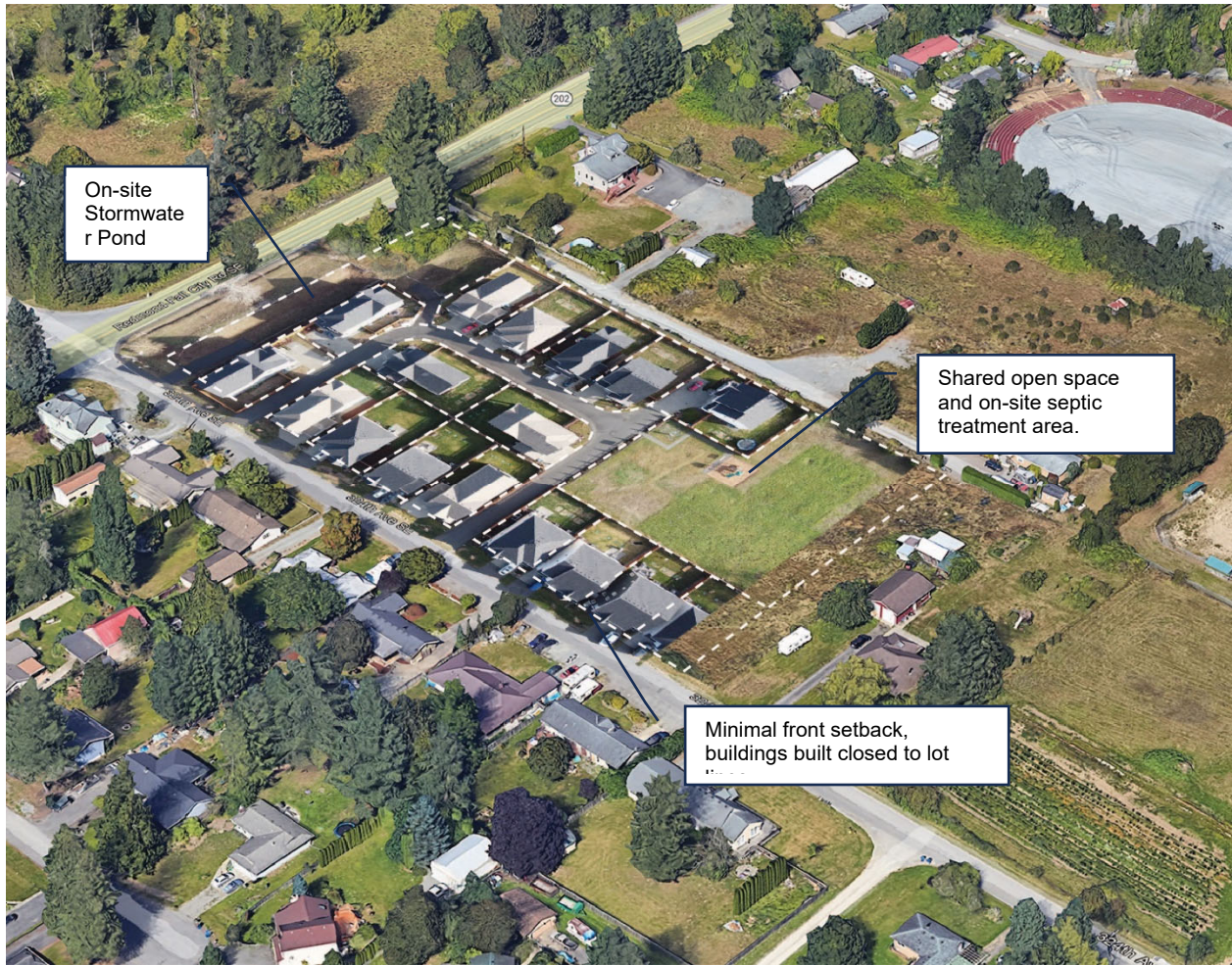


6715

6716 *Figure 28. SITE 3 PLAN DIMENSION MEASUREMENT*



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6719

Figure 29. Site3 Ariel View



6720

Figure 30. Monotonous Architectural Style



Figure 31. Minimal Landscape or Open Space at the Frontage

6721



6722

Figure 32. Wide Paved Street without Curbs

Figure 33. On-site Stormwater Pond



6723

Figure 34. Paved Internal Circulation

Figure 35. Attached Garage with Driveway Access from the Street

6724

6725

6726

6727 **H. Summary of Findings**

6728
6729 **The area-based density allowances are the key driver of recent development patterns.** The current R4
6730 zone regulates gross density, allowing a maximum of 4 dwelling units per acre, including shared open
6731 space and infrastructure within the gross residential acreage, with no specific criteria for the function of
6732 shared open space.

6733
6734 The R4 density allowances may not precisely reflect the development pattern in Fall City. While all three
6735 study sites meet the R4 gross density requirements, the median densities of Site 1 and Site 2 are around
6736 2-2.5 units per acre, which is notably below the allowances. When considering net density, which only
6737 takes into account the net lot area, Site 3 stands out in net density calculations. Site 3 achieves a
6738 significantly higher median net density of 6.95 compared to Site 1 at 4.15 and Site 2 at 2.64. This results
6739 from Site 3's development capitalizing on the gross density approach, which reduces lot sizes and
6740 increases unit count by adding the area of on-site septic treatment and shared open space into the
6741 overall gross residential area.

6742
6743 **Smaller lots and increased shared open space constrain future infill possibilities for smaller units or**
6744 **accessory units that align with the rural character.**

6745
6746 **Historic Rural Residential Development in Fall City typically has larger lots and more landscaping.** The
6747 median lot sizes of Site 1 and Site 2 are about 10,000 SF to 16,000 SF. Buildings are centered on the lots
6748 with greater spacing between them, accompanied by more landscaping and mature trees around the
6749 structures. Common open spaces are absent, except for public parks. Parking and garage access have
6750 minimal impact on the building frontage.

6751
6752 **Architectural sameness within new developments is not consistent with the rural town design**
6753 **elements in Fall City.** These developments frequently feature buildings with similar architecture but
6754 varying colors. The lack of a side setback requirement leads to minimal space between buildings, as
6755 developers maximize frontage width with large attached garages and prominent driveways. This
6756 approach escalates FAR ratios, resulting in "bulky" frontages that diverge from the open rural landscape
6757 characteristic of Fall City.

6758 **I. Community Feedback**

6759
6760 On August 21st, 2023, and September 5, 2023, the County staff and the consultant team hosted an
6761 online open house to share the preliminary findings of this report and collect community input. In total,
6762 about 30 community members attended the two meetings and shared their thoughts. The meetings
6763 discussed the following questions, and the themes and feedback from the community are summarized
6764 in the sections below.

- 6765 • What features do the community members like the most about the residential areas of Fall City?
- 6766 • How could regulations reinforce development to preserve the features they like?
- 6767 • Are there types of residential developments/home styles they would like to see more of, or that
6768 don't currently exist in Fall City?
- 6769 • Should regulations allow for a smaller lot size in exchange for open space, with new criteria for
6770 open space?
- 6771 • What are the community-identified cultural assets important to them?

6772
6773 *[Placeholder for community feedback during September 5, 2023 Fall City Community Association*
6774 *Meeting.]*

6775
6776 **Open Sightline and Proper Proportion**

6777 Most of the community participants indicated that they love the open sightline, generous landscape,
6778 and setbacks and spaces around their homes. The proportion of building footprint and lot area is
6779 important to create that openness feeling in the Fall City. The participants think smaller homes like
6780 cottage on proportionally smaller lots could keep the open landscape feeling, while large homes with
6781 small lots that would have no privacy or feeling of space. Features like low fences and alleys also create
6782 open views in the neighborhood and expand to the surrounding hills to Mount Si.

6783
6784 **Usable Open Space**

6785 The community participants also expresses a desire for open spaces to be functional, for recreational
6786 activity amenities to be added in developments and better integrated with passive open spaces like
6787 septic field and stormwater treatment areas. The community believes that the definition of open space
6788 eligible for inclusion in density standards should be refined in order to ensure the more usable open
6789 spaces in future developments.

6790
6791 The community participants said they enjoy the large yard, wide alley, and wide safe street where
6792 children can play, and neighbors can connect closely. These features in the historic and post-war
6793 neighborhoods contribute to the rural lifestyle and remedy for park spaces.

6794
6795 **Tree Retention**

6796 The community participants desire the preservation of mature trees in the new developments and want
6797 regulations for tree retention more comprehensively. They would like to see sustainable development
6798 and tree preservation, potentially incentive through the County's tree ordinance and tree code.

6799
6800 **Neighborhood Connectivity**

6801 The community participants like the trails and small pedestrian connections, including informal
6802 pedestrian paths that connect the cul-de-sac and they are well-used by the community. A pedestrian
6803 path extending from a cul-de-sac is identified in the site 2 analysis.

6804
6805 The community participants are concerned about pedestrian safety as in the denser area, vehicles will
6806 park in the walking area. They would like to see dedicated safe walking routes with curbs and signs
6807 especially near school.
6808

6809 **J. Recommendations**

6810
6811 The project recommendations are informed by the review of development regulations, the analysis of
6812 rural character specific to Fall City, the site and context analysis of sites in Fall City, and input from the
6813 Fall City community. The goal of the recommendations is to better align new development with the
6814 established rural character in Fall City while protecting property rights and allowing reasonable
6815 development that contributes positively to the community.
6816

6817 **Establish criteria for allowing land used for common open space and amenities to count towards**
6818 **project density.** Currently land used for common open space and infrastructure may count towards the
6819 project density at the discretion of the developer. This results in smaller parcel sizes that contribute to
6820 the lack of compatibility of new development in Fall City with the existing development pattern and
6821 rural character. Potential criteria may include:
6822

- 6823 • **Creation of Public Open Space.** For open space to count towards project density it would be
6824 required to be publicly accessible and not limited to a homeowners association.
- 6825 • **Preservation of Significant Trees or Natural Areas.** Density credit could be provided for the
6826 preservation of significant trees, forested or natural areas that provide a public benefit.
- 6827 • **Visual or Physical Amenity.** For infrastructure such as stormwater facilities they would need to
6828 be designed a visual or physical amenity to count towards a project density. Septic drainfields
6829 would therefore not count towards project density.
- 6830 • **Trails.** Open space that provides a publicly accessible trail could be counted towards project
6831 density.

6832 **For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site**
6833 **planning process.** This process would only apply to projects that are requesting to reduce lots sizes
6834 below ¼ acre in exchange for providing common open space and amenities that meet the recommended
6835 criteria described above. The review process should include submittal of plat maps, site plans,
6836 elevations, massing models, and architectural renderings. Standards for architectural variety in
6837 materials, massing, landscape, and site planning could be required since this is a process that developers
6838 would opt into. The alternate review process will provide more flexibility but also higher standards for
6839 design and integration with the rural character of Fall City.
6840

6841 **Modify dimensional standards to reduce building mass and create more space between buildings.**
6842

- 6843 • Reduce the maximum impervious surface limit to 40% and exempt longer driveways to
6844 encourage detached rear garages.
- 6845 • Increase the front yard setback to a minimum of 20’.
- 6846 • Increase side yard setbacks to a minimum of 15’ and require one side yard setback of at least 20’
6847 to allow access to the rear yard.
- 6848 • Increase the minimum lot width to 60’ but allow flexibility for irregularly shaped lots.

6849 **Establish a Floor to Area (FAR) limit to right size buildings to parcel sizes.** FAR limits help to reduce
6850 building mass and right size building sizes to parcel sizes. Given the typical lot size of a quarter acre the
6851 FAR limit could be 0.4 and would allow 4,000 sq feet of building area which should include garages that
6852 are integrated into the principal building. Incentives should be provided for other design approaches to
6853 reduce building mass of the principal structure such as rear detached garages, garages accessed from
6854 the side where garage doors are not visible from the street, and the use of alley accessed detached
6855 garages. Detached accessory dwelling units could also be exempt to provide more variety and affordable
6856 and multi-generational housing opportunities.

6857
6858 **Require or incentivize keeping stormwater on-site for sites with larger parcels.** Requiring a minimum
6859 lot size of a ¼ acre will expand opportunities to retain stormwater site on individual parcels. New
6860 requirements could be put in place to require or incentivize (such as through RainWise) stormwater to
6861 be kept and treated on-site unless there are topographical or other site challenges that make this
6862 infeasible. The focus should be on non-pollution generating surfaces such as roofs as driveways may
6863 have to be addressed in a different manner.

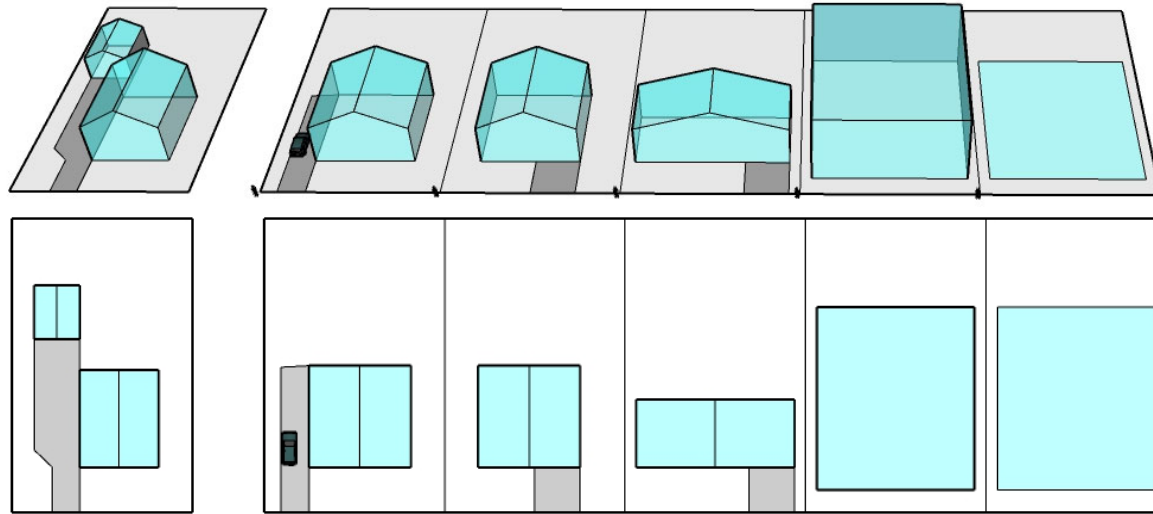
6864
6865 **Consider adopting stronger tree preservation standards.** Community engagement efforts indicated a
6866 desire for stronger tree preservation standards. Standards may include new classifications of trees based
6867 on size and species with different standards for preservation along with mitigation requirements for
6868 replanting. Flexibility in site design can also help to preserve trees in new developments.

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6872

Figure 36. Site Dimension Scenarios

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6875

# SCENARIO	6	5	4	3	2	1
DESCRIPTION	Increased Side Yard, Drive in Side Yard, Detached Garage	Increased Side Yard Setback, Driveway in Side Yard	Increased Side Yard Setback, Driveway in Front	Existing Regulations	Current Zoning Envelope	55% Impervious Surface Limit
LOT SIZE	10,400	10,400	10,400	10,400	10,400	10,400
LOT WIDTH	80'	80'	80'	80'	80'	80'
LOT DEPTH	130'	130'	130'	130'	130'	130'
FAR	0.29	0.39	0.39	0.4	n/a	n/a
LOT COVERAGE	32.00%	27.30%	23.30%	24.00%	55%	55%
STREET SETBACK	20'	20'	20'	20'	10'	10'
MINIMUM INTERIOR SETBACK	5'	5'	5'	5'	5'	n/a
BUILDING FOOTPRINT	1505	2025	2025	2100	n/a	n/a
PRINCIPAL BUILDING SQ FT	3010	4050	4050	4200	n/a	n/a
TOTAL BUILDING SQ FT	3490	4050	4050	4200	n/a	n/a
ACCESSORY BUILDING FOOTPRINT	480	n/a	n/a	n/a	n/a	n/a

<i>DRIVEWAY FOOTPRINT</i>	1822	815	400	400	400	n/a
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Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering



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