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King County

**Supplemental Changes to the
2024 King County Comprehensive Plan**

December 2023

16 ***In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-5, amend as follows:***

17
 18 King County's rural legacy is found in the rich history of its rural communities and continues today in
 19 the preservation of the county's historic, cultural, ecological, and archaeological sites, and to its rich and
 20 varied forestry, agricultural, and mining heritage. The railroad played a significant role in the ~~((historic))~~
 21 historical growth and development of the county; its legacy is still seen in tourism opportunities in the
 22 Cities in the Rural Area such as Skykomish and Snoqualmie. Historic barns and farmhouses are found
 23 throughout the agricultural areas of the county. ~~((Lumber))~~ A few commercial-scale saw-mills influenced
 24 the development of communities, such as ~~((the Rural Commercial Neighborhood Center of))~~ in Preston,
 25 ~~((where the mill site is still in existence and historic photos adorn the walls of the community center.~~
 26 ~~Chapter 7, Parks Open Space and Cultural Resources of this Comprehensive Plan provides the direction~~
 27 ~~and policies for preserving the county's rural heritage. The policies that relate to conserving the farms~~
 28 ~~and forests in King County are discussed in sections II and VI of this chapter))~~ active from 1896 to 1990
 29 and now preserved as part of Preston Mill Park.

30

31

32 ***In Chapter 11 Community Service Area Subarea Planning, on page 11-1, amend as***
 33 ***follows:***

34

Prior to adoption of the Growth management Act in 1990, King County had a robust community planning program to implement the Comprehensive Plan. Under the Growth Management Act, community planning became optional, and the County generally stopped updating its community plans.

In 2014, in response to significant growth and aging plans, King County leadership renewed its interest in detailed long-range planning for unincorporated rural and urban communities. Since then, ~~((three))~~ four community service area subarea plans have been adopted. Additional subarea plans are scheduled to be completed in the coming years.

35

36 ***In Chapter 11 Community Service Area Subarea Planning, starting on page 11-5,***
 37 ***amend as follows:***

38

39 **Schedule of Community Service Area (CSA) Subarea Plans**

| Planning | Transmittal | Adoption | Geography | Other Planning |
|------------------------------------|--------------------------|--------------------------|--|--|
| ((2021-2023¹ | December 2023 | December 2024 | Snoqualmie Valley/NE King CSA | 10-Year Update)) |
| 2024-2026 | June 2026 | June 2027 | Greater Maple Valley/Cedar River CSA | |
| 2025-2027 | June 2027 | June 2028 | Fairwood Potential Annexation Area (PAA) | |
| | | | | Potential Midpoint Comprehensive Plan Update |
| 2028-2030 | June 2030 | June 2031 | Bear Creek/Sammamish CSA | |
| 2029-2031 | June 2031 | June 2032 | Southeast King County CSA | |
| | | | | 10-year Comprehensive Plan Update |
| 2033-2035 | June 2035 | June 2036 | Four Creeks/Tiger Mountain CSA | |
| 2034-2036 | June 2036 | June 2037 | East Renton PAA | |
| 2035-2037 | June 2037 | June 2038 | Federal Way PAA | |
| | | | | Potential Midpoint Comprehensive Plan Update |
| TBD((²)) ¹ | | TBD | Vashon-Maury Island CSA | |
| TBD((²)) ¹ | | TBD | Skyway-West Hill PAA | |
| TBD((²)) ¹ | | TBD | North Highline PAA | |
| <u>TBD</u> ¹ | | <u>TBD</u> | <u>Snoqualmie Valley/NE King CSA</u> | |

40 Note: Planning for each geography is anticipated to take two years, beginning in July of the first year
41 and ending in June two years later. Council adoption anticipated to occur in June of the following year.

42 1. ~~((The Snoqualmie Valley/Northeast King County subarea planning process began later in 2021 than
43 anticipated. Therefore, the schedule was adjusted to provide necessary time for community engagement
44 and plan development.~~

45 2-)) The Vashon-Maury Island, Skyway-West Hill, ~~((and))~~ North Highline, and Snoqualmie Valley/NE
46 King County subarea plans have been adopted and will be updated following completion of the other
47 Community Service Area Subarea Plans. The timelines for these updates will be determined in future
48 updates to the King County Comprehensive Plan.

49

50 For the Community Service Area subarea planning processes specified below, the subarea plans and their
51 scopes of work shall also include:

52

| Legislative Direction | Community Service Area (CSA) |
|--|--|
| <p>((Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.))</p> | <p>((Snoqualmie Valley/Northeast King County CSA))</p> |
| <p>Cedar Hills/Maple Valley Subarea Plan: Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.¹</p> | <p>Four Creeks/Tiger Mountain CSA</p> |
| <p>((Snoqualmie Interchange: Initiate a land use and zoning study for the Snoqualmie interchange, and area north of I-90 impacted by the new Interstate 90/Highway 18 interchange. The study should include, at a minimum, review and recommendation of the appropriate zoning for properties abutting the urban growth area boundary. The study should include the properties west of Snoqualmie Way along SE 99th that could have access to urban services, should recognize and protect the forested visual character of the Mountains to Sound National Scenic byway on Interstate 90 as well as provide appropriate conservation mitigation for any newly allowed development. The area land use and zoning study, subarea plan and land use designations and zoning classifications should focus on solutions for the northwest corner while planning a vision for the properties on the northeast portions abutting the urban growth area. The plan should also ensure potential trail connections for regional trails and adhere to current King County policies. The Executive should collaborate with the City of Snoqualmie, affected Tribes, Washington state DOT, DNR, property owners, Mountains to Sound Greenway Trust, regional partners and the community.))</p> | <p>((Snoqualmie Valley/Northeast King County CSA))</p> |

¹ Motion 14351

53

54

55 *In Chapter 11 Community Service Area Subarea Planning, on page 11-7, amend as*
 56 *follows:*

57

58 Although the majority of the community plans are no longer in effect as separately adopted plans, in
 59 many cases the published plan documents contain valuable historical information about King County's
 60 communities and other information that provides background for the policies listed below and for the
 61 portions of the local pre-Growth Management Act area zoning that remain in effect. ~~((The only~~
 62 ~~separately adopted community plan from these previous planning efforts currently in effect is the Fall~~
 63 ~~City Subarea Plan.))~~

64

65 The following sections of this chapter will be updated~~((, as appropriate,))~~ to reflect the new Community
 66 Service Area subarea plans as they are adopted. The subarea plans that have been adopted under the new
 67 subarea planning framework include the: ~~((the))~~ Vashon-Maury Island Community Service Area Subarea
 68 Plan, ~~((the))~~ Skyway-West Hill Community Service Area Subarea Plan, ~~((and the))~~ North Highline
 69 Community Service Area Subarea Plan, and Snoqualmie Valley/NE King County Community Service
 70 Area Subarea Plan.

71

72 *In Chapter 11 Community Service Area Subarea Planning, starting on page 11-26,*
 73 *amend as follows:*

74

75 **V. Snoqualmie Valley~~((+))~~/Northeast King County**

76 **Community Service Area**

77 ~~((The Snoqualmie Valley/NE King County Community Service Area includes the Snoqualmie~~
 78 ~~Community Planning Area as well as portions of the East Sammamish, Tahoma Raven Heights and East~~
 79 ~~King County Community Planning Areas. It surrounds the Cities of Snoqualmie, North Bend,~~
 80 ~~Carnation, Duvall and Skykomish and their Potential Annexation Areas. These cities are within Urban~~
 81 ~~Growth Boundaries while the vast majority of the CSA is Rural Area, Natural Resource Lands and~~
 82 ~~unincorporated areas. Fall City is a Rural Town within this CSA.~~

83

84 ~~In 2014, the estimated population in the Snoqualmie Valley/NE King County CSA was approximately~~
 85 ~~26,000. In 2010, there were 11,050 housing units in the CSA. East Sammamish policies are included in~~
 86 ~~Section I. Bear Creek/Sammamish Area in this chapter.~~

87

88 **Background**

89

90 The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The
 91 process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie.
 92 The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal
 93 agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely
 94 reaffirmed the Rural Area and Natural Resource Lands land use map designations of the community
 95 plan. Additionally, in this area, the Fall City Town Plan was updated in 2012 through a planning process
 96 that involved members of the Fall City community.

97

98 **Snoqualmie Policies**

99 ~~CP-501 — King County, in cooperation with the Valley cities, and state and federal~~
 100 ~~agencies, should conduct a study of baseline conditions and cumulative~~
 101 ~~impacts of development on the Snoqualmie River's water quality, and identify~~
 102 ~~methods of equitably controlling these impacts. (SQP-1 through SQP-6)~~

103

104 ~~CP-502 — Wildlife populations in the Snoqualmie Valley planning area are recognized as a~~
 105 ~~regionally important resource and an important characteristic of the area's rural~~
 106 ~~character. Special studies should be undertaken, in cooperation with the~~
 107 ~~Washington State Department of Wildlife, to identify wildlife populations at risk~~
 108 ~~due to the land uses allowed by the King County Comprehensive Plan and to~~
 109 ~~develop mitigation measures to protect the continued viability of the area's~~
 110 ~~wildlife populations. Should these studies indicate unmitigatable impact~~
 111 ~~affecting wildlife populations due to the land uses allowed by the plan, a~~
 112 ~~comprehensive plan amendment study will be undertaken to provide for the~~
 113 ~~continued existence of this valuable resource. (SQP-17)~~

114

115 ~~CP-503 — Properties in erosion-prone drainage basins are subject to special development~~
 116 ~~conditions applied to protect the safety and property of county residents~~
 117 ~~through reducing or eliminating the occurrence of gully formation and sever~~
 118 ~~erosion. These conditions may include:~~
 119 ~~a. — A drainage control plan;~~
 120 ~~b. — Installation of drainage control features prior to any land clearing,~~
 121 ~~vegetation removal, site grading, road construction, or utility~~
 122 ~~installation; and~~

- 123 ~~c. Runoff control requirements. (SQP-21)~~
124
- 125 ~~CP-504 King County will oppose annexations to Snoqualmie Valley cities that currently~~
126 ~~contain designated floodplain lands until interlocal agreements have been~~
127 ~~enacted to advance the policies and standards set forth in the comprehensive~~
128 ~~plan. (SQP-27)~~
129
- 130 ~~CP-505 The Shoreline Environment designations of the King County Shoreline~~
131 ~~Management Program should be consistent with comprehensive plan land use~~
132 ~~map designations and zoning. King County should initiate the shoreline~~
133 ~~redesignation process consistent with K.C.C. 25.32.130. (SQP-32)~~
134
- 135 ~~CP-506 Until expansion areas are annexed, zoning for the expansion areas shall be~~
136 ~~urban reserve at five acre densities with the exception of the existing~~
137 ~~commercial/industrial area in the SE North Bend Way expansion area, and the~~
138 ~~existing industrial area in the Snoqualmie expansion area. (SQP-57)~~
139
- 140 Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the
141 Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches
142 were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be
143 reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the
144 designations into one expansion area for each city.
145
- 146 ~~CP-507 King County will support development within the Snoqualmie Valley cities of~~
147 ~~Duvall, Carnation, Snoqualmie and North Bend and annexation and~~
148 ~~development of lands within their expansion areas, when each city~~
149 ~~demonstrates that its wastewater and storm water treatment systems for the~~
150 ~~existing and proposed city jurisdiction will not degrade the water quality of the~~
151 ~~Snoqualmie River and its tributaries. (SQP-58)~~
152
- 153 ~~CP-508 King County will not support Snoqualmie Valley cities' annexations into~~
154 ~~expansion areas until each city has adopted mechanisms to reduce flood and~~
155 ~~channel migration hazards within its jurisdiction. (SQP-59)~~
156
- 157 ~~CP-509 King County shall initiate an amendment to the King County Comprehensive~~
158 ~~Plan if the cumulative impact of development of the cities' expansion areas will~~

159 ~~reduce the quality of the Snoqualmie River and its tributaries below the current~~
160 ~~"A and AA" standards. (SQP-61)~~

161
162 ~~CP-510 King County shall support annexation of the expansion area only when~~
163 ~~Garnation implements a long-term, nonstructural program to reduce flood~~
164 ~~damages on floodplains land within its jurisdiction. (SQP-68)~~

165
166 ~~CP-511 Achieving a long-term solution to flood damages within the City of Snoqualmie~~
167 ~~is one of King County's highest priorities for this planning area. (SQP-70)~~

168
169 ~~CP-512 King County intends to assist the City of Snoqualmie to develop a long-term~~
170 ~~solution and an implementation program which will reduce the risk from~~
171 ~~flooding and channel migration in the city. (SQP-73)~~

172
173 ~~CP-513 If the long-term solution to reducing the risk from flooding in the City of~~
174 ~~Snoqualmie is determined to have basin-wide impacts, these impacts shall be~~
175 ~~reviewed by the King County River and Floodplain Management Program or its~~
176 ~~equivalent to identify any additional mitigations that may be required. If the~~
177 ~~long-term solution to reducing the risk from flooding is demonstrated to not~~
178 ~~have basin-wide impacts, it should be implemented as soon as possible and~~
179 ~~would not require a second, basin-wide, review of impacts and mitigations.~~
180 ~~(SQP-74)~~

181
182 ~~CP-514 King County urges a public/private resource commitment to implement a~~
183 ~~long-term solution to flooding in the City of Snoqualmie. (SQP-75)~~

184
185 ~~Policies SQP-76 through 78 have been and continue to be implemented through an interlocal agreement.~~
186 ~~Most of the annexations referenced have taken place and are reflected in the expansion area boundaries~~
187 ~~for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.~~

188
189 ~~CP-515 Until a long-term solution to preventing flood damages in the City of~~
190 ~~Snoqualmie is agreed to by King County and the City of Snoqualmie, King~~
191 ~~County will support annexations in expansion areas when consistent with all~~
192 ~~appropriate policies herein and when higher residential densities can be~~
193 ~~achieved, municipal services can be provided, and river water quality will not be~~
194 ~~degraded. (SQP-77)~~

195

196 ~~CP-516~~ ~~Annexations of lands within the Phase 1 and Phase 2 additions to the City of~~
197 ~~Snoqualmie's Urban Growth Area shall not occur until completion of detailed~~
198 ~~planning, preparation and review of project-level Environmental Impact~~
199 ~~Statement(s), and a determination of required mitigations and amenities. The~~
200 ~~range of land uses to be allowed and the mitigations and amenities to be~~
201 ~~required shall be embodied in a binding Development Agreement between the~~
202 ~~City of Snoqualmie and the owners of proposed annexation lands.~~

204 ~~CP-517~~ ~~The project-level Environmental Impact Statement(s) for lands within the Phase~~
205 ~~1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall~~
206 ~~address aquifer recharge issues, and potential impacts to the water quality and~~
207 ~~quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills~~
208 ~~neighborhoods, and all streams that flow off-site.~~

210 ~~CP-518~~ ~~Based on the findings of the Environmental Impact Statement(s), the~~
211 ~~Development Agreement between the City of Snoqualmie and the owners of~~
212 ~~proposed annexation lands in the Phase 1 and Phase 2 additions to the City of~~
213 ~~Snoqualmie's Urban Growth Area shall establish a program for long-term~~
214 ~~monitoring of the water quality and quantity of Lake Alice and the private wells~~
215 ~~in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams~~
216 ~~flowing off-site.~~

218 ~~CP-519~~ ~~The Development Agreement shall also outline the remedies necessary if the~~
219 ~~monitoring program leads to findings that development activities on the~~
220 ~~annexation lands are the cause for adverse impacts to the water quality and/or~~
221 ~~quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie~~
222 ~~Hills neighborhoods, and of streams flowing off-site. The owners of the~~
223 ~~annexation lands shall be responsible for the monitoring program and~~
224 ~~correction of any impacts determined to have been caused by their~~
225 ~~development activities. Remedies may include connection to the public water~~
226 ~~system, or construction of alternative wells.~~

228 ~~CP-520~~ ~~The project-level Environmental Impact Statement(s) for lands within the Phase~~
229 ~~1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall~~
230 ~~address traffic safety issues, with a focus on safety concerns for rural~~
231 ~~homeowners dependent upon the southern stretch of the Snoqualmie Parkway~~
232 ~~for access to their homes. A range of alternatives to improve safety at the~~

- 233 ~~intersection of the Snoqualmie Parkway and SE 96th Street, including~~
234 ~~signalization, road widening and turn lanes shall be explored.~~
235
- 236 ~~CP-521~~ ~~Annexations of lands within the Phase 1 and Phase 2 additions to the City of~~
237 ~~Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive~~
238 ~~Water and Sanitary Sewer Plans to determine the full range of improvements~~
239 ~~landowners within the annexation will be required to provide.~~
240
- 241 ~~CP-522~~ ~~A Drainage Master Plan shall be required for any new development of lands~~
242 ~~within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban~~
243 ~~Growth Area. Stormwater facility design shall adhere to the standards in the~~
244 ~~most recent update of the King County Design Manual, or of the Snoqualmie~~
245 ~~Storm Drainage Plan, whichever is the most stringent.~~
246
- 247 ~~CP-523~~ ~~There shall be no road connections between the Phase 1 addition to the City of~~
248 ~~Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills~~
249 ~~Planning Area, unless future analysis determines a restricted emergency~~
250 ~~access is necessary for safety purposes.~~
251
- 252 ~~CP-524~~ ~~There shall be no road connections between the Phase 2 addition to the City of~~
253 ~~Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis~~
254 ~~determines a restricted emergency access for Lake Alice residents is necessary~~
255 ~~for safety purposes.~~
256
- 257 ~~CP-525~~ ~~To protect the rural character of the neighborhoods surrounding the Phase 1~~
258 ~~and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the~~
259 ~~Phase 1 and Phase 2 areas shall include buffers to all rural lands along their~~
260 ~~perimeter. The size and structure of each buffer area shall be determined based~~
261 ~~on the characteristics of the land and existing vegetation, and its ability to~~
262 ~~perform the following functions: visual screening; noise reduction; and~~
263 ~~minimization of blow down. Buffers may include constructed berms and new~~
264 ~~plantings if deemed necessary and appropriate to perform the required~~
265 ~~functions.~~
266
- 267 ~~CP-526~~ ~~King County supports the continued industrial use of Weyerhaeuser's~~
268 ~~Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)~~
269

270 ~~CP-527 — King County will support annexations of land in North Bend's expansion area~~
271 ~~when higher residential densities can be achieved, municipal services can be~~
272 ~~provided, and river water quality will not be degraded. (SQP-81)~~
273

274 ~~CP-528 — Commercial and light industrial land uses are appropriate along SE North Bend~~
275 ~~Way subject to special development conditions to mitigate impacts. (SQP-82)~~
276

277 ~~A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the~~
278 ~~application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.~~
279

280 ~~CP-529 — Commercial and industrial zoned land (including potential commercial or~~
281 ~~potential industrial zoned land) within the City of North Bend's Urban Growth~~
282 ~~Area (UGA) are planned for nonretail, resource-based and highway-oriented~~
283 ~~uses. These uses shall be served by public sewers.~~
284

285 ~~CP-530 — The area between Tanner and the Edgewick Interchange, south of SE 140th and~~
286 ~~north of I-90, is appropriate for nonretail commercial and light industrial land~~
287 ~~uses. Commercial and light industrial uses shall be limited to uses that do not~~
288 ~~impact ground water and are related to resource-based shipping, distributing~~
289 ~~and trucking-related industrial development. (SQP-84)~~
290

291 ~~CP-531 — Land uses adjacent to the Edgewick Interchange shall be limited to~~
292 ~~highway-oriented commercial uses that do not impact ground water, and serve~~
293 ~~the traveling public. (SQP-85)~~
294

295 ~~CP-532 — The area north of the Edgewick Interchange is appropriate for resource-based,~~
296 ~~shipping, distributing and trucking-related industrial uses that do not impact~~
297 ~~ground water. (SQP-86)~~
298

299 ~~The Fall City policies in this section were revised through a subarea planning process involving members~~
300 ~~of the Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory~~
301 ~~Committee identified the following elements that local residents value about their town:~~

- 302 ~~• It is surrounded by agricultural and forest lands that are entirely rural;~~
- 303 ~~• It has a pattern of development that has evolved over more than a century, which includes historic~~
304 ~~buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a~~
305 ~~small-scale downtown;~~

- 306 ● ~~It is located in a unique geographic area formed by the confluence of two important salmon-bearing~~
307 ~~rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of~~
308 ~~other salmonid streams that are also important to the ecology of King County;~~
- 309 ● ~~It includes compatible home occupations and small-scale animal husbandry in harmony with~~
310 ~~residential neighborhoods;~~
- 311 ● ~~It provides rural level street improvement (e.g., no traffic lights, no sidewalks outside the business~~
312 ~~district, and no street lights except as needed for public safety);~~
- 313 ● ~~It offers scenic vistas, open space, and rural and resource uses surrounding Fall City; and~~
- 314 ● ~~It has a small rural town identity.~~

315

316 **CP-533** ~~Fall City is an unincorporated rural town which shall have overall residential~~
317 ~~densities of one to four dwelling units per acre.~~

318

319 **CP-534** ~~All property within the downtown Fall City business district is zoned~~
320 ~~Community Business (CB) and is included within a designated Special District~~
321 ~~Overlay (SDO). Development within the SDO is permitted using an on-site~~
322 ~~septic system approved by the Seattle-King County Health Department.~~
323 ~~Development is also permitted using either an alternative wastewater disposal~~
324 ~~system approved by the Seattle-King County Health Department (such as a~~
325 ~~community drainfield) or a self-contained sewage conveyance and treatment~~
326 ~~system approved by the Department of Ecology, provided that:~~

- 327 a. ~~The selected system shall be designed and constructed to serve only~~
328 ~~properties located within the designated SDO;~~
- 329 b. ~~The business and commercial property owners in the SDO are~~
330 ~~responsible for the operation and maintenance of the selected system;~~
- 331 c. ~~The County's role should be to provide technical assistance in the~~
332 ~~development and implementation of the selected system;~~
- 333 d. ~~If the selected system fails, and to prevent a potential health hazard,~~
334 ~~requires connection to the King County regional wastewater system,~~
335 ~~any such sewer conveyance shall be tight-lined and shall under no~~
336 ~~circumstance be used to provide sewage disposal service to residential~~
337 ~~properties in Fall City, except as provided by policy R-508; and~~
- 338 e. ~~No costs to implement the selected system or to connect to the~~
339 ~~County's regional wastewater system shall be borne by properties~~
340 ~~outside the SDO. Funding from grants, loans and other outside sources~~

341 ~~may be used to help fund the system, and the County may assist in the~~
342 ~~pursuit of this additional funding.~~

343
344 **CP-535** ~~———— The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the~~
345 ~~community's strong commitment to its rural character, recognizes existing~~
346 ~~uses, provides for limited future commercial development, and respects natural~~
347 ~~features. Additionally, it recognizes the current and long-term foreseeable rural~~
348 ~~level of utilities and other public services for the area. The land use~~
349 ~~implications of a major change in the water supply or a public health~~
350 ~~requirement for community-wide wastewater collection and treatment may be~~
351 ~~evaluated in a new community-based planning process; however this does not~~
352 ~~mean that zoning will change to allow more intense development beyond that~~
353 ~~adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City~~
354 ~~should be preserved.~~

355
356 **CP-536** ~~———— Within the residential area of Fall City, compatible home occupations and~~
357 ~~small-scale agricultural pursuits or similar rural land uses can continue.~~

358
359 **CP-537** ~~———— King County should work with the State of Washington and the Fall City~~
360 ~~community to continue to make transportation improvements in Fall City that~~
361 ~~will favor safe and pleasant pedestrian and other nonmotorized links between~~
362 ~~downtown businesses, the residential areas, and nearby King County Parks,~~
363 ~~and safe walkways to schools, rather than rapid through traffic.~~

364
365 **CP-538** ~~———— King County should expand the soft surface pedestrian, equestrian and bicycle~~
366 ~~trail opportunities serving the Fall City area. Trail route options serving the~~
367 ~~community shall be reviewed to include a route along the left bank levee~~
368 ~~easement directly adjacent to the Raging River, historically used by the public~~
369 ~~as a pedestrian, equestrian and bicycle trail. This historically used trail~~
370 ~~generally follows the "wildlife corridor" along the bank of the Raging River from~~
371 ~~328th Way SE approximately NE to the Preston Fall City Road. The selected trail~~
372 ~~system for the Fall City area shall be identified in the King County Parks and~~
373 ~~Recreation trail system plan.~~

374
375 **CP-539** ~~———— Zoning for the existing industrial and office areas adopted in the 1999 Fall City~~
376 ~~Subarea Plan should be maintained but not expanded.~~

377

378 ~~CP-540~~ ~~Land uses at freeway interchanges without existing commercial or industrial~~
 379 ~~development, and outside rural neighborhoods and Cities in the Rural Area, are~~
 380 ~~designated rural residential to support development in rural neighborhoods and~~
 381 ~~Cities in the Rural Area, and to preserve the scenic nature of the corridor.~~
 382 ~~(SQP-98)~~

384 ~~CP-541~~ ~~New development at the Exit 22 Interchange shall not expand beyond the area~~
 385 ~~designated in this plan and shall not adversely impact surrounding rural~~
 386 ~~residential areas. All uses should be planned and sited to use long-term onsite~~
 387 ~~waste disposal systems. (SQP-99)~~

389 ~~CP-542~~ ~~The existing two acres of land currently zoned for commercial use at Preston~~
 390 ~~(Exit 22) is recognized, but no additional land for commercial uses is~~
 391 ~~designated. (SQP-100)~~

393 ~~CP-543~~ ~~The presence of the Snoqualmie Tribe in the planning area has important~~
 394 ~~historic and cultural significance for the Puget Sound region. The following~~
 395 ~~places, recognized by the tribe as historically, culturally and archeologically~~
 396 ~~important, should be considered for inclusion in the King County historic sites~~
 397 ~~survey, and designation to local and/or national register of historic places. The~~
 398 ~~tribe recognizes the following areas as culturally significant:~~

- 399 ~~a. Snoqualmie Falls;~~
- 400 ~~b. The banks of the Snoqualmie River between the falls and the three forks~~
 401 ~~confluence area;~~
- 402 ~~c. Fall City Indian Cemetery;~~
- 403 ~~d. Banks at the confluence of Snoqualmie and Raging Rivers;~~
- 404 ~~e. Banks at the confluence of Snoqualmie and Tolt Rivers;~~
- 405 ~~f. Fall City Park (site of John Sanawa's Council House and the first white~~
 406 ~~school);~~
- 407 ~~g. Mt. Si; and~~
- 408 ~~h. Granite outcropping used as a quarry between North Bend and the City~~
 409 ~~of Snoqualmie on SR-202. (SQP-122)~~

411 ~~CP-544~~ ~~King County recognizes the spiritual, historic, cultural and recreational value of~~
 412 ~~the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be~~
 413 ~~designed and sited to protect these values. (SQP-123)~~

414

415 ~~CP-545~~ Because of the spiritual significance of the area at the base of the falls to the
416 various tribes in the Puget Sound region, this area of the falls should remain
417 free of development and open for public access. (SQP-124)

418
419 ~~CP-546~~ The community of Preston is a significant cultural and historic reminder of the
420 planning area's roots in the logging industry. The existing land use designation
421 shall be maintained, and new development should respect the existing
422 character of the community. (SQP-125)

423
424 ~~CP-547~~ The industrial area adjacent to the Rural Neighborhood of Preston shall be
425 recognized with appropriate zoning for industrial uses. This area is designated
426 for industrial uses to recognize existing industrial use and vested applications
427 for new industrial development.

428
429 ~~The boundaries of this industrial area are permanent. No expansion of the~~
430 ~~designated industrial area will be permitted, and any effort to expand its~~
431 ~~boundaries is recognized as contrary to the Growth Management Act, including~~
432 ~~the 1997 amendments.~~

433
434 ~~Any industrial development or redevelopment in the designated industrial area~~
435 ~~(excluding reconstruction in the event of accidental damage or destruction, or~~
436 ~~tenant improvements entirely within the building structures) shall be~~
437 ~~conditioned and scaled to maintain and protect the rural character of the area~~
438 ~~as defined in RCW 36.70A.030(14) and to protect sensitive natural features.~~

439
440 ~~New industrial development or redevelopment (excluding structures and site~~
441 ~~improvements that existed or are vested by applications as of May 24, 1996, or~~
442 ~~tenant improvements entirely within building structures), on lots not subject to~~
443 ~~restrictions and conditions consistent with those reflected in Recording No.~~
444 ~~9708190805 must be dependent upon being in the Rural Area and must be~~
445 ~~compatible with the functional and visual character of rural uses in the~~
446 ~~immediate vicinity and must not encourage or facilitate conversion or~~
447 ~~redesignation of nearby Rural and Rural Neighborhood lands to commercial,~~
448 ~~industrial or urban uses.~~

449
450 ~~The boundaries of this industrial area shall be those properties within the~~

451 ~~Preston Industrial Water System, as set by King County Ordinance 5948, with~~
452 ~~the exception of parcel #2924079054.~~

453
454 ~~CP-548 King County supports efforts of the community of Preston to achieve~~
455 ~~recognition of its historical and cultural significance. Its historic character~~
456 ~~should be maintained through designation as an historic area. (SQP-126)~~

457
458 ~~CP-549 The King County Historic Sites Survey should be updated to include additional~~
459 ~~sites identified by the Preston Heritage Committee. (SQP-127)~~

460
461 ~~CP-550 The development of a regional railroad museum in the Snoqualmie area is~~
462 ~~encouraged to promote understanding of the regional significance of railroads~~
463 ~~in the settlement and development pattern of Washington State. (SQP-128)~~

464
465 ~~CP-551 King County shall put high priority on the acquisition and development of a~~
466 ~~regional trail system linking the Snoqualmie Valley planning area to other parts~~
467 ~~of the county. (SQP-143)~~

468
469 ~~CP-552 King County supports designation of the Middle Fork of the Snoqualmie River~~
470 ~~under either the national or state Wild and Scenic River program. (SQP-151)~~

471
472 ~~CP-553 King County supports evaluation of the North Fork of the Snoqualmie River and~~
473 ~~the main stem of the Tolt River under either the national or state Wild and~~
474 ~~Scenic River program. (SQP-152)~~

475
476 ~~CP-554 King County shall assist the City of North Bend, when requested, to develop a~~
477 ~~long-term solution and an implementation program which will reduce the risk~~
478 ~~from flooding and channel migration in the city.))~~

479

480 **Plan History**

481 The history of prior plans for Snoqualmie Valley/Northeast King County is as follows:

482

- 483 • Snoqualmie Valley Community Plan (1989). The Snoqualmie Valley Community Plan,
484 initiated in April 1984 and adopted in August 1989, was developed with the assistance of an
485 advisory committee composed of local residents and property owners, in addition to

486 representatives of the cities of Duvall, Carnation, Snoqualmie, and North Bend.² The
 487 Snoqualmie Valley planning area covered 400 square miles (south of Snohomish County, east of
 488 Bear Creek and East Sammamish areas, north of Tiger Mountain and Rattlesnake Ridge, and
 489 west of the Cascade Mountains). The plan was rescinded almost a decade later, in 1998, due to
 490 the passage of the Washington State Growth Management Act in the early 1990s.³ At that time,
 491 some key policies from the 1989 plan that were consistent with the Growth Management Act
 492 were incorporated into the King County Comprehensive Plan. These policies remained in this
 493 chapter of the Comprehensive Plan through 2024 but, with the adoption of the Snoqualmie
 494 Valley/Northeast King County Community Service Area Subarea Plan, they have since been
 495 removed from the chapter.

496
 497 • **Fall City Subarea Plan (1999).** From August of 1998 through March of 1999, an eleven-member
 498 advisory committee of community members helped develop recommendations for the Fall City
 499 Subarea Plan, which was adopted by the County in 1999.⁴ The Fall City Subarea Plan revisited
 500 land use designations, town boundaries, and Comprehensive Plan policies regarding Fall City
 501 that grew out of the 1989 Snoqualmie Valley Community Plan, which included Fall City.

502
 503 • **Amendments to the Fall City Subarea Plan (2012).** The 1999 Fall City Subarea Plan was
 504 updated in 2012⁵ through a planning process that involved members of the Fall City community.
 505 The Fall City Subarea Plan was repealed in 2024 and replaced by the Snoqualmie
 506 Valley/Northeast King County Community Service Area Subarea Plan, which includes the Fall
 507 City community.

508
 509 In December 2024, the County adopted the Snoqualmie Valley/Northeast King County Community
 510 Service Area Subarea Plan, which replaces the policies in the 1999 Fall City Subarea Plan. The 2024
 511 subarea plan (bound as a separate document) is adopted as an element of the King County
 512 Comprehensive Plan.

514 **Vision & Guiding Principles**

515 Community Vision Statement

² Ordinance 9118

³ Ordinance 13273

⁴ Ordinance 13875

⁵ Ordinance 17485

516

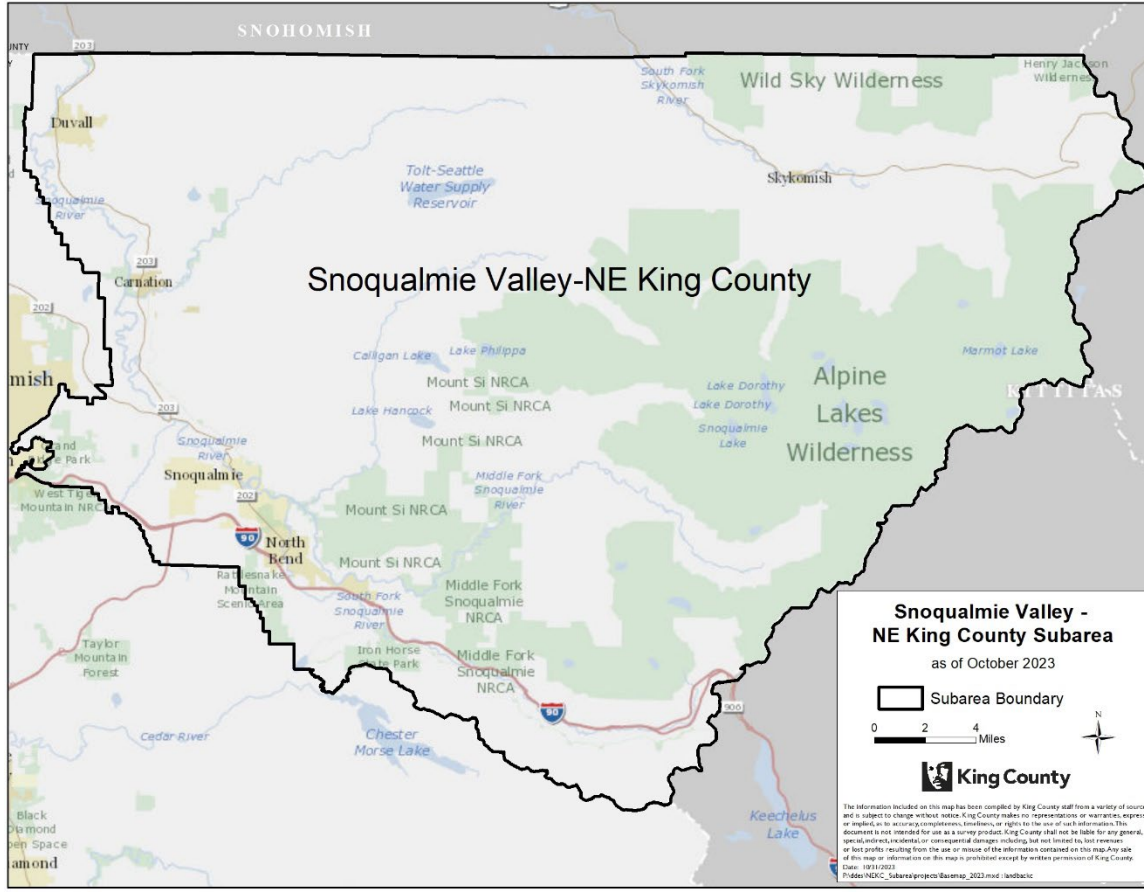
517 Snoqualmie Valley/Northeast King County are characterized by strong rural communities with distinct
 518 cultures and histories, where people and businesses are thriving, the natural environment and agricultural
 519 lands are conserved and protected, farms are preserved, the community is resilient to climate change, and
 520 services and programs are accessible to residents in a way that preserves each community's unique rural
 521 character.

522

523 Guiding Principles

524 The following guiding principles support the community vision and were used by the County to inform
 525 and direct the development of the Subarea Plan. These guiding principles express the community's
 526 sentiments around a range of community issues discussed during the planning process.

- 527 a. Conserve and protect forests, rivers, lakes, and open spaces.
- 528 b. Conserve and protect the subarea's working farmlands by protecting agricultural lands
 529 and supporting local farmers, farmworkers ranchers, and growers.
- 530 c. Encourage and protect a range of housing choices for all.
- 531 d. Promote economically and environmentally sustainable local businesses and
 532 organizations across the subarea and support the business districts of the Fall City and
 533 Snoqualmie Pass Rural Towns.
- 534 e. Preserve cultural and historic resources and landmarks.
- 535 f. Enhance the relationship between King County and the Tribes by centering Tribal needs,
 536 land stewardship, and treaty rights.
- 537 g. Preserve the unique rural character across the subarea in commercial areas and
 538 residential communities in a manner that increases quality of life for residents
- 539 h. Support transit and transportation options, including active transportation and
 540 recreation, consistent with rural levels of service.
- 541 i. Support programs, organizations, and services for youths, seniors, veterans, and others to
 542 build community connections.
- 543 j. Promote communities that are resilient to natural hazards and climate change, and
 544 support communities affected by related disasters.



545