

³ ⁴ SNOQUALMIE VALLEY/ ⁵ NORTHEAST KING COUNTY ⁶ SUBAREA PLAN

- 7 An Element of the King County Comprehensive Plan
- 8 June 2024
- 9

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Executive Summary 80

81 Welcome to Snogualmie 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 in the subarea. The Subarea Plan is a 20-year plan that establishes a community vision and 84 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 "Snogualmie 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 – <u>King County Comprehensive Plan</u>

- 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
- decision-making and investments for the next generation. The Subarea Plan policies focus and
- 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
- Parks and Open Space
- Transportation
- Services and Utilities
- 133 Economic Development

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

139 The Subarea Plan includes three appendices.

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

collective desire to preserve the unique rural character of this area. This Subarea Plan is one

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.



154 Chapter 1: Introduction

The placename "Snoqualmie" is used for many locations covered within this plan. The term takes its name from the sdukwalbixw, Snoqualmie People, who have lived in these lands since

157 time immemorial.

158 Why the County Plans

The places where people live, work, and play have a significant influence on their physical and mental wellbeing, and future success. The social, economic, geographic, political, physical, and

mental wellbeing, and future success. The social, economic, geographic, political, physical, an

161 environmental conditions of these places are known as the determinants of equity. Access to

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

- 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

- 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
- subarea by establishing allowed locations of such things as employment and human services
- facilities. It is recognized that the built environment influences residents' quality of life, and
- 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
- Valley/NE King County, and to increase the likelihood that new development will occur in a way
- 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
- adopted subarea plans. The Comprehensive Plan is the long-range guiding policy document for
- 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
- 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)

The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989, 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

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
- address land use and zoning issues. The Fall City Subarea Plan recommended amendments to
- 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
- 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.

AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

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

- area. This Subarea Plan subsumes and supersedes the *Fall City Subarea Plan*. This plan was
 repealed in 2024 with the adoption of the Snoqualmie Valley/Northeast King County Subarea
 Plan.
- 226 Comprehensive Plan Scoping Direction

227 Chapter 11 of the *Comprehensive Plan* directs the following items to be included in the scope of

work for this Subarea Plan. One work plan item pertains to subarea planning at Snoqualmie

Pass. The other refers to the interchange between Interstate 90 and State Route 18 near the

city of Snoqualmie, referred to as the "Snoqualmie Interchange." Below are the directives and

- explanations of how they are addressed in this plan.
- 232 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.

237 This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work

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 Snogualmie Pass. Instead. the intent of this directive was

- plan was not proposed specifically for Snoqualmie Pass. Instead, the intent of this directive was 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

affected agencies and community members. Meetings with Kittitas County, Washington State

243 Department of Transportation, local businesses (such as Summit at Snoqualmie Ski Area), and

⁴ Link to <u>Motion 14251</u>

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

252 SNOQUALMIE INTERCHANGE:

253 Conduct a land use and zoning study for the Snogualmie 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 study should include the properties west of Snoqualmie Way along SE 99th that 257 258 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 allowed development. The land use and zoning study and land use designations 262 263 and zoning classifications should focus on solutions for the northwest corner while planning a vision for the properties on the northeast portions abutting the 264 urban growth area. The study should include a review of whether affordable 265 266 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, DNR. property owners. Mountains to Sound Greenway Trust, regional partners 270 271 and the community.

272

This workplan item has been addressed through an area zoning and land use study as part of 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 improvements that respond to community-identified needs. As required by King County Code, 278 279 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 independent elderly, traffic congestion, and transportation during flood events. 284

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
- policies must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.

The Subarea Plan policies will guide future development and investments that will shape the 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:
- Background and context describing existing conditions and programs in place at adoption of the Subarea Plan
 - Community priorities and needs describing the major themes gathered during the community engagement process
 - Subarea-specific policies addressing long-range community needs

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

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

- 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
- and measures include amendments to the Land Use and Zoning Maps; new and revised

development conditions; an updated Community Needs List; and performance measures for the
 County.⁵

3 to County.3

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

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300

301

322 Equity and Racial and Social Justice

King County abounds with opportunities, but those opportunities are not equally accessible for all of King County's residents. As a local and regional government, King County recognizes the

- inequity that exists within the county and prioritizes equity and social justice in its work through
- its fair and just principle, which means that the County serves all residents by promoting
- fairness and opportunity and eliminating inequities through actions to which equity and social
- 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:
- Inclusive and collaborative,
- Diverse and people focused,
- Responsive and adaptive,
- Transparent and accountable,
- Racially just, and
- Focused upstream and where needs are greatest.
- These values guided development of the Subarea Plan. Other required elements such as performing equitable engagement and conducting an equity impact review analysis also shaped the development of the Subarea Plan. Engagement with the Snoqualmie Valley/NE King County community was designed to be as inclusive and collaborative as feasible within existing staffing and resources, while centering and lifting up the voices and perspectives of those most impacted by the Subarea Plan.
- An analysis of equity impacts associated with the Subarea Plan policies, as well as associated implementation, is included in Appendix B: Equity Impact Review.



346 Chapter 2: Community Engagement, Vision & Guiding

347 **Principles**

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

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

366

367

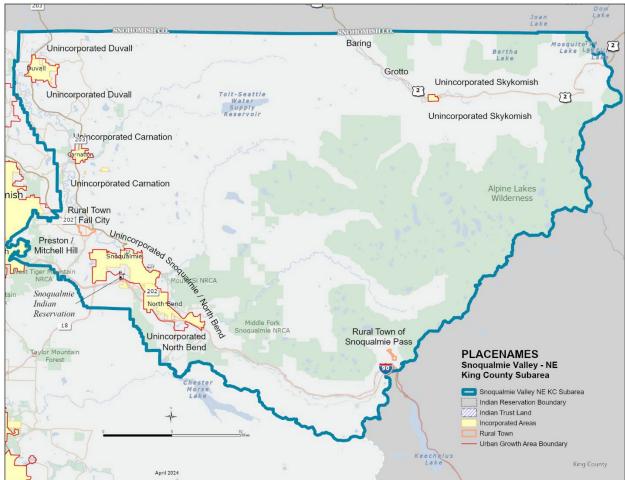
369

- 357 Baring*
- 358 Unincorporated Carnation
- 359 Unincorporated Duvall
- 360 Fall City*
- 361 Grand Ridge/Mitchell Hill
- 362 Grotto
- 363 Lake Marcel-Stillwater*
- 364 Unincorporated North Bend

- 365 Preston
 - Riverbend*
 - Riverpoint*
- 368 Unincorporated Skykomish
 - Snoqualmie Pass
- 370 Unincorporated Snoqualmie
- 371 Wilderness Rim*

- 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

are locally recognized and identified by name.



375 MAP 1: PLACENAME MAP⁶

376

The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary.⁷
 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

- 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.
- 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.
- The engagement work with the community on the Subarea Plan included dialogue with local businesses, community groups, youth, residents who use languages other than English, people aged 62 years and older, and many others. As experts in the assets and needs of various neighborhoods, the community's contributions are the center of the scope and content of this Subarea Plan.
- 393 As described below, the engagement program occurred in three phases: 1) Knowledge Sharing

and Understanding, 2) Visioning, and 3) Public Review Draft. Each phase of engagement built

upon and revisited previous concepts, where the thoughts and desires of the community were

refined through two-way communication between the County and community throughout the

- 397 planning process.
- 398Phase 1 Knowledge Sharing & Understanding June 2021 to June 2022

During this first phase of community engagement, the residents of Snoqualmie Valley/NE King
 County shared with King County Department of Local Services staff the range of priorities,
 concerns, and needs of the community. This phase occurred through in-person meetings, King
 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:
- Growing a network and developing partnerships with key community members, groups, and organizations across Snoqualmie Valley/NE King County.
- Sharing information with the community about the purpose and function of the subarea
 planning process in Snoqualmie Valley/NE King County, creating an understanding prior
 to discussing the vision and the policies to support that vision in subsequent meetings.
- Gaining understanding of community priorities and concerns.
- Gathering knowledge and obtaining guidance from the community to inform the first iteration of the Subarea Plan's vision, guiding principles, and scope of work.
- Engagement centered on process equity, which is where deliberate steps are taken by theCounty 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
- residents. Seventy-five meetings were convened during Phase 1, ranging from high level
- introductions to the Subarea Plan, to targeted discussions covering specific items, such as
 available services and the future land use of specific parcels. This number does not include the
- 421 available services and the future land use of specific parcels. This number does not include the422 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,
- 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 King427 County and community members.
- 428 Phase 2 Visioning & Concept Development June 2022 to May 2023
- While the first phase of community engagement focused on knowledge sharing, understanding
 community priorities and concerns, building relationships, and identifying interested parties, the
 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 Subarea Plan program attended the events to answer questions and gather feedback to help 448 guide the Subarea Plan. Refer to Appendix C: Community Engagement for more detailed 449 450 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.
 - Social Media (Facebook, Twitter, Instagram, Nextdoor).
- King County Unincorporated Area News email newsletter.

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

462 King County Department of Local Services strove to engage with the following priority463 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,
 460
- Veterans, and
- Persons with disabilities.

To help augment engagement with priority populations, community service providers who assist

- these groups were also engaged to gain more perspective on how the Subarea Plan couldaddress their needs.
- 474 Plan Drafting March to May 2023

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:

490 491 492 493 494	•	In-person engagement opportunities such as booths at community events, A Public Review Draft kickoff event at the Preston Community	496 497 498 499
493	•	A Public Review Draft kickoff	499
494		event at the Preston Community	500
495		Center,	501
			502

- 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,

504 505 506 507 508 509 510 511 512	 Senior center lunches, Library office hours, Informal in-person meetings, Handing out flyers in while talking with community members at random, Geographic and topic-specific focus groups, Attendance at a food bank 	514 515 516 517 518 519 520 521 522
512 513	Attendance at a food bank,Community-wide virtual events,	522 523

- Virtual meetings with individuals and small groups,
- Email correspondence,
- online engagement on the project website,
- Social media posts,
- Virtual office hours,
- Virtual meetings with individuals and groups, and
- 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.

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529 The following community vision statement and guiding principles were developed through a partnership between the County and community, including several years of dialogue and 530 531 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

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

546 Guiding Principles

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

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



Photo provided by the Snoqualmie Indian Tribe

the

568 Chapter 3: Subarea Description

The Snoqualmie Valley/NE King County subarea is the largest subarea in King County, covering
881 square miles. Though the subarea is almost 90 percent forestry and agriculture resource
lands, it is also home to approximately 26,000 residents. It surrounds but does not include the
five incorporated Cities in the Rural Area and includes the unincorporated Rural Towns of Fall
City and Snogualmie 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 surrour 	nding the cities of Issaquah and
580	Sammamish and proceeds just west of the West Sr	noqualmie Valley Road NE.
581	The northern border is defined by the King County/s	Snohomish County line,
582	continuing east and passing north of Skykomish un	til the Chelan County border.
583	The eastern border consists of the crest of the Case	cade Mountains, which follows t
584	county line between King and Chelan counties sout	hward, 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.

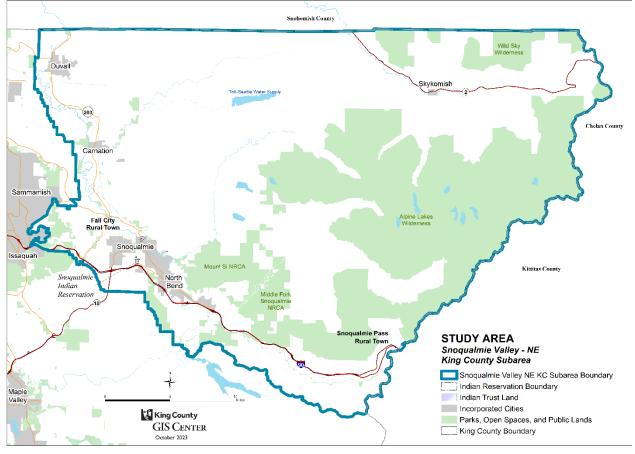
585 King County border with Kittitas County, passing through Snoqualmie Pass along 586 Interstate 90, and continuing further southwest. 587 The southern border follows between one and five miles south of the South Fork of 588 the Snoqualmie River. The southern border juts up to follow the Raging River briefly

the Snoqualmie River. The southern border juts up to follow the Raging River briefly, 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.



589



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

resources upon which they depended at all their usual and accustomed places.

The first permanent Euro-American settlements in the area occurred in the late 1850's. The first areas selected by the pioneers were open fields with grasses and sedges that were kept open

- 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

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 settlement.¹⁰ In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie 623 624 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.

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

The Town of Snoqualmie incorporated in 1903; and the Town of North Bend incorporated in
1909. The Town of Tolt (later Carnation) incorporated in 1912 and the Town of Duvall in 1913,
immediately following the establishment of rail service. The entire Valley experienced an
economic boom during the years of World War I, but the forest products industry began to
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 Snogualmie 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
- North Bend from small towns to commuter communities and recreation hubs.

⁹ Link to <u>King County Historic Settlement Context 1850-1920</u> ¹⁰ Link to <u>King County Historic Settlement Context 1850-1920</u>

- 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

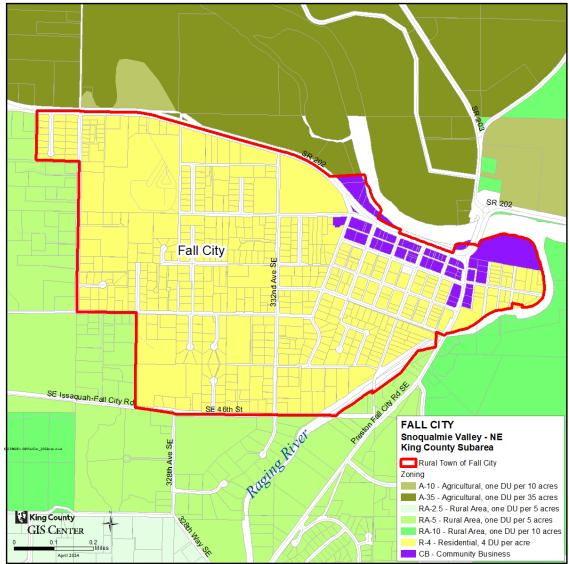
- 652 The following sections explain several areas of activity across the subarea. Excluding the
- 653 incorporated cities, which are not included in this plan, the largest communities are designated
- 654 in the Comprehensive Plan as unincorporated Rural Towns (Fall City and Snoqualmie Pass).
- The 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
- 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
- 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
- Fall City Rural Town is located at the confluence of the Snoqualmie and Raging rivers, at the intersection of State Routes 202 and 203 and Preston-Fall City Road SE. The commercial core of Fall City is located along State Route 202, across from the Snoqualmie River, and contains a
- number of small, local businesses. The rest of the Rural Town is residential with suburban-level
- 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.
- The adjacent Snoqualmie and Raging rivers play an important role in the community, where
- thousands of visitors come to the Fall City Rural Town during the summer and fall months to
- 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

680 SNOQUALMIE PASS

679

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

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.

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

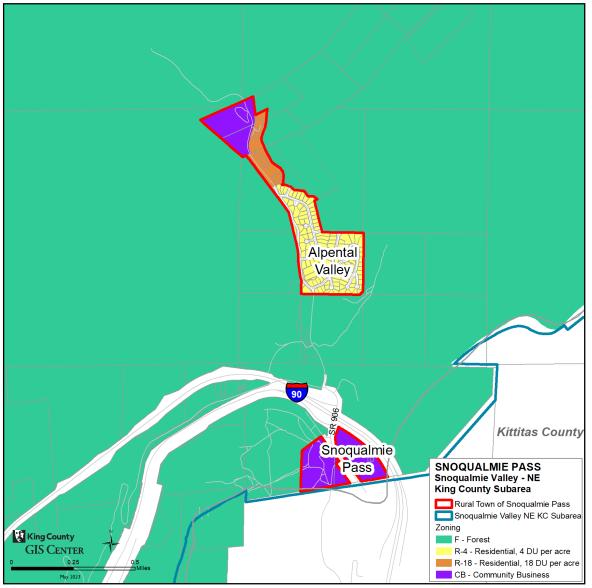
696 2010 and 2022, there has been 37 percent growth in new single detached residence 697 connections to its services.¹³ The Snoqualmie Pass Utility District service area includes

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



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

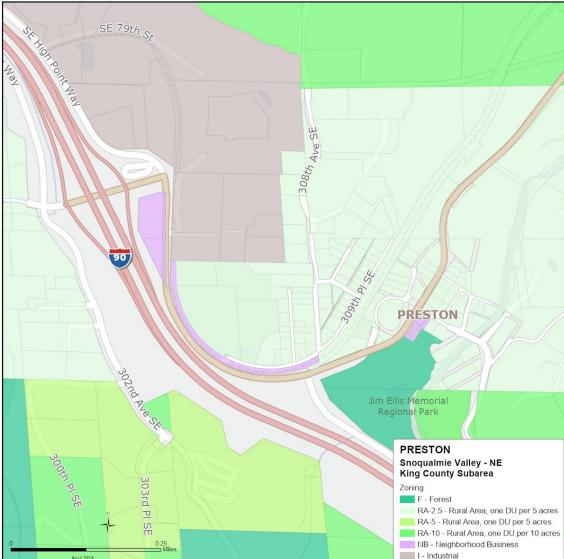
704 Small Commercial Areas

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

708 PRESTON

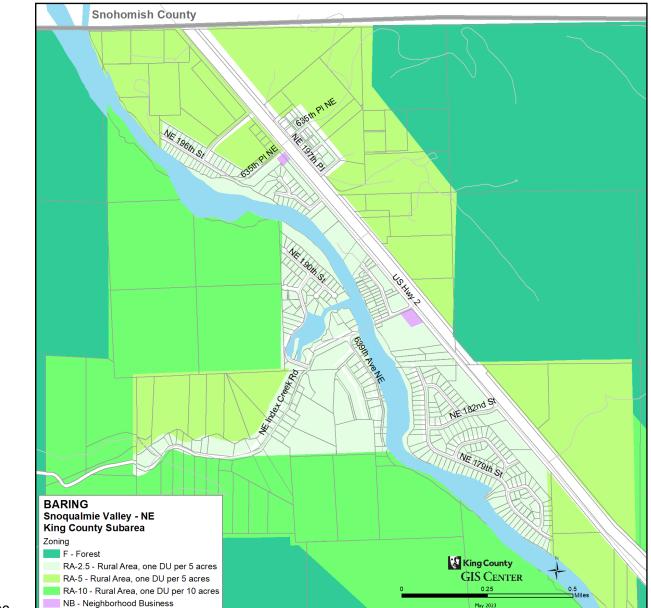
Historically a mill town, Preston is located between the city of Issaquah and the Snoqualmie

- 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
- complex in Preston, which draws soccer and other sporting events from the region. Despite
- being located immediately adjacent to Interstate 90, the historic town center of Preston has not
- experienced much development the past several decades, maintaining its size and scale.
- 715 Preston has also preserved existing housing stock.



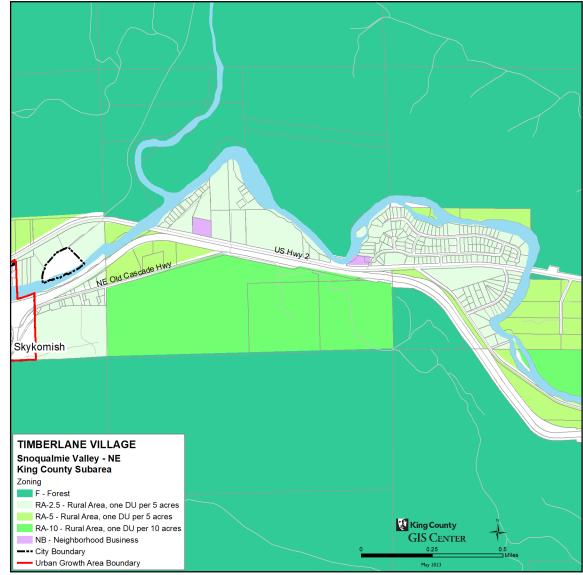
716 MAP 5: MAP OF PRESTON AREA

- 718
- 719
- 720 BARING
- Baring is a rural community along Highway 2, just west of the Town of Skykomish, adjacent to
- the South Fork of the Skykomish River, 23 miles west of Stevens Pass. Baring contains the
- historic Baring Store, which is on one of two parcels zoned as Neighborhood Business in the
- area. The other parcel zoned Neighborhood Business has a residential use as of 2023.





- 729 TIMBERLANE VILLAGE
- 730 Timberlane Village is a rural community along Highway 2, just east of the Town of Skykomish,
- 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
- 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.
- The Preston Industrial Area is a small concentration of industrial uses that contributes to the
- economic diversity of the Rural Area but, under the *Comprehensive Plan*, expansion of this
- industrial area beyond the identified boundaries is not permitted.

743 Census Designated Places in the Subarea

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

759 Agriculture and Forestry

Agriculture and forestry are both prominent in the subarea. Approximately 86 percent (756 760 761 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, and City of Seattle. Large private timber landowners include Weyerhaeuser and Campbell 765 766 Global. Downstream of Snogualmie Falls, most of the Snogualmie River floodplain lies within 767 the 14,931-acre Snogualmie 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, Snogualmie, and Muckleshoot Tribal people 772 continue to serve as stewards of the Snogualmie River valley, caring for its landscape and 773 natural resources. The Snogualmie 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 River watershed. In 2023, the 46 acres of land the Snogualmie Indian Tribe owns near 776 777 Snoqualmie Falls was also placed in trust. The entire Snohomish River Basin, including most of this subarea, is located within the treaty reserved federally adjudicated usual and accustomed 778 779 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

Cities and Towns within the Subarea 783

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

- Carnation •
 - Duvall •

- 791 792
- Snoqualmie Skykomish

- 789 790 North Bend •
- 793

788

794 Because of their location, growth in Cities in the Rural Area can impact adjacent Rural Area and Natural Resource Lands and create pressure for urbanization. Cities in the Rural Area can also 795 796 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 the Urban Growth Area. For these reasons, engagement with these cities occurred throughout 798 799 the planning process.

¹⁵ Term definitions can be found in this link - King County Comprehensive Plan

800 Population¹⁶

According to 2020 US Census data, the subarea 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

- 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
- percentage of youth is slightly higher, with 23percent 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 in median household income between different 827 828 Census Designated Places, the high household 829 income of the region is not distributed equally 830 among communities within Snogualmie Vallev/NE 831 King County. For example, average median income for Riverpoint at \$158,750 and Lake 832 833 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

Tatal Day 1.41.	00.000	0.005.500
Total Population	26,000	2,225,500
Socioeconomics		
Average	3	2
household	40	07
Median Age Female	43	37
Male	49% 51%	50% 50%
Youth (under 18)	23%	21%
People 65 and	13%	14%
over	1570	14 /0
Persons with	8%	10%
disabilities		
Limited English-	2%	6%
speaking		
Income and Poverty		
Median	\$124,000	\$103,000
household		. ,
income		
Households	3%	17%
below poverty		
line		
Race and Ethnicity		
White alone,	86%	60%
non-Hispanic		
Hispanic or	5%	10%
Latinx	50/	400/
Asian Native Hawaiian	5%	18%
Pacific Islander	<1%	1%
Black or African	<1%	7%
American	\$170	170
Native American	1%	1%
Two or More	3%	6%
Races	070	070
Housing		
Owner-occupied	88%	56%
Renter-occupied	12%	44%
Rent-burdened SV/NEKC = Snoqua	36%	34%

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 Snogualmie Valley/NE King County community can be found in Appendix **B: Equity Impact Review.** 847

Government Services 848

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 services and investments in Snoqualmie Valley/NE King County are funded through King 853 854 County's budget and detailed in agency-specific strategic and capital improvement plans.

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

857	•	Snoqualmie Indian Tribe	865
858	•	United States Forest Service	866
859	•	Washington State Department of	867
860		Natural Resources	868
861	•	Washington State Parks and	869
862		Recreation Commission	870
863	•	Washington State Department of	
864		Transportation	
871			

- Parks Districts
- Utility Districts
- Drainage Districts
- Fire/Safety Districts
- **Hospital District**
- King County Library System

- 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 Snogualmie Valley, the areas surrounding 878 Carnation and Duvall. The Skykomish School District covers the areas surrounding Skykomish along Highway 2. More detail on school districts is provided in Chapter 9: Services and Utilities. 879

- 880
- 881
- 882
- 883
- 884

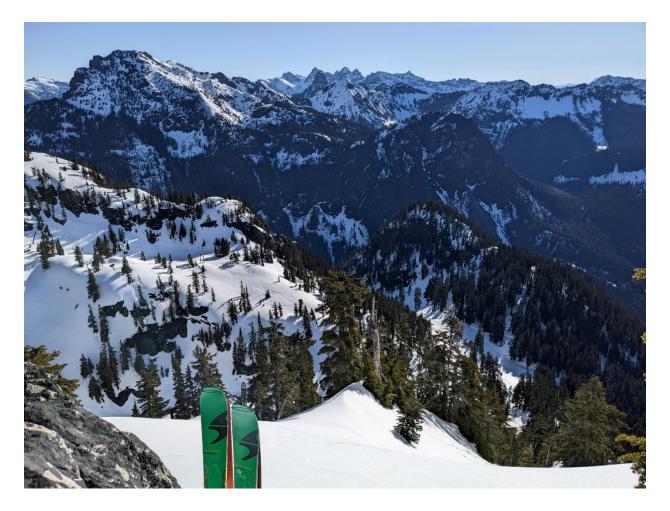
885 Community Service Providers

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

- 892 CarePoint Clinic Provides free quality 925
- 893 primary healthcare to the Snoqualmie 926
 894 Valley and surrounding areas. 927 •
- 895 Eastside Legal Assistance Program 928
 896 Works with people facing domestic 929
 897 violence, housing, financial, healthcare, 930
- immigration, and other issues that need a 31
 legal solution. They educate communitie 32
 about their legal rights, and work for free 933
- 901to solve legal issues and provide934902resources for our community members935903because not everyone can afford a936904lawyer.937
- 904 lawyer. 937
 905 Empower Youth Network Promotes an 938
- 906inspires youth to lead safe, healthy, and 939907successful lives.940
- 908 Encompass Partners with families. The 941
 909 build healthy foundations for children. 942
- 910 Friends of Youth Partners with youth 943
- and families to provide the relationships, 944
 resources, and skills they need to attain 945
 personal growth and success.
- 914 Holy Innocents Food Pantry Provides 947
 915 service to all in need who come to seek 948
 916 aid. 949
- 917 Hopelink Promotes self-sufficiency for 950
 918 all members of the community; they help951 •
 919 people make lasting change. 952
- 920 Love Snoqualmie Valley Works to unite
 921 the Snoqualmie Valley by serving and 954
 922 loving others. 955
- 923 Mamma's Hands Provides help and 956
- 924 healing to hundreds of homeless 957

individuals and families since their inception in 1990.

- Mt. Si Senior Center Empowers adults age 50+ to achieve wellness, independence, social connections, and lifelong learning.
- Sno-Valley Senior Center Inspires, supports, and empowers older adults to lead healthy, enriched lives.
- Snoqualmie Valley Transportation Strives to be an integral part of a strategic plan for sustainable, safe, affordable, accessible, and convenient transit in the Snoqualmie Valley.
- Supportive Community For All A collaborative project that strengthens community connections to make human services more accessible in the Snoqualmie Valley.
- Snoqualmie Valley Shelter Services Works to help people reclaim their lives. They provide life-changing services to those experiencing homelessness by working with communities to provide emergency shelter, social services, and connections to permanent housing.
- Trail Youth Builds bridges between youth and the many resources available.
 The Trail Youth aims to help youth, ages 13-19, by promoting stable, nurturing relationships and promoting a safe environment for students through a youth coffee shop and outreach.
- 958 The Snoqualmie Indian Tribe also provides community services in the subarea, including
- 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.



963 Chapter 4: Land Use

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

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

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

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

985 Land Use and Zoning

986 Land Use Designations

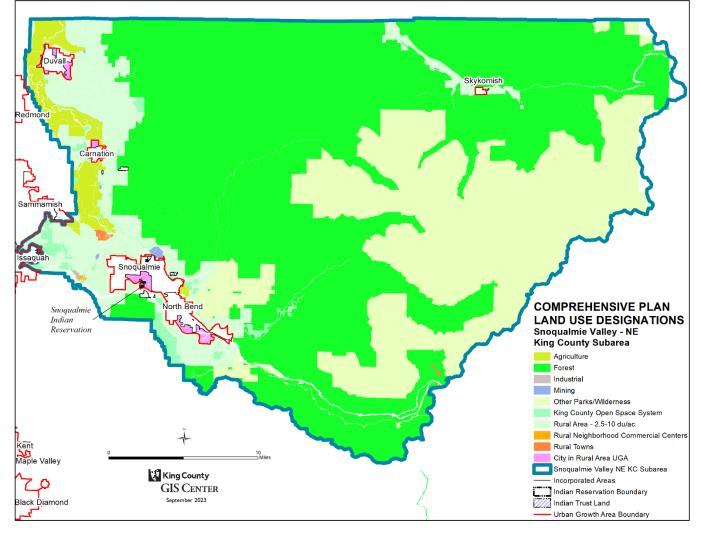
987 The Snoqualmie Valley/NE King County subarea includes several land use designations, 988 though it is dominated by two primary land use designations: Roughly 57 percent of the subarea 989 contains the land use designation of Forestry, and Other Parks/Wilderness designated lands 990 cover approximately 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.

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

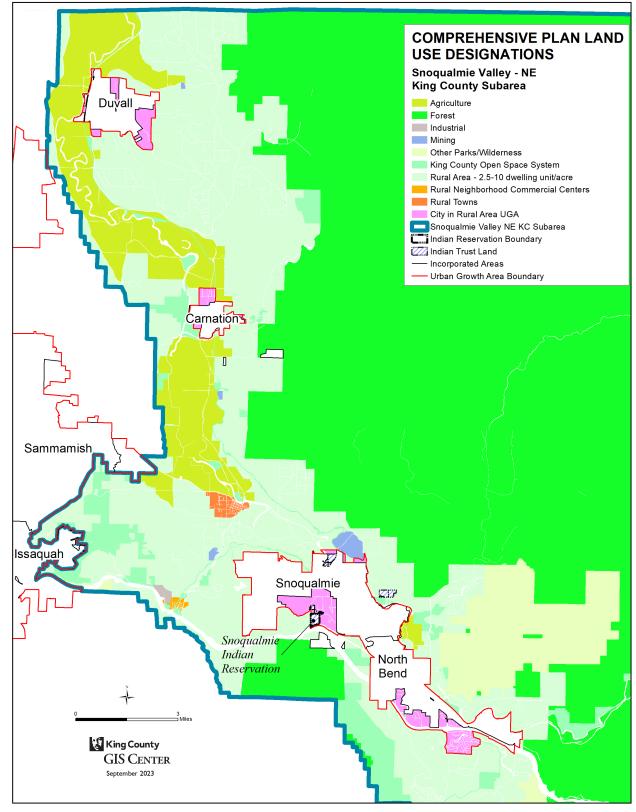
¹⁷ The Other Parks/Wilderness land use designation includes state parks and natural resource conservation areas and federal wilderness areas in unincorporated King County. The King County Open Space System land use designation includes lands owned and/or managed by King County.

1002 MAP 8: LAND USE MAP



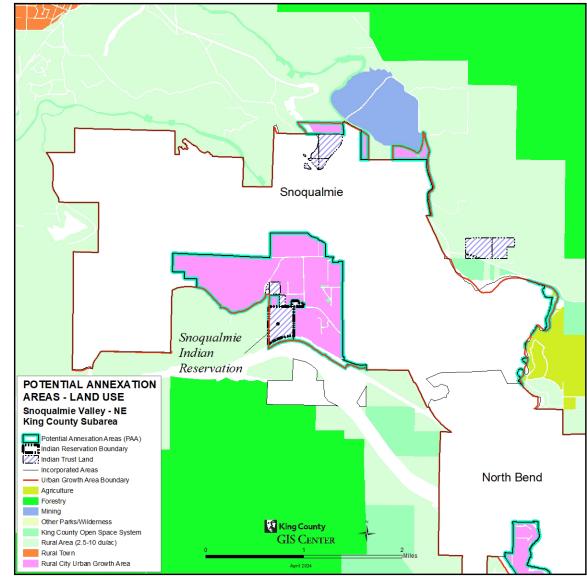
1004

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

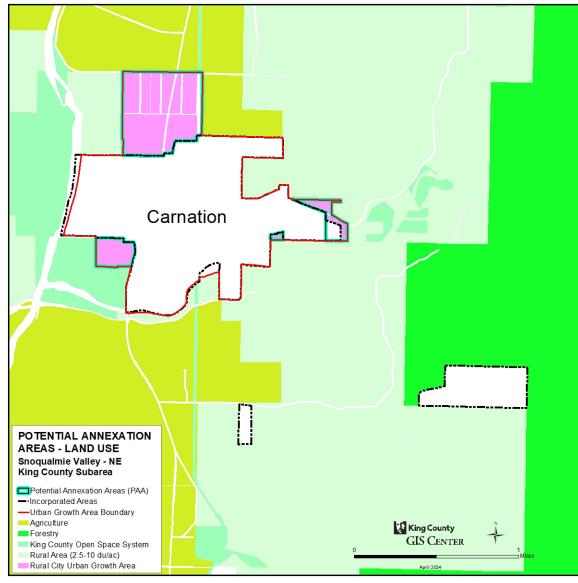


1006

- 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
- Snoqualmie North Bend POTENTIAL ANNEXATION AREAS - LAND USE Snoqualmie Valley - NE King County Subarea Potential Annexation Areas (PAA) --- Incorporated Areas Urban Growth Area Boundary Agriculture Forestry King County Other Parks/Wilderness GIS CENTER King County Open Space System Rural Area (2.5-10 du/ac) 2 ⊐Miles Rural City Urban Growth Area April 2024
- 1015 MAP 10: URBAN GROWTH AREA FOR NORTH BEND LAND USE

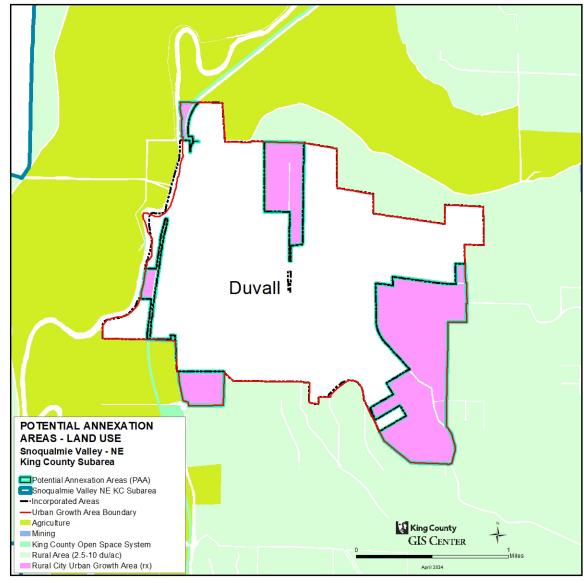


1018 MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE - LAND USE









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

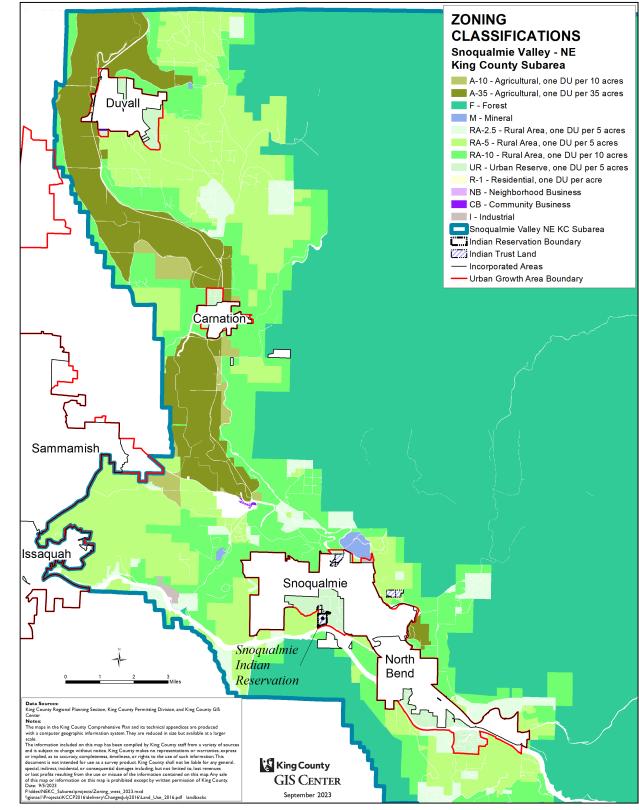


1030 Zoning Classifications

1031 There are primarily rural and agricultural zoning classifications in areas surrounding the Valley

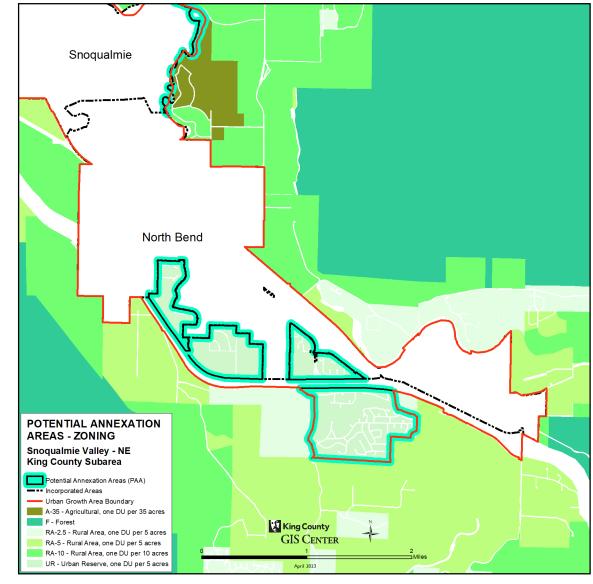
- 1032 cities and westernmost portion of the subarea. The mountainous eastern portion of the subarea 1033 is primarily classified as Forest.
 - ZONING CLASSIFICATIONS Snoqualmie Valley - NE King County Subarea Snoqualm Indian A-10 - Agricultural, one DU per 10 acres Reservatio A-35 - Agricultural, one DU per 35 acres F - Forest M - Mineral RA-2.5 - Rural Area, one DU per 5 acres RA-5 - Rural Area, one DU per 5 acres RA-10 - Rural Area, one DU per 10 acres UR - Urban Reserve, one DU per 5 acres R-1 - Residential, one DU per acre R-4 - Residential, 4 DU per acre R-18 - Residential, 18 DU per acre NB - Neighborhood Business CB - Community Business I - Industrial Snoqualmie Valley NE KC Subarea Indian Reservation Boundary 🕻 King County Indian Trust Land GIS CENTER - Incorporated Areas September 2023 Urban Growth Area Boundary
- 1034 MAP 14: ZONING MAP



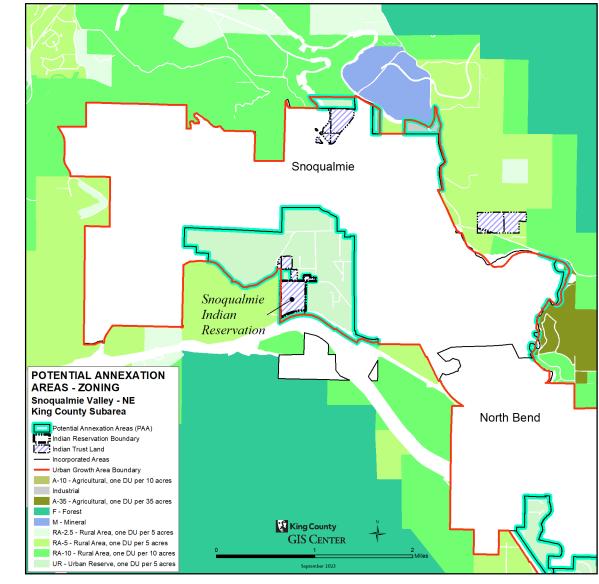


1037 MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA

Snoqualmie Valley/NE King County Subarea Plan P a g e | 40

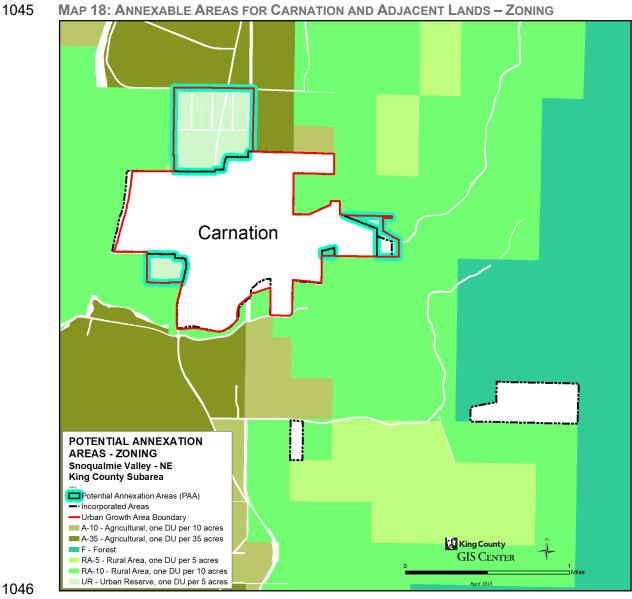


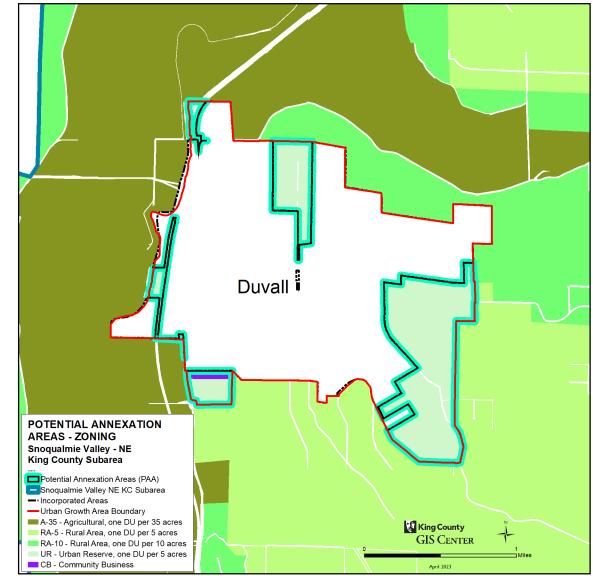
1039 MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS – ZONING



1042 MAP 17: ANNEXABLE AREAS FOR SNOQUALMIE AND ADJACENT LANDS – ZONING

1043

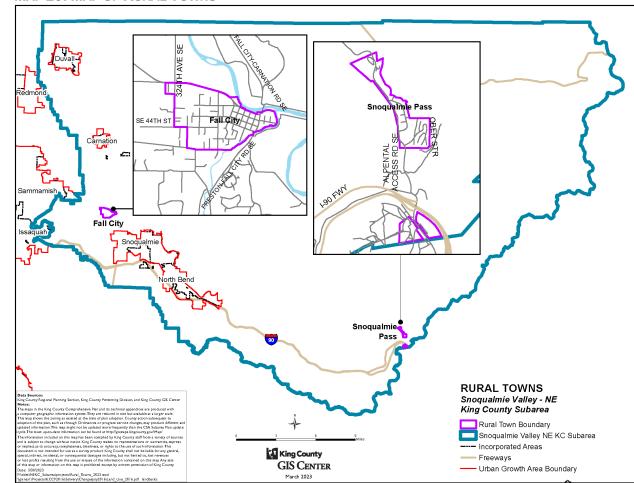




1048 MAP 19: ANNEXABLE AREAS FOR DUVALL AND ADJACENT LANDS – ZONING

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 square miles); and RA-5 (Rural Area, one dwelling unit per 5 acres), which represents 5 percent 1055 1056 of the subarea (44 square miles). The remaining Rural Area-zoned land contains the classification of RA-2.5 (Rural Area, one dwelling unit per five acres, where the predominant lot 1057 pattern is below five acres in size for lots established prior to the adoption of the 1994 1058

1059 *Comprehensive Plan*). There is a small percentage of land that has no zone classified (0.3 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 Alpental Road
- 1077 group of parcels contains CB (Community Business) zoned parcels at the base area of Alpental
- 1078 Ski Area. Adjacent to and just south is an R-18 (Urban Residential, 18 dwelling units per acre)
- 2009 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
- 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

Farming is a defining feature for much of the Snoqualmie Valley. The rich, deep soils of the valley have high agricultural value and support abundant fruit and vegetable production, as well as raising livestock. The protection and support of farming within King County is vital to retaining 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 <u>EK-P03: Alpental Map Amendment Study - King County</u>

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
- extends from the northern county border southward along the Snoqualmie River valley to Fall 1113
- 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
- area in active farming (7.500 acres) as of 2017.²³ 1116
- 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 Snogualmie 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
- leasing the land are beginning farmers and immigrants, especially Hmong or Mien.^{25,26} 1124
- 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 Snogualmie Agricultural Production District is in the floodway. Flood waters can severely damage farming activity, depositing debris and pollutants
- 1127 onto fields, destroying crops, and drowning livestock. Flood waters can also overtop roads 1128
- restricting emergency egress and access, and compact or wash away valuable topsoil. 1129
- 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 portion.²⁷
- 1132

²⁷ Link to Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan

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)

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

- Service provider capacity;
 - Regulations for non-Agricultural Drainage Assistance Program eligible waterways;²⁸
- Lack of information about the existing systems, such as: who owns them, how can they be accessed, and who's responsible for fixing, replacing, or maintaining them; and
- Cost to service providers and landowner.
- Although creation of the Agricultural Production Districts and other regulatory approaches have
 helped to relieve some development pressures on farming, there are still ways that increased
 regional development has burdened farmers. Development has altered wildlife patterns,
 increasing their presence on farms and in turn increasing crop predation and affecting
 productivity. Development has also affected available water rights, has altered stormwater
 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.

1136

- 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
- policies, and to avoid potential contradiction and confusion, there are no Fish, Farm, and Flood-
- 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,
- including both public and private landowners. Most of the forested lands within the subarea
 have the land use designation of 'forestry' and 'other parks and wilderness.' Lands designated
- 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 (25 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 Snogualmie Indian Tribe, Snogualmie Timber LLC, Campbell Global LLC, and Weyerhaeuser.²⁹ In addition to outdoor experiences these forests provide, these lands are 1187

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

Apart from the unincorporated Urban Growth Area, minimal future growth is planned for the subarea. The 2021 King County Countywide Planning Policies do not assign housing and jobs growth targets to rural unincorporated King County. The 2019-2044 housing and job targets for the Cities in the Rural Area include the urban unincorporated Potential Annexation Areas for 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 zoning1213 within the Rural Area.

²⁹ Link to <u>30-year-forest-plan.pdf (kingcounty.gov)</u>

³⁰ Link to Revised Code of Washington Chapter <u>36.70A</u>, section 110

³¹ Link to <u>2021 Adopted CPPs (kingcounty.gov)</u>

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

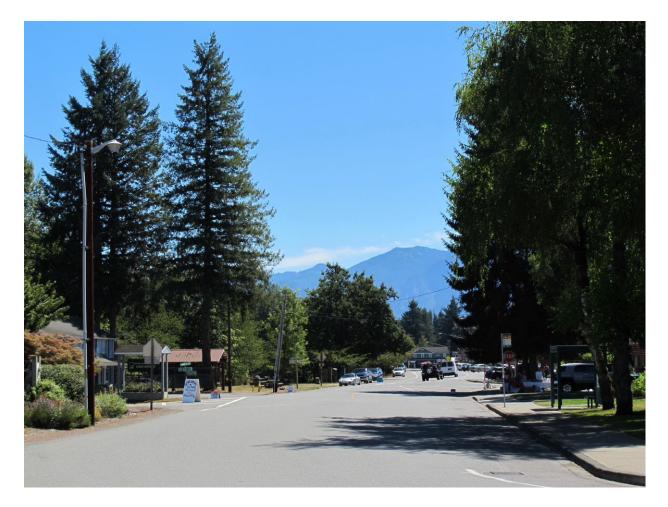
1218 Throughout the engagement process, patterns emerged regarding the community's desires for

- 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
- potential for suburban sprawl. Some individuals and groups of people communicated support for
 zoning that allows duplexes, triplexes, and accessory dwelling units. Community members also
 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
- 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 protection and preservation of the abundant natural resources, natural areas, and working 1232 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 the size, scale, and aesthetic of existing development - the exception to this being the desire at 1235 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 and updating the commercial area special district overlay. The community expressed concerns 1243 1244 that recent residential development projects are changing the character of their town's rural aesthetic. and desire updates to the residential zoning standards to help encourage future 1245 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 1257	Policies	
1257 1258 1259 1260 1261	SVNE-1	Recognize and protect the uniqueness, size, scale, and role of the Rural Town of Fall City as a community hub by implementing special district overlays and development conditions that preserve its rural and community character.
1262 1263 1264	SVNE-2	Maintain the look, feel, and scale of the Fall City Business District by retaining its existing boundaries in the Fall City Rural Town.
1265 1266 1267 1268	SVNE-3	Support the character and role the Rural Town of Snoqualmie Pass as a year- round community in a mountain environment, recreation destination, and a critical corridor for the local and regional economy.
1269 1270 1271	SVNE-4	Coordinate on land use issues regarding the Rural Town of Snoqualmie Pass with Kittitas County, the ski area, and adjacent land managers.
1272 1273 1274 1275	SVNE-5	Preserve the forest character along I-90 by protecting view corridors and siting, designing, and visually buffering land uses along the highway to preserve its scenic nature.
1276 1277 1278 1279	SVNE-6	Coordinate and collaborate with Indian tribes to support preservation of historically, culturally, and archeologically important places and resources throughout the subarea.
1280 1281 1282	SVNE-7	Ensure compatibility of the Preston Industrial Area with adjacent rural lands by maintaining its existing role, size, and scale.
1283 1284 1285	SVNE-8	Continue to coordinate with the cities of Carnation, Duvall, North Bend, and Snoqualmie, and the town of Skykomish, to encourage annexations of remaining unincorporated urban areas.



1287 Chapter 5: Housing and Human Services

1288 The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all 1289 communities for all of King County's residents. It also supports establishing healthy communities 1290 and fostering conditions that lead to positive health outcomes. This chapter addresses housing 1291 and community health in the context of the specific needs for the Snoqualmie Valley/NE King 1292 County subarea.

1293 Housing

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

1297 and priorities of the subarea as highlighted through the community engagement processes.

1298 Housing Growth Potential

1299 King County Countywide Planning Policies designate urban land within the Urban Growth Area 1300 as the location for new residential growth and designate rural lands to have very low-density 1301 residential allowances. Because new growth is required to be focused in urban areas, the

1302 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 Alpental Valley portion of the Rural Town is the only area zoned for residential use, where residential densities include four 1315 1316 dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the town closest to the Alpental Ski Area base area. Depending on the size of specific parcels and 1317 1318 other development conditions, town homes and small apartment buildings may be supported 1319 with this higher density zoning. Both the Alpental 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.
- Allowed residential density in these areas is low one dwelling unit per five acres or lower 1324 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

The 2020 American Community Survey 5-year data identifies 10,900 total housing units in the 1331 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.

As of 2021, there are no units of rental housing affordable to income-qualified households in 1335 1336 unincorporated areas, as quantified by the King County income-restricted housing database. 1337 There are 218 units of rental housing affordable to income-gualified households in the city of

1338 Snogualmie, 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%

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

Single detached residences make up 6 percent of the total land area, and manufactured homes
comprise less than 1 percent of the total land area and are spread throughout the rural lands in
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

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

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

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

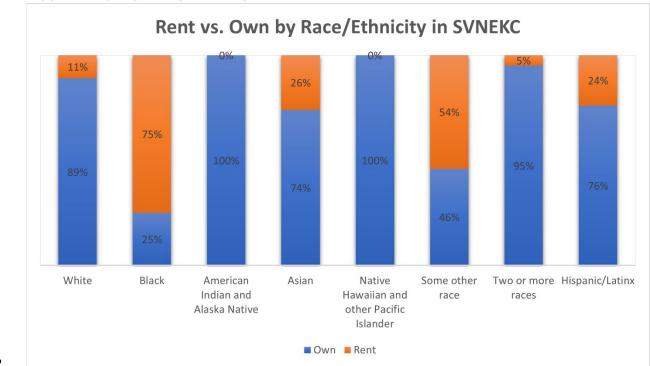
- 1372 rent.
- 1373 Significant racial and ethnic disparities exist between owner and renter households in
- 1374 Snoqualmie Valley/NE King County. In the subarea, 100 percent of households that identify as

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 <u>Housing Data - Zillow</u> <u>Research</u>

³⁷ Link to Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA

American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander own their
homes; 95 percent of households that identify as being of two or more races own their homes;
89 percent of households that identify as White own their homes; 76 percent of households that
identify as Hispanic or Latinx own their homes; 74 percent of households that identify as Asian
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

- In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are "cost
 burdened," meaning that they spend more than 30 percent of their income on housing. In King
 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

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

interviewed, most Hmong farmers in the Valley lease farmland and live far away because thereis 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
- 1414SVNE-9Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, the1415town of Skykomish, and affordable housing providers to increase the supply of1416affordable housing within the cities in the subarea for workers and service1417providers.1418
- 1419SVNE-10Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, and1420the town of Skykomish, to increase housing supply in urban areas to protect1421adjacent Rural Area and Natural Resource Lands from sprawl and pressure to1422urbanize.
- 1424SVNE-11Support housing stability programs and affordable housing developments for1425people aged 62 years and older and veterans near senior service centers1426located in Rural Towns and Cities in the Rural Area that serve residents in the1427subarea.
- SVNE-12
 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.
 1432
- 1433SVNE-13Support recreation and service industry workers by encouraging increased
housing supply and the development of diverse housing types in the
Snoqualmie Pass Rural Town with strategies such as middle housing,
inclusionary housing, or micro-housing units.
- 1437

1423

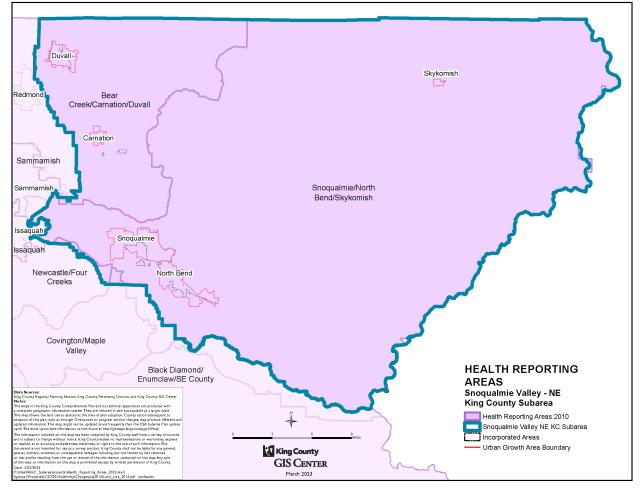
1428

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



- 1456 Data for both Health Reporting Areas is included in Table 4, Key Health Indicators. There are 1457 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
- 1459 countywide data is for the low birth rates indicator in the Snoqualmie/North Bend/Skykomish
- 1460 Health Reporting Area and the life expectancy indicator for the Bear Creek/Carnation/Duvall
- 1461 Health Reporting Area.

	Snoqualmie/ North Bend/ Skykomish Health Reporting Area	Bear Creek/ Carnation/ Duvall Health Reporting Area	King County	
	(pop. 49,196)	(pop. 71,722)	(pop. 2.3 million)	Yea
General Health Indicators		L		
Life expectancy at birth (years)	81.3	*82.3	81.3	201 202
Diabetes prevalence among adults (%)	9.4%	6.3%	7.3%	201 202
Health Education/Socioecond	mic/Public Safety I	ndicators		
Low birth weight (%)	*5.3%	6.2%	6.7%	201 202
Firearm deaths (per 100,000 persons)	8.9	5.3	7.9	201 202
Environmental Health Indicate	ors			
2023 asthma among adults (%)	9.4%	9.8%	8.7%	201 202
Met physical activity recommendations	25.3%	33.7%	25.9%	201 201 201
Obese (body mass index >30)	22.6%	21.4%	21.0%	201 202
Overweight (%) (body mass index 25-30)	38.6%	34.3%	34.2%	201 202
* Statistically different compared i.e, is unlikely to be due to chang				

1462 TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS³⁸

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.

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

1466 1467 1468 1469 1470	 Access and Outreach – Health insurance enrollment, reduced fares through Orca Lift, and connection to other resources/assistance Outreach locations in North Bend (Library and Mt. Si Food Bank) and Snoqualmie (Library) will resume in 2023 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 • reproductive health, WIC, First Steps, and enrollment 1480 Northshore Public Health at Totem Lake - WIC, First Steps 1481 • • In partnership with HealthPoint in Bothell – WIC, First Steps 1482 1483 Access and Outreach has partnerships with two dental practices in Issaguah to 1484 expand access for children – Eastside Pediatric Dental Group and Issaguah Dental 1485 Care
- 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 have greater access to human services. Community members voiced a need for improved 1489 access to behavioral and mental health services, including crisis centers and substance use 1490 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 them, as transit services are limited within the rural community. Service providers within the 1493 subarea stated that they see the need for additional resources to support increased demand 1494 from rising caseloads. Other community priorities include developing the workforce for 1495 behavioral health services, increasing outreach by trained outreach providers, and addressing 1496 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.

Community members also noted that the accessibility of services for people aged 62 years and
 older in the subarea could be improved. Additionally, community members shared that
 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
- people with disabilities living within the subarea have a need for increased physical and mentalhealth 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

- 1518SVNE-14Support increased availability of behavioral and mental health services for
youth within school facilities by partnering with school districts and human
service providers to access additional resources.
- 1522
1523SVNE-15Partner with senior centers and other senior services providers, veteran
service providers, and organizations assisting those living with disabilities in
the subarea to coordinate access to programs that support mental and
physical health.1526physical health.
- 1527SVNE-16Support human services, such as mental health services, for the remote
communities along the US Highway 2 corridor before and after natural
disasters.



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 scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway);³⁹ Wild and Scenic 1540 designated rivers (Middle Fork of the Snoqualmie, Pratt River);⁴⁰ National Forests (Mount 1541 Baker-Snoqualmie National Forest);⁴¹ designated wilderness areas (Alpine Lakes Wilderness, 1542 Wild Sky Wilderness, Henry M. Jackson Wilderness);⁴² ski areas (Summit at Snoqualmie Ski 1543 Area and most of Stevens Pass Ski Area);^{43,44} an Agricultural Production District (Snoqualmie 1544 Agricultural Production District):⁴⁵ and several other preserved state, county, and private lands. 1545 1546 These lands include sites sacred to the Snogualmie and Tulalip Indian Tribes, such as 1547 Snoqualmie Falls for the Snoqualmie Indian Tribe.
- Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries:
 the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River
 originates in the western Cascade Range near Snoqualmie Pass and flows in a generally

³⁹ Link to <u>WA-Official-One-Pager_2022.pdf (scenic.org)</u>

⁴⁰ Link to Snoqualmie River (Middle Fork), Washington (rivers.gov)

⁴¹ Link to <u>Mt. Baker-Snoqualmie National Forest - Home (usda.gov)</u>

⁴² Link to <u>Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee (usda.gov)</u>

⁴³ Link to <u>Seattle's Home Mountain (summitatsnoqualmie.com)</u>

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 Snoqualmie River, where the upper reaches of the river are within King County until the 1555 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. Hunting and gathering have occurred in the areas surrounding the tributaries since time 1560 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.

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

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

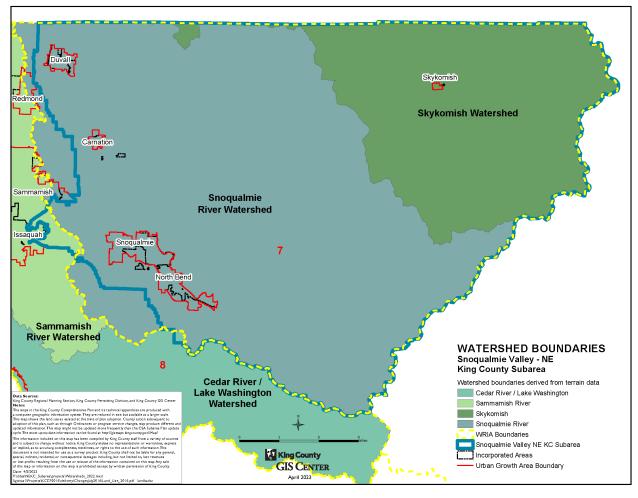
⁴⁶ Link to Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust (mtsgreenway.org).

⁴⁷ Link to <u>Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division</u>

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 Snogualmie

- still sustains one of Puget Sound's' largest coho runs in Griffin Creek.⁵² The Snoqualmie
 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

⁵¹ Link to <u>Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water</u> <u>Management, Everett, WA and Tulalip</u>

⁵⁰ Link to <u>Washington State Department of Ecology</u>, In your watershed

⁵²Link to King County, Overview Snoqualmie-Skykomish Watershed

⁵³Link to <u>Snoqualmie Watershed Forum</u>

1599 Despite many successes in salmon recovery planning, some species are recovering better than

- others. Chum and coho salmon return rates to the Snohomish Basin continue to underperform,
 indicating additional needs to support juvenile salmon in the basin.⁵⁴ Endangered Species Act-
- 1602 listed Snogualmie 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

rivers flooding nearly every year, though widespread property damage occurs less frequently.
The higher level of flood risk within the watershed is underscored by a 2016 Department of
Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering
population density (weighted 60 percent), National Flood Insurance Program policies and claims
(30 percent), and floodplain area (10 percent).⁵⁵ The risk rankings of the Snogualmie 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
- In addition to flood planning and programming, multiple governmental entities work to address
 flooding within the Snoqualmie Valley/NE King County subarea. Two of these entities are
 discussed below due to their extensive projects and impacts locally: the Flood Control District
- 1622 discussed below due to their extensive projects and impacts locally: the Floo 1623 and the Snogualmie Watershed Forum.
- 1624 King County Flood Control District
- The King County Flood Control District is a countywide special purpose district that provides 1625 funding and policy oversight for flood risk reduction capital projects and programs in King 1626 County.⁵⁸ The King County Flood Control District is governed by a Board of Supervisors 1627 1628 composed of King County Council councilmembers and, while King County is the primary service provider to the King County Flood Control District through an interlocal agreement, the 1629 1630 King County Flood Control District remains a separate governmental entity.⁵⁹ King County Flood Control District efforts within the Snoqualmie/South Fork Skykomish River Basin are guided by 1631 three Capital Investment Strategies for the Tolt River, and the Middle and South Forks of the 1632 Snoqualmie River.⁶⁰ Through these plans and grant programs, the King County Flood Control 1633 1634 District distributes millions in funding annually for flood risk reduction and mitigation within the 1635 basin.

⁵⁴ Link to <u>Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water</u> <u>Management, Everett, WA and Tulalip</u>

⁵⁵ Link to <u>MIL, Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment</u>, .

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

⁵⁷ Link to <u>King County, "Community Rating System"</u>

⁵⁸ Link to <u>King County Flood Control District</u>"

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 <u>Snoqualmie Watershed Forum</u>

- 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
- 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
- 1646The climate of the Puget Sound region is changing. Over the past century, Washington overall1647has warmed one to two degrees Fahrenheit.63 This change and predicted future changes in1648global 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
- Some climate change impacts may affect the Snoqualmie Valley/NE King County subarea inmore pronounced ways, including but not limited to the following:
- Snowpack loss: Washington has seen a long-term decline in snowpack since 1955.65,66 This 1659 decline is expected to continue, with the average April 1 snowpack expected to decrease by 30 1660 percent by the 2040s and up to 55 percent by the 2080s.⁶⁷ By midcentury, warm winters are 1661 predicted to occur 33 percent to 77 percent of the time. Snowpack loss contributes to several 1662 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.
- 1668Reduced summer flows:Reduced snowpacks and changes in the hydrologic cycle will result in1669reduced summer river flows, resulting in 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 US. Environmental Protection Agency (EPA) "Climate Change Indicators: Snowpack."
 - ⁶⁷ Link to <u>"State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group</u>

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 salmon populations due to increased mortality, spawning and rearing habitat availability, and 1673 reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with 1674 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 are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall 1678 events are projected to, intensify by over 19 percent, on average, by the 2080s. Across 12 1679 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 fire risk. Two separate studies have estimated that, "the annual area burned for Northwest 1684

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 frequency and duration with a longer heat wave season.⁷⁰ Heat impacts can be exacerbated by 1688 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 mortality, disproportionately impacting more heat-sensitive populations - including the elderly, 1691 1692 historically underinvested communities, people who work outdoors, people experiencing homelessness, and those with chronic medical conditions.⁷² It is predicted the region will be 1693 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on 1694 average, by 2050.73,74 1695

1696 Challenges for agriculture: Although the growing season is expected to expand, agriculture will also experience challenges including lack of water supply, new pest and disease issues with 1697 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).

Biometeorology, Link to "Increased hospital admissions associated with extreme-heat exposure in King County..." ⁷³ Link to Climate change impacts in King County

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 <u>"Results of heat mapping project show inequitable impact of hotter summers, will inform actions by King</u> 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

⁷⁴ Link to Washington State Department of Health, Washington Tracking Network

1701 Implementation Plans and Programs Relevant to the Environment

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

Clean Water Healthy Habitat⁷⁵ – A program with a 30-year lens to align the County's goals of
 healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics
 and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine
 shorelines.

- Strategic Climate Action Plan⁷⁶ A five-year blueprint for County climate action, integrating
 climate change into all areas of County operations and work with King County cities, partners,
 communities, and residents.
- 1712 **Flood Hazard Management Plan**⁷⁷ The flood plan sets floodplain management policy for
- unincorporated King County and could inform flood management actions by cities, the KingCounty 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.
- **30-Year Forest Plan**⁷⁸ A plan developed to provide a shared countywide vision for rural and
 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving
 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.
- Open Space Plan⁸⁰ The 2022 King County Open Space Plan: Parks, Trails, and Natural
 Areas (Open Space Plan) establishes both a strategic and functional plan to comply with the
 Washington State Growth Management Act and meet Washington State Recreation and
 Conservation Office requirements. The Open Space Plan provides a framework for expanding,
 planning, developing, stewarding, maintaining, and managing the County's complex system of
 205 parks, 175 miles of regional trails, and 32,000 acres of open space.
- Wildfire Risk Reduction Strategy⁸¹ A strategy to reduce fire risk in King County by
 increasing the resilience of King County forests to wildfire; increasing wildfire preparedness,
 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 <u>Regional Hazard Mitigation Plan King County</u>
- ⁷⁹ Link to <u>Regional Hazard Mitigation Plan King County</u>
- ⁸⁰ Link to Open Space Plan King County

⁷⁶ Link to <u>2020 Strategic Climate Action Plan (SCAP) - King County</u>

⁸² Link to King County Land Conservation Initiative - King County

Land Conservation Initiative⁸² – A collaborative strategy to preserve King County's last, most
 important natural lands and urban green spaces in 30 years through a series of accelerated
 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
- Area 7 was developed and approved by the Washington State Department of Ecology. The
- plan identifies projects to offset the potential consumption impacts of new permit-exempt
- domestic groundwater withdrawals on instream flows over 20 years (2018 2038), while
- 1741 planning to provide a net ecological benefit.

Snohomish River Basin Salmon Recovery Plan⁸⁴ – Also addresses the Water Resource
Inventory Area 7 watershed, this plan has guided the protection and restoration of salmon in the
Snohomish River basin since 2005. Multiple subsequent reports have assessed plan progress,
including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish
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 Snogualmie Valley/NE King County's wildlife, forests, rivers, lakes, agricultural valleys, and

1750 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

A major concern expressed by community members is effective water management. Community
 members stated worry about the watershed's ability to support the community's needs, and the
 impending drought and wildfire risk as growth outpaces the capacity of water resources in the
 Snogualmie 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 <u>Watershed Restoration and Enhancement Plan: WRIA 7</u> <u>Snohomish Watershed</u>

⁸⁴ Link to the Snohomish River Basin Salmon Recovery Plan

⁸⁵ Link to <u>15-year status report on the Snoqualmie & South Form Skykomish Watersheds</u>

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.

• 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 community. For instance, the community voiced a desire for improved agricultural resilience to 1776 1777 flood threats in the Snoqualmie Valley, including increasing farmland preservation and 1778 improving permitting processes for farm improvements such as drainage. Flood-related concerns expressed included considerations of dam safety, road inundation and adequate 1779 1780 egress during flood events, and sediment management. Restoration-related concerns shared included the desire for reforestation, river restoration, and salmon recovery. Other general 1781 environmental concerns shared included supporting the continued land acquisition for open 1782 1783 space; upholding tribal rights; improved youth connection to the natural environment; and the need to hold the line on the Urban Growth Area Boundary to maintain the forested environment 1784 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 environmental restoration, while providing support to farmers and land managers to address 1791 agricultural concerns. Elders within the Hmong farming community shared their perspective that 1792 1793 it is difficult to find a balance between the multiple desires for farmland within the Snoqualmie Valley, namely between restoration and farming. Other community members shared that 1794 1795 restoration activity is incompatible with food production and more efforts need to be made to preserve and enhance farmable areas. 1796

1797 Note that many of these concerns are reported are already addressed in *Comprehensive Plan*1798 policies that apply to all unincorporated areas.

Policies 1799 1800 1801 SVNE-17 Collaborate with public and private entities to explore strategies to improve the 1802 existing road network crossing the Snogualmie 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 Snogualmie, the town of Skykomish, and public and private entities in developing long-term solutions and implementation programs to reduce flood 1813 1814 and channel migration risk where feasible. 1815

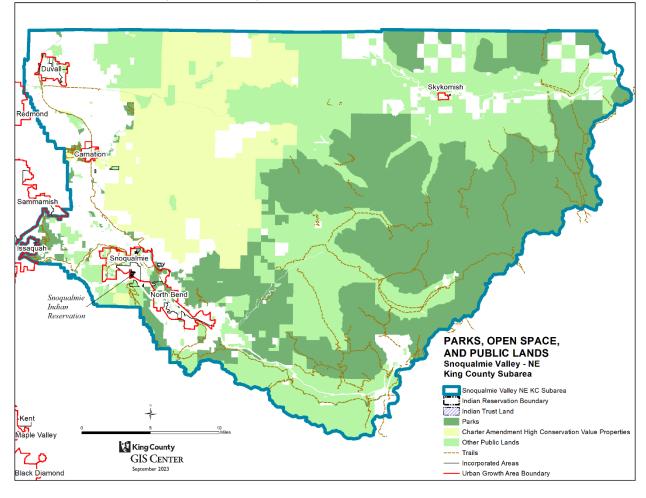


1817 Chapter 7: Parks and Open Space

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 Snogualmie Vallev/NE King County subarea and 1822 enters into partnership agreements with private organizations to operate programs for area residents at King County facilities under their stewardship. The Division also administers 1823 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.

The 2022 King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan)
provides the policy framework for the County's acquisition, planning, development, stewardship,
maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails,
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

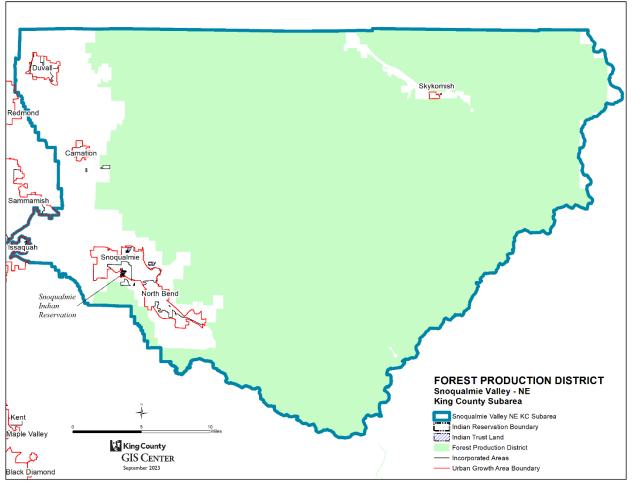
1836 farmland in the Snoqualmie Agricultural Production District has been protected through King

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 Mountains to Sound Greenway National Heritage Area is a green corridor made up of 1844 1845 connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg along Interstate 90.89 The Mountains to Sound Greenway Trust is a coalition-based organization 1846 that partners with King County to conserve and preserve this landscape. The Stevens Pass 1847 Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2, just east of 1848 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 Snoqualmie1858 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 mountain bike-specific designed trails. It is located on private forestlands, under a King County 1864 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.

There is growing interest in recreation opportunities within the subarea on federal, state, county,
and local government lands. Much of the recreational focus is located on and along the
Snoqualmie and Skykomish rivers and their tributaries. In the South Fork Skykomish
headwaters, the town of Skykomish offers lodging and other amenities to skiers and visitors
recreating in the area. The U.S. Forest Service manages large swaths of public land in the
watershed including Wild Sky and Alpine Lakes wilderness areas.

1883 The Middle Fork Snogualmie Natural Area is located along the Middle Fork of the Snogualmie 1884 River, about nine miles east of the city of North Bend. At nearly 5,658 acres, it contains primarily forested lands and wetlands, and its tributary streams provide important habitat for terrestrial 1885 and aquatic wildlife. The Middle Fork of the Snoqualmie is recognized as a top whitewater 1886 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
- does not include visitors who do not ride ski lifts.⁹² The western portion of Stevens Pass Ski
- 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 square miles, including the city of North Bend in unincorporated King County.⁹³ The Si View 1914 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

Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall 1923 City Rural Town, extending to unincorporated areas to the north and west.⁹⁴ The Fall Citv 1924 Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is 1925 comprised of rural and resource lands. The Fall City Metropolitan Parks District vision is "[a] 1926 1927 vibrant integrated park system serving the needs and interests of our diverse community." The Fall City Metropolitan Parks District website lists eight open spaces currently as of 2023, 1928 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 Cultural1932 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)

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

⁹³ Link to <u>Si View Metropolitan Park District (siviewpark.org)</u>

⁹⁴ Link to Fall City Metropolitan Parks District, accessed April 14, 2024.

1937 Conservation Futures⁹⁵ – 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.
- King County Parks Levy⁹⁶ A property tax levy approved by vote that supports parks, trails,
 and open space in King County. The revenue generated by this levy means countywide
 investments in parks, trails, recreation, and open space protection for the benefit of all King
 County residents, including the subarea.

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

Land Conservation Initiative⁹⁷ – A 30-year collaborative strategy to 2050 of accelerated
 actions that address rapidly-shrinking green spaces and climbing land prices to protect King
 County's last, most important natural lands while closing gaps in equitable access to quality
 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.
- Across the subarea, the community articulated consistent interest in greater infrastructure to address crowded trailheads along the Interstate 90 corridor and other areas, where visitors frequently park on roadways and have increased impacts on the trail and surrounding area. Residents suggested ideas such as a permitting process to limit trail access, increased trailhead shuttles, expanding public education about responsibly recreating, to help address overcrowding. Another priority noted by the community was creating greater river access and facilities for community.
- 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 the community so that people do not have to drive to a trailhead or park to recreate. Community 1980 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.

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

1992 Policies

1993

- 1994SVNE-20Expand recreation programming through grant opportunities and partnerships1995with the metropolitan parks districts within the subarea.
- 1997SVNE-21Participate in efforts with Indian tribes and local, state, and federal agencies to
address overcrowded trailheads on the Interstate 90 corridor and river access
points.1998points.
- 2001SVNE-22Support 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.2004Fall City.
- 2006SVNE-23Support evaluation of the North Fork of the Snoqualmie River and the main2007stem of the Tolt River under either the national or state Wild and Scenic River2008program.2009
- 2010SVNE-24Support further development of, and connections to, the Snoqualmie Valley2011Trail to enhance connectivity throughout the county and region.

⁹⁸ Link to <u>The Snoqualmie Indian Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands | Snoqualmie</u> <u>Indian Tribe</u>

⁹⁹ Link to The "Recreation Boom" on Public Lands in Western Washington: Impacts to Wildlife and Implications for <u>Treaty Tribes</u>



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, services, recreation, and other destinations.¹⁰⁰ The subarea's highways, county roads, and 2016 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.

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

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

- 2034 transit services.
- The subarea's transportation system faces several challenges, including financial constraints,climate change impacts, and population densities lower than needed to support regular transit.

 ¹⁰⁰ Link to <u>The Transportation/Land Use Connection: Revised Edition (planning.org)</u>
 ¹⁰¹ Link to <u>King County Metro Service Guidelines</u>

2037 As in other areas of unincorporated King County, transportation needs in Snogualmie 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 *Plan*, delivery of transportation and mobility services are implemented through agency plans, 2050 2051 including:

- 2052 2053
- The King County Strategic Plan for Road Services¹⁰² •
 - 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 •
- **Road Services** 2056

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 property tax. As a result, the County prioritizes its roads funding on critical safety needs. 2062 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 congestion on these roads, yet the aging road infrastructure is deteriorating and cannot meet 2065 2066 demand.

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

• Capital project construction (as funding allows)	
• Pavement preservation	
• Bridge inspection, maintenance, and repair	
• Traffic operation through installation and maintenand	ce of signals, signs, and
2073 pavement markings	
• Maintenance activities such as pothole filling and ve	getation, debris, and graffiti
2075 removal	
2076 • Safety investigations	
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 • Emergency response services 2080 • 2081 • Customer services such as road alerts, 24/7 Helpline, adopt-a-road programs, and operation of the Map and Records Center 2082 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

The King County Road Design and Construction Standards guide public and private improvements to the county road system.¹⁰⁵ The Standards are intended to ensure adequate facilities are available to support development, ensure the general safety and mobility needs of the traveling public, and reflect King County growth and related policies. In the rural area such as in the Snoqualmie Valley/NE King County subarea, the Standards call for roadways with

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 projects, with an associated cost estimate of over \$120 million, are primarily located outside the 2101 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, and other risks; guardrail installation; and drainage improvements. 2104

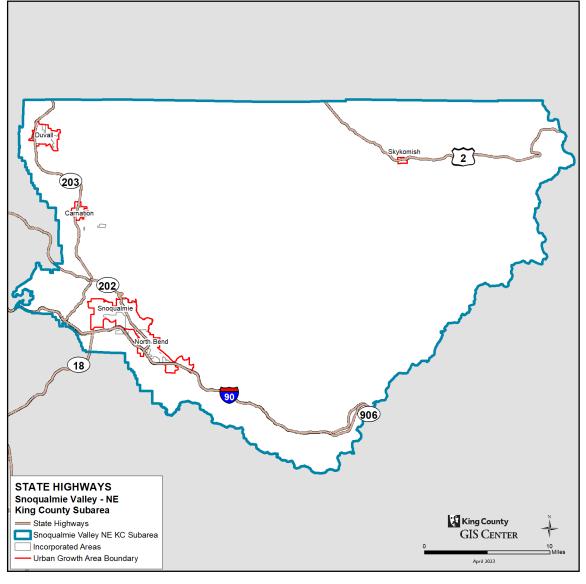
2105 The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City 2106 Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and

¹⁰⁵ Link to King County Road Design and Construction Standards

- 2107 West Snoqualmie Valley Road/Carnation Farm Road.¹⁰⁶ This designation reflects the unique
- 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
- transportation system in the subarea and connect to the county road network.
- 2114 MAP 25: MAP OF STATE HIGHWAYS



2115 2116

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

¹⁰⁶ Link to <u>Historic and Scenic Corridors Project - King County</u>

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 Snogualmie 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. The Interstate 90 corridor forms the centerpiece of the Mountains to Sound Greenway and is 2126 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 Snogualmie 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.
- State Route 906, or SE Snoqualmie Pass Summit Road, begins at Interstate 90 and heads
 south for about 0.5 miles before it crosses into Kittitas County. State Route 906 provides local
 access to the Summit at Snoqualmie Ski area, associated commercial and government
 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 Snogualmie before it enters the unincorporated 2139 rural area near Snoqualmie Falls. From Snoqualmie Falls, it heads west toward Fall City, where it intersects with State Route 203 at a roundabout on the north side of the Snogualmie River. 2140 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.
- State Route 203 begins at a roundabout just northeast of Fall City. On its route north, it runs
 along the east side of the Snoqualmie Valley floor where it passes through stretches of
 unincorporated agricultural and rural land and the incorporated cities of Carnation and Duvall.
 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.
- US Highway 2 runs west-to-east from the city of Everett in Snohomish County, through a portion
 of King County, over Stevens Pass into Chelan County, and eastward across Washington state.
 US Highway 2 is designated as the Stevens Pass Greenway National Scenic Byway. For its
 relatively short segment in King County, US Highway 2 provides access to the incorporated
 Town of Skykomish, the rural communities of Baring and Grotto, several other small residential
 areas, and the Stevens Pass Ski Area.
- 2100 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 <u>Mountains to Sound Greenway</u>

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 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175	• • •	Snoqualmie Valley Shuttle (funded by Metro): weekday service every 90-100 minutes; connects North Bend and Snoqualmie with Fall City, Carnation and Duvall. North Bend-Snoqualmie Shuttle and Cedar Falls Loop Shuttle (partially funded by Metro): weekday service that connects North Bend with the communities of Snoqualmie and Riverbend and Wilderness Rim. Duvall-Monroe Shuttle (partially funded by Metro): weekday service that connects the two cities closest to the King/Snohomish County border in Snoqualmie Valley is suspended until further notice due to driver shortages. Door-to-Door (partially funded by Metro): Weekday service Monday-Friday from 6 a.m. to 7 p.m.; schedule a ride at least 24-hours in advance; service area includes North Bend, Snoqualmie City, Preston, Carnation, Duvall, and Monroe For more information: https://svtbus.org/
2176	Metro:	
2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188	•	 Route 208: service every 50-70 minutes in the peak direction, 120-130 minutes off-peak on the weekdays; and service every 120-130 minutes on Saturdays; connects North Bend and Snoqualmie with Issaquah. Route 232: As of January 2024, this route is suspended. Previously, it provided service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes westbound in the p.m. peak on weekdays only; connects Duvall with Redmond Ridge, Redmond, and Bellevue. Dial-a-Ride Transit Route 224: service every 90 minutes on weekdays only; connects Duvall with Redmond Ridge and Redmond. Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project seeks to ease vehicle congestion, reduce safety hazards and expand access to 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 2102 padaetrian traffic is high, such as around asheels. State Bauta 202 is of particular importance as

- 2192 pedestrian traffic is high, such as around schools. State Route 202 is of particular importance as
- this section of road borders an elementary and middle school. Residents stated they want safety improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches.
- 2194 Specifically, community members and other jurisdictions also expressed concern about traffic

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.

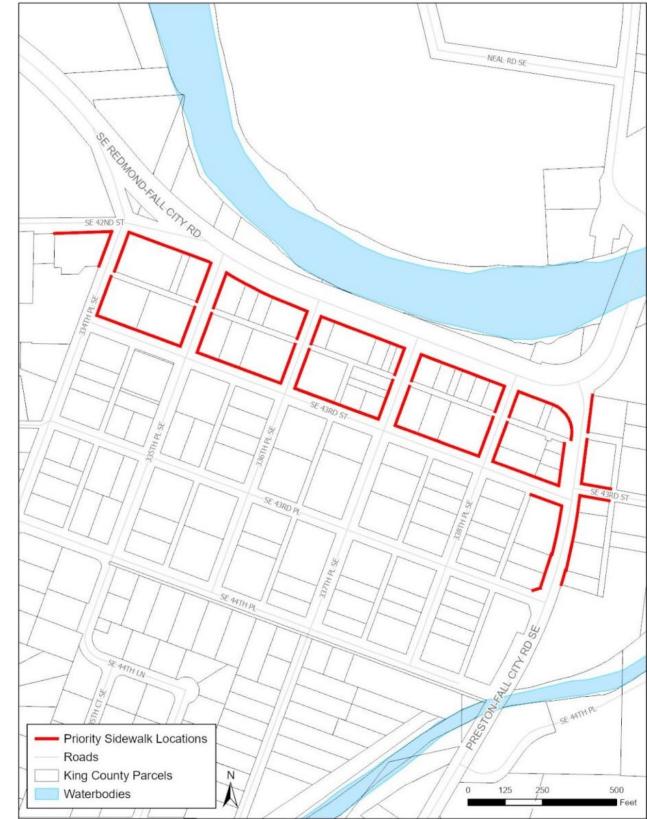
2200 Some residents raised concerns about increased trash and drunk drivers and expressed 2201 interest in anti-litter and anti-drunk driving campaigns. Residents raised concerns about deterioration of area roadways from heavy truck traffic and traffic congestion caused from 2202 recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking 2203 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 residents as well, specifically in routes from the Lower Valley (Carnation and Duvall) to 2206 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 concern about the cost and financial burden placed on residents for public improvements. 2209

- 2210 In addition to maintenance of roadways, residents have voiced concerns over the periodic
- 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
- highway, including new restroom facilities to improve sanitation, and wayfinding signs to encourage travelers to shop at local businesses.
- In terms of transit, the community voiced desires for additional transit service that is accessible for all and can be safely used by a variety of populations including families, young adults, and people aged 62 years and older. Community members shared an interest in routes that connect residents and employers in the south end of the Snoqualmie Valley/NE King County subarea with the communities lying south on SR 18, such as Maple Valley and Covington. Community members also stated an interest in increased connection to Snohomish County and to the future light rail in Redmond.
- The community requested assistance in resolving mobility challenges, such as barriers to transit for youth, people aged 62 years and older, and other customers with limited physical mobility and better access to health and human services in the area and in surrounding cities.
- 2227 Policies

2228

- 2229SVNE-25Work with communities in the subarea on mobility solutions that meet and are2230appropriate for their needs, including mobility solutions connecting people2231aged 62 years and older, veterans, and people with disabilities to services, in2232alignment with rural levels of transit service as identified by the Metro Transit2233Service Guidelines and Metro Connects.
- 2235SVNE-26Support safety improvements to the State Route 906 corridor for Snoqualmie2236Pass residents and visitors through working with the Washington State2237Department of Transportation, Kittitas County, local businesses, and the2238community.

2240 2241	SVNE-27	Encourage the Washington State Department of Transportation and the 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		Dequire new eidewelke, or ungrades to eidewelke when needed, in the Fell
2251	SVNE-29	Require new sidewalks, or upgrades to sidewalks when needed, in the Fall
2252 2253		City Business District along roads identified in Map 26 as part of permitting
2255		and development activity when a reasonable nexus exists.
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





Photo provided by the Snoqualmie Indian Tribe

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.

- The following sections describe generally the services and utilities and providers within the subarea. It is not an exhaustive list.
- 2287 Services
- 2288 Public School Districts

The Snoqualmie Valley/NE King County subarea is served by three school districts. The Snoqualmie Valley School District covers the Upper Snoqualmie Valley from Snoqualmie Pass to between the city of Snoqualmie and Fall City. The Riverview School District covers the Lower Snoqualmie Valley, the areas surrounding Carnation, and Duvall. The Skykomish School District covers the areas surrounding Skykomish along Highway 2. 2294 The Snoqualmie Valley School District has six elementary schools, three middle schools, two

high schools, and programs to support home-schooling, on-line learning and remote learning.

The Riverview School District has three elementary schools, one middle school and one high 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.

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

2302 Public Hospital Districts

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

2309 Utilities

2310 Utilities include infrastructure and services that provide water, sewage treatment and disposal,

- solid waste disposal, energy, and telecommunications. Water and sewer system providers that
 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, Snogualmie 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

companies and associations. There are numerous private water providers within the subarea,

including, but not limited to, Ames Lake Water Association, River Bend Homeowners

Association, Sallal Water Association, Spring Glen Association, Upper Preston Water
 Association, and the Wilderness Rim Association.

2326 Sewage Treatment and Disposal

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

¹¹⁰ Link to <u>About - Snoqualmie Valley Health Snoqualmie Valley Health (snoqualmiehospital.org)</u>

- 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 only within the existing commercial area of Fall City.
- 2337

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 Snogualmie 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.

Telecommunications 2353

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

Community Priorities 2358

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 are not available to households and businesses. Even where services are available, community 2362 2363 members stated that not all households can afford to pay for reliable or any internet services, and that there is a need for "hotspots" across the subarea where community members can 2364 access internet services at no cost. The community noted that the COVID-19 pandemic shined 2365 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 Snogualmie 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 (kingcounty.gov)

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

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

- Most of the Fall City community stated that it did not want expansion of the on-site sewage
 system that serves the business district and wants to keep residential densities low, where
 homes can be served by septic systems. Other concerns shared regarding wastewater in Fall
 City included whether on-site sewage systems in a new residential subdivision is appropriate for
 the area.
- When asked about services and utilities, the communities around Skykomish asked for
 improved access to solid waste services particularly availability of dump sites and availability
 of facilities that reduce interference from wildlife.
- Some community members articulated a desire to improve local infrastructure and services to support economic growth. Community members stated that existing roadways, internet services, and sanitation infrastructure are struggling to handle the current population. Community members called for making necessary maintenance, repairs, and upgrades before investing in utility services for new residents, such as water supply, internet service, and garbage service.
- 2395 Policies

- 2397 **SVNE-33** Support utility providers' efforts to maintain a reliable electrical grid with redundant distribution networks in areas that have chronic power outages.
- 23992400SVNE-342401The Fall City commercial on-site sewage system shall serve only the existing
properties within the Fall City Business District Special District Overlay.



2415

2416

2405 Chapter 10: Economic Development

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

- The unincorporated area of the Snoqualmie Valley/NE King County subarea has three
 designated commercial areas providing employment, economic opportunities, goods and
 services, and recreation and entertainment. The commercial areas include:
- Fall City Rural Town
 - Snoqualmie Pass Rural Town
 - Preston Industrial and Rural Neighborhood Commercial Center
- The Snoqualmie Tribal lands and the incorporated Valley cities of Carnation, Duvall, North Bend, and Snoqualmie each contain their own commercial areas, and are not covered by this Subarea Plan because they are either a sovereign nation, as is the case with the Snoqualmie Indian Tribe, or are incorporated into their own city government. However, due to the way some of the economic and employment information is collected and published, activities within those cities may sometimes be blended with the subarea data.
- Total employment in the subarea, not including the incorporated cities, is estimated to be about 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 Issaguah. The cities of Snoqualmie and North Bend, combined, supply about 9 percent of the area's workers. Workers 2432 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 EEstate	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 Agricultural Production District. Nearly 7,400 currently farmed acres are in the subarea as of 2450 2023. In 2023 there are also over 200 commercial farms, three dairies, several small-scale 2451 2452 livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley

Agricultural Production District.¹¹³ Roughly 75 percent of agricultural business operators own 2453

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 popluations.

2456 TABLE 7: SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020¹¹⁴

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

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

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 impacted farms and 27 grants to farmers markets. The program helped connect farmers to 2468 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 private and public landowners. Many of the private landowners operate their land holdings for 2476 2477 active forest resource management purposes, which generates economic activity through timber 2478 harvesting. According to the Washington State Department of Natural Resources, between 2017 and 2022 there were over 300 Forest Practice Applications permits issued in the subarea 2479 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.

¹¹⁵ Link to Local Food Initiative

¹¹³ Link to Snogualmie 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.

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 Company and Liguor Store paid almost \$1 million in total employee compensation in 2015 as 2487 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 benefiting local employment, the Snogualmie Indian Tribe uses some of its proceeds to benefit local 2490 2491 nonprofits, including organizations that support health, youth and family, the environment, the 2492 arts, and public broadcasting. Through the Snogualmie 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

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

2503 Preston Industrial and Neighborhood Business Centers

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

2510 Community Priorities

Residents of the Snoqualmie Valley/NE King County subarea voiced a desire to see the
resource-based economies of the subarea preserved and protected. Residents and farmers
stated they support expanding markets or other promotional opportunities within the subarea for
locally grown products. Many residents stated they feel agriculture is part of what makes the
Snoqualmie Valley unique and suggested the community focus on supporting agriculture.
Another stated concern is increasing the resilience of local growers to the changes posed by
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 <u>Economic Impact of the Snoqualmie Indian Tribe</u>

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

2528 Policies

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- 2530SVNE-35Support local businesses that are unique to Snoqualmie Valley/NE King2531County, including those that provide economic vitality and tourism, through2532such actions as technical assistance, marketing, visibility, small business2533grants, and art/culture/heritage/science support.
- SVNE-36
 SVNE-36
 Support outdoor recreation, agritourism, and environmentally sustainable
 tourism that encourages local employment and protects the environment,
 natural resources, and working resource lands, by partnering with Indian
 tribes, land management agencies, Cities in the Rural Area, community-based
 associations, area residents, and farmers.
- 2541SVNE-37Support the experience of visitors at Snoqualmie Pass by encouraging
additional facilities and services such as recreation, dining, educational
experiences, and parking support, while balancing environmental protection,
in coordination with Kittitas County, Washington State Department of
Transportation, the ski area, land management agencies, and community-
based organizations.
- 2548SVNE-38Focus non-resource economic uses in the existing commercial areas in Fall2549City, Snoqualmie Pass, Preston Rural Neighborhood Commercial Center,
Preston Industrial Area, Baring, and Timberlane Village, serving the local rural
communities at a size and scale appropriate for the rural area.2551Communities at a size and scale appropriate for the rural area.
- 2553SVNE-39Support the economic viability of farms in the Snoqualmie Valley Agricultural2554Production District with appropriately scaled agritourism, through the support2555of strategies such as farmers markets, farm stays, farm stands, additional2556retail opportunities for the sale of locally grown and/or produced farm2557products, and marketing of the Valley as an environmentally sustainable2558agritourism destination.
- SVNE-40
 Support the Fall City community in diversifying its local economy as an agritourism hub for products created and/or grown in the Snoqualmie Valley Agricultural Production District.
- 2564SVNE-41Consider the movement of freight from agriculture and forest-based industries2565within the subarea in planning, to ensure the viability of those industries.



2567 Chapter 11: Subarea Plan Implementation

2568

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

- 2572 Categories of near-term actions are summarized in the list below.
- Land Use and Zoning Map amendments and changes to development conditions for certain properties to better align with the community's vision and County policy.
- *Transportation* analyses are happening now to address needs identified by community members.
- The updated *Community Needs List* will be adopted with the 2025 budget.

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

- 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

standards and permit process requirements. Following is a description of proposed zoning andland 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

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

2606 Snoqualmie Pass Rural Town Development Conditions

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

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

2620 Preston Land Use and Development Conditions

- The community of Preston, located along the Raging River at the base of Mitchell Hill, contains
 an industrial area, a residential area, two King County parks, and the Preston Regional Trail.
 This Subarea Plan consolidates three previously existing development conditions into one
 development condition:
- Development standards for the *industrial area* are consolidated into a single
 development condition. This ensures consistency with King County's regulations, making
 it easier for the public, business owners, and the County to understand and implement
 the development condition.

- The land use designation of Preston's *residential area* is amended from "Residential Neighborhood Commercial Center" to "Rural Area" to ensure the long-term protection of the community's rural, residential character.
- Two development conditions applicable to the former *Preston Mill site* and adjacent retail
 parcels are removed and replaced by a land use designation and zoning that support the
 development of a future park at the former mill site and continued commercial use along
 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 Snogualmie Valley Trail, for 2644 example.

2645 Other Parks and Wilderness Land Use Designation Expansion

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

2651 Raging River Quarry Development Condition

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

2657 Snoqualmie Mill Development Condition

The Snoqualmie Mill site, which was a functioning mill from the early 1900s until 2003, has largely been annexed into the city of Snoqualmie. The development agreement meant to ensure coordinated planning of the former mill site was removed from the affected parcels and repealed from the zoning map. Two parcels located inside of the Urban Growth Area were redesignated 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 longer has jurisdiction over these parcels, so these development conditions and overlays wereremoved from the zoning atlas.

2669 <u>Transportation</u>

2670 Snoqualmie Valley Two-Dimensional Flooding Model Study

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

2677 Snoqualmie Valley Major Flood Mitigation Study

The Road Services Division received funds from the King County Flood Control District to study the feasibility of improvements that would maintain access to Valley cities during Snoqualmie Valley flood events. The technical analysis will focus on major county roads and is expected to 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 county road corridors: 332nd Avenue Southeast from Southeast Redmond Fall City Road (State 2685 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 illumination; and planning level review of right-of-way needs and constraints. 2690

- 2691 Economic Development
- 2692

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

2698

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

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.

- 2112 parks, sidewarks, traine carming, 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
- each request to determine if it is a service the County can provide. The County then works with 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
- transmitted to the Council with the County's 2025 budget.

2725 <u>Performance Measures</u>

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

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

statement and guiding principles. Five standardized measures apply to all rural unincorporated

- 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.

The Department of Local Services will review and report on these performance measures every two years following the Subarea Plan's adoption. Although these measures will be tracked to show change over time, measures may be refined in the future to better track the desired outcomes of the Subarea Plan. Where possible, the measures will be disaggregated by race 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

Performance Measure	Data
Development preserves rural character	 Total population Number of residential units permitted, including size of structures
The economy is balanced and resource-based	 Number of jobs and businesses, by sector
Housing is diverse and affordable	 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	Change in corridor peak hour travel times on major routes compared to population and job change
Farms and forest lands are protected	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	 Number and percent of households with broadband service Number and percent of households that are unserved or underserved with broadband service

2743 TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES

2745 Snoqualmie Valley/NE King County-Specific Measures

To supplement the rural unincorporated measures, the following measures will be tracked to 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	 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	 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
Increase access to opportunities and amenities (programs, services, investments, including mobility adds)	 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
Promote community vitality and economic vitality and condition of Rural Towns and communities	 Annal permits issued for new construction or change of use for businesses Permits issued for new businesses in Fall City and Snoqualmie Pass Rural Towns

2750 Appendix A: Tables and Maps

- 2751 Shown below is data, charts, and maps that supported the development of the Subarea Plan.¹¹⁷
- 2752 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.

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%

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2757

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

TABLE 13: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE
 VALLEY/NE KING COUNTY¹¹⁹,¹²⁰

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

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.

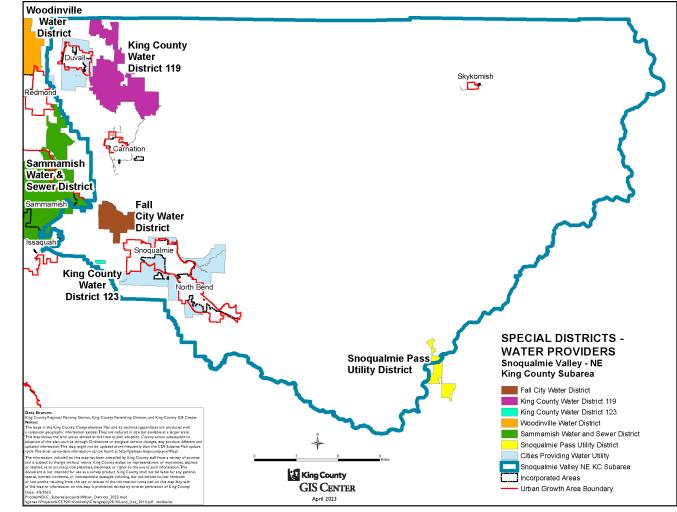
¹²¹ AMI stands for area median ncome, which is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. Housing and Urban Development refers to the figure as median family income, adjusted for household size.

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

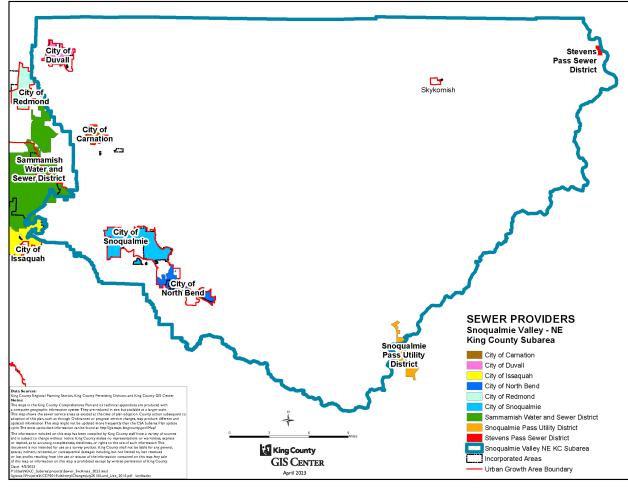
Cities in the Rural Area	Total Units	Income- restricted units: 0-30 percent AMI	Income- restricted units: 31-50 percent AMI	Income- restricted units: 51-80 percent AMI	Income- restricted units: >80 percent AMI
Carnation	0	0	0	0	0
Duvall	0	0	0	0	0
North Bend	20	7	6	7	0
Skykomish	0	0	0	0	0
Snoqualmie	218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

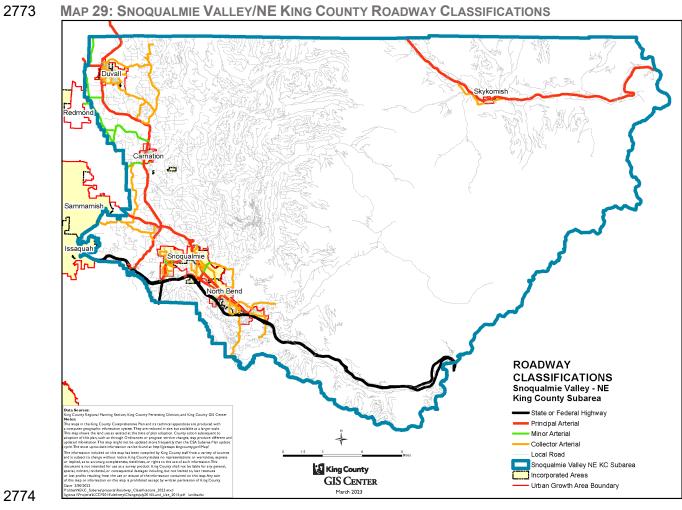
¹²² Link to <u>King County Income-restricted Housing Database</u> Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.











TRANSIT Snoqualmie Valley - NE King County Subarea

Transit Routes Street Road Class

Principal Arterial Minor Arterial Collector Arterial Local Road

Incorporated Areas Urban Growth Area Boundary

Snoqualmie Valley NE KC Subarea



King County GIS CENTER April 2023

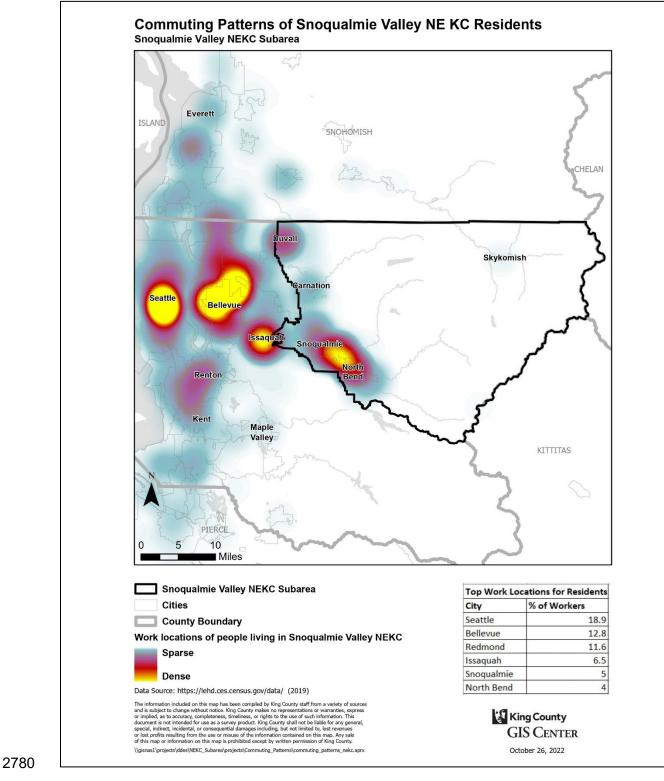


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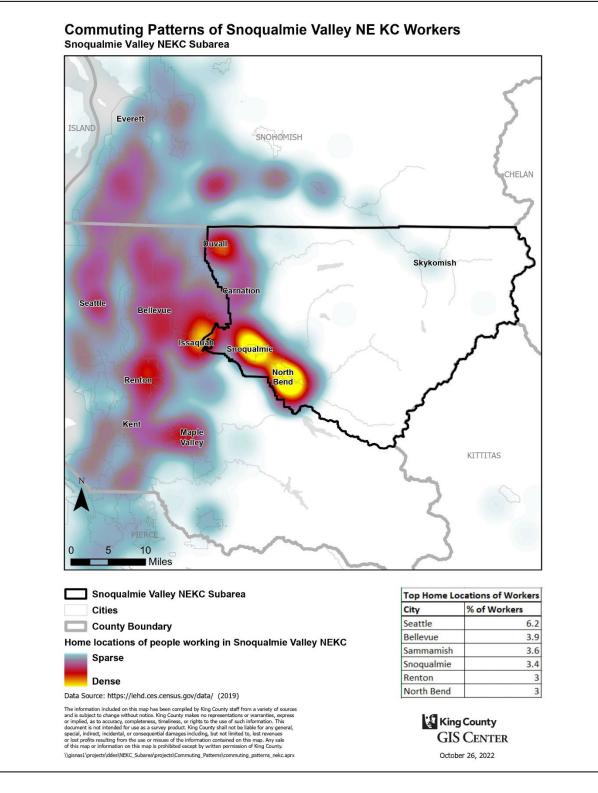
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on, King County Permitting Division, and King County GIS Center

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

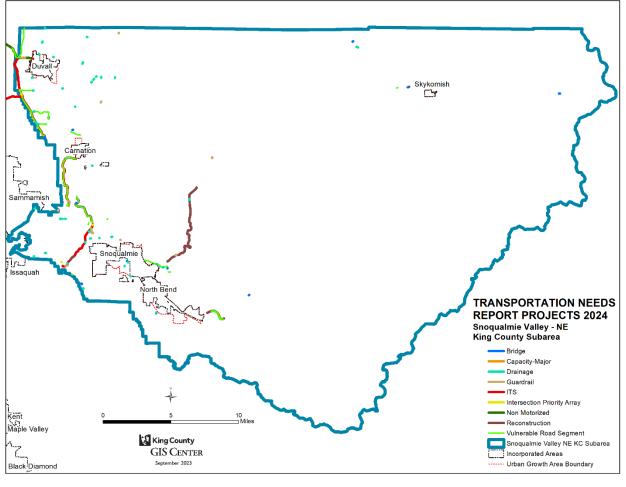


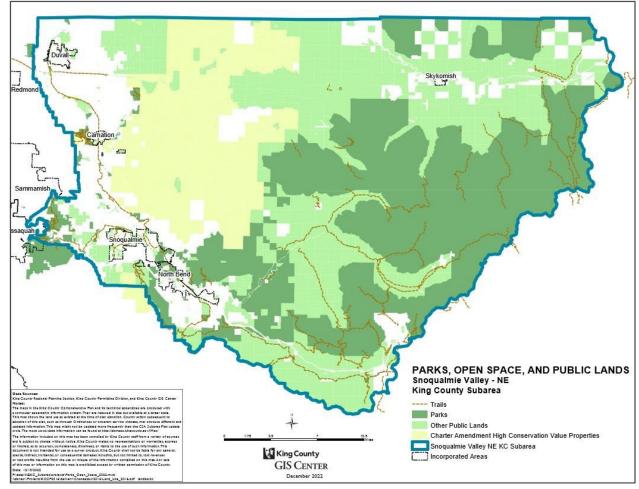
2782 MAP 32: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY WORKERS











2788 MAP 34: PARKS, OPEN SPACE, AND PUBLIC LANDS

2789

2790 TABLE 15: KING COUNTY LOCAL PARKS WITHIN THE SUBAREA

Site Name	King County Parks Classification
Duvall Park	Multi-use
Fall City Park	Multi-use
Fall City Park West	Multi-use
Ormes Hill Park Site	Multi-use
Echo Lake Interchange Site	Natural Area
Instebo Park	Recreation
Lake Joy Park	Recreation
Quigley Park	Recreation

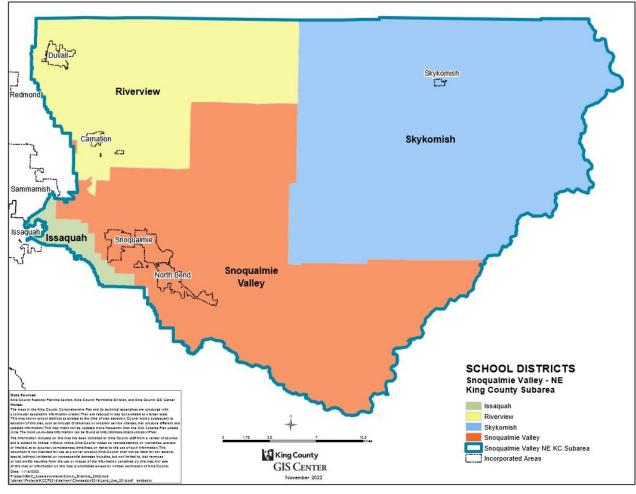
2793 TABLE 16: KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA

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

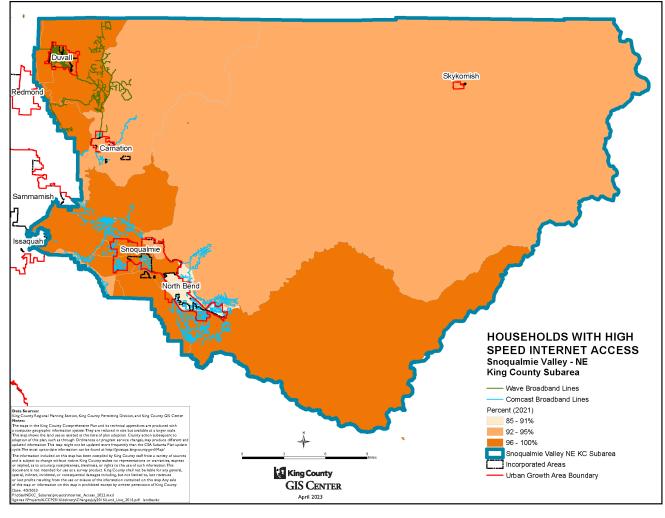
2796 TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA

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	

2798 MAP 35: SCHOOL DISTRICTS



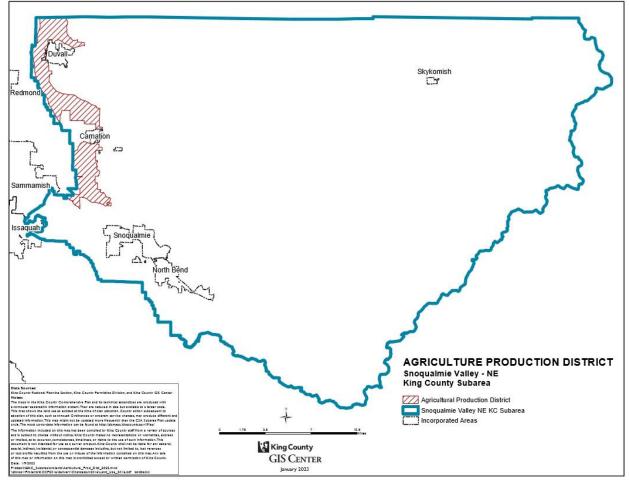




2803

¹²³ King County Broadband Access Study February 2020





2808 Appendix B: Equity Impact Review

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

- Upstream and where the needs are greatest,
- In community partnerships,
- In employees, and
- With accountable and transparent leadership.¹²⁵
- 2815 The equity and social justice shared values guide and shape the County's work. King County is:
- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
 - Focused upstream and where the needs are greatest¹²⁶
- It is within this framework that the Snoqualmie Valley/NE King County Community Service Area
 Subarea Plan (Subarea Plan) was developed and will be implemented. This analysis of equity
 impacts seeks to identify, evaluate, and communicate potential impacts both positive and
 negative associated with the development and implementation of the Subarea Plan. This
 analysis generally follows the process in the King County Equity Impact Review Tool.¹²⁷
- 2827 Introduction

2821

2840

- King County declared racism a public health crisis via Motion 15655 on July 24, 2020.¹²⁸ All of 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:
- Anti-racism
 Focus where the negative impacts have been most harmful
 Center on Black, Native, and Brown experiences and voices
 Responsive, adaptive, transparent, and accountable
 Focus on addressing root causes
- 28372838 The King County Executive has committed to following four pro-equity, anti-racist actions:
- Share power
 - Share power
 Interrupt bus
 - Interrupt business as usual
 - 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 <u>King County "Equity and Social Justice Strategic Plan"</u>

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 affect equity in King County.¹³⁰ The Equity Impact Review process considers the following 2852 2853 equity frameworks:

- 2854 • Distributional Equity: Fair and just distribution of benefits and burdens to all parties • Process Equity: Inclusive, open and fair process with meaningful opportunities for 2855 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.
- Phase 2: Assess equity and community context. 2861
- 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 changes as needed based on learnings, and being transparent about what has and has not 2867 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 development of the Equity Impact Review and understanding its impact on the development of 2872 2873 the Subarea Plan. King County's Department of Local Services partnered with the Office of

- Equity, Racial, and Social Justice to help identify, evaluate, and communicate potential equity 2874 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

throughout the county—including transit, sewer, parks, trails, and open space. It is adopted

- under the requirements of the Washington State Growth Management Act.¹³¹ The Subarea Plan
 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.

As an element of the *Comprehensive Plan*, subarea plans must comply with the Growth Management Act. The Growth Management Act focuses growth primarily in urban areas. To support focusing growth in urban areas, investment in infrastructure and governmental services is generally concentrated in such areas. Therefore, the Growth Management Act restricts the type and level of infrastructure and governmental services in the low-density rural area. These restrictions may lead to an inequity in service delivery between urban and rural areas, as the 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 Snogualmie 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 Subarea Plan are in effect until the King County Council adopts this Subarea Plan. 2900
- Work on the Subarea Plan formally commenced in July 2021, including the development of this
 Equity Impact Review. The scope and schedule of the Subarea Plan were established by the
 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 required creation of a Community Needs List.¹³⁴ The Community Needs List is a list of 2906 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 Snogualmie 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 addresses both the Subarea Plan and Community Needs List due to the link between 2913 2914 community vision and policies in the Subarea Plan and the services, program, and investments 2915 in the Community Needs List.

¹³¹ Link to <u>Revised Code of Washington Chapter 36.70A</u>

¹³² Link to <u>Revised Code of Washington Chapter 36.70A</u>

¹³³ Link to Ordinance 19146

¹³⁴ Link to <u>King County, "Community Needs List Development Process"</u>

2917 Determinants of Equity

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.¹³⁵ The determinants of equity
include:

29243. Jobs and Job Training29254. Health and Human Services29265. Food Systems29276. Parks and Natural Resources29287. Built and Natural Environment29298. Transportation29309. Community Economic Development293110. Neighborhoods293211. Housing293312. Community and Public Safety293413. Law and Justice

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

impacted by inequities in the subarea.

Equity Impact Review Phase 1 – Who will be affected by the Snoqualmie 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 Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as 2948 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 portion of the subarea, is an incorporated city, but has no annexable area inside of the Urban 2954 2955 Growth Area Boundary.

The Snoqualmie Indian Tribe, a federally recognized sovereign tribal nation, has its tribal
 reservation within the boundaries of the subarea. The Snoqualmie Indian Tribe was consulted
 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 federally recognized tribal nation and signatory of the 1855 Treaty of Point Elliot whose usual 2960 and accustomed places include this subarea.¹³⁷ Representatives of the Tulalip Tribes met with 2961 King County Department of Local Services staff to discuss plan development three times. 2962 between November 2021 and March 2023. The meetings with the Snogualmie and Tulalip 2963 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.

A majority (86 percent) of the households within the subarea identify as White.¹³⁸ About 2 percent of residents use languages other than English at home. Spanish and Chinese are the most used languages other than English. The subarea has one of the highest median incomes of any subarea in King County. Tables 18-21 summarize the demographics and socioeconomic data of the subarea and how it compares with King County as whole, which shows an area that 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 <u>Treaty of Point Elliott, 1855 | GOIA (wa.gov)</u>

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%

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

This data shows only a small part of the broader subarea picture, however. The following
sections discuss in more detail the socioeconomic elements of the subarea and its communities.
The socioeconomic data selected and analyzed in this review considers how race, level of
income, gender, or language spoken may impact an individual's or community's access to the
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 vulnerabilities are compounded by living in a rural area, where resources and support such as 2991 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 related to residents' needs and vulnerabilities. 2994

2995 Impacted Communities and Priority Populations

In the last 30 years, the subarea has seen dramatic changes: the Snoqualmie Indian Tribe
received federal recognition as a sovereign nation, unincorporated lands were annexed into
nearby cities, and small communities grew into suburbs. Shifts in industry and technology
brought demographic changes to communities and the economy, with a shift from resourcebased 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.

All members of a community are affected by a Subarea Plan. The policies and zoning that inform what kind of buildings can be built and where they can be built; the uses allowed in an area; and the services, programs, and facilities that can be provided or influenced by County government create the environment in which community members experience their community, 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

individual is a homeowner, a renter in market-rate housing, a renter in income-restricted

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.

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

- Indian tribes (the sovereign Snoqualmie and Tulalip Tribes)
 Black, Indigenous, and People of Color communities
 English language learners
 Youth
 Specific concerns raised by community members included:
 Access to services and resources such as education, healthy food, and the services and resources such as education.
- Access to services and resources such as education, healthy food, and mobility/transportation for priority populations – raised by community members and public school representatives, including multi-language learning
 Affordable housing for those who are already living in the subarea and those who
 - Affordable housing for those who are already living in the subarea and those who work in the subarea but cannot afford housing
 - Attention to youth, their mental health, and opportunities for youth raised by community-based organizations and parents
- Feedback on the Subarea Plan and access to determinants of equity for Black,
 Indigenous, and People of Color raised by community members and community based organizations
- Access to determinants of equity and availability of historic tribal resources for
 members of the Snoqualmie Indian Tribe and Tulalip Tribes raised by community
 members and members of the Tribes
- The following sections discuss these priority populations in the subarea in the context of how the Subarea Plan may impact each group. In addition, a more encompassing review of the socioeconomic data for the subarea completed during the drafting of the Public Review Draft identified broad disparities between different communities across the region. This section will provide a comparative overview of the socioeconomic differences between the six Census Designated Places in the subarea and further discuss how the Subarea Plan may impact these communities in different ways.
- 3046 Indian Tribes

3030

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3032

American Indians/Alaska Natives make up 1 percent of the population in the subarea, which is approximately the same as King County overall (1 percent).¹⁴² Tribal groups have a historic and continued presence across the region. The subarea is home to the Snoqualmie Tribal 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.

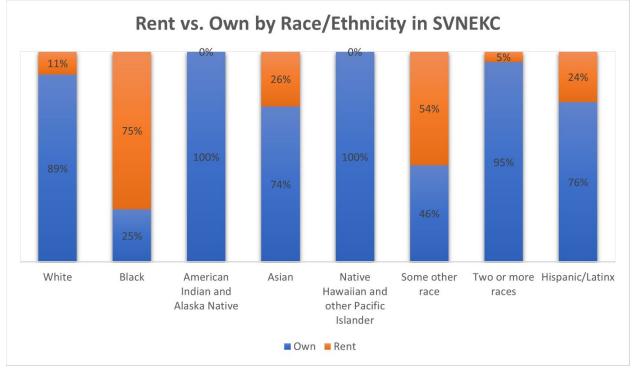
accustomed places" for treaty-reserved hunting, fishing, and gathering of the Tulalip Tribes and
 Muckleshoot Indian Tribe.

3053 Black, Indigenous, and People of Color Community

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

The strategy for engagement with the Black, Indigenous, and People of Color communities, due 3058 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 may support Black, Indigenous, and People of Color populations, presence at events, and 3063 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 policies and lending practices which created barriers to home ownership. In the subarea, only 3071 67 percent of households which identify as Black or African American, Asian, or some other 3072 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

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

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

3089 English Language Learning Communities

3076

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 English while very few services provide adequate accommodations for English Language 3092 3093 Learning populations. This includes the engagement process for this Subarea Plan, where all primary communications are conducted in English; guidance documents are available in 3094 Spanish and Chinese (Mandarin) with translation options available for other languages. In the 3095 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 <u>Attachment B: Skyway-West Hill Community Service Area Subarea Plan</u> and <u>Attachment C: North</u> <u>Highline Community Service Area Subarea Plan</u>

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
- 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
- various means, such as attending multilanguage learning high school classes, attending
 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
- the entire subarea to identify priority populations proved limiting. Data for the subarea conveyed
- 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.
- prace, it became clear that viewing the subarea as a singular region was not the best approa
- 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
- 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
- of the subarea, they serve to emphasize key socioeconomic differences between different communities within the region. These trends highlight the risk of characterizing the subarea as a
 - too communities within the region. These trends highlight the risk of characterizing the subarea as a

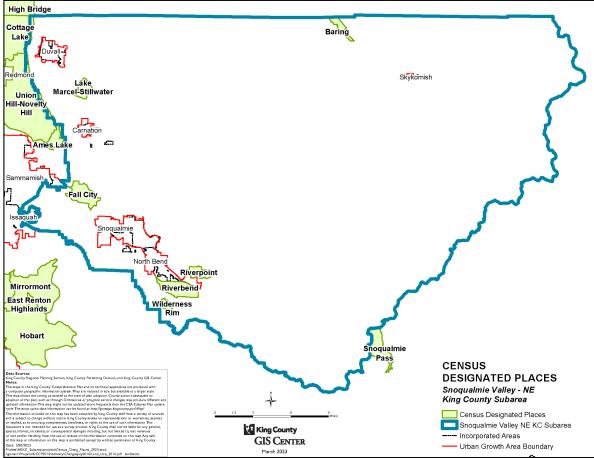
¹⁴⁴ 2019 American Community Survey Public Use Microdata Sample data (census.gov). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.

- 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 data analysis approach that mirrored the latest subarea plans adopted by Council, to examine 3141 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 this subarea needs a level of analysis that examines individual areas to explore variations and 3144 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 the public review period, including further consideration in future community engagement 3147 activities, discussed more at-depth in Phase 2 of the Equity Impact Review. One example of an 3148 3149 action resulting from Census Designated Place-level data findings is having a physical presence at the Skykomish foodbank during the public review period, which stems from the finding that 3150 3151 the Baring Census Designated Place has a significantly lower median household income than

3152 other areas.





- 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

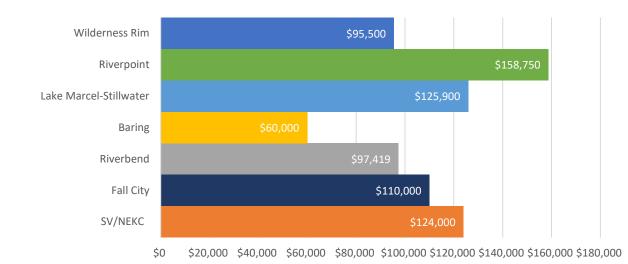
County, with a median household income of \$124,000 compared to the County's \$103,000.¹⁴⁵

3160 The high median household income of the region is not distributed equally among communities

within the subarea, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn

over 200% more than households in Baring (\$60,000).

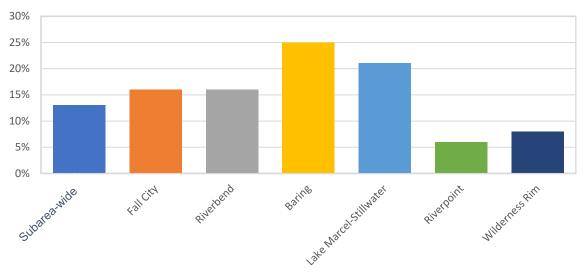
3163 Efforts were made to engage with people who lived in and near the Baring area prior to the 3164 public review period, including individual invitations to 79 residents to join a focus group, phone calls asking individuals to be advocates for community input, posting flyers at the Baring store 3165 and various locations in Skykomish, and hosting an in-person meeting in Baring during the 3166 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 analyzed until partway through the subarea planning process, the outcomes of this analysis did 3169 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 (population 255) has socioeconomic outcomes that are not as favorable as the other Census 3175 3176 Designated Places in the subarea. Baring's average household income is less than half (48 percent) of the subarea average. Twelve percent of Baring's population qualify as impoverished. 3177 Less than a guarter, 22 percent, of Baring's population has attained a bachelor's degree or 3178 higher in education. Other communities along US Highway 2 such as Grotto and unincorporated 3179 Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint 3180 have poverty rates of 1 percent or less. These two communities, with the highest household 3181 incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of 3182 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.



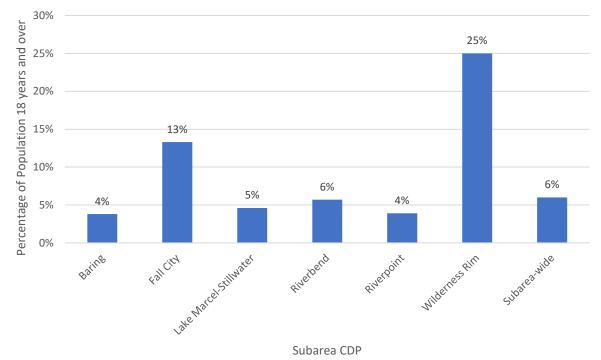
3187 FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65

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 percentage for King County as a whole (14 percent). However, in the communities of Baring, 3191 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 and development standards which may impact the ability of people aged 62 years and older to 3194 3195 age in place or find suitable housing that meets their changing needs. Similarly, the Subarea Plan includes a section on housing and human services which could affect delivery of services 3196 to support people aged 62 years and older. This is reflected in the policies to the degree a 3197 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 reference to Mt Si Senior Center and SnoValley Senior Center. 3200

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 and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health 3204 challenges and a plan which encourages access to health and human services is essential to 3205 supporting this community. Support to veterans was included in two policies under Chapter 5: 3206 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, veteran support is included to the degree a subarea plan can reflect such issues where they are 3209 determined to be specific to the subarea, not countywide. 3210



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

3213 PERSONS WITH DISABILITIES

About eight percent of the population in the subarea identify as having a disability, which could

include challenges with hearing, vision, or independent living as well as cognitive or ambulatory
 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

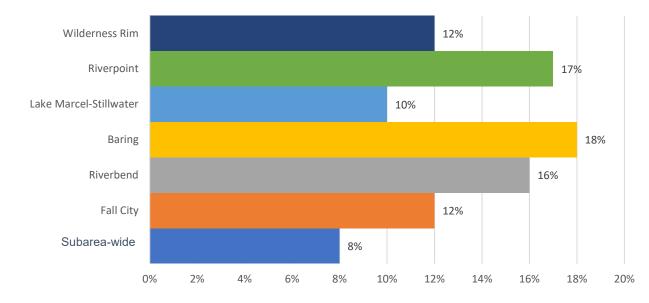
3218 differences between the communities within this area. Census Tract 328, which includes the

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: <u>American Community Survey Why</u> <u>We Ask: Disability (census.gov)</u>. 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

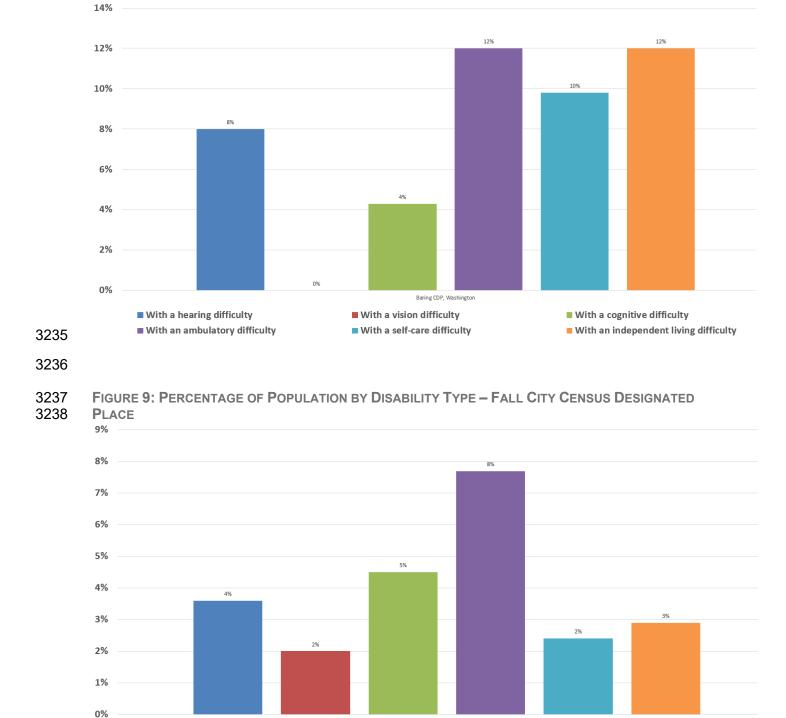
3223 Nearly 18 percent of the population in the Baring Census Designated Place identify as having a 3224 disability, almost twice that of King County. Those with disabilities are much more likely to be 3225 over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly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

With a cognitive difficulty

With an independent living difficulty



Fall City CDP, Washington

With a vision difficulty

With a self-care difficulty

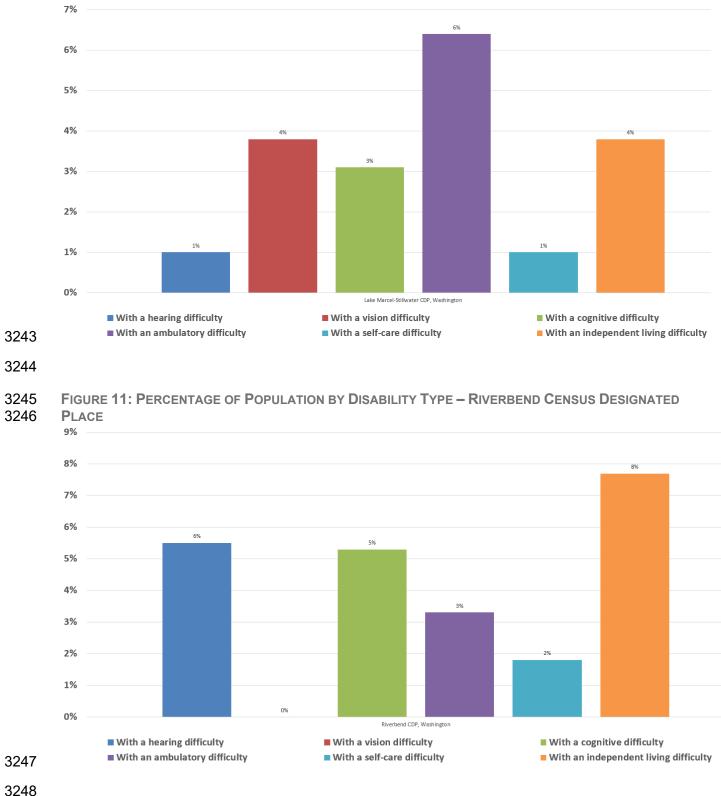
3233 FIGURE 8: PERCENTAGE OF POPULATION BY DISABILITY TYPE – BARING CENSUS DESIGNATED 3234 PLACE

3240

3239

With a hearing difficulty

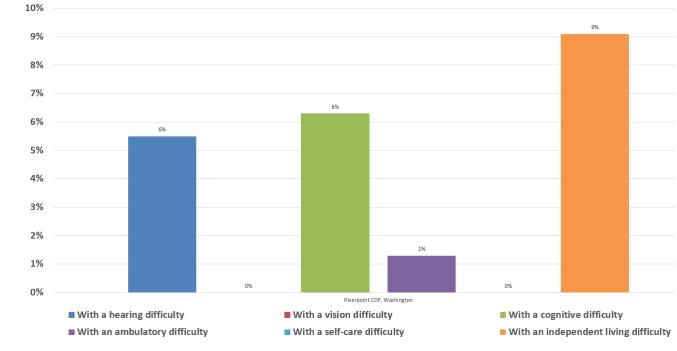
With an ambulatory difficulty



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

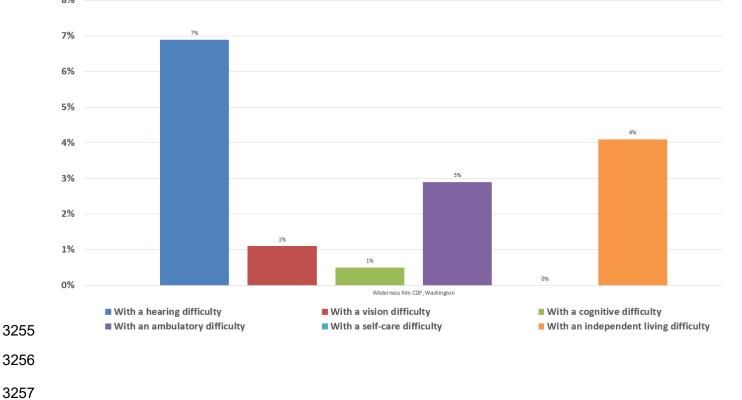
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3251

3253 FIGURE 13: PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CENSUS
 3254 DESIGNATED PLACE
 8%



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3258 Exploring individual disabilities per Census Designated Place provides a deeper picture of what types of disability are present per geography. As reflected in the aggregated disability chart, 3259 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 population having difficulty with self-care. Baring is also the oldest Census Designated Place in 3262 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 difference in the percentage of those with disabilities. Six percent of Lake Marcel-Stillwater 3266 3267 population has an ambulatory difficulty, which is the highest percentage for a type of disability in this Census Designated Place. The Census Designated Place with the largest percentage of 3268 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 development from Baring community members. 3276

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

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

3284 3285 3286 3287 3288 3288 3289	 Indian tribes Black, Indigenous, and People of Color communities People with Limited English Proficiency Youth People with disabilities* People who are elderly* 		
3290	*Added because of the Census Designated Place analysis.		
3291	Community Engagement		
3292 3293 3294	participants to shape the scope and content of the Subarea Plan. The ability for the commun		

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

- Public Review Draft. The Public Review Draft is intended to capture community interests and identify how the Subarea Plan can respond to those interests through policies, land use and zoning changes and code amendments.
- Plan Adoption. The County Executive recommends a plan based on consideration of • input on the Public Review Draft. The Council consider the recommendations and may make changes. It holds a public hearing for community input before final decisions are made with plan adoption.
- Implementation. Community involvement focuses the implementation of plan 3306 objectives and policies to ensure that it meets the vision. 3307
- 3308 Community engagement in the development of the Subarea Plan occurred in three phases, 3309 described below.
- 3310 FIRST PHASE

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- 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
- employee stay-at-home order that started March 2020 was lifted in July 2021, the rules 3316
- 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 gatherings other than those necessary for business operations. Those restrictions remained in 3319
- 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. Gain knowledge from the community and share knowledge with the community about 3325 • 3326 the purpose and function of the subarea planning process in the subarea. This approach was taken to ensure a general understanding in the community of key 3327 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 Indian tribes, businesses or business interests, community-based organizations, offices of 3332 3333 elected officials, local governments (including in neighboring cities and counties), public school administrators, and residents within the planning area. The County conducted 75 meetings 3334 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, and some were in person. In addition to providing an introduction to the subarea planning work, 3339 the meetings served as learning opportunities for the County as well as opportunities to build 3340 3341 and strengthen relationships within the area. The meetings were an hour long; the first fifteen minutes were used to introduce the team, the engagement purpose, the Subarea Plan, and the 3342 planning process, while the remaining forty-five minutes were dedicated to listening and dialog. 3343

3344 In addition to these meetings, the County engaged in numerous phone calls and informal

conversations about community priorities and the planning process. These were not formally 3345

documented, but deepened King County Department of Local Services staff's understanding of 3346 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:

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• Receiving feedback from the community on topics to be included in the draft vision, 3352 scope, and guiding principles.

 Reflecting on the successes and areas for improvement in the first phase of public engagement.

3355 An example of success was the feedback received from the online survey, which provided a subarea-wide set of feedback. An area to improve was providing more opportunities for dialog 3356 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, inperson meetings, booths at community events, email correspondence, online surveys, and 3361 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. In addition to questions about communication preferences and anticipated feedback, the County 3367 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
- PublicInput.com An online platform which served as the main information website 3371 for the Subarea Plan 3372
 - Social Media (Facebook, Twitter, Instagram, Nextdoor)
 - King County Unincorporated Area News email newsletter •
- GovDelivery email list for Snogualmie Valley NE King County¹⁴⁹ 3375 •
- 3376 THIRD PHASE

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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,
- 2023. With many COVID-19 restrictions lifted at this time, Public Review Draft engagement 3379 included a blend of virtual and in-person engagement opportunities, including: 3380
- 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.

3403areas3404Talks at high school classes and youth board meetings3405Community business visits3406One-on-one and small group meetings3407Hmong farmer interviews3408Notice of opportunities to provide input was distributed via:3409Postcard mailed to all homes and businesses in the subarea3410Project email list3411Comprehensive Plan email list3412Social media (Facebook, Instagram, Twitter, Nextdoor)3413King County Unincorporated Area News3414A Supportive Community For All3415City of Carnation3416City of Issaquah3417City of Issaquah3418Fall City Community Association3419Fall City Neighbors Newsletter3420Mt Si Senior Center3421Si View Metropolitan Parks District3422Snoqualmie Pass Community Association3423Snoqualmie Valley Mobility Coalition3424Snoqualmie Valley Mobility Coalition3425Snoqualmie Watershed Forum	3384 3385 3386 3387 3388 3389 3390 3390 3391 3392	 Online surveys Interactive maps Social media posts by King County Department of Local Services and partner organizations Virtual office hours A visioning and scoping kickoff event hosted on Zoom A final visioning and scoping workshop event hosted on Zoom Public review draft hybrid virtual and in-person kickoff event Public review draft overview video
 Fliers in English and Spanish posted throughout the subarea Public review draft meeting in Baring Public review draft meeting in Baring Public review draft meeting for unincorporated North Bend Office hours at several libraries within the area (Carnation, Fall City, North Bend, Skykomish) Focused meetings Eight focus groups, each meeting three times, for specific interest groups or geog areas Community business visits Community business visits One-on-one and small group meetings Community business visits One-on-one and small group meetings Hmong farmer interviews Notice of opportunities to provide input was distributed via: Social media (Facebook, Instagram, Twitter, Nextdoor) King County Unincorporated Area News King County Unincorporated Area News King County Unincorporated Area News City of Carnation City of Issaquah City of Issaquah Fall City Community Association Fall City North Bend Social media County Association Si View Metropolitan Parks District Si View Metropolitan Parks District Si View Metropolitan Parks District Si Noqualmie Valley Mobility Coalition Snoqualmie Watershed Forum 	3393	In-person events
 Eight focus groups, each meeting three times, for specific interest groups or geog areas Talks at high school classes and youth board meetings Community business visits One-on-one and small group meetings Motice of opportunities to provide input was distributed via: Postcard mailed to all homes and businesses in the subarea Project email list Comprehensive Plan email list King County Unincorporated Area News King County Unincorporated Area News City of Carnation City of Carnation Fall City Community Association Fall City North Bend Fall City Neighbors Newsletter Si View Metropolitan Parks District Si View Metropolitan Parks District Si View Metropolitan Parks District Snoqualmie Valley Mobility Coalition Snoqualmie Valley Mobility Coalition 	3395 3396 3397 3398 3399	 Fliers in English and Spanish posted throughout the subarea Public review draft hybrid virtual and in-person kickoff event Public review draft meeting in Baring Public review draft meeting for unincorporated North Bend Office hours at several libraries within the area (Carnation, Fall City, North Bend,
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 Issaquah 3418 Fall City Community Association 3419 Fall City Neighbors Newsletter 3420 Mt Si Senior Center 3421 Si View Metropolitan Parks District 3422 Snoqualmie Pass Community Association 3424 Snoqualmie Valley Mobility Coalition 3425 Snoqualmie Watershed Forum	3401	Focused meetings
 Postcard mailed to all homes and businesses in the subarea Project email list <i>Comprehensive Plan</i> email list Social media (Facebook, Instagram, Twitter, Nextdoor) King County Unincorporated Area News King County Unincorporated Area News King County Unincorporated Area News City of Carnation City of Carnation City of Issaquah Fall City Community Association Fall City Neighbors Newsletter Si View Metropolitan Parks District Si View Metropolitan Parks District Snoqualmie Pass Community Association Snoqualmie Valley Mobility Coalition Snoqualmie Watershed Forum 	3403 3404 3405 3406	 areas Talks at high school classes and youth board meetings Community business visits One-on-one and small group meetings
 Project email list <i>Comprehensive Plan</i> email list Social media (Facebook, Instagram, Twitter, Nextdoor) King County Unincorporated Area News King County Unincorporated Area News A Supportive Community For All City of Carnation City of Carnation City of Issaquah City of North Bend Fall City Community Association Fall City Neighbors Newsletter Si View Metropolitan Parks District Si View Metropolitan Parks District Snoqualmie Pass Community Association Snoqualmie Valley Mobility Coalition Snoqualmie Watershed Forum 	3408	Notice of opportunities to provide input was distributed via:
3426	3410 3411 3412 3413 3414 3415 3416 3417 3418 3419 3420 3421 3422 3423 3423	 Project email list <i>Comprehensive Plan</i> email list Social media (Facebook, Instagram, Twitter, Nextdoor) King County Unincorporated Area News A Supportive Community For All City of Carnation City of Issaquah City of North Bend Fall City Community Association Fall City Neighbors Newsletter Mt Si Senior Center Si View Metropolitan Parks District Sno-Valley Senior Center Snoqualmie Pass Community Association Snoqualmie Valley Mobility Coalition

As of September 15, 2023, the Subarea Plan contact list contains 8,724 emails and mobile 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	33 TABLE 22: OUTREACH TO PRIORITY POPULATIONS		
	Tribes	Snoqualmie Indian Tribe	
		Meetings on the following dates:	
		 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 	
		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.	
		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.	

¹⁵⁰ Link to <u>Upper Snoqualmie Resilient River Corridor Management Plan</u>

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	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.
	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</i> <i>Plan</i> .
	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.
	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.
	<u>Tulalip Tribes</u> Meetings on the following dates:
	 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
	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.

	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.
	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.
	The Tulalip Tribes were contacted during the public review period regarding a meeting to review policies though no response was given.
	<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.
Black, Indigenous, and People of Color Community	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.
	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.
	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.
	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

	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.
	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.
	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.
	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.
	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.
English Language	Spanish-Speaking Community

Learning Communities	<u>Meetings with Community Member and Organizations</u> 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.
	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.
	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.
	Meeting with Empower Youth Network's main contact with the Spanish speaking community in October of 2021 provided insights:
	 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.
	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:
	 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.
	The County worked with SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a

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.

	 Internet and cellular service: There are gaps is 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.
	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.
Youth	 Initial engagement with educational/youth organizations 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.

An example letter from a student in the Mt Si High School Multi-Language Learner class (name removed): 11-2-22 Deur Mc Regnelds, Thank you for asking our opinion about the community. Tappreciate having huxdotter coffee in north Bend other than that there is nothing much to do here it think they should be more colored people and more affordeable howing for the people isbo are struggling with rent or finding a home.

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

3442 TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS

People Aged 62 years and older	 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.
People Living with Low Incomes	 Interviewed residents of Unincorporated Skykomish on September 22, 2022. 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.

	 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 aa 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	• 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	 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.

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

Over the course of the first and second phases of engagement and development of the Subarea
Plan, King County Department of Local Services staff identified several areas for improvement.
The following section discusses each of the lessons learned and considers strategies to
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.

The solution to this lesson is twofold: review socioeconomic and demographic data at multiple scales, and when new priority populations are found, intentionally pivot to engage them to learn 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 populations who may be physically or financially constrained becomes more difficult. By 3475 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.

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

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

3489 How Lessons Learned in the First Two Phases of Engagement Informed the Third3490 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 lower income levels in the Baring area. Attempting to reach this population via email in earlier 3493 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. open office hours at the Skykomish Library, attending Skykomish Tunnel Days, and an in-3496 3497 person meeting at the Baring Fire Station. More efforts were also made to connect with veterans 3498 in the subarea as well.

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

3505 THIRD PHASE

The third phase of engagement occurred after the release of the Public Review Draft. Taking 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
- be done with priority populations by being physically present in the subarea. Below is the list of

Engagement Strategies to Connect with Priority Populations Beyond Previous

- 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.

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3518	Methods
3519 3520 3521 3522	 Greater depth in communication with community-based organizations in subarea More focus on the Unincorporated Skykomish Area, specifically people aged 62 years and older and people with disabilities More effort to connect with veterans
3522 3523 3524	 More effort to connect with veterans Distribute materials in Spanish and Mandarin (Chinese) More presence at community events occurring during the public review period
3525 3526 3527 3528	 More flyers posted at areas where priority populations may visit Mailed postcards containing English, Spanish, and Mandarin to all addresses with the subarea informing community members of this planning process and the public review period

3531 Potential Impacts to the Determinants of Equity

reach priority populations

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

Increased collaboration on engagement with County Council District 3 staff to further

- 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 can provide the structure governing how land can be developed and used in a way that 3541 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.
- Zoning changes can result in changed market conditions, where the appeal to redevelop a
 neighborhood or area could increase or decrease. Priority populations are more vulnerable for
 displacement in instances such as this, where renters have no control over the decision to sell a
 property home ownership rates being a measure of access to determinants of equity.¹⁵¹
- Table 24 is not a complete analysis of all the potential outcomes associated with each
 determinant, but rather an illustration of how the Subarea Plan relates with the realization of
 these determinants in a community.

¹⁵¹ Link to <u>The_Determinants_of_Equity_Report.ashx (kingcounty.gov)</u>

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
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	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. 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.
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.

3553 TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY

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 <u>K.C.C Title 2, Section 10, Subsection 210</u>

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
Jobs and Job Training	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	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. 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.

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 Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	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	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. 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.
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	Many the subarea residential neighborhoods enjoy access to parks, open space, and natural resources in their communities. 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.

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	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. 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.
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 Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	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	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. 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.

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	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. 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.
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.

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 type of development that may potentially occur within the subarea over the next 20 years. 3558 Policies also provide direction for County-provided services, programs, and facilities in the 3559 3560 subarea. Guiding principles shape the policies, map amendments and development conditions, and all are guided by the community-developed vision statement for the subarea. All of this is 3561 centered around the provision of County resources and services to those who have the greatest 3562 needs in the subarea. 3563

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

amendments determine how land can be used, whereas the policies guide future decisions atKing County.

The Subarea Plan centers the community's interests and priorities. The analysis in the table in this section of the Equity Impact Review summarizes what the project team heard from the community as priorities, how the Subarea Plan and associated land use and zoning map amendments and development conditions respond to the priorities, the intended outcomes, and where some questions remain. The table identifies community-raised priorities that the Subarea Plan cannot directly respond to due to scope considerations, while identifying pathways for 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 Policy3588 Recommendations

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

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

- This phase of the Equity Impact Review, "Analysis and Decision", considers how the intended outcomes of the Subarea Plan, guided by community input and expressed through policies, map amendments, and development conditions, may affect the three frameworks of equity: distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended consequences that negatively impact access to equity, such as displacement, and provisions in the Subarea Plan that are intended to reduce this potential.
- The following tables summarize, by Plan chapter topic, the community-identified priorities and how the proposals in the Public Review Draft were built based on the input received and the 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,
- 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
- 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 local families and businesses in Fall City and Preston, as well as other areas. 3625 • Focus attention on Snoqualmie Pass as a community and popular regional 3626 recreation destination, including better coordination with other governments. 3627 3628 Address the lack of affordable housing. Consider natural hazards and limit environmental and infrastructure impacts in new 3629 3630 development. 3631 Preserve views and natural amenities enjoyed by everyone, including view corridors 3632 along scenic byways. Support agriculture by protecting farmland, improving drainage, and continuing the 3633 3634 Fish, Farm, Flood Initiative.
- Table 25 summarizes the intent behind proposed land use policies supporting equity, racial and social justice, and intended outcomes.
- 3637
- 3638 TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES

SVNE-4 intent: Allow for workforce housing at Snoqualmie Pass through a zoning mapA direct positive outcome could be enabling the construction of housing affordable to the	Proposed policy	Intended outcomes
low-income residents and migrant workers.	0	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

- 3640 Housing and Human Service feedback and policy development with equitable 3641 outcomes
- 3642 Summary of what was heard from the community:
- Maintain rural character through limiting residential development.

3644 3645	 Address the lack of affordable housing for young people to stay in the subarea. 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	

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

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TABLE 26: PROPOSED HOUSING AND HUMAN SER	Intended outcomes
Proposed policies	Intended outcomes
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.	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.
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.	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

	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

natural disasters and treat this as a human service issue. this policy is to address human se after emergency efforts wane and Cross moves onto another area. services needs include but are no emerging housing needs, and me support. This policy is a direct res person engagement with commu members of Northeast King Cour have great concern as to what we to their families and community a climate-related event such as a w landslide, or extreme flood.
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3664 Environment feedback and policy development with equitable outcomes

- 3665 Summary of what was heard from the community:
 - Protect the subarea's forests, rivers, lakes, agricultural valleys, and open spaces.
 - Continue efforts toward salmon recovery and upholding tribal treaty rights.
 - Maintain biodiversity.
 - Increase resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.
 - Increase wildfire resilience and allocating resources for managing wildfires.
 - Manage water effectively in terms of water resource conservation.
 - Focus on loss of agricultural lands to riparian restoration efforts.

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- 3675 Table 27 summarizes the intent behind proposed environmental policies supporting equity, 3676 racial and social justice, and intended outcomes.
- 3677

3678 TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-16 intent: Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.	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

	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.

Parks and Open Space feedback and policy development with equitable outcomes 3680

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

I able 28 summarizes the intent behind proposed parks and open space policies supporting equity, racial and social justice, and intended outcomes. 3693

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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.

	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.
SVNE-21 intent: Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.	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.
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.	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.

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3697 Transportation feedback and policy development with equitable outcomes

- 3698 Summary of what was heard from the community:
- Increase 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.
 - Improve roads and maintenance of roadways and bridges.
- Address traffic congestion along commuting routes to the urban areas during the week,
 and in areas that see weekend recreational users.
- Increase transit options in the Snoqualmie Valley and options for transit along State
 Route 18 to South King County.
- Increase mobility options for people aged 62 years and older, youth, and disabled persons.
 - Improve transit connections to Snohomish County and the future light rail station in Redmond.
 - Address the lack of roadside amenities along US Highway 2.

Table 29 summarizes the intent behind proposed transportation policies supporting equity, racial
and social justice, and intended outcomes.

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3719 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.

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3723	Economic development feedback and policy development with equitable outcomes
3724 3725	 Summary of what was heard from the community: Preserve resource-based economies of the subarea.

- Support and enhance recreation opportunities and support businesses and organizations in the subarea.
- Build an economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.
 - Provide support to existing local businesses, and retention of the existing size and scale of commercial areas to limit growth and retain rural character.
- Table 31 summarizes the intent behind proposed economic development policies supporting equity, racial and social justice, and intended outcomes.
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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.

3739 Land Use and Zoning Map Amendment feedback and policy development with3740 Equitable Outcomes

- 3741 Summary of what was heard from the community:
- Retain rural character subarea-wide
 - Preserve open space/natural lands subarea-wide
- Preserve existing form and character of Fall City Rural Town and Preston area
- Update the Fall City Business District Zoning Overlay to reflect current needs as of 2023
- Adjust Fall City residential zoning to fit size and scale of current 2023 community
 - Increase options for affordable housing, where appropriate
- Table 32 summarizes the intent behind proposed land use and zoning map amendments supporting equity, racial and social justice, and intended outcomes.
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TABLE 31: PROPOSED LAND USE AND ZONING MAP AMENDMENTS AND INTENDED OUTCOMES

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.

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3757 Appendix C: Tribal Relations and Community Engagement

This appendix begins with an explanation of engagement with Indian tribes, highlighting various meetings and the content covered. The following section covers overall engagement goals with the community at large, strategies, and key audiences. A summary of community engagement activities and feedback is then given, with an explanation of how community input influenced the Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan). Finally, sources of engagement and documented meetings are listed.

3764 Tribal Relations

The Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe are sovereign
nations, and the County engages with them through government-to-government consultation.
The County worked to address tribal needs within this plan, through direct dialog and
coordination with internal departments at King County that intersect with tribal issues such as
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 Snogualmie 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 Snogualmie Resilient River Corridor Management Plan 3779 March 8, 2023, for another King County Department of Natural Resources and Parks 3780 annual meeting annual meeting
- August 1, 2023, a dedicated meeting to the Subarea Plan between the Snoqualmie
 Indian Tribe, King County Department of Local Services and Regional Planning

3783 The introductory meeting covered future engagement with the Snogualmie Indian Tribe and Tribal members and representatives, what they anticipated we would hear from the community, 3784 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 be treated separately than engagement with the general public. This feedback supported 3787 existing King County approaches and bolstered this Plan's approach to Tribal issues. For 3788 3789 example, no questions in the Subarea Plan 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 3790 through consultation. 3791

After the initial meeting with the Snoqualmie Indian Tribe, most discussion revolved around the Tribe's *Upper Snoqualmie Resilient River Corridor Management Plan* introduced to the County

- 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
- 3797 land use to ensure no recommended3798 goals in their plan.
- The March 8, 2023, meeting covered expanding the policies related to the environmental health of the Snoqualmie River as well as the significance of archeological sites within Fall City and other areas in the Snoqualmie Valley/Northeast King County Community Service Area (subarea) significant to the Snoqualmie Indian Tribe.
- The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Tribe during the public review period. A large portion of comments were dedicated to better representation of the Tribe and the role it plays in the Snoqualmie Valley. 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.
- 3809 The Tulalip Tribes
- 3810 The County met with the Tulalip Tribes on the following dates:
- November 15, 2021, as an introduction to the Subarea Plan
 March 15, 2022, as part of an annual meeting with King County Department of Natural Resources and Parks annual meeting
- March 7, 2023, as another annual meeting with King County Department of Natural
 Resources and Parks annual meeting
- 3816 During these meetings the Tulalip Tribes conveyed concerns about population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and 3817 climate change and are interested in how the Subarea Plan could address these topics. They 3818 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.
- During the March 7, 2023, meeting Tribal and King County Department of Local Services staff
 discussed further engagement. Tulalip planning staff felt they did not have the capacity to
 engage in this plan. The Tulalip Tribe was contacted during the public review period regarding a
 meeting to review policies, though no response was given.

¹⁵⁴ Link to <u>Upper Snoqualmie Resilient River Corridor Management Plan</u>

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.

3834 Community Engagement

As part of Subarea Plan development, King County implemented a robust public engagement program with the goal of informing, involving, and empowering people and communities. The community engagement program was flexible, with strategies evolving as the team learned more about the needs and preferences of the community and focused on reaching people who are traditionally excluded from government processes.

3840 Community Engagement Goals and Objectives

- The goal of the Subarea Plan community engagement program was to conduct robust public engagement that informs, involves, and empowers people and communities.
- 3843 Objectives were to:
 - Create opportunities to seek input, listen, and respond to residents.
 - Empower people to play an active role in shaping their future.
 - Create public awareness of what King County does.

3847 Community Engagement Strategies

- The County developed a community engagement plan with a focus on equity, using the "County engages in dialogue" and "County and community work together" levels of engagement from the 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
- 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
- events, interactive engagement online maps, and in-person meetings and booths at communityevents.

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¹⁵⁵ Link to <u>King County Community Engagement Guide</u>

3859 FIGURE 14: COMMUNITY ENGAGEMENT CONTINUUM (OFFICE OF EQUITY, RACIAL AND SOCIAL 3860 JUSTICE)

County Informs	County Consults	County engages in dialogue	County and community work together	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	King County gathers information from the community to inform county-led interventions	King County engages community members to shape county priorities and plans	Community and King County share in decision-making to co- create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
 Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community 	Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs	 Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	 Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	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 advoczy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

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The County prioritized connecting with subarea residents who have not traditionally engaged in community planning efforts. The County's goal was to create a plan that reflects the needs of those traditionally not at the table. King County Department of Local Services staff went to 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 Skykomish in both English and Spanish and sent emails to 95 individuals from a list provided by 3872 3873 Councilmember Perry's office. During the public review period, the County hosted an in-person community meeting in Baring, which provided an opportunity for 12 residents to provide input on 3874 all aspects of the Subarea Plan scope. 3875

Except for Baring, available data for the subarea did not reveal much in terms of locations
where priority populations resided. To identify priority populations throughout the rest of the
subarea, the County relied on connections with community-based organizations and existing
connections within King County Local Services and Department of Natural Resources and
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 contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A 3884 Supportive Community for All, in addition to community-based organizations with more targeted 3885 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:

- Reducing barriers to participation by offering a range of ways to learn about the Subarea
 Plan and share input
- Maintaining safety during the COVID-19 pandemic by offering virtual ways to participate,
 including live (Zoom) meetings, opportunities to share input on the project website,
 virtual office hours, phone calls, and mailers
- Providing a consistent presence by driving traffic to the website with all communications,
 and using the website as a repository of plan information and vehicle for sharing input
- Amplifying the County's message through trusted local partners
- Having a presence in the community, working regularly with and sharing information through community-based organizations, residents, partners, and businesses
- Meeting people where they are by participating in local events
- Hearing common concerns for specific interest groups or geographic areas through focus groups and briefings
- Providing materials in English and Spanish

3904 Lessons Learned

As the first plan for a rural area under a new Subarea Planning Program, this was an exploratory engagement effort with lessons learned. Community engagement strategies evolved as the team learned more about the needs and preferences of the community, with a focus on engaging people who have traditionally been left out of government process. Strategies also evolved as safety precautions related to the COVID-19 pandemic shifted. Notes are also made 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
- connecting with residents of unincorporated areas as opposed to those who live in the cities
 within the Snoqualmie Valley or adjacent cities. Occasionally a group would be identified along
 with their needs, and King County Department of Local Services staff would later find out the
 residents lived in an incorporated area, for example the Spanish-speaking community in the
 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 Fall City Community Association is a long-standing and organized group that provided valuable 3934 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 Subarea Plan; for example, issuing a "Fall City Subarea Plan" survey, though no King County 3940 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 Snogualmie Pass Community Association hosted an inperson focus group event and broadcasted engagement opportunities on their Facebook group. 3945 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.

King County Department of Local Services staff had a hard time reaching residents of the
unincorporated areas in the Skykomish valley and primarily heard from residents of Fall City.
The County found that the Fall City Census Designated Place has a higher median income and
better health outcomes than the Baring Census Designated Place, which has the lowest median
income and highest percentage of people with disabilities out of all the Census Designated
Places in the subarea. This shows that more efforts need to take place when engaging areas
with more needs.

Prior to the public review draft period, the County recognized that more work was needed to ensure perspectives of all subarea residents were reflected in the Subarea Plan. During the public review process, King County Department of Local Services staff attempted to engage with a larger group of service providers and those who are a part of priority populations. This included more efforts to reach Baring residents and the Hmong community that farms the 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

King County Department of Local Services staff used these lessons learned to create and
 implement a more robust engagement effort during the public review period of this subarea
 plan. To reach a wider audience, specifically priority populations, the County:

Mailed postcards to every residence within the subarea
Had more physical presence at events
Used the contacts gained through engaging with school district staff to connect with youth
Relied on human service providers as amplifiers for priority populations in the subarea

Postcards with information on the Subarea Plan, dates for engagement, ways to provide
 feedback, and informational text in Spanish and Mandarin were mailed to every residence in the

- subarea at the beginning of the public review period. This helped reach those who may not
- regularly have access to or use the internet, and those who generally are not associated with 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.

The County had more presence at community events during the public review period. This was partly because COVID-19 pandemic restrictions for County employees ended. Also, the public review period fell during the summer when there are many community events in the subarea. King County Department of Local Services staff had booths at some events and handed out flyers at others. Flyers were also distributed to more locations throughout the subarea for farther reach.

- The County further engaged with human service providers through a Mobility and Human Services Focus Group and through individual conversations. Conversations explored how the public review draft addresses needs specific to service providers' communities, how it could be improved, and how King County Department of Local Services staff could further engage directly with priority populations. The list of community service providers has been expanded 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
- 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

- Engagement on long-range planning efforts provides unique challenges in the unincorporated rural area when compared to cities and urban unincorporated lands. The physical separation of individuals, families, and communities is a natural state of the rural area and proves difficult for cohesive engagement and messaging. Specific approaches and messaging may help improve 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.
- Lack of awareness is not the only reason people do not share feedback. For some community
 members, there are significant barriers to participation, as noted above. Paying community
 members that represents priority populations could help amplify engagement opportunities and
 provide a more equitable strategy by increasing the amount of feedback received from those
 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 of the Subarea Plan, and some targeted strategies to help facilitate engagement with those 4026 audiences. King County updated this table to reflect what the public, community-based 4027 4028 organizations, and service providers shared throughout the engagement process.

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TABLE 32: AUDIENCES AND ENGAGEMENT STRATEGIES

Audience	Engagement Strategies
 Historically underrepresented communities 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 	 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
Community-based organizations and service providers, including cultural groups and religious communities and organizations	 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
	 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	 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	 Coordinate and collaborate throughout plan development Monthly briefings with the King County Councilmember representing the subarea
Other government and agency partners	Schedule regular meetings about plan development and proposals

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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 Area to help expand that list. Many groups were added, and some originally on the list 4034 4035 requested to not to be included. As of September 19, 2023, the list of contacts was 8,717, which mostly includes community members in addition to businesses, community-based 4036 organizations, federally elected officials, representatives of local governmental organizations 4037 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 •
- 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 4050 4051 4052	• • •	A visioning and scoping kickoff event hosted on Zoom A final visioning and scoping workshop event hosted on Zoom Public review draft hybrid kickoff event Public review draft overview video
4053 4054 4055 4056 4057 4058 4059	In-per • • •	
4060 4061 4062 4063 4064 4065 4066	Focus • • •	
4067 4068	Buildi •	ng off previous efforts Audit studies that detail community input on similar topics
4069	How	Community Input Influenced the Subarea Plan
4070 4071 4072	DRAFT (SS OF TRANSLATING ENGAGEMENT TO VISION, SCOPE, GUIDING PRINCIPLES, AND ULTIMATELY PUBLIC REVIEW DF PLAN rocess of engagement leading up to the public review draft is outlined as follows:
4073	1.	Develop an Engagement Plan
4074 4075	2.	Introduce the community to the planning process through meetings, activities, and 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 4082	8.	Refine feedback to create a draft vision, guiding principles, policy concepts and map 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

Торіс	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

Торіс	Result	Reason for Not or Partially Including
improving drainage, continuing the Fish, Farm, Flood Initiative.		<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.

4091 TABLE 34: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TA	BLE
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ABLE 34: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE Topic Result Reason for Not or Partially		
Торіс	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.

Торіс	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.

4093 TABLE 35: ENVIRONMENT FEEDBACK SUMMARY TABLE

Торіс	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.

Торіс	Result	Reason for Not or Partially Including
Resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.	A policy to support increased transportation resiliency during flooding, specifically for roads that cross the Snoqualmie Valley. A policy supporting assistance to Valley cities in developing long-term solutions and implementing programs to reduce flood and channel migration risk.	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.
Wildfire resilience and allocating resources for managing wildfires.	Not included.	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> .

4095	TABLE 36: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE
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TABLE 36: PARKS AND OPEN S	Result	Reason for Not or Partially
Торіс	Result	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> .

Торіс	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> .

4097	TABLE 37: TRANSPORTATION FEEDBACK SUMMARY TABLE
1007	TABLE OF TRANSFORTATION TEEDBACK OCHIMANT TABLE

Торіс	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> .

Торіс	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.

4099	TABLE 38: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE
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TABLE 38: SERVICES AND UTILI 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.	

Торіс	Result	Reason for Not or Partially Including
only be for the business district.		

4101 TABLE 39: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

TABLE 39: ECONOMIC DEVELOR 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.	A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District. 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.	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.

Торіс	Result	Reason for Not or Partially Including
	areas, where local businesses that serve the community are supported.	

Торіс	Result	Reason for N 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.

4105 Sources of Engagement and Documented Meetings

4106 Engagement activities are explained in detail below, and include:

4107 **Online engagement**

- Project website
- Online surveys
- Interactive maps
- 4111 Social media posts by King County Department of Local Services and partner organizations
- Virtual office hours
- A visioning and scoping kickoff event hosted on Zoom
- A final visioning and scoping workshop event hosted on Zoom
- Public review draft hybrid kickoff event
- 4117 Public review draft overview video

4118 In-person events

- Booths at community events
- Fliers in English and Spanish posted throughout the subarea
- Annual Town Hall for the subarea
- Public review draft hybrid kickoff event
- Public review draft meeting in Baring
- Public review draft meeting for unincorporated North Bend

4125 Focused meetings

- Eight focus groups, each meeting three times, for specific interest groups or geographic areas
- Talks at high school classes and youth board meetings
- Community business visits
- One-on-one and small group meetings
- Hmong farmer interviews

4132 Building off previous efforts4133 • Audit studies that detail

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 <u>Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com</u>

- 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

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

As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a survey hosted on the Public Input website, followed by questions for community members to answer. The survey was open the entire month of June. Every word cloud had an open-ended question allowing participants to continue to provide feedback. This survey received 680 views, 128 participants, and 901 comments. Most respondents were from Fall City. The comments
generally supported the feedback given in a widely publicized virtual event that took place prior

- to the survey, with rural, nature, and farming as key words used to describe the area, a desire
- 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 for4178 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 principles, and scope prior to the September event. The survey showed how the feedback 4183 4184 informs the Comprehensive Plan and zoning/land use considerations. It consisted of bars that one could slide on a range from 'Not Important' to 'Very Important' for phrases that could feed a 4185 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 scoping topics that presented a series of subjects that could be selected if important to the 4188 4189 participant. Every series of questions had a section for comments.

- The survey received 866 views, 388 participants, 12,290 multiple-choice responses, and 430
 comments. Participants ranked the following statements as important to very important (above 80 out of 100):
- "Preserve views of our agricultural valleys, mountains, rivers and forests"
- "Maintain our ecosystems and minimize impacts to the environment and wildlife habitat"
- "Preserve and protect farmland; support and strengthen the local agricultural economy"
- "Maintain the rural character of our area"
- 4197 Participants ranked the following statements as slightly less important (between 70 and 80 out4198 of 100):
- "Support a strong rural economic vitality and a thriving community"
- "Preserve the cultural history and archaeology of our community"
- "Support and enhance outdoor recreation opportunities for all"
- 4202 participants gave a slightly lower ranking to the following statements (between 60 and 70 out of4203 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"
- "Create opportunities and spaces for public art and community events"
- "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 <u>Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey -</u> <u>PublicInput.com</u>
 ¹⁵⁸ Link to King County, WA - Report Creation (publicinput.com)

4213 February 2023 online survey

From January 30 to February 24, 2023, the County managed a survey to solicit feedback on a
draft vision statement, draft guiding principles, policy concepts, and map amendment concepts.
Feedback is summarized below.

4217 4218 4219 4220 4221 4222 4223 4224 4225 4226 4227 4228 4229 4230 4231 4232 4233 4234 4235 4235 4236 4237	 Respondents supported most portions of the Vision Statement, but some expressed doubts about the ability of the County to follow through with the vision. In the Guiding Principles, respondents emphasized the need to preserve and protect natural resources and maintain the rural character of the area. Regarding land use, responses indicated the desire to keep and enhance zoning for low density residential, along with requiring such things as neighborhood trail connections, impact fees, improved walking routes, and other compensations for development impacts. Housing feedback included the opposition to cluster developments, support for farmworker housing incentives, and a desire to retain the small town feel of certain areas. Human services feedback in general supported all services, with a focus on mental health. Respondents want to preserve and improve water resources, habitat, and critical areas, as well as resilience to flooding and climate change. Parks and open space comments suggest prioritization of rural character is important, along with improving, linking, and creating more multi-use trails, and addressing overcrowded trailheads. Respondents expressed a need to address traffic and road conditions, improve nonmotorized connections, reduce road closures for floods, and create more flood evenuetion for floods.
4236 4237	• • •
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.

Results are available on the project Public Input website, and were used to finalize the vision,
guiding principles, and scope.¹⁵⁹ The survey received 382 views, 47 participants, and 199
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:
- Respondents recognize challenges associated with limited housing options but often do not support high-density housing as a solution.

¹⁵⁹ Link to <u>Snoqualmie Valley/NE King County Concepts Survey</u>

- The natural environment is a defining characteristic of the subarea, and its preservation should be a key priority.
- Respondents see growth at odds with the local character and aesthetic which make the subarea a desirable place to live; they would prefer that greater attention be paid to the present needs of existing residents.

Results are available on the Public Input website and were used to create the final plan. The fullsurvey report is available by request.

4261 Council District 3 survey

In September 2022, Councilmember Sarah Perry's office distributed a Community Engagement
Survey across the subarea through emails, texts, and US Mail addresses. By January 2023, the
Councilmember's office received a total of 490 responses from residents living in the 10
unincorporated areas shown below:

4266 4267 4268 4269 4270 4271 4272 4273 4273	• • • • •	North Bend Fall City Carnation Duvall Snoqualmie Issaquah Baring Skykomish Snoqualmie Pass	126 123 88 66 39 30 7 7 2
4274 4275	•	Snoqualmie Pass Preston	2 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 agricultural land preservation' and 'Increase access / availability of support 4281 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' 5. Tie between 'Increase access to senior housing tax relief programs' and 4285 4286 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' 4287 98024 (Fall City): 123 responses 4288 • 1. 'Preserve rural character of unincorporated areas' 4289 4290 2. Tie between 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' and 'Increase access / availability of 4291 4292 support services like crisis centers, behavioral health, and substance use 4293 treatment ' 4294 3. 'Increase access to senior housing tax relief programs'
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4295 4296		 Support policies that balance the needs of salmon with those of agricultural land 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
4307	•	1. 'Preserve rural character of unincorporated areas'
4308 4309		 Preserve rural character of unincorporated areas 2. 'Increase access / availability of support services like crisis centers, behavioral
4309 4310		
4310		health, and substance use treatment ' 3. 'Support policies that balance the needs of salmon with those of agricultural land
4311 4312		
		preservation'
4313 4314		'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
4314		landowners to protect farmland'
		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		(Skykomish): 7 responses
4350		Allocate resources to manage our risk of wildfires '
4351		'Increase access to senior housing tax relief programs'
4352		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	0	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 '
4386		
4387	In Table 42 is	the information compiled from the survey in tabular form:
4388		

4389 LE 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
н	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	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
LU/E/C R	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
т	More transit options to reach major employment centers during peak travel times				1	1			1			3
т	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.

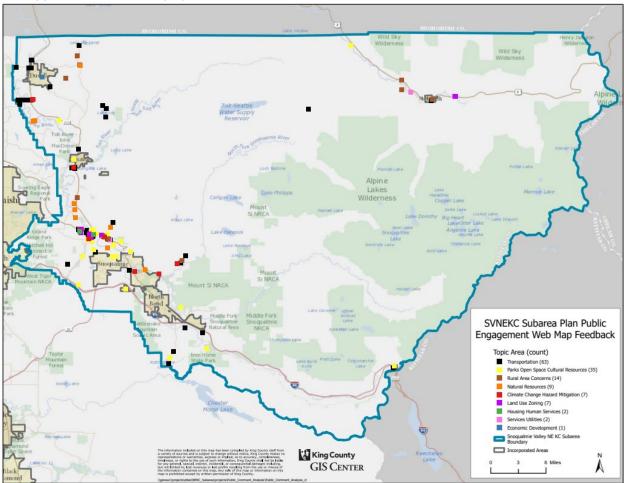
4396 Interactive engagement web map for scoping

The County used an interactive web map to solicit location-specific feedback.¹⁶⁰ The map
helped to further define what scoping topics and locations to explore. The map was live from
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
- 4410 A total of 131 points and 10 mes were created from comments. Map 4411 distribution geographically and per theme.

 ¹⁶⁰ Link to <u>Northeast King County Subarea Plan Scoping Feedback App (arcgis.com)</u>
 Snoqualmie Valley/NE King County Subarea Plan
 P a g e | 202

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.

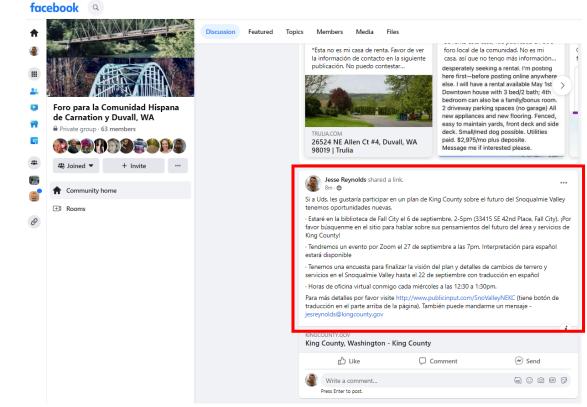
4419 Social Media Posts by King County Department of Local Services and Partner4420 Organizations

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
- 434 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
- 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:
- A Supportive Community For All
- City of Carnation
- City of Issaquah
- City of North Bend
- Fall City Community Association
- Fall City Neighbors Newsletter
- Mt Si Senior Center
- Si View Metropolitan Parks District
- Snoqualmie Pass Community Association
- Snoqualmie Valley Mobility Coalition
- Snoqualmie Watershed Forum
- 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 the Subarea Plan and how to participate. The second message, on September 1, 2022, 4462 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



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

shared the role of leading and mediating the event with Local Services Director John Taylor and
Project Manager Jesse Reynolds. The engagement results of this meeting, along with an online
survey that immediately followed the event (described below), were used to create a framework
around the vision, guiding principles, and scope. At the peak of the event there were over 80
attendees.

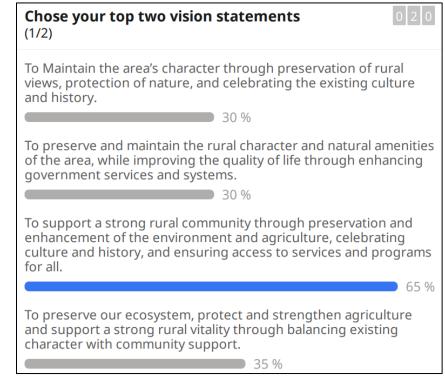
4488FIGURE 17: WORD CLOUD RESULTING FROM ASKING THE PARTICIPANTS THEIR VISION FOR THE4489FUTURE OF THE AREA

	env	rironmental improvement						
	Affordable senior housing The PEOPLE!	Green spaces flood protection						
	Viable farms Working forests							
	balance with nature Art CONSE	rvation connected community Peaceful						
	Wildlife Community	Green No growth						
	sustainable balanced ecosystem	a Quiet						
	Enforce r4 clean Trails	Fauity						
	Wildlife Community sustainable balanced ecosystem Enforce r4 clean Trails organized limit growth Sustainability outdoor activities	nd Wildlife friendly						
	Affordability Sustainable Outdoor	a quites a to						
	Affordable housing habit native / environn	at preservation Youth activities						
4490	nauve / environm	inental nearth						
4491	Feedback received during this event included:							
4492	• The desire to retain the existing rural characte	r						
4493	• The desire to preserve and support the agricul	Itural community						
4494	The desire to retain low density development							
4495 4496	 Preserving and leveraging the natural amenitie as supporting local businesses 	es of the area in terms of economy, as well						
4497	• More open space and better trail connections							
4498	Considering climate change when planning the	e future						
4499	Increased human services, affordable housing	and mental health support						
4500	Improved connectivity through various modes	of transportation						

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 content for the vision, guiding principles, and scope from previous engagement so that King 4506 County Department of Local Services staff could use this event as a final step in refining this 4507 4508 content. Whereas the May event leveraged live, open-ended word clouds to help identify topics of interest, this event leveraged multiple-choice questions to focus on refining such topics 4509 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, guestion-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	٠	Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
4520	٠	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

- River restoration and salmon recovery are very important
- Road maintenance is important in the area
- Desire for greater internet availability and quality
- Local/small business support is desired
- 4528 PUBLIC REVIEW DRAFT HYBRID KICKOFF EVENT JUNE 2023

The County hosted a public review draft kickoff event in-person at the Preston Community
Center and on Zoom on June 12, 2023. The event involved an opportunity for informal
conversations between King County Department of Local Services staff and community
members, a presentation on the Subarea Plan, and a question and answer period at the end.
Topics such as land use, housing, human services, environment, and parks and open space
were discussed. The peak of attendance reached 70 people, with half attending virtually and
half in person.

4536 Public Review Draft Overview Video

To reach people who were not able or interested in joining the hybrid kickoff event on June 12,
the County posted a video that gave a consolidated overview presentation and provided
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:

- Si View Farmers Market in North Bend on August 25, 2022 King County booth
- Fall City Night Out on July 31, 2022 the Fall City Community Association shared
 project flyers and King County contacts at their booth
- Dam Be Ready Event on September 22, 2022 flyers distributed
- 4548
 Open House for Lower Frew Levee Setback project on October 22, 2022 flyers distributed
- Duvall Days on June 3, 2023 King County booth
- Skykomish Library, June 9, 2023 drop-in event
- Skykomish Foodbank on June 9, 2023 King County booth
- Fall City Day/Fall City Run on June 10, 2023 King County booth
- North Bend Library, June 15, 2023 drop-in event
- North Bend Farmers Market, June 15, 2023 King County booth
- Skykomish Tunnel Days, June 17, 2023 King County booth
- Carnation Library, June 23, 2023 drop-in event

¹⁶¹ Link to <u>Review Draft Overview Video</u>

- SnoValley Senior Center, June 23, 2023 presentation and discussion
- Mt Si Senior Center, June 30, 2023 presentation and discussion
- Fall City Library, June 30, 2023 drop-in event

4561 Annual Town Hall for Snoqualmie Valley/NE King County – March 2022

These annual meetings are an opportunity to hear from elected and appointed King County 4562 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 featured Councilmember Perry and was focused on prioritizing the community's needs list. The 4565 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 progress. A question-and-answer session took place after the presentation, where community 4568 members discussed both long-range and short-term issues they would like to see government 4569 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

The County hosted an in-person public meeting for residents of unincorporated North Bend at
the North Bend Train Depot on July 11, 2023. In addition to King County Department of Local
Services staff, Councilmember Sarah Perry and a city of North Bend planner attended. Twelve
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

A presentation was given to guests at the Mt Si Senior Center during a popular day for lunch,
Friday June 30, 2023. Approximately 25 community members were in attendance. Following the
presentation was a question and answer period, then King County Department of Local
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:
- Agricultural
- Fall City
- Mobility/Human Services
- Preston/Mitchell Hill
- Snoqualmie Pass
- Unincorporated Carnation/Duvall
 - Unincorporated North Bend/Snoqualmie
- Unincorporated Skykomish
- 4612

4610

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

The first round of focus group meetings, which was meant for visioning and scoping, took place in late August and September 2022. Below are summary findings from those meetings. These summaries were created after the meetings then emailed to the group members. providing them an opportunity to help edit, add, and omit anything they felt needed refining. This follow-up emakl also gave group members who could not attend the meeting a chance to contribute feedback.

4626 Unincorporated Carnation/Duvall Visioning and Scoping Meeting Summary – August 4627 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:
- Folks live here because of the natural environment, want to keep the rural character and 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 services, job training 4635
- 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 and climate resiliency while creating sustainable access to natural areas 4645
- The Growth Management Act and Urban Growth Boundary need to be upheld to 4646 4647 preserve King County's rural and resource lands and to prevent sprawl, including educating folks new to the area about why that and preserving the areas heritage, 4648 4649 history, and character are important
- 4650

4651 Unincorporated Skykomish Visioning and Scoping Meeting Summary – September 2022

- This meeting was hosted virtually by King County and is a group that was formed solely for this 4652 purpose. Top themes included: 4653
- 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
- There is a desire for a viable local economy that provides local jobs and services for 4658 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 • infrastructure systems, in particular flood resilience, active transportation, transportation 4666 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

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 service resources and a larger supply of affordable housing
- 4677
 A lack of transportation options and increasing housing affordability are severely limiting the ability of existing human service organizations to support the community
- Need for better, more accessible mental health services
- 4680

4681 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:
- Climate change resilience and mitigation is the priority to protect farms and agricultural
 land in the area; there is a desire for an overarching climate change vision that doesn't
 just control negative outcomes, but creates positive outcomes
- The group wants to see an economically sustainable and viable community which
 supports farms through more agricultural tourism and protecting against the threats
 posed by climate change and flooding
- 4690
 4691
 The group wants to see real strategies, timeline, and action, not just vision or legal protections

4692

4693 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:
- Maintain the unique character of Fall City though changing the zoning code to limit the density of new housing, using tools such as minimum lot sizes and exploring allowed uses in commercial core and other ways to preserve aesthetics of the Rural Town through regulation
- Affordable housing for everyone, so residents can age in place and youth can live in the town they grew up in, and so the town can support local workers such as school teachers
- Better connection to the surrounding agricultural businesses, farmers, and products, in a way that supports both downtown Fall City and the agricultural businesses, as well as the health of the community, leveraging local food and agritourism

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 access to natural lands. They also voiced a desire for more community spaces, both indoor and 4710

4711 outdoor; more open space for active and passive recreation; better connectivity for active

transportation; preservation of mountain views; and improved maintenance and construction of 4712

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, and preservation of natural amenities 4719
- Services and infrastructure to support both residents and the large influx of weekend 4720 4721 visitors, including safety improvements to State Route 906, trucking infrastructure. emergency services, water supply, snow removal, and resilience to natural hazards 4722
- 4723 • Improved tourism infrastructure, both in terms of accommodating tourists with basic infrastructure like roads and emergency services, and space for amenities desired by 4724 visitors, like areas for sledding 4725
- 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.
- For the Vision Statement and Guiding Principles, the group was focused on the idea of 4735 maintaining the area's rural character and supporting Fall City businesses and local 4736 4737 organizations.
- Scoping Topics and Concepts: 4738
- 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. Focus on preserving rural character. 4742
- 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
- information summarized in the feedback tables above.

4747 Mobility & Human Services Refine and Review Meeting – February 2023

- This meeting was hosted virtually by King County and is a group that was formed solely for this 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 housing, and housing for farm workers
- 4755
 Needs more geographic specificity about which areas need improved access to behavioral health services
- Services should be available and accessible in the Valley
- For the Map Summaries, there is an area on the riverside of SR 202 in Fall City that the County owns that would work very well for locating worker housing for local workers.

4760 Agriculture Refine and Review Meeting – February 2023

- This meeting was hosted virtually by King County and is a group that was formed solely for this 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
 4768
 Iimited to a specific area, but the Subarea Plan can focus on improvements (rather than restoration) to natural resource lands
- 4769
 The Subarea Plan should address farm worker housing and housing affordability for middle class
- 4771
 Support economic viability of farms through greater support and promotion of agritourism, allow additional point of sale locations, improve public safety and transportation
- 4774 Map Summaries need to better link to the document. Suggested changing the Rural Forest4775 Demonstration project to a potential carbon sequestration credit project.

4776 Preston/Mitchell Hill Refine and Review Meeting – February 2023

- This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. The content discussed in the meeting is described below.
- 4779 Vision Statement and Guiding Principles should focus on support for existing businesses, with4780 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 businesses that serve beyond rural residents to become outlet malls, etc.
- 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

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. The content discussed in the meeting is described below.

- 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 housing in the rural area is not feasible
- Focus on wildfire risk, including improvements to the capacity and safety of the arterial
 road network for emergency preparedness
- 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 partnership4801 between King County and the Snoqualmie Pass Community Association. Themes are below.
- 4802 Vision Statement and Guiding Principles:
- Snoqualmie Pass is continuing to grow as a recreational destination, especially in the
 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
 rental capacity, desire for further study on how it has been regulated, sentiments in the
 community and potential regulations.
- 4809
 No comments for housing and human services, parks and open space, transportation, 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 housing such as allowing ADUs on residential properties.
- 4819
 4820
 Improve transportation, including access to services, transportation during flood events and emergencies, and active transportation networks like connecting regional trails.
- 4821
 Prioritize environmental conservation and restoration, acknowledging that growth in the area has negatively impacted the environment, particularly rivers and streams and areas 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 changes to zoning for housing or commercial areas.
- Protect natural resources from environmental impacts and damage such as overuse and overcrowding, destruction due to increased development, and climate change.
- 4835
 Address the inconsistency of utilities and services in Fall City, including sewer and 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:
- Balance the protection of the environment and wildlife with the creation of more reliable
 services and utilities, including improved access to water, waste management, more
 reliable power, and increased public transportation and connectivity for pedestrians.
- Increase support for human services and recreational opportunities to improve quality of
 life in the Snoqualmie Pass area; many residents feel that they are limited by the size
 and location of the community, and when they try to increase opportunities, they receive
 very little support or funding.
- 4847
 Support additional affordable housing for full-time community members and seasonal
 4848
 4849
 workers that also maintains the character of Snoqualmie Pass and mitigates impacts on
 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:
- Focus on preserving the size and scale of commercial areas through support for existing 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.
- Increase connectivity and access to green spaces through bike lanes, walking paths,
 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:
- Prioritize increased development of the rural area to allow for additional resources and support, including the creation of ample housing for local workers, improved services and utilities, and interest in the area becoming a more enjoyable destination for visitors.
- Balance the protection of the Skykomish River and other local ecosystems and wildlife
 with increased tourism to the area, which would help reduce the strain on other areas
 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:
- Prioritize economic activity that supports existing residents and limits the expansion of 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 creation of new trails and outdoor spaces to ensure the area is not overcrowded or overwhelmed.
- 4878
 Improve funding and support for utilities and repairs in the area, for example, faster response times to power outages and maintenance of rural roads which are used not 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 necessary services and programs, including spaces designed for young people and 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 mitigating damages from tourism and agritourism.
- 4889
 Improve transportation in the area, including bus services and bike lanes, through increased coordination with transit agencies and the Washington State Department of Transportation.
- 4892

4893 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 people who are unhoused, workers, and community members without low incomes without fear of compromising rural character .
- 4899
 Differentiate between affordable housing and low-income housing and provide both in the subarea.
- There are limited behavioral and mental health services available for residents, housed
 or unhoused; people don't have the resources to access the limited services in their
 communities, or to travel to other communities to receive support.
- 4904

4905 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 housing during the busy season, creating permanent affordable housing, or offering a housing subsidy for farmers.
- 4911
 Ensure that water quality and quantity (referencing droughts in the summer and flooding in the winter) are maintained to support salmon and agriculture, and that flooding is appropriately addressed.
- 4914
 Consider the long-term health of the area when deciding whether to implement a septic 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.
- 4923 Interactions were made proved to be v
- 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.

A June 5, 2023, meeting occurred in a similar format to the previous meeting to go over the
content of the public review draft. The youth mentioned several desires for the future, such as
more transit options, more youth services, greater care for the environment, more diverse
housing choices, and keeping space for wildlife. The youth also desired more mental health
support in their schools, addressing overcrowded trailheads, and more businesses to support
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
- they introduced the activity to the students, the students were shocked that the County wanted

their opinion. This gives even more reason to engage those who have traditionally been
excluded from public processes, including people who are Black, Indigenous, and People of
Color; immigrants; or both. It is incumbent on the County to build trust with these groups to set
the stage for future engagement. Students voiced a desire for more amenities in their area, such
as places to hang out, activities to participate in, and more commercial options that fit their
culture.

- The students in the multi-language learning class also wrote letters to the planning team abouttheir ideas for the subarea. Top themes from the letters included:
- 4955
 Support low-income community members by creating more affordable housing or considering alternative solutions such as housing stipends.
- 4957
 Invest in the maintenance of parks and existing community spaces and consider creating additional gathering spaces not only for the entire community, but also specifically for teens.
- 4960
 Increase access to public transportation by adding additional bus services throughout the subarea.
- 4962
 Protect the environment and wildlife in the subarea and increase forest restoration 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:
- A desire to slow the growth the Snoqualmie Valley has seen.
- More affordable housing options.
- 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 other park amenities.
- 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

Riverview School District Multilanguage Learning teachers and administrators met in person
with King County Department of Local Services staff on September 23, 2022, to explore ways to
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:
- Better transit options: Families commute to Woodinville and Redmond but cannot afford gas; better information on available transportation options is needed; more transit options are needed.
- Flooding and the road network: Families have limited mobility in the Valley during flood events.
- Internet and cellular service: Gaps in cell phone service and internet service exist, such as Stillwater Elementary School; the school district had to give students hot spots during the pandemic.
- More affordable housing options: It is difficult for low-income families to find affordable housing; one example is a dairy farmer hurt his back and due to their inability to work 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 Redmond or Snoqualmie.
- Mental health services: Mental health services are in huge demand for students as of 2023. Elementary schools are better equipped for short-term mental health support, but it is the high schools that have the greatest need. The school district is contracting out mental health support to private counseling services, spending around \$300,000 per year as of 2023, but this spending comes from COVID-19 funds which are temporary, and will no longer be available once COVID-19 related services and funding expire.
- 5001 Community Business Visits

5002 Carnation Ixtapa Restaurant

At the recommendation of Empower Youth Network (see below), King County Department of Local Services staff met with the owners of Carnation Ixtapa Restaurant at the restaurant, distributed flyers in English and Spanish, and asked them to participate and encourage their 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 that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual, 5029 5030 and two were phone calls. Of the 117 meetings, nine were with businesses or business interests, 25 were with community-based organizations or coalitions, three were with the offices 5031 of elected officials, 23 were with local governments within or adjacent to the project area, two 5032 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.

- Though many of the participants visited the subarea, none actually lived in it.
- 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.
- Three participants visited the subarea occasionally, who live in Issaquah and Issaquah
 Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico,
 and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but
 the planning team was unable to connect with the man afterward to receive their contact
 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

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5056 The County contacted both the umbrella group the Snogualmie Valley Mobility Coalition and the service provider Snoqualmie Valley Transit on several occasions regarding mobility in the 5057 subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the 5058 organization was used to spread the word on engagement opportunities. The County had 5059 several conversations with Amy Biggs, director of Snogualmie Valley Transit, throughout the 5060 planning process. Findings from these meetings and conversations, in addition to several letters 5061 5062 of support for Snogualmie 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 use services available exclusively in the urban area such as medical appointments. Though the 5064 5065 users of transit services were not contacted directly, much was gained by their service providers. Policy has been created in the Transportation Chapter to address coordination 5066 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 Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in 5070 demographic data. Yareli had insights into the local Spanish-speaking population and estimated 5071 5072 it would be challenging connect with them. She described the population as generally hard to reach and not in one cohesive area and noted that the pandemic had made this worse. The 5073 5074 community of Duvall Highlands was mentioned, but this community is within the City of Duvall. Yareli suggested connecting with the community-based organization SeaMar, the owners of the 5075 Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of 5076 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. • Many Hmong farmers not only have crops and profits significantly impacted by flooding, 5085 5086 but also lose equipment and materials due to the lack of a consistent flood notification system. Improvements such as raised platforms to save livestock and equipment. 5087 support for farmers impacted by floods, and alarm systems for flood warnings could 5088 create impactful changes, alongside better preparation to reduce flooding overall. 5089 Although flooding is the primary concern, protection against increasing summer droughts 5090 5091 is also valuable.
- Create more opportunities for affordable, flood-resistant housing. Many farmers in the Snoqualmie Valley lease their farmland and live elsewhere. There is a major lack of affordable housing in the area, and much of what is available is extremely susceptible to damage from flooding. Not only can many Hmong farmers not afford housing, but it also does not feel safe. Suggestions for improved affordable housing included structures on stilts, or multiunit, flood-proof housing. Most Hmong community members interviewed didn't mind not owning their farmland but wanted to be able to live nearby. Most of the

- 5099Hmong farmers interviewed were interested in increased services and support for young5100people and people aged 62 years and older but felt that there was no point in adding5101more services if no one can live in the area.
- Improve protections for farmland in the subarea. Many Hmong farmers shared concerns about the availability of rented land from both private owners and the County and hoped for more investment in preserving farmland. Farming is a key element of the Snoqualmie Valley's identity, and the Hmong community worries that farmland is being compromised 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 importance of environmental protections, some farmers expressed concerns that land 5110 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 designations to be fair, and want restoration areas to be appropriately managed and 5113 5114 resourced. The Hmong farmers hope that there is a way to prioritize the protection of the local ecosystems and the creation of parks and open spaces while also recognizing the 5115 5116 importance of agriculture.
- Support more stable infrastructure, particularly the maintenance of safe roads, reliable power, and consistent access to water. Without key resources, many Hmong farmers can't focus on concerns such as drainage, soil quality, or maintenance of their farms.
- Increase technical and skill support for Hmong farmers in the community. Providing
 trainings on farming skills, business management, and entrepreneurship could help the
 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:
- Si View Metropolitan Parks District Community Interest and Opinion Survey Findings
 Report, June 2021¹⁶²
- A Supportive Community For All Community Needs Assessment, May 2019¹⁶³
- Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan¹⁶⁴
 - 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 <u>Si View Metro Parks Community Interest and Opinion Survey Findings Report</u>

¹⁶³ Link to <u>A Supportive Community For All Community Needs Assessment</u>

¹⁶⁴ Link to <u>Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan</u>

¹⁶⁵ A paper and online survey mailed and emailed by the Fall City Community Association September, 2022. Responses available upon request.

5132 TABLE 42: DOCUMENTED MEETINGS

Date	Organization	Туре	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		
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	Туре	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	
3/21/2022	Fall City Community Association	Community Based Organizations	Virtual

Date	Organization	Туре	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		
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	Туре	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	nment 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	Туре	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	Туре	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	Туре	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	Туре	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			
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	Туре	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			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	y Office Hours Residents In-Perso	
6/15/23	Si View Farmers Market	Residents	In-Person

Date	Organization	Туре	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	Туре	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
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5158	June 2024
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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

19613, the ordinance that led to this work plan.^{166,167,168} Ordinance 19613 authorized a seven-month 5185

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

Comprehensive Plan.¹⁶⁹ King County serves as the local government for Fall City, which is located 5194

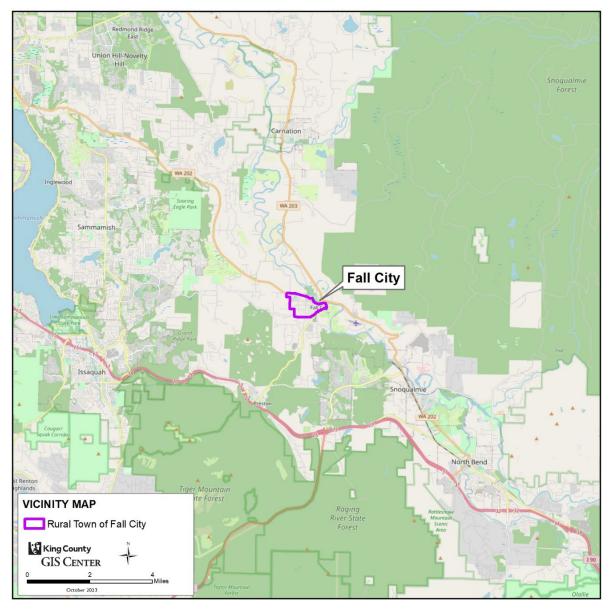
5195 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of

5196 Carnation (see Figure 1). Fall City is known locally and throughout the region as a small rural town.

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.



5207

5208

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.

5209 The recommended regulations are in the form of a P-suffix development condition included in the5210 Amendments to Land Use and Zoning Maps, which is Attachment C to Proposed Ordinance 2023-XXXX.

5211 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)
- 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.

- Framework, a consulting firm with an architectural background was hired to assist in this analysis.¹⁷¹ The
 sites analyzed include a 19th-century historic neighborhood, a post-World War II (post-war)
 neighborhood, and a recent development. The 19th-century and post-war neighborhoods represent the
 historic character of Fall City. The recent development is a manifestation of the current development
 regulations.
- 5228 5229

Input from the community was gathered regarding what they feel are their cultural assets and their
ideas of rural character. These results are a culmination from both robust community engagement for
over two years for the Subarea Plan and engagement specific to this work plan, specifically one virtual
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

Recommended Amendment	P-Suffix Amendment Basis
Establish criteria for creating	To provide more outdoor recreation and open space, a regulation
more common open space.	is recommended to guarantee that when recreation space is
	required, it will be an outdoor facility.
Modify dimensional standards	The recommended P-suffix regulation includes dimensional
to reduce building mass and	standards that would reduce building mass and increase yard
create more space between	setbacks, increasing more space between buildings. A new
buildings.	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

Table 43. Recommended P-Suffix Regulations

¹⁷⁰ For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to <u>KCC Title 21A</u>. ¹⁷¹ Link to <u>Framework (weareframework.com)</u>

Recommended Amendment	P-Suffix Amendment Basis
	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.
	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.
Buildings should be proportional	The recommended P-suffix regulations require larger setbacks,
to parcel sizes at a scale similar	less impervious surface coverage, and reduced height. Detached
to older developments of Fall	garages are incentivized to reduce visual bulk, resulting in the
City.	development of homes that are proportional to parcel size at a
	scale similar to older developments in Fall City.
Encourage keeping stormwater	The recommended P-suffix regulations require a minimum lot size,
on-site.	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.

- 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.

Key Context

5257 Fall City is an unincorporated rural area of King County, designated as a Rural Town in the Comprehensive Plan.^{172, 173} King County serves as the local government for Fall City, which is located 5258 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

The guiding law for growth and development in Washington State is the GMA.¹⁷⁴ The GMA requires the 5273 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 Council5283 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. <u>Revised Code of Washington Chapter 36.70A</u> ¹⁷⁴ Link to <u>GMA Laws and Rules - Washington State Department of Commerce</u>

- 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
- Subarea plans in King County are adopted as part of the Comprehensive Plan, addressing smaller
 geographies within King County and establish policies specific to the needs of those communities.
 Policies in the Comprehensive Plan and subarea plans are implemented through the KCC, which includes
 development regulations, and through other service-oriented plans and the County budget.
- Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans
 for the six rural Community Service Areas and five major Potential Annexation Areas as a part of the
 Comprehensive Plan.^{177,178,179} The Comprehensive Plan and its subarea plans must meet the GMA's
 requirements, which include focusing development in urban areas and reducing sprawl.¹⁸⁰ The
 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers
 the area of Fall City.
- 5307

¹⁷⁵ Link to <u>VISION 2050</u>

¹⁷⁶ Link to King County Countywide Planning Policies

¹⁷⁷ Link to King County Code 2.15.055.B.

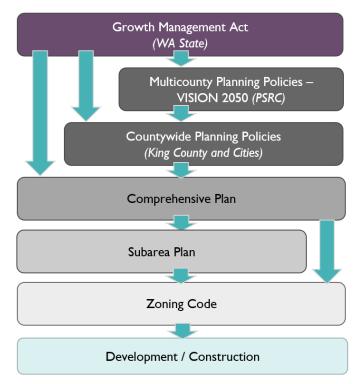
¹⁷⁸ Link to Community Service Areas - King County, Washington

¹⁷⁹ Term definitions can be found in this link - <u>King County Comprehensive Plan</u>

¹⁸⁰ Link to <u>Revised Code of Washington 36.70A.020</u>

Snoqualmie Valley/NE King County Subarea Plan P a g e | **243**

5308 Figure 20. REGULATORY FRAMEWORK UNDER the Washington State Growth MANAGEMENT ACT



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

5329According to the RCW 36.70A.030, 'Rural character' refers to the patterns of land use and development5330established 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 mineral resource lands designated pursuant to RCW 36.70A.170.¹⁸³ Rural development 5345 can consist of a variety of uses and residential densities, including clustered residential 5346 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 Growth Area."185 5358 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 <u>Revised Code of Washington (RCW) 36.70A.030</u>

¹⁸³ Link to <u>Revised Code of Washington (RCW) 36.70A.030</u>

¹⁸⁴ Link to King County Comprehensive Plan

¹⁸⁵ Link to <u>King County Comprehensive Plan</u>

¹⁸⁶ Link to King County Countywide Planning Policies

¹⁸⁷ Link to King County Urban Growth Capacity Report

- and service." Policy R-201 outlines attributes associated with rural character and the Rural Area that the
 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

5388

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.

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.

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

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5395 5396

The recommendations in this report were informed by community engagement with residents of Fall
City, review of development regulations, and an analysis of three development sites in Fall City that span
three development periods from the early 19th-century to the 2020s. This report is also informed by
conversations with public health authorities from King County and the State of Washington, the
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 <u>Framework (weareframework.com)</u>

- 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.

5429A. Describe all development regulations that affect lot dimensions, building size, and5430bulk for residentially zoned properties in the Rural Town of Fall City

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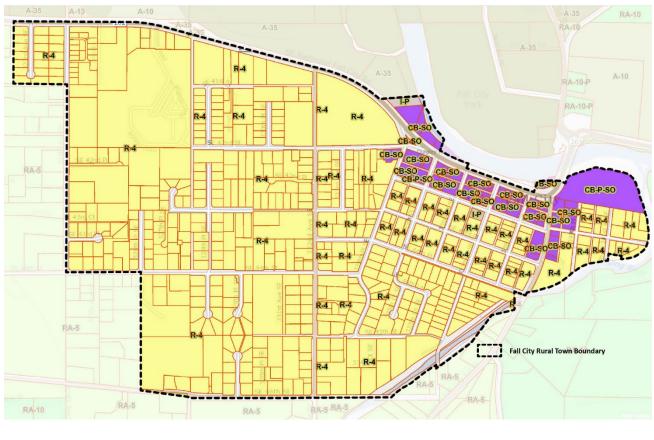
5444

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.

5436 Per Ordinance 19613:

- Lot dimensions may include but are not limited to minimum building lot size, lot width, and minimum and maximum density.
- Building size and bulk may include but are not limited to minimum building lot size, lot width, and minimum and maximum density. Building size and bulk may include but are not limited to base and maximum height, impervious surface maximums, on-site septic standards, or landscaping or stormwater requirements that affect the overall size and scale of buildings and structures.
- 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



5458		
5459		
5460	King County Code Chapter 21A.12 Development Standards ¹⁹¹	
5461	 Maximum density four dwelling units per acre 	
5462	 No minimum density 	
5463	 Minimum lot area for construction: 2,500 square feet 	
5464	 Minimum Street Setback: 10 feet 	
5465	 Minimum Interior Setback: 5 feet 	
5466	 These standards may be modified under the provisions for zero-lot-line and townhouse 	
5467	developments	
5468	 Garages, carports and fenced parking areas must be set back 25-feet from the property 	
5469	line when using a joint use driveway	
5470	 Minimum Lot Width: 30 feet 	
5471	 Base Height: 35 feet; Max Height: 75 feet with additional setback 	
5472	 Maximum Impervious Surface: 55 percent of lot area 	
5473	 Impervious surface does not include access easements serving neighboring property and 	
5474	driveways to the extent that they extend beyond the street setback due to location	
5475	within an access panhandle or due to the application of KCC requirements to locate	
5476	features over which the applicant does not have control	
5477	King County Code (KCC) 21A.08.030 Residential Land Uses	

5477 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.

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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
- Apartment studio units 1.2 off-street parking spaces per dwelling unit
- Apartment one-bedroom units - 1.5 off-street parking spaces per dwelling unit
- Apartment two-bedroom units 1.7 off-street parking spaces per dwelling unit •
 - Apartment three-bedroom units or larger - 2 off-street parking spaces per dwelling unit

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

5505

5506

5507

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:
 - All lots created must be at least 12,500 square feet and shall not exceed a maximum flow density of 1,570 gallons of sewage per acre per day.
 - Lots utilizing an individual private water source must be at least five acres. 0
- 5508 Factors are listed that may be considered when determining the type of on-site system, ٠ 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)

- Care must be taken when a home uses an on-site septic system or is in a community that shares a
 LOSS.¹⁹⁴ It is imperative that fats, grease, and oils do not enter the system.¹⁹⁵ Households must spread
 out their water use throughout the day so the system is not overwhelmed, and heavy water usage
 fixtures such as soaking tubs should not be installed in houses with septic systems.¹⁹⁶ Household size
 must not exceed the designed capacity of the septic system.¹⁹⁷
- 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

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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:
 - a. The development installs or replaces more than 2,000 square feet of impervious surface on the lot.
 - b. The development installs or replaces more than 5,000 square feet of impervious surface on the lot.

If a development installs or replaces more than 2,000 square feet of impervious surface (threshold a),
flow control BMPs are required. If a development installs or replaces more than 5,000 square feet of
impervious surface (threshold b), in addition to flow control BMPs one or more flow control facilities is
required. When threshold b is exceeded, an exception to providing a flow control facility is available.
Projects may qualify for this exception if hydrologic modeling shows that stormwater runoff after
development is only slightly more than the runoff existing prior to the development. The details of this

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)

¹⁹⁴ Link to <u>KCBOH 13.60.005(A) and KCBOH 13.60.020(D)</u>

¹⁹⁵ Link to USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13

¹⁹⁷ Link to <u>KCBOH 13.60.005(A)(7)</u>

¹⁹⁸ Link to Large on-site sewage system regulations

¹⁹⁹ Link to King County Surface Water Design Manual

Snoqualmie Valley/NE King County Subarea Plan P a g e | **251**

5560	exception can be found in the KCSWDM. Impervious surfaces on a lot are also controlled by zoning
5561	standards.

Evaluate Rural Character, consistent with the Growth Management Act definition, of Rural Town of Fall City through an evaluation of typical land use patterns, architectural and natural features, and community-identified cultural assets

5569

5581

The consultant, Framework, a firm that specializes in planning, urban design and architecture, assisted
DLS staff with analyses of the residential areas of Fall City. Framework analyzed land development
patterns, landscaping, architecture, and cultural assets including natural features in Fall City to evaluate
the rural character. Based on that data, they analyzed whether recent development in the area is
consistent with such character.

As noted above in the Key Context section, rural character as defined in the Comprehensive Plan refers
to patterns of land use and development that includes features such as open space and vegetation
predominating over the built environment, that fosters traditional rural lifestyles, and that prevents the
conversion of undeveloped land into sprawling, low density development. Please refer to the discussion
of rural character in the Background section of this report.

5582 Methodology and Reference of Sites Selection for Residential Development Study

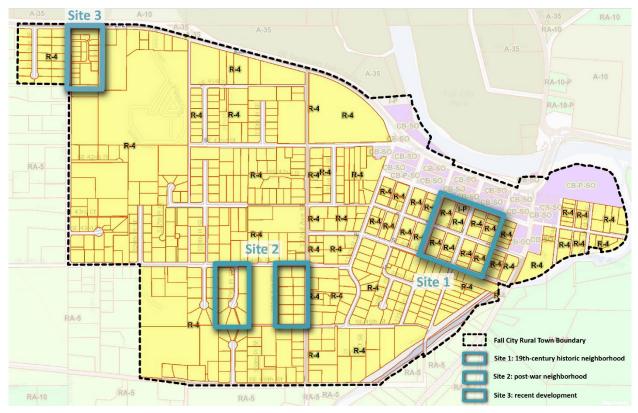
5583 Framework performed a qualitative and quantitative analysis of the residential patterns for a study area 5584 consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the 5585 analysis was to compare the existing development patterns against the current development 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



5596 5597 5598 5599

Table 44. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic	Site 2 Post-war	Site 3 Recent development
		neighborhood	neighborhood	
Lot amount	552	20	19	20
Median lot size	0.32 acres	0.24 acres	0.38 acres	0.14 acres
	(14,094 sf*)	(10,500 sf*)	(16,474 sf*)	(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	1.81	2.1	2.07	3.40
(du/ac)***				
Median net	3.11	4.15	2.64	6.95
density	(0.14-8.82)	(1.56-6.22)	(1.17-6.43)	(5.19-8.82)
(Range net				
density)				
(du/ac)***				
Average building	1,336 sf*	1,070 sf*	1,501 sf*	1,216 sf*
footprint				

5600 *SF = square feet

5601 ******FAR = floor area ratio

5602 ***du/ac = density units per acre

5603 Site 1 Analysis

5646

- 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
- 5623There are few short segments of paved5624sidewalk 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
- 563156445632and across property lines564556335645

5634 Table 45. Site 1 Existing Conditions of Built5635 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	1,062 sf**
footprint	
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

5639

5640

5641

5642

5643

5638 ***ROW = right-of-way



Figure 24. Various Building Styles - Historic Victorian Figure 25. Various Building Styles - Cottage withStyle BuildingAttached Garage



Figure 26. Wide Paved Street without Curbs



Figure 27. Detached Garages or Barns on the Rear



5650 5651 5652 5653 5654 5655 5656 5657 5658 5659 5660 5661 5662 5663 5664 5665 5665 5666 5667 5668	 Site 2 Analysis Site 2 was developed in the post-war era in Fall City, with buildings constructed over time, primarily between the 1960s and 1990s. Most of the buildings are large, one-story structures situated on generously sized, wide lots, typically around 100 feet wide Homes feature ample setbacks, ranging from 20 to 40 feet The neighborhood is characterized by large, mature trees, contributing to its rural and natural landscape Informal, decorative plantings along the frontage and hedge corners are frequent Streets have a sidewalk area designated by a white stripe on one side Although the neighborhood is connected to major roads, connectivity is impacted by the presence of a cul-de-sac 	5678 5679 5680
5669 5670		5681
5671		5682
5672		5683
5673		5684 5685
5674		2002
5675		5686
5676		5687
5677		
5688		

9 Table 46. SITE 2 EXISTING CONDITIONS OF BUILT **D** 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	1,500 sf**
footprint	
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
*du/ac = density units per a	icre
**sf = square feet	
***ROW = right-of-way	

5689 Figure 28. Site 2 Aerial View



Figure 29. Small Cottage on Open Lot



Figure 31. Cul-de-Sac

Figure 30. One-Story Ranch Home with Attached Garage



Figure 32. Lush Evergreen Trees in this Area



5696	Site 3 Analysis	
5697	Site 3 is the recent subdivision development	5724
5698	that uses the LOSS system, located on the	5725
5699	northwest side of Fall City along Redmond Fall	5726
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	5727
5719	• A 12-foot landscape buffer fronts the 324th	5728
5720	Avenue parcel line	5729
5721		5730
5722		5731
5723		5732
0120		5733
E704		

725 Table 47. SITE 3 EXISTING CONDITIONS OF BUILT 26 Form: Lot and Property Characteristics

O	FORM:	LOI	AND	PROPERI	Υ	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			
**du/ac = density units per acre				

*du/ac = density units per acre

28 **sf = square feet

'29 ***ROW = right-of-way



Figure 34. Repetitive Architectural Style



Figure 36. Wide Paved Street without Curbs

Figure 35. Minimal Landscape or Open Space at the Frontage

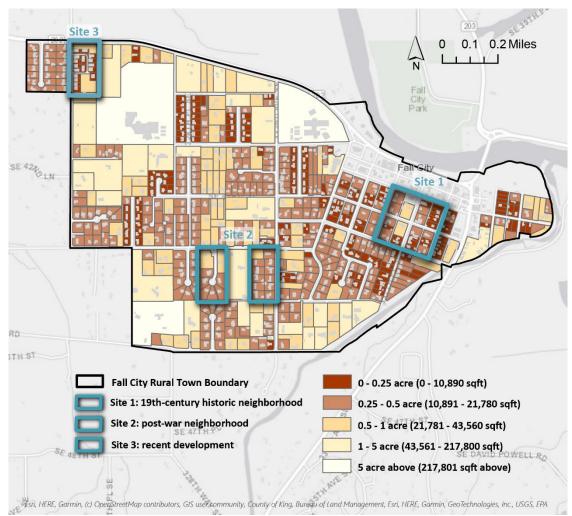


Figure 37. On-site Stormwater Pond





5739 Figure 38. FALL CITY LOT SIZE ANALYSIS MAP



5740 5741

5744

5742 At the conclusion of the consultant's development site analysis of the three development sites, the5743 following conclusions were made.

5745 Pattern of Residential Areas – RCW 36.70A.030 partially defines rural land use patterns as one in which
 5746 open space, the natural landscape, and vegetation predominate over the built environment, and one
 5747 that provides visual landscapes that are traditionally found in rural areas and communities. The pattern
 5748 of Fall City's residential areas reflects its rural origins.

5749

5750 With limited large-scale urban development, most Fall City's residential areas are characterized by low-5751 density development, featuring one- or two-story single detached residences scattered throughout the 5752 open landscape, usually with a 20-foot or more setback from the street. The median lot size in Fall City is 5753 about 14,000 square feet. In the post-war era and historic neighborhood areas, the median lot sizes are 5754 16,000 square feet and 10,500 square feet, respectively. The average lot size in the recent development 5755 is 5,825 square feet. This data, in addition to feedback from members of the community through

- 6756 engagement, revealed the pattern of recent development is not consistent with the rural character of6757 Fall City as it departs from the typical land use patterns found in the residential areas.
- Architecture and Landscape Fall City's historic downtown area retains its small-town charm, with
 buildings dating to the early 19th century. Fall City has been gradually expanding from the original
 townsite since that time. The architecture in Fall City is a mix of styles, reflecting the variety of
 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

 consistent with adopted policies regarding rural character and rural growth This section provides a review of CPPs and policies within the Comprehensive Plan relevant to rural character related to subdivisions and residential zoning within the Rural Town of Fall City. It includes a comparison between this body of relevant policies and how existing regulations, including KCC, relates to the policies. Finally, this section identifies potential changes in regulations to bridge gaps between developments and the body of relevant policies. Review of Policies Relevant to Rural Character of the Residential Areas of the Rural Town of Fall City <i>Countywide Planning Policies (CPPs)</i> The CPPs create a shared and consistent framework of growth management planning for all jurisdictions in King County. In accordance with RCW 36.70A.210, the CPPs provide the countywide framework from which county and city comprehensive plans are developed and adopted.³⁰¹ The following CPPs are relevant to rural character and rural growth as it applies to the residential areas of Fall City. DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated local centers. DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protects the natural environment. DP-50 Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest	5775	An	alyze whether the development regulations in Subsection IV.A are appropriate and				
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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
- 5815

5816 Comprehensive Plan Policies

groundwater recharge (DP-48, DP-50).

As noted previously in Background section of this report, the Comprehensive Plan is the long-rangeguiding 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. Snoqualmie Valley/NE King County Subarea Plan

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5819 The following are the most relevant Comprehensive Plan policies relative to the residential areas of Fall Citv.²⁰² 5820

5822 RP-203 King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets. 5823 5824

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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.

- 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.
- 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.

Therefore, King County's land use regulations and development standards shall protect and enhance the following attributes associated with rural character and the Rural Area:

- 5851 The natural environment, particularly as evidenced by the health of wildlife and a. 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 Historic resources, historical character and continuity important to local c. 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		inplementation of hing county a plana, projecta and programa.
5906	F-262	Collective on-site systems may be used only in the following circumstances in the Rural
5907	1-202	Area and Resource Lands:
5908	-	Existing on-site systems are failing within an area and the Seattle/King County
5908	а.	
2909		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.

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

5954 Comparison Between Relevant Policies and Existing Code

5936

5955The following tables cross-reference the CPPs (Table 6) and Comprehensive Plan (Table 7) to existing5956development regulations as manifested in the subdivision that composes Site 3.

5958 Table 48. Relevant Countywide Planning Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-4 DP-47	Density should be focused in urban areas, away from Fall City Limit growth, prevent sprawl and	 21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 21A.12 Development Standards – Density
	overburdening of services and infrastructure, maintain rural character, protect open spaces	 and Dimensions 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 onsite 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 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

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	environment and adjacent resource lands, specifically through vegetation and surface water management	 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 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 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	21A.12 Development Standards – Density and Dimensions
	density and dimensions, reducing need for	Maximum density of dwelling units

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	infrastructure improvements and reducing environmental impacts	 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
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	for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions 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
T-316	The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)	and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions 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
F-280	Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions	for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions 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
Policy CP-535	Considerations to Fall City Subdivisions Maintain Fall City's rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of the existing utilities and infrastructure	Relevant Development RegulationFuture tree regulations that are in-progress for the UGA could be applied to Rural Towns21A.12 Development Standards – Density and Dimensions• Maximum density of dwelling units• Maximum lot size• Street and interior setbacks• Minimum lot width• Building height• Impervious surface21A.14.180 On-site recreation – space required13.24 Water and Sewer Comprehensive PlansBOH Code 13.24.020 – requirements for on- site septic systems
		9.04 Stormwater Runoff and Surface Water and Erosion Control

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

5981

Figure 20 shows consistencies in lot size, the relationship of the home size to lot size, and the density of
homes in Site 1 and Site 2. Quantitatively, these demonstrate the existing rural character for residential
areas because the density of housing and home and lot dimensions are like the majority of Fall City.
Secondarily, Sites 1 and 2 have similar aesthetics to the rest of Fall City, with mature vegetation and
generous open spaces between homes and the road. When comparing the older Sites 1 and 2 to newer
Site 3, a manifestation of the County's existing codes, gaps become obvious regarding the intent of the
policies and current development regulations.

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

Area-based density allowances lead to development patterns not appropriate to the rural character of Fall
 City

5993This analysis finds the current base residential zoning of R-4 is not consistent with King County's adopted5994policies related to rural character and rural growth in Fall City. The development result of subdivisions in5995R-4 areas is a denser look and feel than what is seen in elsewhere in Fall City. The current King County5996zoning code that contains R-4 zone regulates gross density, allowing four dwelling units per acre,5997including shared open space for the subdivision residents and infrastructure within the gross residential5998acreage. The resulting developments, as manifested with Site 3, do not fit the existing character of Fall5999City.

6000

While all three study sites meet the R-4 zone gross density requirements, the median densities of Site 1
 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances.²⁰³ When considering
 net density, which only considers the net lot area, Site 3 stands out in net density calculations.²⁰⁴ Site 3
 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and
 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 19 th -century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Median net density (du/ac)*	4.15	2.64	6.95
*du/ac = density units per acre			

6010 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

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:
 - What features do the community members like the most about the residential areas of Fall City? •
 - How could regulations reinforce development to preserve the features they like? •
 - Are there types of residential developments/home styles they would like to see more of, or that • don't currently exist in Fall City?
 - Should regulations allow for a smaller lot size in exchange for open space, with new criteria for • open space?
 - 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.
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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

The community participants also expressed a desire for open spaces to be functional, for recreational
activity amenities to be added in developments and better integrated with passive open spaces like
septic fields and stormwater treatment areas. The participants believe the definition of open space
eligible for inclusion in density standards should be refined to ensure more usable open spaces in future
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 sural lifestule and remedy for limited park spaces

- 6105 contribute to the rural lifestyle and remedy for limited park spaces.
- 6106

6107 Tree retention

The community participants desire the preservation of mature trees in the new developments and want
 more comprehensive regulations for tree retention, potentially incentivized through the County's tree
 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

Recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County Subarea Plan, King County Comprehensive Plan policies, zoning, or any combination thereof that would address the impacts and concerns identified in Ordinance 19613, Section 1

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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:

- review of current development regulations,
 - the analysis of rural character specific to Fall City,
- the analysis of sites in Fall City and their context to the larger area, and
- 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.

6139 Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023 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
Consultant Recommendation 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 accessibly, 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
	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.
	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.
	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 that indoor recreation space, except in the case of housing for people aged 62 and older.
Density credit could be provided for the	Partial Concurrence.
preservation of significant trees or forested or natural areas that provide public benefit.	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.
	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

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	Does not concur.
and site planning process. Site planning would include landscape and design review.	. 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.
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.	Partial Concurrence. 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. 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
Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass. ²⁰⁶	community character. Does not concur. 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.

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
	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.
Reduce building mass by incentivizing detached	Concurs.
garages.	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.
	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.
Require or incentivize keeping stormwater on-	Partial Concurrence.
site for sites with larger parcels.	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

Consultant Recommendation	Executive Response
	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.
	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.
Consider adopting stronger tree preservation standards.	Partial Concurrence.
Stanuarus.	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.
	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.
	DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on

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.

- 6148 Table 10 compares current development standards to the three options for density and dimensional
- 6149 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,
- specifically focusing on the customer, driving for results, being responsible stewards, and solving
 problems.²⁰⁸
- 6183

²⁰⁸ Link to King County's True North and values

- 6184 Appendices
- 6185 6186

Ordinance 19613

AN ORDINANCE declaring a seven-month moratorium prohibiting subdivisions of residentially zoned
 land in the Rural Town of Fall City; directing the executive to produce a work plan to address the issues
 and circumstances necessitating the moratorium; and declaring an emergency.

- 6191 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:
- 6192 <u>SECTION 1.</u> Findings:

A. King County has the authority, under to constitutional police powers, home rule
authority, and the Washington state Growth Management Act, including chapter 36.70A RCW to
establish a moratorium to preclude the acceptance of certain new development applications while the
county studies related land use issues.

B. In 1990, the Washington state Legislature adopted the Growth Management Act in order
to, in part, facilitate the preservation of rural character. Rural character, in part, refers to patterns of
land use and development in which open space, the natural landscape and vegetation predominate over
the built environment, that fosters traditional rural lifestyles and rural-based economies, that provide
visual landscapes that are traditionally found in rural areas and communities, and that reduces the
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.

D. The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area." King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural character, protect the environment, and reduce transportation-related gas emissions.

E. The King County Comprehensive Plan identifies three rural towns within the Rural Area geography: Vashon, Fall City, and Snoqualmie Pass. The King County Comprehensive Plan states the purposes of Rural Town designations are "to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future." Rural towns are considered part of the rural area for the purposes of the Growth Management Act, do not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban Growth Area.

F. Consistent with King County Comprehensive Plan Policy R-302, 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.

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. H. King County is completing an environmental impact statement with the 2024 King County
 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
 mitigation associated with policy and code changes. The environmental impact statement will evaluate
 options that address the issues necessitating the interim zoning ordinance.

I. King County is contemplating the adoption of an interim zoning ordinance, which would
commence at the expiration of this moratorium and end at the adoption of the Snoqualmie
Valley/Northeast King County Subarea Plan and King County Comprehensive Plan update. The interim
zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure
consistency with rural character on an interim basis while the County studies whether additional
regulation is necessary.

J. King County is reviewing several applications for residential subdivisions in the Rural Town of Fall City and has received notice that property owners seek to subdivide additional lots in the Rural Town of Fall City. In contrast to past land segregations, those subdivisions now rely on the use of large on-site sewage systems and shared stormwater tracts, which is resulting in smaller residential lots and houses tightly clustered to one area of the subdivision. Those developments place a great deal of pressure on the intended rural character of the area, which is what the Growth Management Act was established, in part, to protect.

K. It is in the public interest that any zoning and development regulations are consistent
with the Growth Management Act, the King County Comprehensive Plan, and other environmental land
use laws.

L. It is in the public interest to establish a moratorium on acceptance of applications for the
 subdivision of residentially zoned land in the Rural Town of Fall City for a seven-month period in order to
 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 <u>SECTION 2.</u> 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.

6263B. Within sixty days of the effective date of this ordinance, the council shall hold a public6264hearing 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:

1. Describe all development regulations that affect lot dimensions and building size and
bulk for residentially zoned properties in the Rural Town of Fall City. Lot dimensions may include but are
not limited to: minimum building lot size, lot width, and minimum and maximum density. Building size
and bulk may include but are not limited to: base and maximum height, impervious surface maximums,
on-site septic standards, or landscaping or stormwater requirements that affect the overall size and
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

5. Propose as part of the Snoqualmie Valley/Northeast King County subarea plan, any recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County subarea plan, King County Comprehensive Plan policies, zoning, or any combination thereof, that would 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 <u>SECTION 3.</u> 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.

6298SECTION 4.A. The county council finds as a fact and declares that an emergency exists and6299that this ordinance is necessary for the immediate preservation of public peace, health or safety or for6300the support of county government and its existing public institutions.

B. Enactment of this temporary moratorium as an emergency under Section 230.30 of the
King County Charter waives certain procedural requirements, including SEPA review under chapter
43.21C RCW and K.C.C. chapter 20.44, notice to the state under RCW 36.70A.106 and published notice
under K.C.C. 20.18.110.

6305

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.

6318	I. De	evelopment Regulations and Policies Overview
6319		
6320	Α.	Rural Character Definitions and Related Policies
6321		
6322	Accord	ing to RCW 36.70A.030 , "Rural character" refers to the patterns of land use and development
6323		shed by a county in the rural element of its comprehensive plan:
6324	a.	
6325		environment;
6326	b.	That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
6327		work in rural areas;
6328	с.	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 3	6.70A.030 describes "Rural development" as development outside the urban growth area and
6337	outside	e agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural
6338	develo	pment can consist of a variety of uses and residential densities, including clustered residential
6339	develo	pment, at levels that are consistent with the preservation of rural character and the requirements
6340	of the I	rural element. Rural development does not refer to agriculture or forestry activities that may be
6341	conduc	ted in rural areas.
6342		
6343		RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth
6344	-	ement Act, as was the case with Ordinance 19613 adopted on May 16, 2023.
6345	-	ounty Comprehensive Plan and Countywide Planning Policies
6346		y is one of the three rural towns within the Rural Area geography identified by the King County
6347	•	ehensive Plan. The King County Comprehensive Plan states the purposes of Rural Town
6348	-	ations are "to recognize existing concentrations of higher density and economic activity in Rural
6349 6350		and to allow modest growth of residential and economic uses to keep them economically viable
6350 6351		e future." Rural towns are considered part of the rural area for the purposes of the Growth
6352	-	ement Act, do not provide significant growth capacity, and are not subject to the growth targets d for the Urban Growth Area.
6353	auopte	
6354	The Co	untywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is
6355		and the level and pattern of growth within it provide for a variety of landscapes and open space,
6356		ins diverse low-density communities, and supports rural economic activities based on sustainable
6357		dship of land." ²⁰⁹ Although there are no growth targets identified in the countywide planning
6358		s for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less
6359	annual	
6360		

²⁰⁹ Link to <u>2021 Adopted CPPs (kingcounty.gov)</u>

- 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
- the character of its designated Rural Area" and "in order to implement the Growth Management Act, itis 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
- attributes associated with rural character and the Rural Area that the King County's land use regulationsand 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

The King County Executive is transmitting the Snoqualmie Valley/Northeast King County Subarea Plan
and an update of the King County Comprehensive Plan in December 2023, with an anticipated adoption
by the County Council in December 2024. As part of those updates, King County is interested in
evaluating the size and scale of residential development in the Fall City Rural Town to ensure that the
range of development is compatible with the county's goals for the Rural Area and is consistent with
rural character.

6385

6386 Interim Zoning Ordinance

King County is contemplating the adoption of an interim zoning ordinance, which would commence at
the expiration of the moratorium and end at the adoption of the Snoqualmie Valley/Northeast King
County Subarea Plan and King County Comprehensive Plan update. The interim zoning ordinance
includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural
character on an interim basis while the County studies whether additional regulation is necessary.

6393 Environmental Impact Statement

King County is completing an environmental impact statement with the 2024 King County
Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
mitigation associated with policy and code changes. The environmental impact statement will evaluate
options that address the issues necessitating the interim zoning ordinance.

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B. Development Regulations

Below summarizes all current development regulations that affect lot dimensions and building size and
bulk for residentially zoned properties in the Rural Town of Fall City. The R-4 Zoning District is used in
other parts of King County and most of the standards are not specific to Fall City. The R-4 zoning district
in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are
determined during development based on gross density with land for common open space, stormwater
facilities, and community drainfieds 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' Reserve that the 25'. Also that the 75'. The additional and the formula the formula to the formula the formula to the formu
6424 6425	 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 6427	regulations)
	 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 Studie unit
6439	 Studio units - 1.2 per dwelling unit One hadre an write - 1.5 neg dwelling unit
6440 6441	 One-bedroom units - 1.5 per dwelling unit Two hadroom units - 1.7 and dwelling unit
6441 6442	 Two-bedroom units - 1.7 per dwelling unit Three bedroom units or learner - 2.0 per dwelling unit
6442 6443	 Three-bedroom units or larger - 2.0 per dwelling unit
6444 6444	King County Code (KCC) 12.24 Water and Source Comprehensive Plane
6444 6445	King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans
6446	The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC
6440 6447	13.24.134 prohibits sewer services in rural and natural resource areas, , except under the following conditions: 1) when the facilities are needed to address specific health and safety problems
6448	conditions: 1) when the facilities are needed to address specific health and safety problems threatening the use of existing structures or to serve a new school authorized to be located in the
6446 6449	
6450	RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is
6450 6451	made by the utilities technical review committee that no cost-effective alternative technologies are feasible.
6451 6452	ובמזוטוב.
0702	

- 6453King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The6454minimum lot size when creating new lots utilizing OSS shall be established by the health officer6455based on the information submitted and any on-site inspections by the health officer. These6456requirements include: 1) All lots created must be at least twelve thousand five hundred square feet6457and shall not exceed a maximum flow density of one thousand five hundred seventy gallons of6458sewage per acre per day; 2) Lots utilizing an individual private water source shall be at least five6459acres.
- 6461Code 13.24.020 also lists factors that may be considered when determining the type of on-site6462system, connection to sewers, or establishing minimum lot size area. These factors include soil6463conditions, drainage, setbacks from property lines, water supplies, rights-of-way, easements, and6464more.

6466 Public Health – Seattle & King County On-site Sewage/Septic System Program

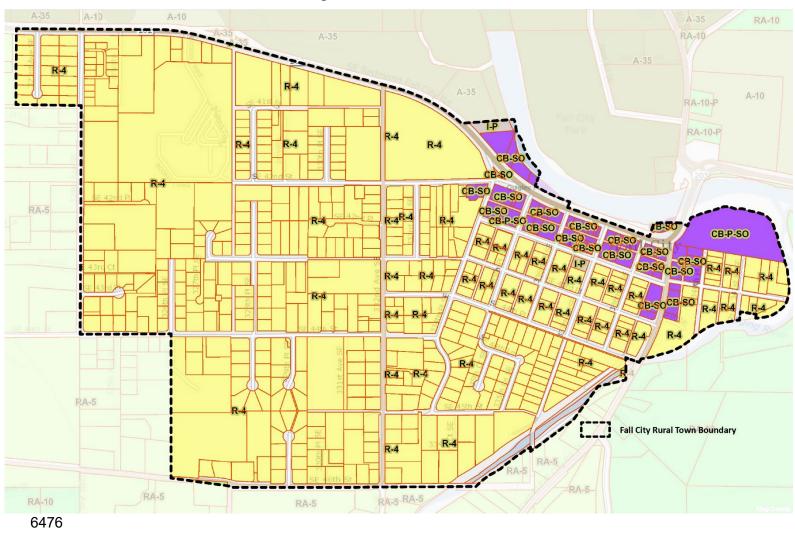
- According to the Public Health Seattle & King County On-site Sewage/Septic System Program,
 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring
 visits easier. Plants over the septic system may be disturbed or destroyed with repair work. The
 septic tank, 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

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- 6473
- 6474

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Figure 1. FALL CITY ZONING MAP



6477 II. Existing Development Analysis

C. Overview

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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.

Architecture - Fall City's historic downtown area retains its small-town charm, with buildings dating back
 to the early 19th century. The town has been gradually expanding outwards from the original townsite.
 The architecture in Fall City showcases a mix of styles, reflecting the variety of architectural trends
 popularized over the past decades.

Landscape and Streets - Fall City's landscape mirrors its rural character, with mature trees and shrubs
 and local gardening decorations commonly observed. With less emphasis on extensive urban
 infrastructure such as sidewalks, roads in Fall City are generally wide, measuring 60' to 90', and lack
 curbs and gutters in most locations, contributing to the area's more rustic feel.

Mobility and Parking - Driving is a major transportation mode in this area. Public transportation is
 located along Redmond-Fall City Rd SE (SR 202), and there is little public transportation in the Rural
 Town. On-street parking on the street shoulder is often seen. The street grid in Fall City is inconsistent,
 with some residential areas having cul-de-sacs.

Recent Development Pattern - Recently, a new subdivision has relied on the use of large on-site sewage
systems and shared stormwater tracts, resulting in smaller residential lots and houses tightly clustered
in one area of the subdivision. It is largely felt by members of the community that these developments
pattern might place a pressure on the rural character of Fall City.

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D. Methodology and Reference of Sites Selection

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The following sections contain a qualitative and quantitative analysis of the residential patterns for Fall
City as a whole, as well as three example neighborhood sites within the R-4 zone. The purpose is to
compare the existing development patterns against the current development regulation requirements
to identify gaps and potential solutions, guiding future development in Fall City while preserving its rural
character.

The three example sites are selected based on the Fall City Historic Residential District Report (King
County Landmarks and Heritage Commission, February 2002), input from the community, a review of
recent developments, and the King County Geographic Information System. These sites represent

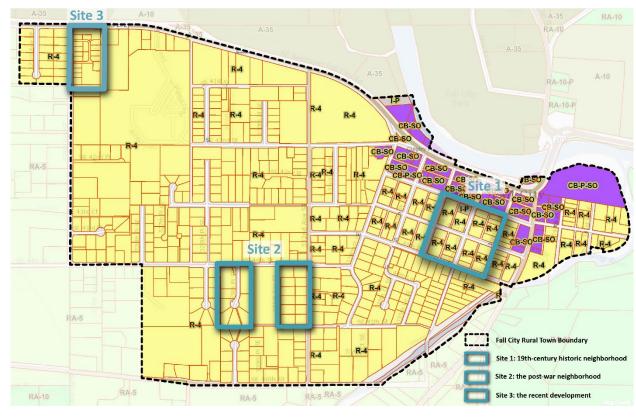
different development periods in Fall City: the early 19th-century historic neighborhood (site 1), the
post-war neighborhood (site 2), and the recent development (site 3).

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6526

Figure 2. FALL CITY CONTEXT MAP





Snoqualmie Valley/NE King County Subarea Plan P a g e | **297**

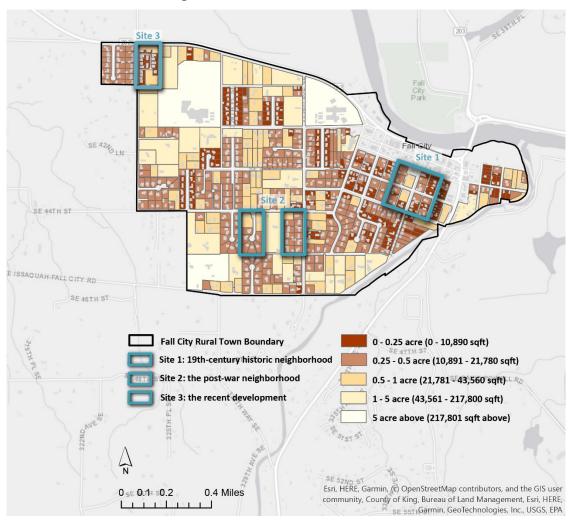


Figure 5	FALL	CITY LOT	SIZE ANALYSIS	
1 1901 0 0		0111 201	0122 / 110/12/010	

	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 Range FAR	0.11 (0.00-0.61)	0.1 (0.04-0.42)	0.15 (0.05-0.26)	0.58 (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

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 Snogualmie 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 6588 6557 styles vary from Late Victorian, Queen Anne, 6558 Colonial Revival, and Craftsman/Bungalow. The 6589 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 6592 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. 6579 6580 6581 6582 6583

6584

6585

6586 Figure 6. SITE 1 EXISTING CONDITIONS OF BULIT FORM: 6587 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

Figure 7. SITE 1 LOCATION KEY MAP





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SE 43rd St 140 1001 SE 43rd PI SE 44th P 6594 Buildings centrally placed on large open Wide alleys provide access to the rear yards and view picturesque at Generous landscape and tree coverage.

6593 Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT



Figure 10. Low Rural Fences



Figure 11. Low Rural Fences



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Figure 12. Various Building Styles - Historic Victorian Style Building



Figure 13. Various Building Style - Cottage with Attached Garage



Figure 13. Wide Pave Street without Curbs



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Figure 15. Wide Setback from the Street



Figure 14. Detached Garages or Barns on the Rear



Figure 16. Hedge Corner

6604	F. Site Analysis 2	6651 6652
6605 6606	Site 2 was developed in the post-war era in Fall	0002
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	0 0	
6621	The paved streets are wide, lacking curbs or	
6622	gutters, and they have marked sidewalk area on	6653
6623	one side. On-street parking is observed. On-site	6654
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.	
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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

6654 Figure 17. SITE 2 LOCATION KEY MAP



655 6656

Figure 18. SITE 2 PLAN DIMENSION MEASUREMENT





Figure 19. Site 2 Ariel View



6660

Figure 20. Small Cottage on Open Lot



Figure 21. One-Story Ranch Home with Attached Garage

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Figure 22. Cul-de-sac



Figure 24. Paved Street without Curb

Figure 23. Lush Evergreen Trees in this Area



Figure 25. Hedge Frontage and Vernacular Landscaping

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G. Site Analysis 3

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6668 6669 Site 3 is a recent development located on the

- 6670 northwest side of Fall City along Redmond Fall6671 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 BULIT

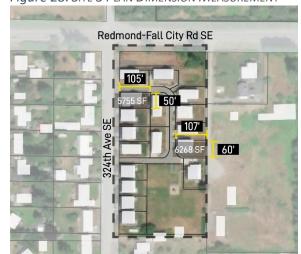
6712 FORM: LOT AND PROPERTY CHARACTERISTICS

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 -II. • -6715 6716 Figure 28. SITE 3 PLAN DIMENSION MEASUREMENT

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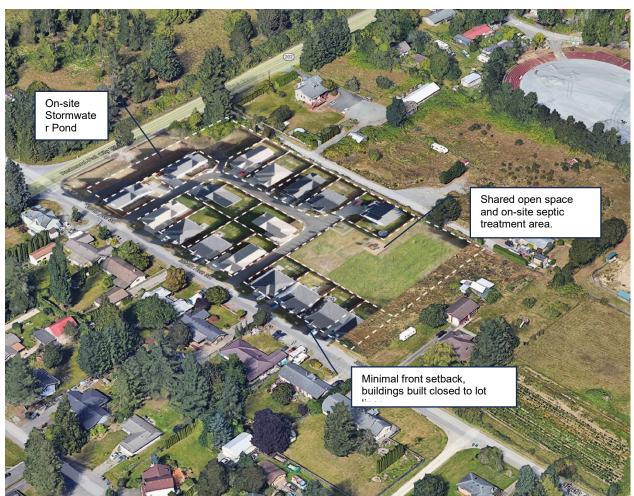


Figure 29. Site3 Ariel View



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Figure 30. Monotonous Architectural Style



Figure 31. Minimal Landscape or Open Space at the Frontage







Figure 33. On-site Stormwater Pond



Figure 34. Paved Internal Circulation

Figure 35. Attached Garage with Driveway Access from the Street

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6727 H. Summary of Findings

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The area-based density allowances are the key driver of recent development patterns. The current R4
 zone regulates gross density, allowing a maximum of 4 dwelling units per acre, including shared open
 space and infrastructure within the gross residential acreage, with no specific criteria for the function of
 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.

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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.

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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.

6752 Architectural sameness within new developments is not consistent with the rural town design

elements in Fall City. These developments frequently feature buildings with similar architecture but
 varying colors. The lack of a side setback requirement leads to minimal space between buildings, as
 developers maximize frontage width with large attached garages and prominent driveways. This
 approach escalates FAR ratios, resulting in "bulky" frontages that diverge from the open rural landscape
 characteristic of Fall City.

6758 I. Community Feedback

On August 21st, 2023, and September 5, 2023, the County staff and the consultant team hosted an
online open house to share the preliminary findings of this report and collect community input. In total,
about 30 community members attended the two meetings and shared their thoughts. The meetings
discussed the following questions, and the themes and feedback from the community are summarized
in the sections below.

- What features do the community members like the most about the residential areas of Fall City?
- How could regulations reinforce development to preserve the features they like?
 - Are there types of residential developments/home styles they would like to see more of, or that don't currently exist in Fall City?
 - Should regulations allow for a smaller lot size in exchange for open space, with new criteria for open space?
 - What are the community-identified cultural assets important to them?

6773 [Placeholder for community feedback during September 5, 2023 Fall City Community Association6774 Meeting.]

67756776 Open Sightline and Proper Proportion

Most of the community participants indicated that they love the open sightline, generous landscape, and setbacks and spaces around their homes. The proportion of building footprint and lot area is important to create that openness feeling in the Fall City. The participants think smaller homes like cottage on proportionally smaller lots could keep the open landscape feeling, while large homes with small lots that would have no privacy or feeling of space. Features like low fences and alleys also create open views in the neighborhood and expand to the surrounding hills to Mount Si.

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6784 Usable Open Space

The community participants also expresses a desire for open spaces to be functional, for recreational
activity amenities to be added in developments and better integrated with passive open spaces like
septic field and stormwater treatment areas. The community believes that the definition of open space
eligible for inclusion in density standards should be refined in order to ensure the more usable open
spaces in future developments.

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The community participants said they enjoy the large yard, wide alley, and wide safe street where
children can play, and neighbors can connect closely. These features in the historic and post-war
neighborhoods contribute to the rural lifestyle and remedy for park spaces.

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6795 Tree Retention

The community participants desire the preservation of mature trees in the new developments and want
regulations for tree retention more comprehensively. They would like to see sustainable development
and tree preservation, potentially incentive through the County's tree ordinance and tree code.

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6800 Neighborhood Connectivity

The community participants like the trails and small pedestrian connections, including informal
 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.

The community participants are concerned about pedestrian safety as in the denser area, vehicles will
park in the walking area. They would like to see dedicated safe walking routes with curbs and signs
especially near school.

J. Recommendations

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The project recommendations are informed by the review of development regulations, the analysis of
rural character specific to Fall City, the site and context analysis of sites in Fall City, and input from the
Fall City community. The goal of the recommendations is to better align new development with the
established rural character in Fall City while protecting property rights and allowing reasonable
development that contributes positively to the community.

Establish criteria for allowing land used for common open space and amenities to count towards
 project density. Currently land used for common open space and infrastructure may count towards the
 project density at the discretion of the developer. This results in smaller parcel sizes that contribute to
 the lack of compatibility of new development in Fall City with the existing development pattern and
 rural character. Potential criteria may include:

- **Creation of Public Open Space.** For open space to count towards project density it would be required to be publicly accessible and not limited to a homeowners association.
- **Preservation of Significant Trees or Natural Areas.** Density credit could be provided for the preservation of significant trees, forested or natural areas that provide a public benefit.
- Visual or Physical Amenity. For infrastructure such as stormwater facilities they would need to be designed a visual or physical amenity to count towards a project density. Septic drainfields would therefore not count towards project density.
 - **Trails.** Open space that provides a publicly accessible trail could be counted towards project 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.

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6841 Modify dimensional standards to reduce building mass and create more space between buildings. 6842

- Reduce the maximum impervious surface limit to 40% and exempt longer driveways to encourage detached rear garages.
- Increase the front yard setback to a minimum of 20'.
- Increase side yard setbacks to a minimum of 15' and require one side yard setback of at least 20' to allow access to the rear yard.
- 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

Require or incentivize keeping stormwater on-site for sites with larger parcels. Requiring a minimum
lot size of a ¼ acre will expand opportunities to retain stormwater site on individual parcels. New
requirements could be put in place to require or incentivize (such as through RainWise) stormwater to
be kept and treated on-site unless there are topographical or other site challenges that make this
infeasible. The focus should be on non-pollution generating surfaces such as roofs as driveways may
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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6873	2						
6874 6875	# SCENARIO	6	5	4	3	2	1
-	DESCRIPTION	Increased Side Yard,	Increased Side Yard	Increased Side	Existing	Current Zoning	55% Impervious
	DESCRIPTION	Drive in Side Yard,	Setback, Driveway	Yard Setback,	Regulations	Envelope	Surface Limit
-	105 0155	Detached Garage	in Side Yard	Driveway in Front	10.100	40.400	40.400
	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

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	DRIVEWAY FOOTPRINT	1822	815	400	400	400	n/a
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