



SNOQUALMIE VALLEY/ NORTHEAST KING COUNTY SUBAREA PLAN

An Element of the King County Comprehensive Plan
December 2024



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Executive Summary

Welcome to Snoqualmie Valley/NE King County's plan for the future. The purpose of the Snoqualmie Valley/Northeast King County Subarea Plan is to enable King County to make 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 policies to help achieve that vision. King County will implement the Subarea Plan by applying its Land Use and Zoning Maps and application of development regulations to future land development, budget decisions, and a Community Needs List that influences the County's biennial budget. The Subarea Plan includes performance measures that the County and community can track over time to ensure the County and community are working together to realize the community's vision.

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

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

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

“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 a unique rural character.”

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

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

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

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

respective topic areas and summarize the community's priorities as received through 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 community.

The Subarea Plan chapters include:

- Land Use
- Housing and Human Services
- Environment
- Parks and Open Space
- Transportation
- Services and Utilities
- 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.

The Subarea Plan includes three appendices.

- **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.

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 vision is realized and that the residents and businesses in the subarea thrive.



Chapter 1: Introduction

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

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 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.

King County is home to a wide range of communities – urban and suburban cities in the west, rural cities and fertile farmlands nestled in river valleys, and large expanses of forested 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 communities, and furnishes ample access to natural and cultural resources.

The people in these communities come from various ethnic and cultural backgrounds, representing the entire socioeconomic spectrum. As King County’s population grows and its diversity expands, today’s thoughtful planning decisions will help ensure that current and future generations find a Snoqualmie Valley/NE King County that is vibrant and welcoming. The 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, while also protecting and conserving its valuable natural resources and rural character.²

Planning is a key factor in promoting equity and racial and social justice. It also affects residents' ability to access the resources they need to succeed. Land use and investment 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 environment.³ The purpose of the Subarea Plan is to help King County make real, equitable 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.

Planning History

Unincorporated areas of King County, such as Snoqualmie Valley/NE King County, are 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 regional services throughout the county—including transit, sewer, parks, trails, and open space. It is adopted under the requirements of the Washington State Growth Management Act.

Subarea plans are adopted as part of the *Comprehensive Plan* but address 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 King County Code, which includes development regulations, and through other service-oriented plans and the County budget.

Though subarea plans are optional under the Growth Management Act, 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*. The *Comprehensive Plan* and its subarea plans must meet the Growth Management Act's requirements, which include focusing development in urban areas and reducing sprawl.

The following is a summary of the planning history for Snoqualmie Valley/NE King County 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](#)

Adopted Plans 1989 to 2023

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 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 *1985 Comprehensive Plan*. The plan was removed almost a decade later, in 1998, due to the passage of the Washington State Growth Management Act in the early 1990s.

FALL CITY SUBAREA PLAN (1999)

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 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 *Snoqualmie Valley Community Plan*, which included Fall City. This plan was repealed in 2024 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 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.

Comprehensive Plan Scoping Direction

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.

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.

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 Program and the established subarea planning geographies. Given this, a separate subarea 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.

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

⁴ Link to [Motion 14251](#)

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.

SNOQUALMIE INTERCHANGE:

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

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*.

Community Needs Lists

For each of its 11 subarea planning areas, the County also develops and implements 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, an initial Community Needs List for the Snoqualmie Valley/NE King County Subarea Plan and its associated performance metrics was adopted in 2022 with Ordinance 19527. The Community Needs List requests cover various topics, including: affordable housing, road shoulders/bike lanes, roads safety, internet access, parks infrastructure and facilities, recreation opportunities and trailhead crowding, transit opportunities, transportation/mobility for the independent elderly, traffic congestion, and transportation during flood events.

Subarea Plan Structure

This Subarea Plan's chapters address many of the same topic areas as the *Comprehensive Plan*, while its policies are intended to focus and tailor the broader policies in the *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.

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

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 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

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

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.

operations and services, and workplace practices lay out a set of shared values where the 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.



Chapter 2: Community Engagement, Vision & Guiding Principles

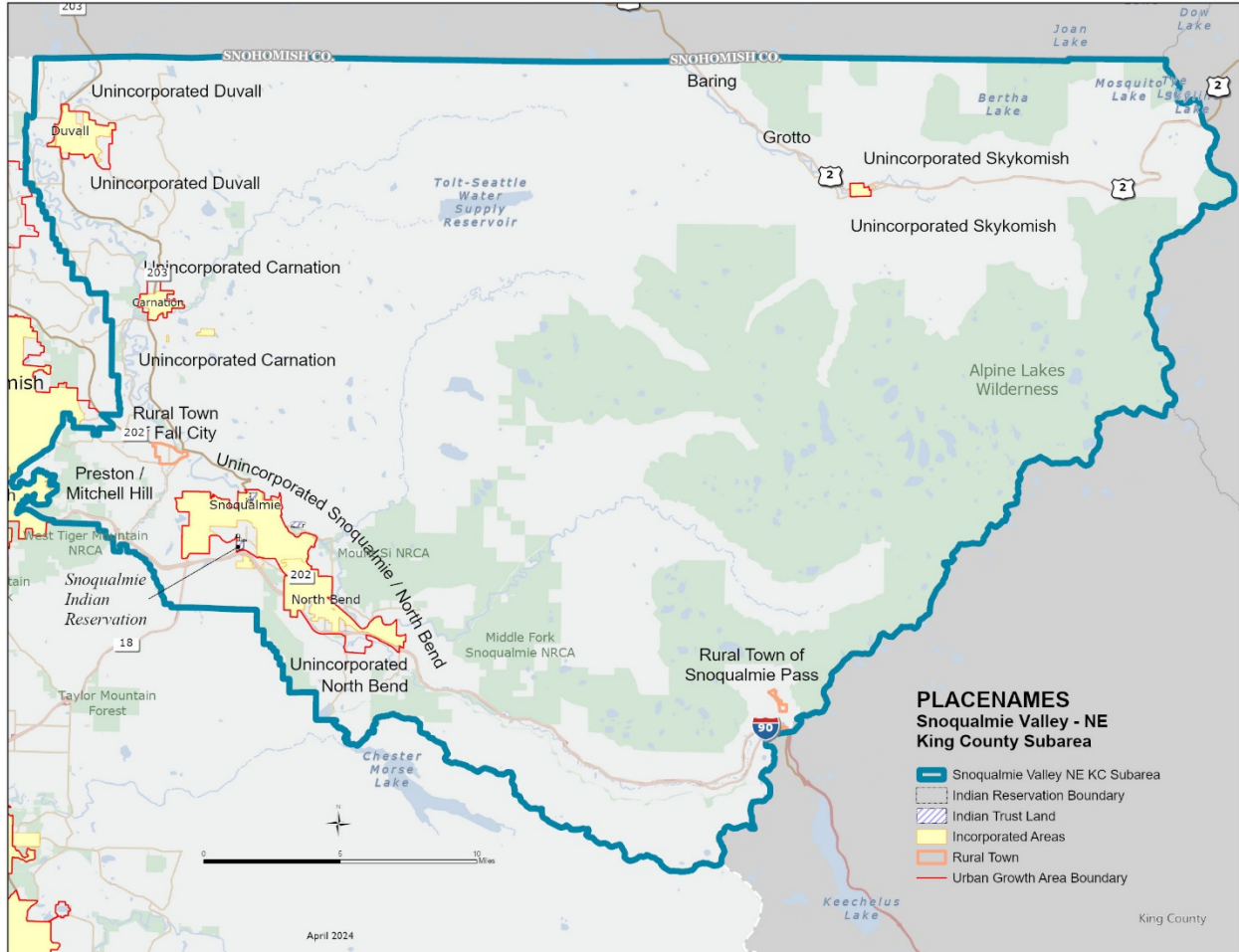
This chapter describes how the County, focusing on equity, engaged with community members across the subarea to reach all the communities in the subarea during outreach. A summary of the community engagement conducted is followed by a community-generated vision statement for the subarea that reflects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

- Baring*
- Unincorporated Carnation
- Unincorporated Duvall
- Fall City*
- Grand Ridge/Mitchell Hill
- Grotto
- Lake Marcel-Stillwater*
- Unincorporated North Bend
- Preston
- Riverbend*
- Riverpoint*
- Unincorporated Skykomish
- Snoqualmie Pass
- Unincorporated Snoqualmie
- Wilderness Rim*

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

MAP 1: PLACENAME MAP⁶



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, 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 areas.

Community Engagement

Development of this Subarea Plan was driven by a wide-ranging community engagement program. Engagement focused on creating opportunities for the community to provide meaningful input into the planning process. The approach was intentional to include those who 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 55 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.

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 planning process.

Phase 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, online surveys, virtual meetings, and events.

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 the County to engage with those who may not typically have a voice in planning processes. Process

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

equity included reaching out to people with a wide range of interests in Snoqualmie Valley/NE King County through holding smaller group meetings with Indian Tribes, businesses or business interests, community-based organizations, elected officials, local government staff 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 phone calls and informal meetings which also took place between King County Department of Local Services staff and community members and advocates. Most of these meetings occurred 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' priorities and perspectives, as well as building and strengthening relationships between King County and community members.

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:

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

Engagement activities occurred by various means including:

- In-person meetings,
- Booths at community events,
- Geographic and topic-specific focus groups,
- Community-wide virtual events,
- Virtual meetings with individuals and small groups,
- Email correspondence,
- Online surveys, and
- Interactive online maps.

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 guide the Subarea Plan. Refer to Appendix C: Community Engagement for more detailed information.

Notice of meetings was provided using the following means:

- King County Department of Local Services website.
- PublicInput.com – An online engagement platform which served as the main 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.

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

- Tribal governments,
- Black, Indigenous, and People of Color Communities,
- Multi-lingual communities,
- People aged 55 years and older,
- Households at or below 80 percent of area median income,
- 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 could address their needs.

Plan Drafting – March to May 2023

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

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

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

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

- In-person engagement opportunities such as booths at community events,
- A Public Review Draft kickoff event at the Preston Community Center,
- 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,

- 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,
- Community-wide virtual events,
- 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.

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

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

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.

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 55 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

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 Snoqualmie Pass.⁸

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

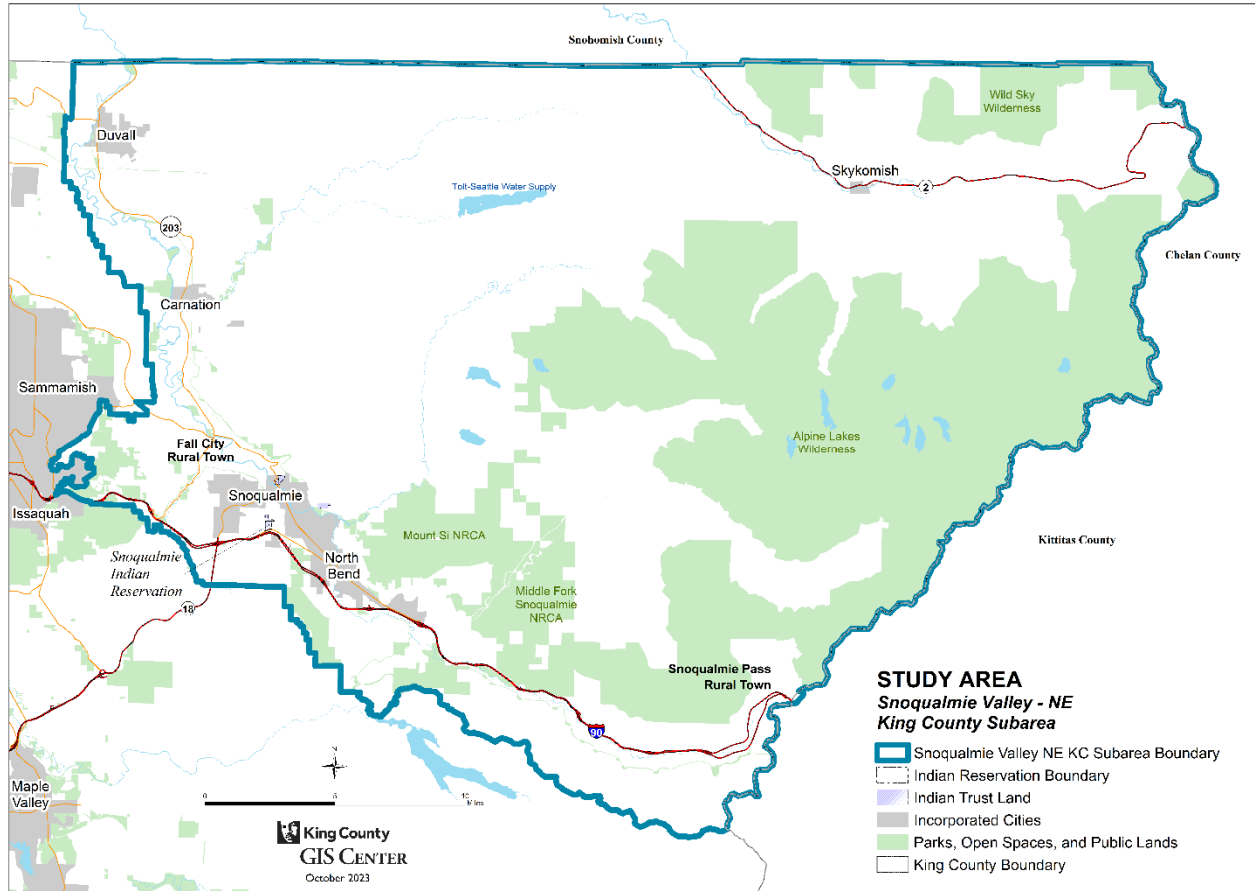
The subarea's boundaries are established by human and natural landmarks, as well as governmental jurisdictions.

- The western border begins at the rural area surrounding the cities of Issaquah and Sammamish and proceeds just west of the West Snoqualmie Valley Road NE.
- The northern border is defined by the King County/Snohomish County line, continuing east and passing north of Skykomish until the Chelan County border.
- The eastern border consists of the crest of the Cascade Mountains, which follows the county line between King and Chelan counties southward, until it transitions to the King County border with Kittitas County, passing through Snoqualmie Pass along Interstate 90, and continuing further southwest.
- The southern border follows between one and five miles south of the South Fork of 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.

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.

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

MAP 2: OVERVIEW MAP



Community History

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

In 1855, ancestors of the Snoqualmie and Tulalip Tribes (and other Indian tribes) negotiated the Treaty of Point Elliott with representatives of the United States. In the treaty, the native people ceded ownership of their aboriginal territory in exchange for the United States' promise that they 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 stewarded since time immemorial by the Snoqualmie People for traditional foods and other cultural purposes.

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

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 River Valley near the settlement that became Fall City, an area that had continual, active Snoqualmie Indian Tribe presence for thousands of years. Other milling operations in the area soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of mines and mining settlements, since the mine sites first had to be cleared and lumber was needed not only for worker housing and other buildings, but for structural support within the 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.

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

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

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

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

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

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

The following sections explain several areas of activity across the subarea. Excluding the incorporated cities, which are not included in this plan, the largest communities are designated 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, including Baring, Preston, and Timberlane Village. Also included are many other smaller communities in the subarea that are not formally identified in the *Comprehensive Plan* as well as the Snoqualmie Indian Tribe's federally designated reservation.

Rural Towns

The subarea contains two designated Rural Towns: Fall City and Snoqualmie Pass. Rural 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 Plan*, Rural Towns are expected to see modest residential and economic growth where appropriate and if infrastructure allows. Rural Towns may develop at low- to medium- suburban-level densities but are still required to maintain rural character and rural levels of service.

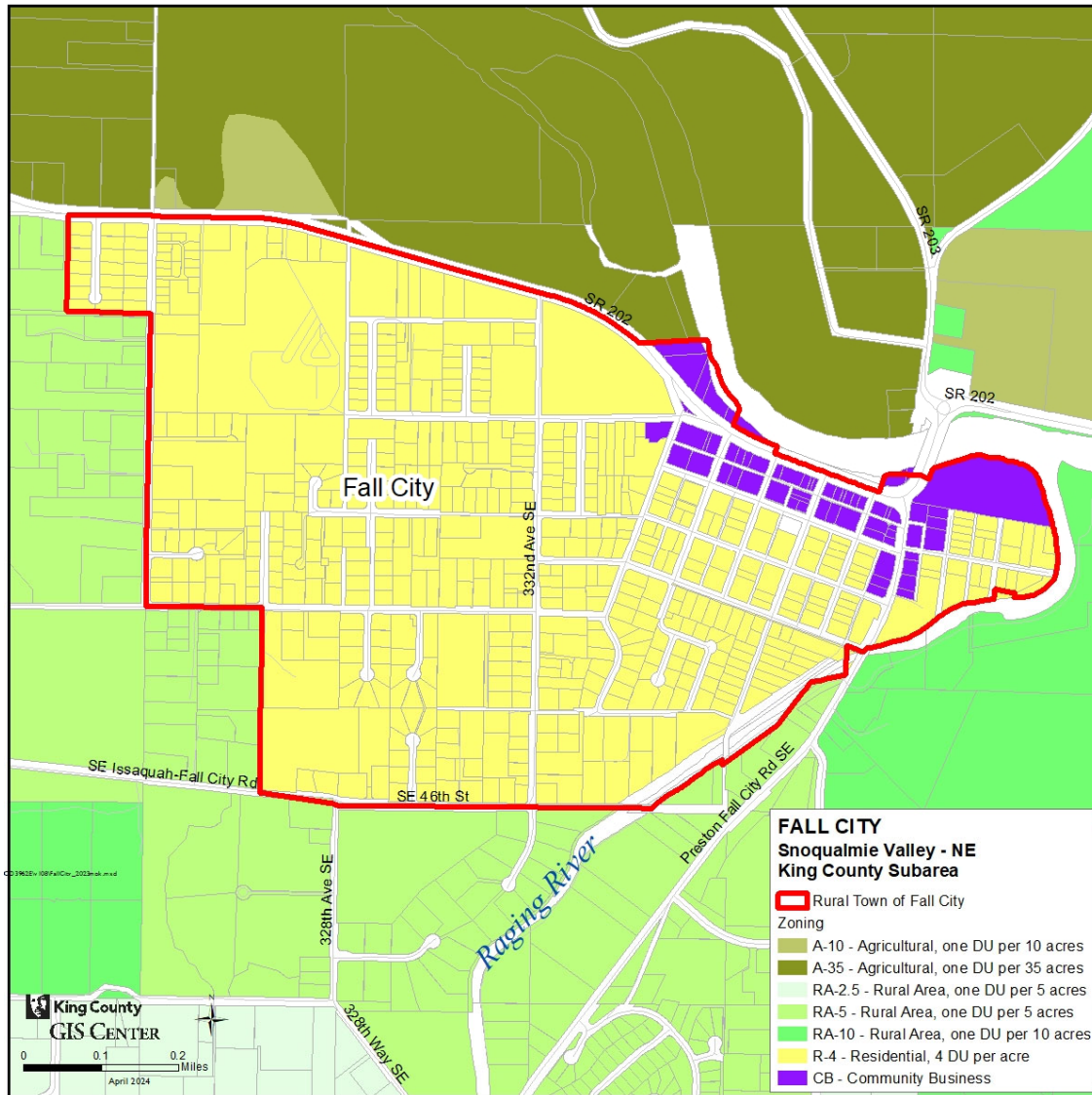
FALL CITY

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 Production District is just north of Fall City; the rest of the surrounding area consists of open 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 society, and metropolitan parks district.¹²

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

MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN



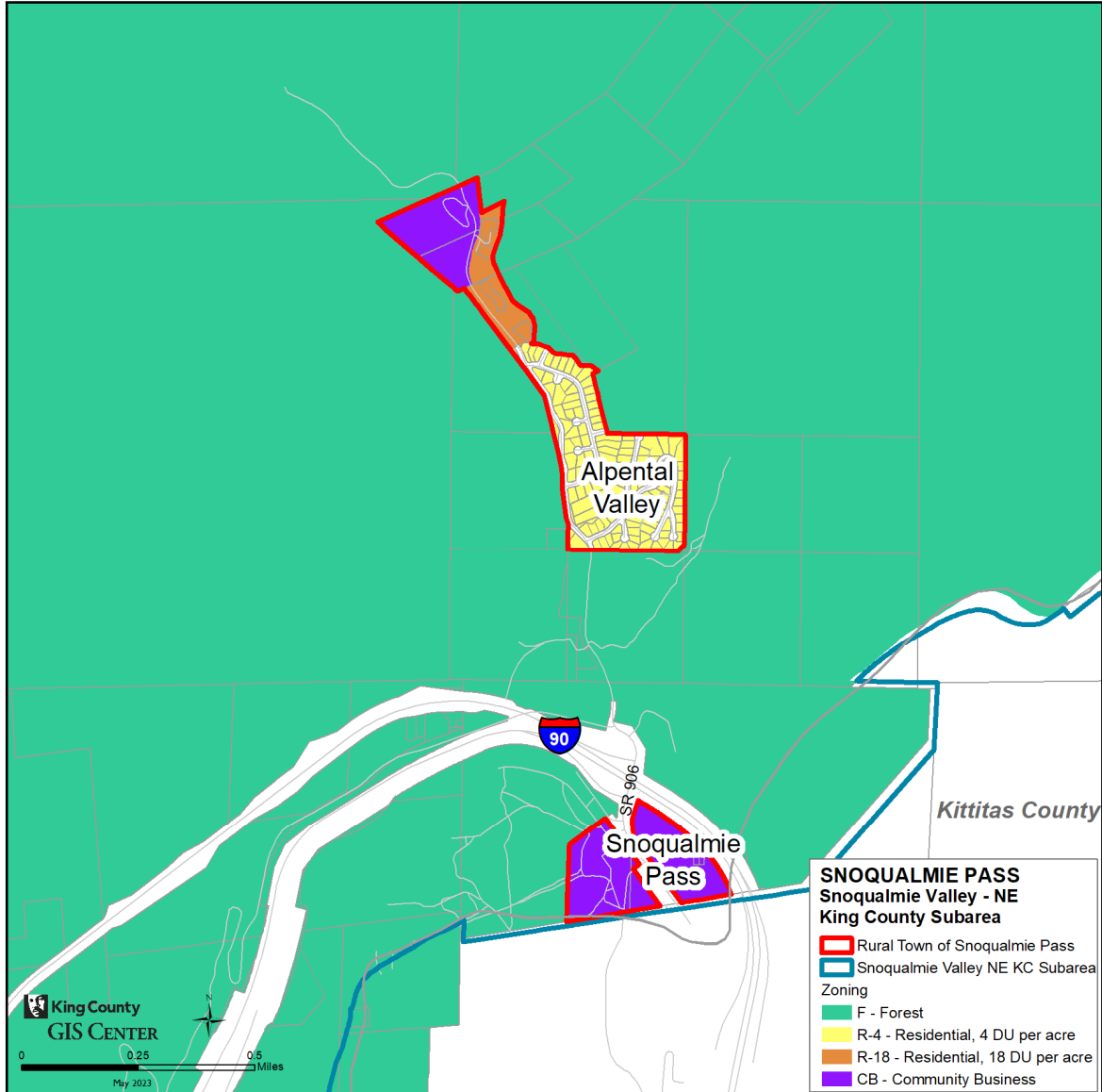
SNOQUALMIE PASS

Snoqualmie Pass is located on the Interstate 90 corridor at just over 3,000 feet of elevation. 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 (most lands are on the Kittitas County side). It has been a historic location of trade, resource 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 Alpentel 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.

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

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

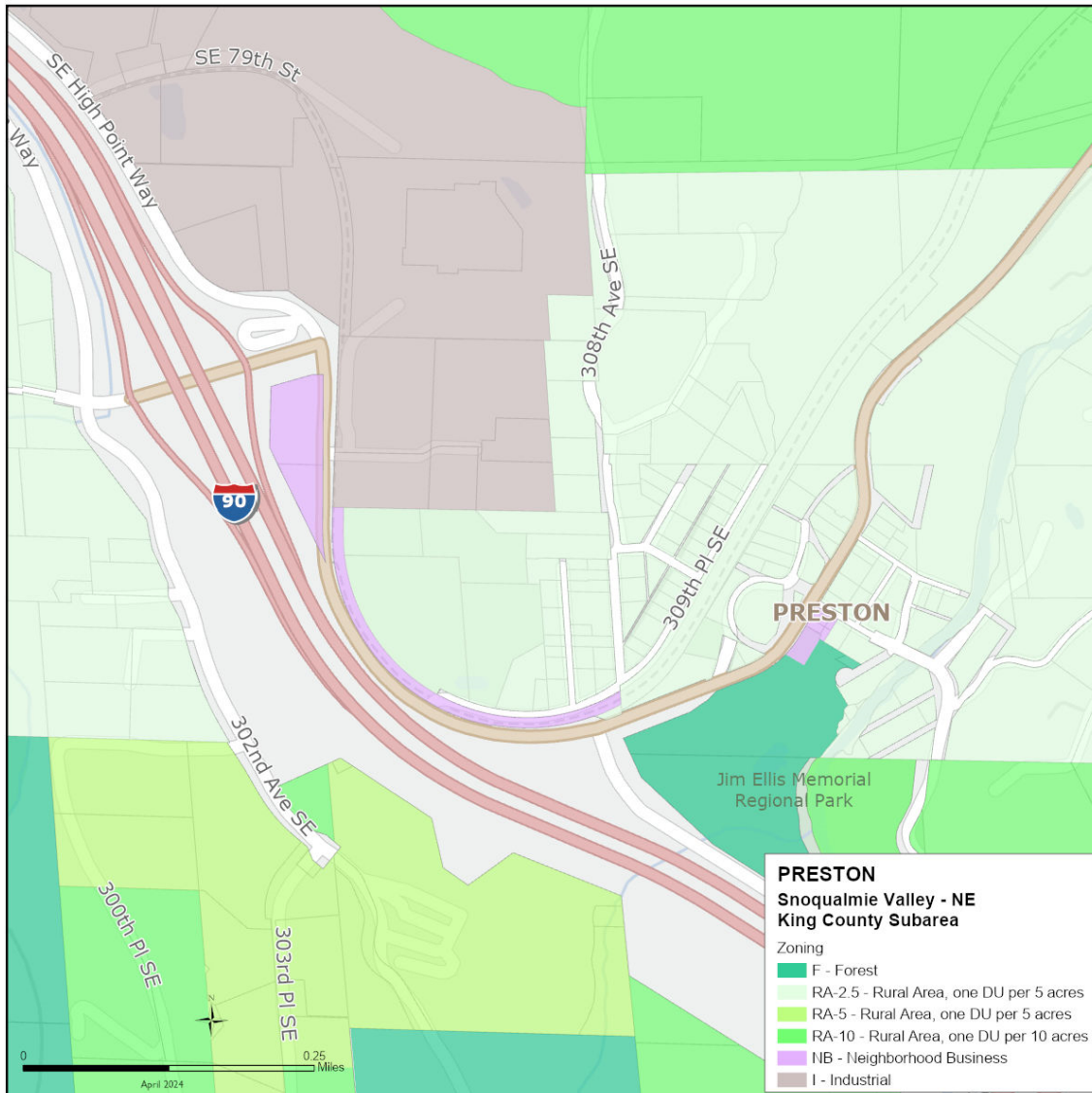
Small Commercial Areas

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.

PRESTON

Historically a mill town, Preston is located between the city of Issaquah and the Snoqualmie Interchange on Interstate 90. The historic Preston Mill site is being converted into a County 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. Preston has also preserved existing housing stock.

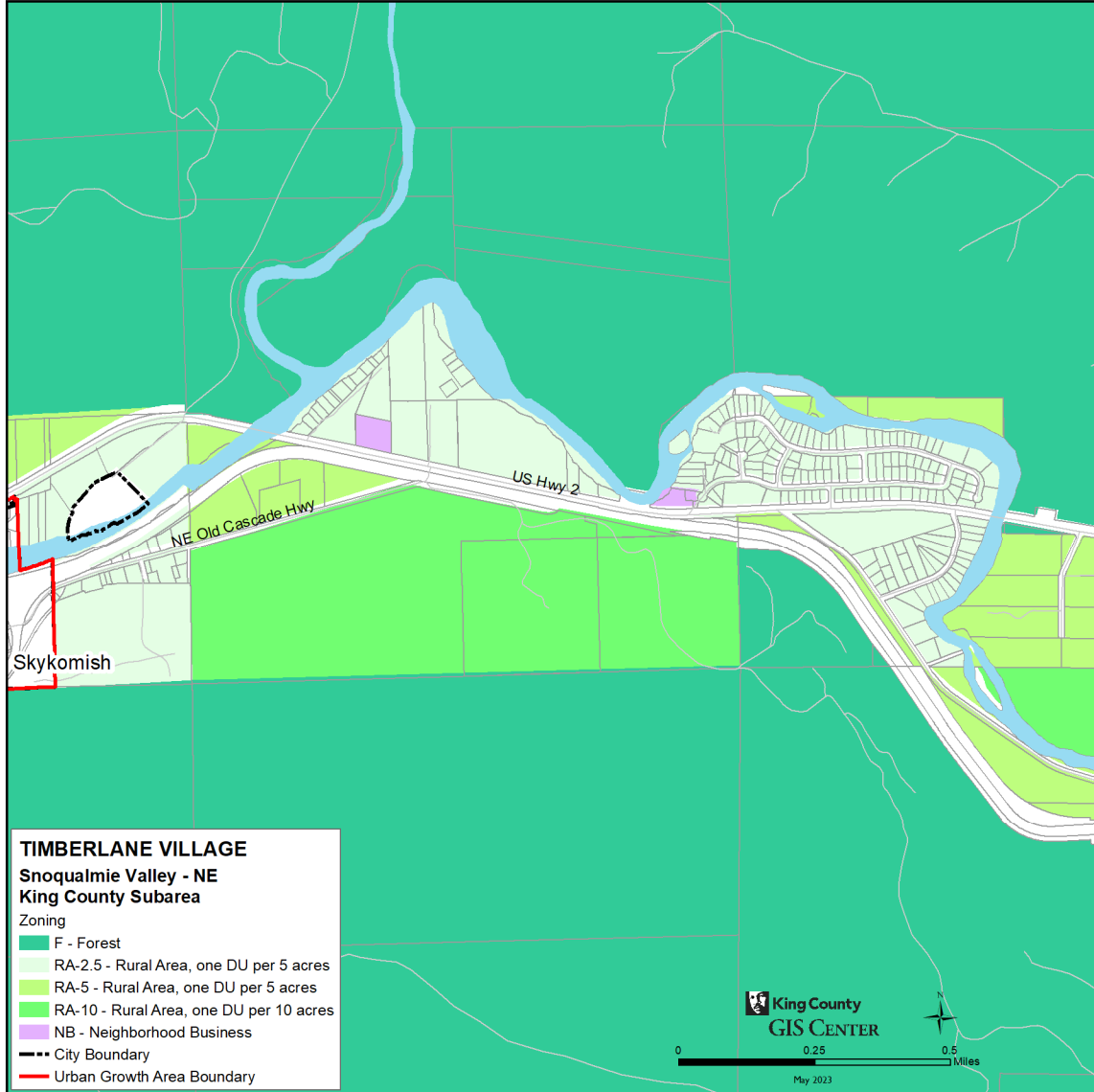
MAP 5: MAP OF PRESTON AREA



TIMBERLANE VILLAGE

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 Village consists of a residential neighborhood and one small commercial building. Timberlane Village has an active homeowners' association. According to residents of Timberlane, it has recently become a vacation rental hotspot.

MAP 7: MAP OF TIMBERLANE VILLAGE AREA



Preston Industrial Area

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.

Census Designated Places in the Subarea

The subarea contains six Census Designated Places. These are:

- Baring
- Fall City
- Lake Marcel-Stillwater
- Riverbend
- Riverpoint
- Wilderness Rim

Census Designated Places are a statistical geography used in the United States Census representing closely settled, unincorporated communities that are locally recognized and identified by name.¹⁴ Some reference is given to these places as Census Designated Places in 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 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 essentially the Rural Town of Fall City.

Agriculture and Forestry

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

Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe

As their ancestors did, contemporary Tulalip, Snoqualmie, and Muckleshoot Tribal people continue to serve as stewards of the Snoqualmie River valley, caring for its landscape and natural resources. The Snoqualmie Indian Tribe has a 56.5-acre reservation located in the upper Snoqualmie River basin in King County near Snoqualmie Falls. In 2021, the Snoqualmie 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 Snoqualmie Indian Tribe owns near 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 fishing places of the Tulalip Tribes. The subarea includes a small area of the Lake Sammamish watershed, which is located within the treaty-reserved federally adjudicated usual and accustomed places of the Muckleshoot Indian Tribe. The Snoqualmie Indian Tribe is the only Indian tribe with trust lands in this planning area.

¹⁴ Link to [Census Designated Places](#)

Cities and Towns within the Subarea

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 Area and Natural Resource Lands and disconnected from the contiguous Urban Growth Area Boundary. The jurisdictions include:¹⁵

- Carnation
- Duvall
- North Bend
- Snoqualmie
- Skykomish

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 help address the housing, job, retail, and service needs of nearby unincorporated communities. 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 the planning process.

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

Population¹⁶

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

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

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

FIGURE 1: SUBAREA DEMOGRAPHICS AT A GLANCE – 2020 DATA

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

*SV/NEKC = Snoqualmie Valley/Northeast King County

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

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

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

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

Government Services

King County is the local government and administers a range of services and programs for the subarea. These programs include direct services, such as road services, surface water management, animal control, code enforcement, and land use and building permitting, in 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 County's budget and detailed in agency-specific strategic and capital improvement plans.

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

- Snoqualmie Indian Tribe
- United States Forest Service
- Washington State Department of Natural Resources
- Washington State Parks and Recreation Commission
- Washington State Department of Transportation
- Parks Districts
- Utility Districts
- Drainage Districts
- Fire/Safety Districts
- Hospital District
- King County Library System

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

Schools

Three school districts exist within the subarea. 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. More detail on school districts is provided in Chapter 9: Services and Utilities.

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.

- CarePoint Clinic – Provides free quality primary healthcare to the Snoqualmie Valley and surrounding areas.
- Eastside Legal Assistance Program – Works with people facing domestic violence, housing, financial, healthcare, immigration, and other issues that need a legal solution. They educate communities about their legal rights, and work for free to solve legal issues and provide resources for our community members because not everyone can afford a lawyer.
- Empower Youth Network – Promotes and inspires youth to lead safe, healthy, and successful lives.
- Encompass – Partners with families. They build healthy foundations for children.
- Friends of Youth – Partners with youth and families to provide the relationships, resources, and skills they need to attain personal growth and success.
- Holy Innocents Food Pantry – Provides service to all in need who come to seek aid.
- Hopelink – Promotes self-sufficiency for all members of the community; they help people make lasting change.
- Love Snoqualmie Valley – Works to unite the Snoqualmie Valley by serving and loving others.
- Mamma’s Hands – Provides help and healing to hundreds of homeless 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.

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



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.

Land Use and Zoning

Land Use Designations

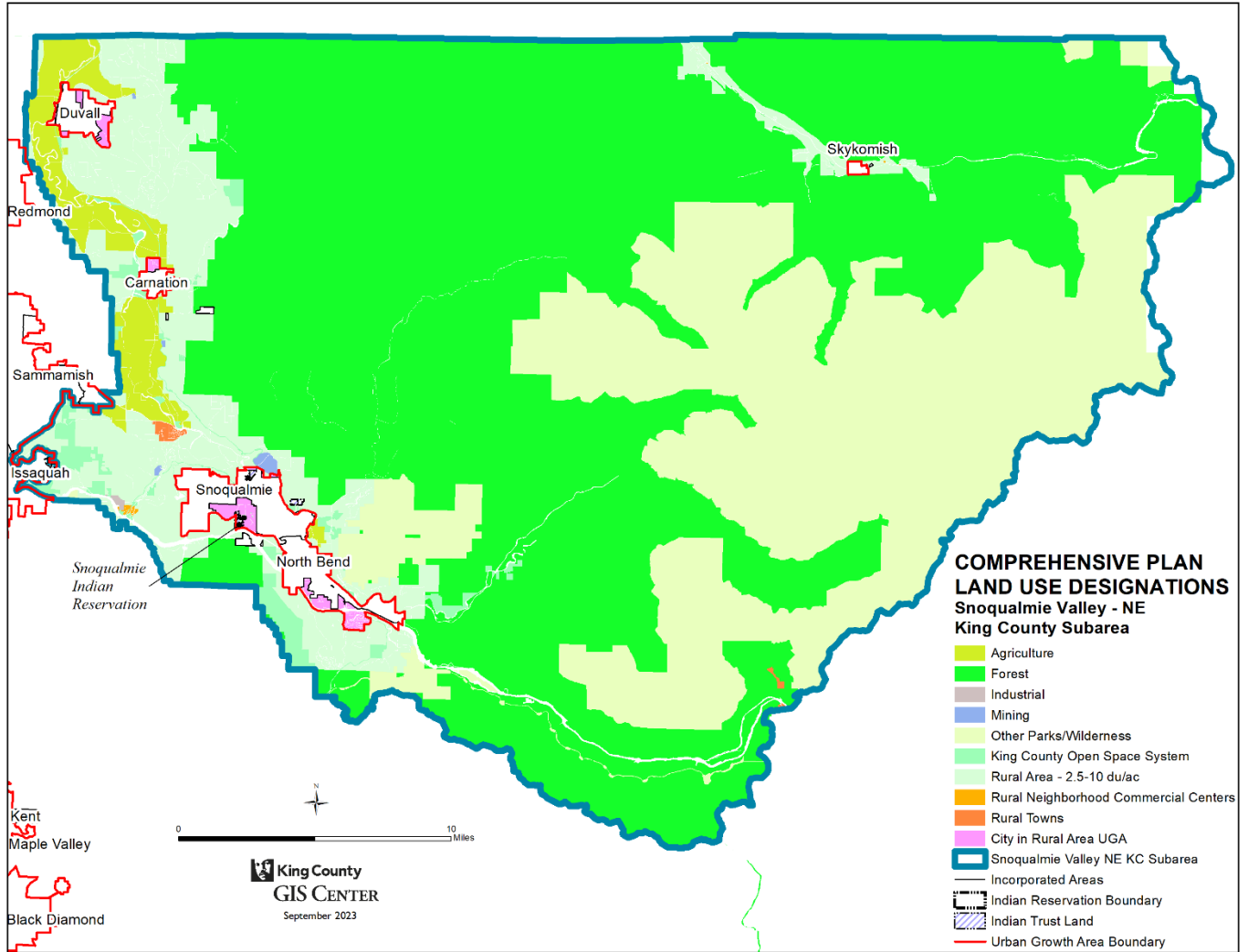
The Snoqualmie Valley/NE King County subarea includes several land use designations, though it is dominated by two primary land use designations: Roughly 57 percent of the subarea contains the land use designation of Forestry, and Other Parks/Wilderness designated lands cover approximately 28 percent.¹⁷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

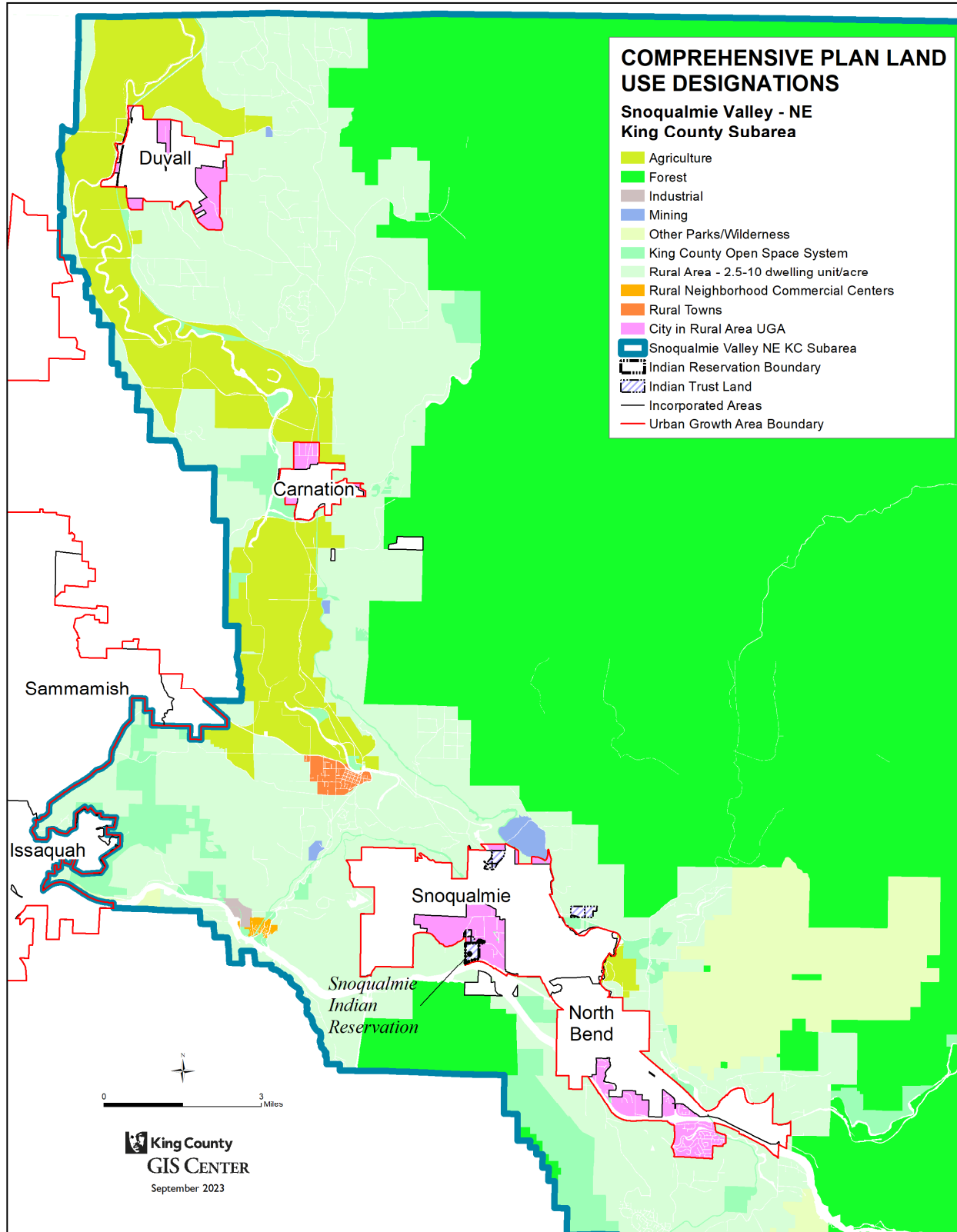
The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial Centers provide primarily shopping and personal services for nearby residents. Offices and multiunit housing, as part of mixed-use developments, are also encouraged in Rural Towns.

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.*

MAP 8: LAND USE MAP

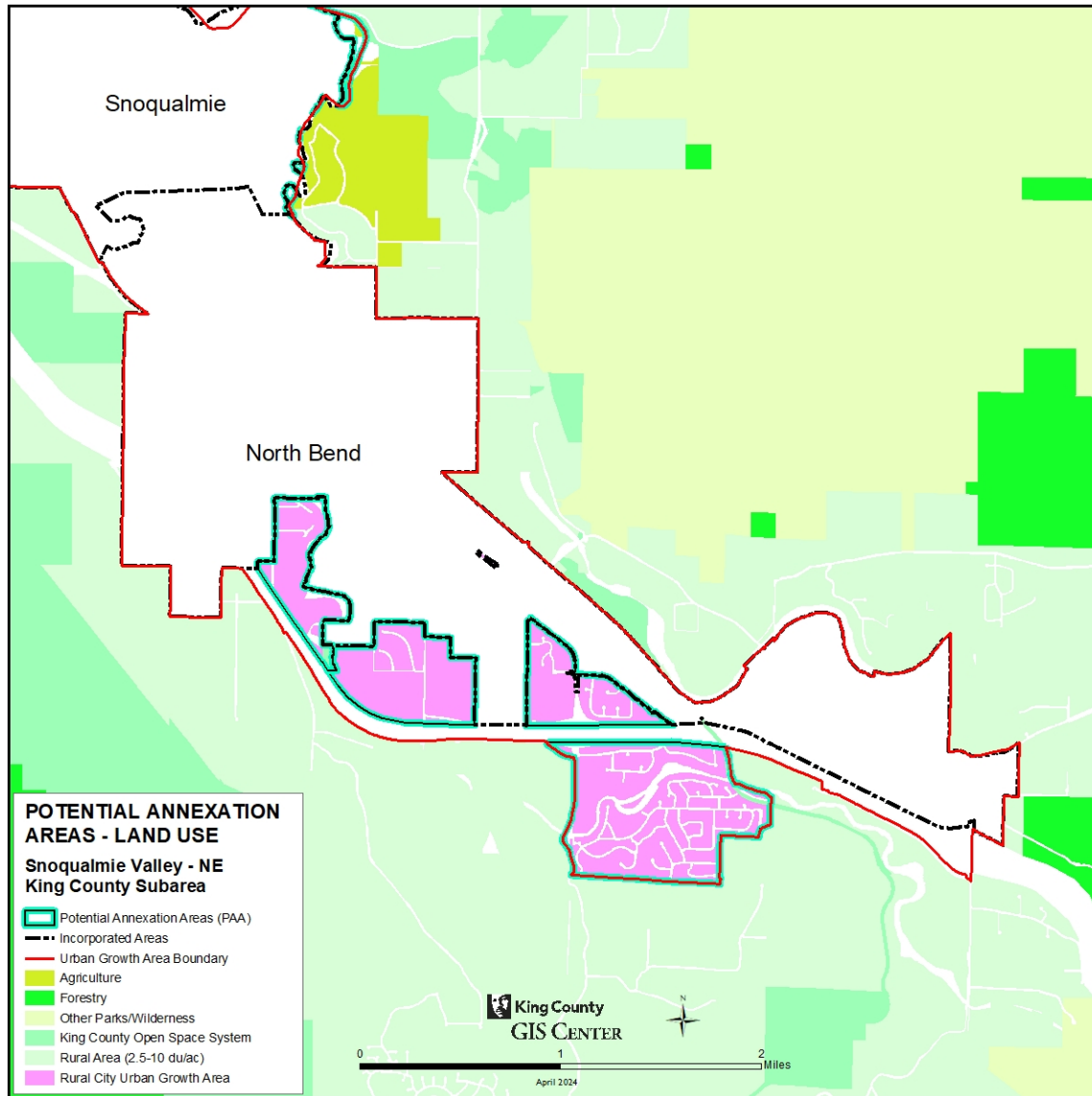


MAP 9: LAND USE MAP – WESTERN PORTION OF SUBAREA

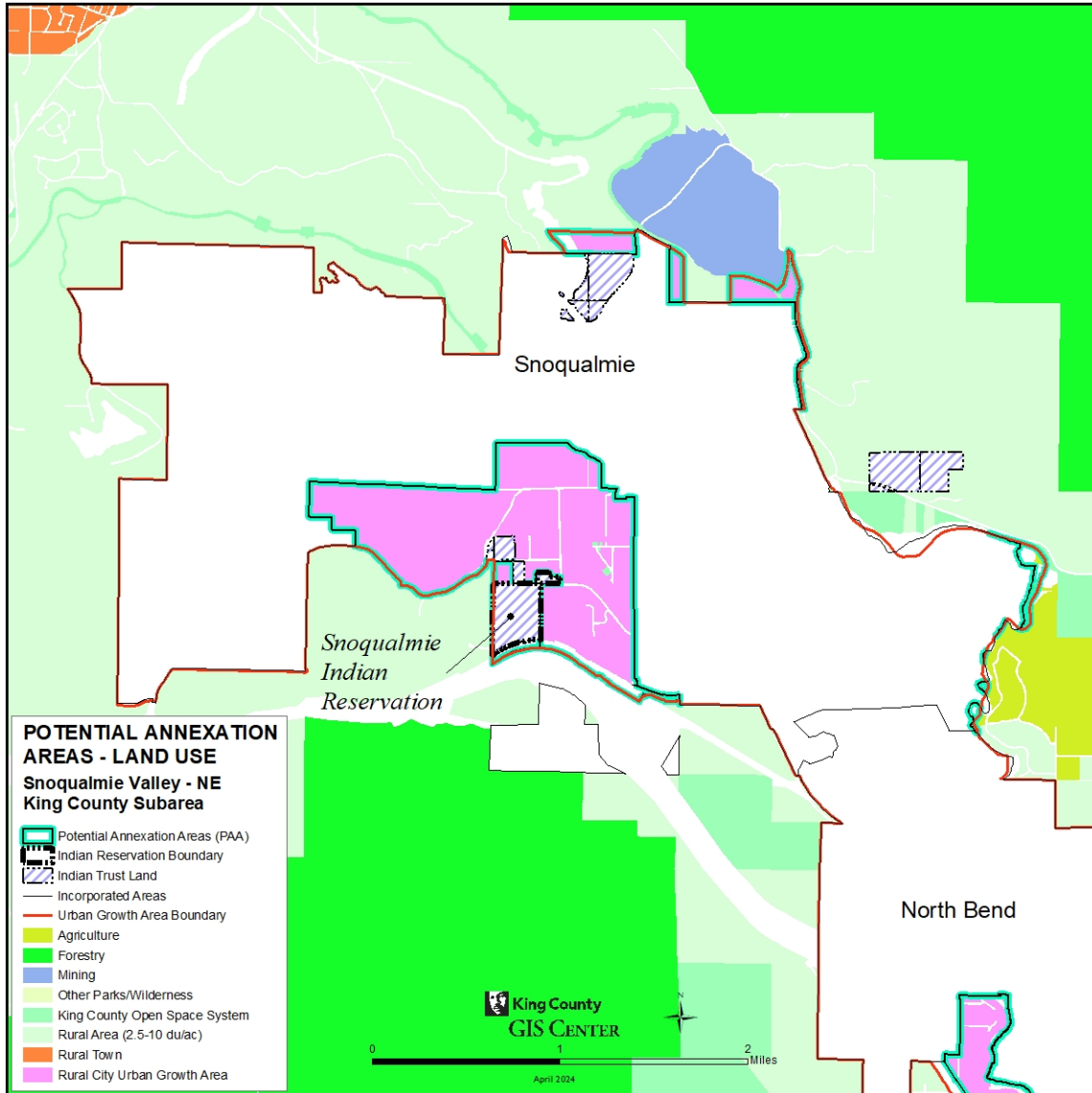


As previously noted, there are several cities in the Rural Area. Each city is surrounded by the Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas that have yet to be annexed and are still unincorporated. These unincorporated urban areas have an "Urban Growth Area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

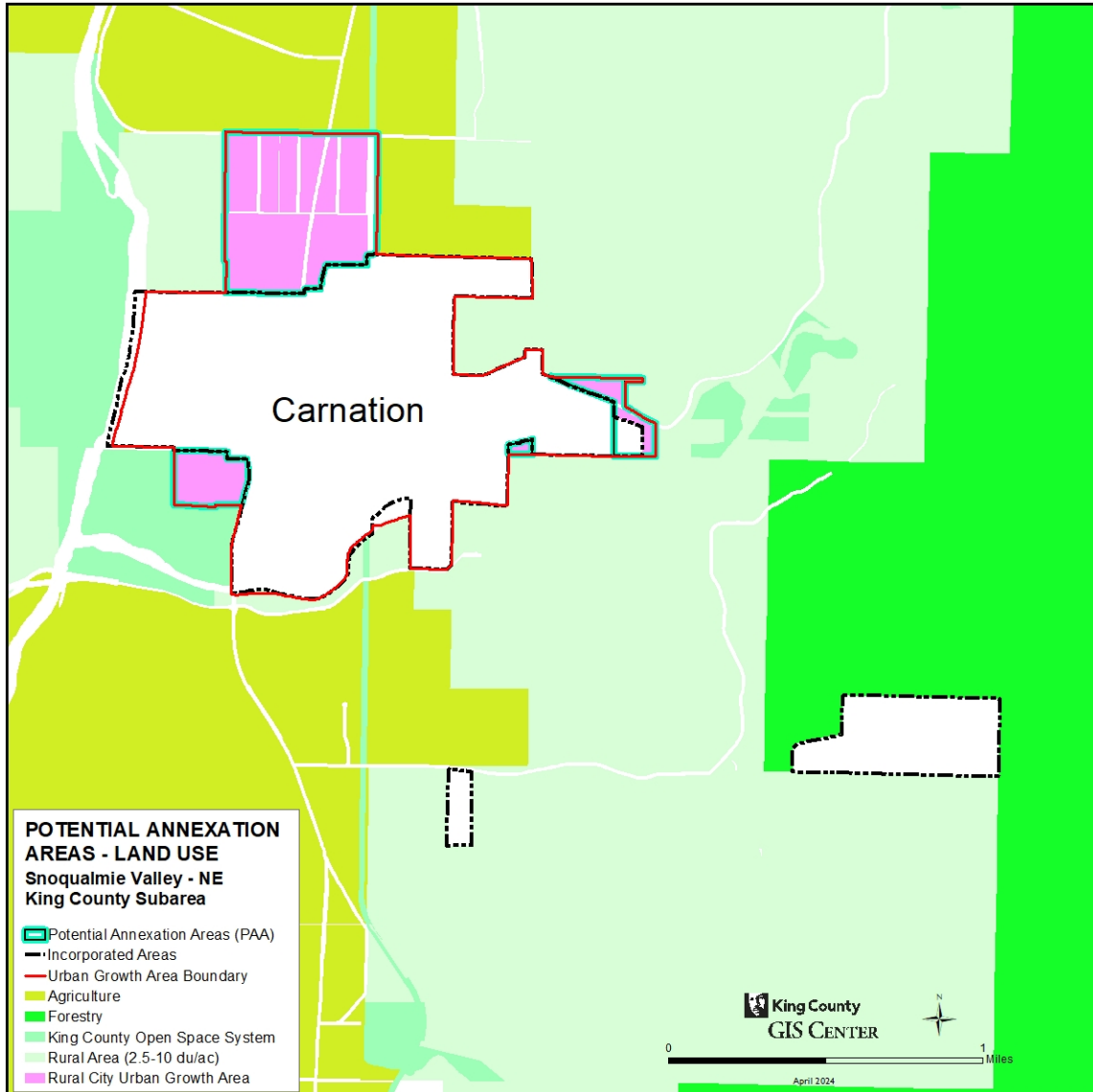
MAP 10: URBAN GROWTH AREA FOR NORTH BEND – LAND USE



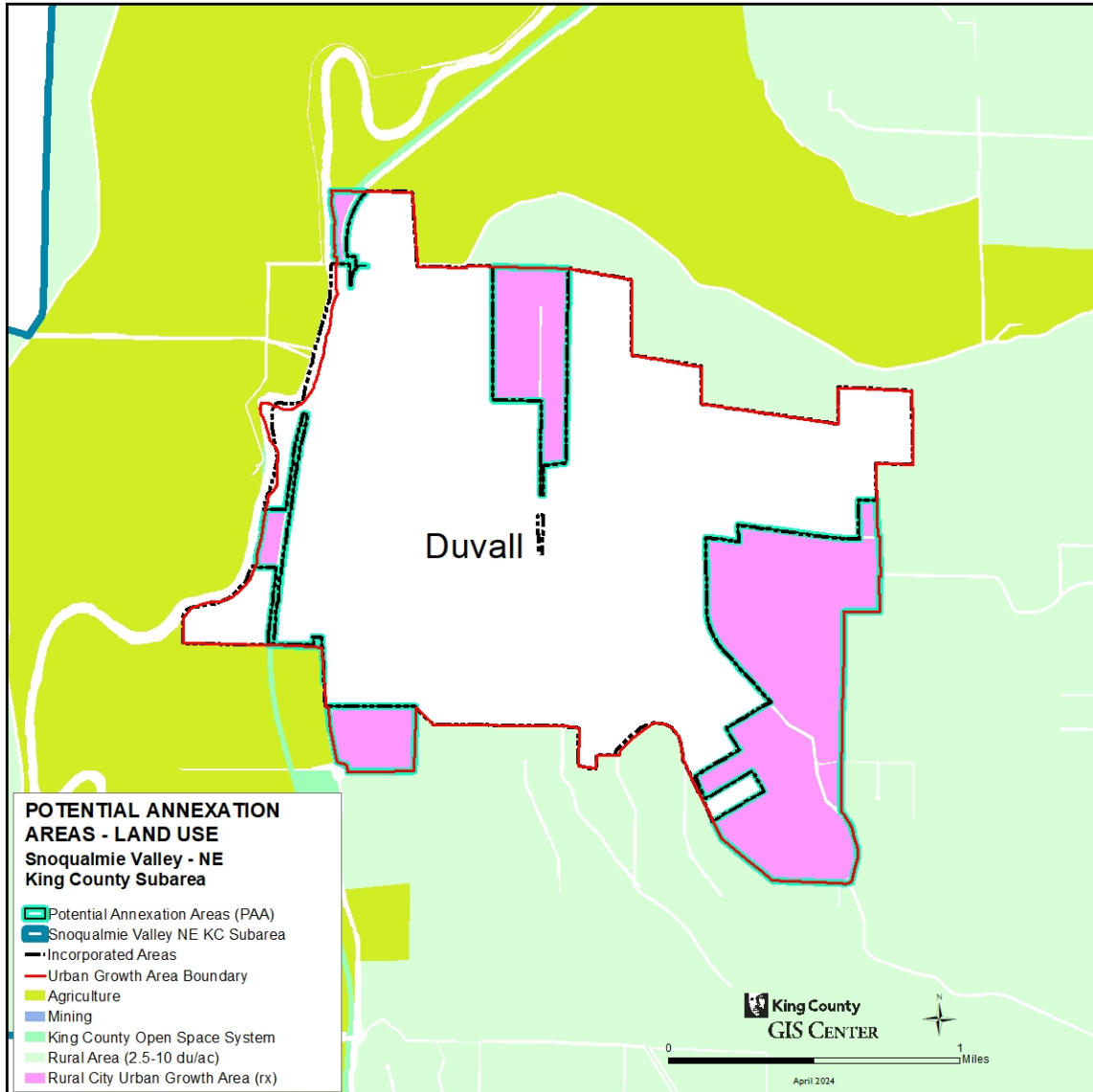
MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE – LAND USE



MAP 12: URBAN GROWTH AREA FOR CARNATION – LAND USE



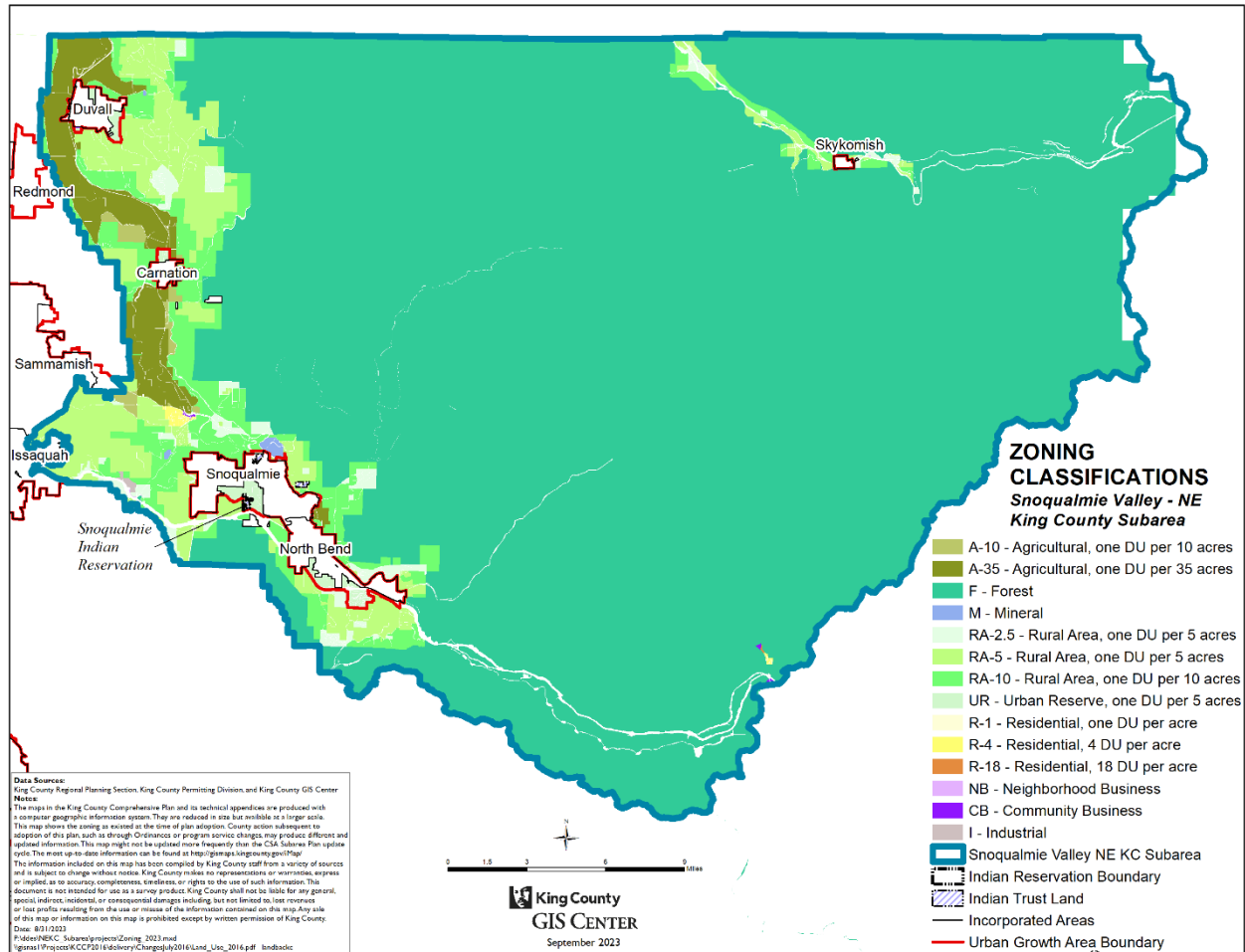
MAP 13: URBAN GROWTH AREA FOR DUVALL – LAND USE



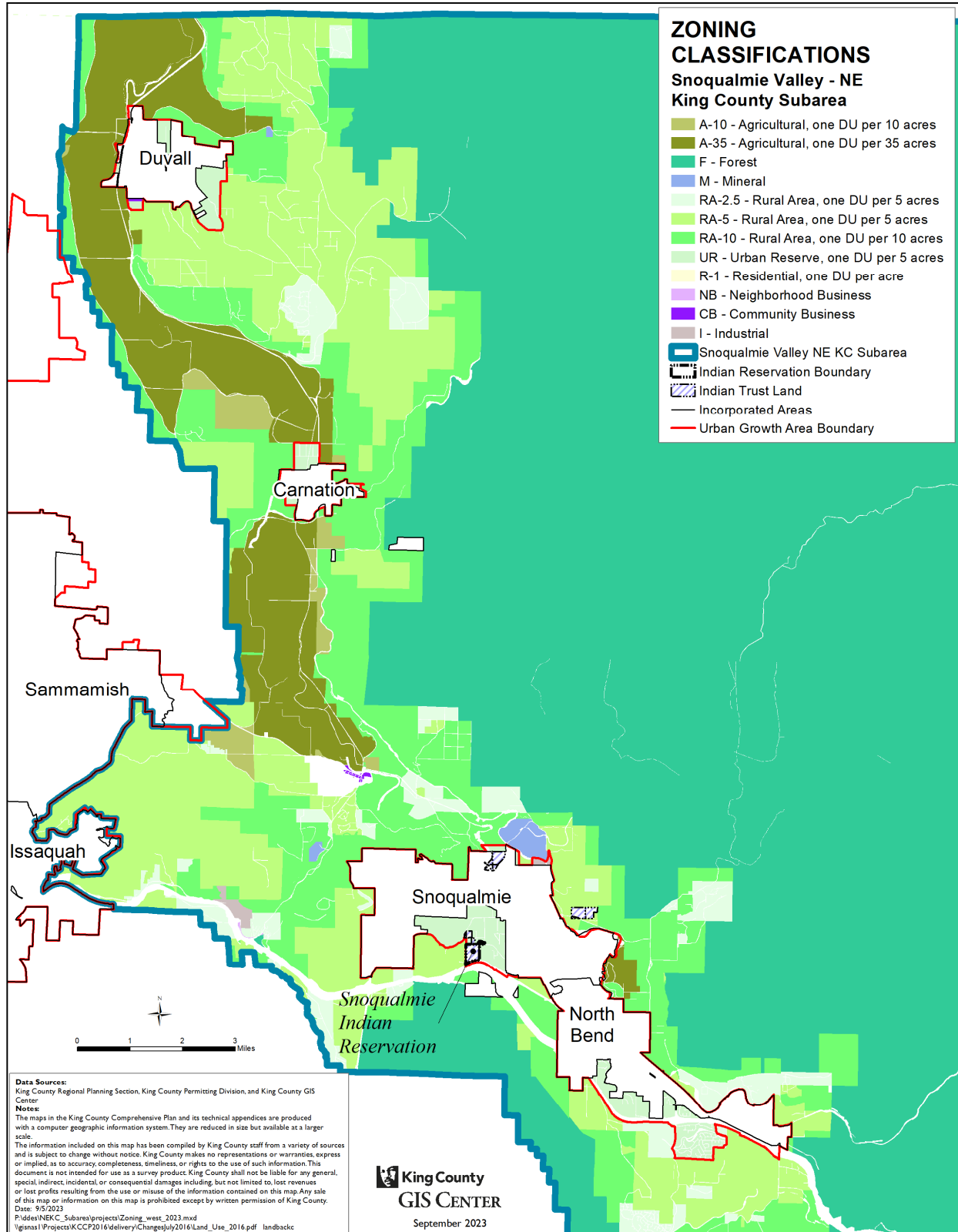
Zoning Classifications

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

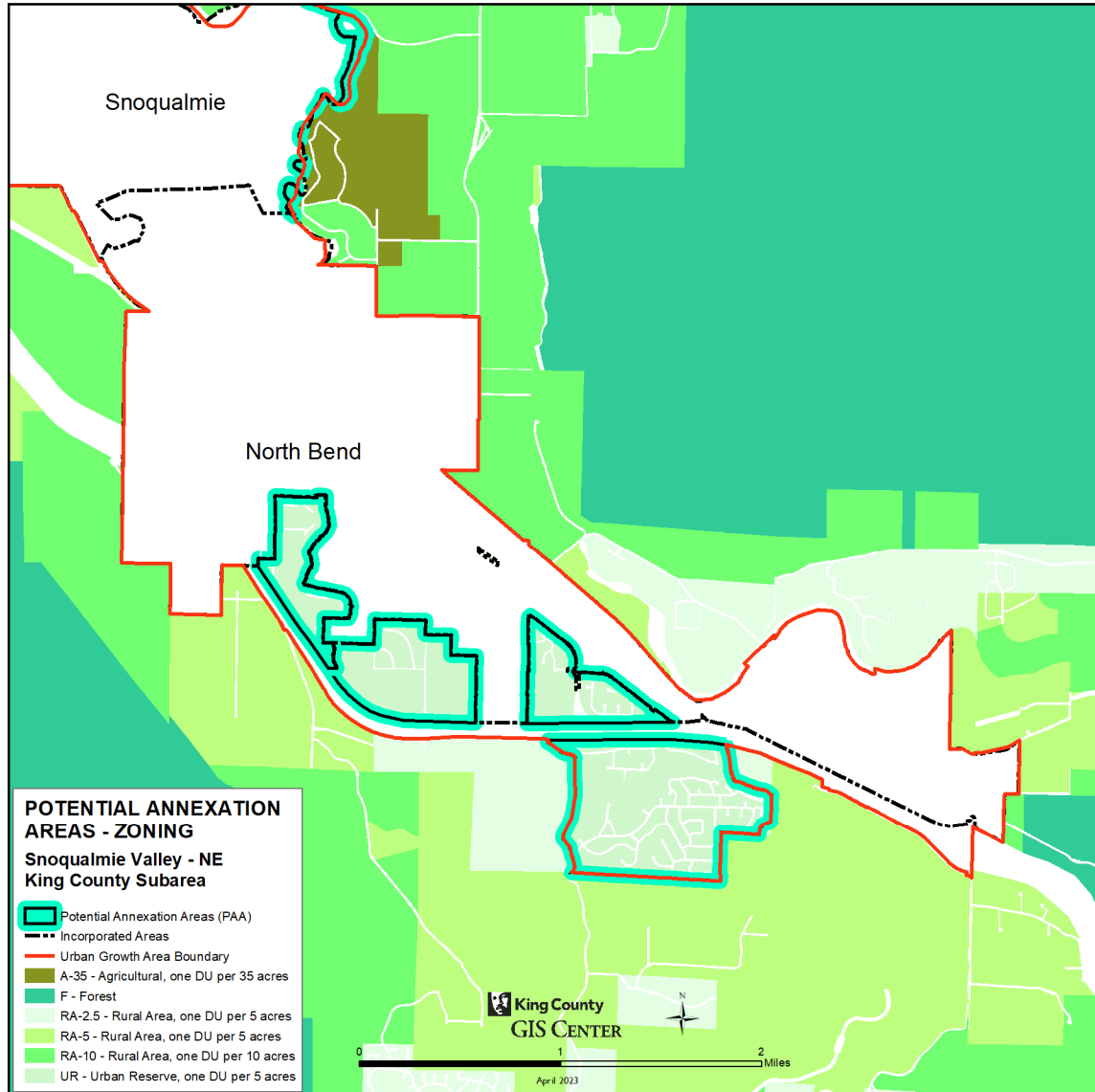
MAP 14: ZONING MAP



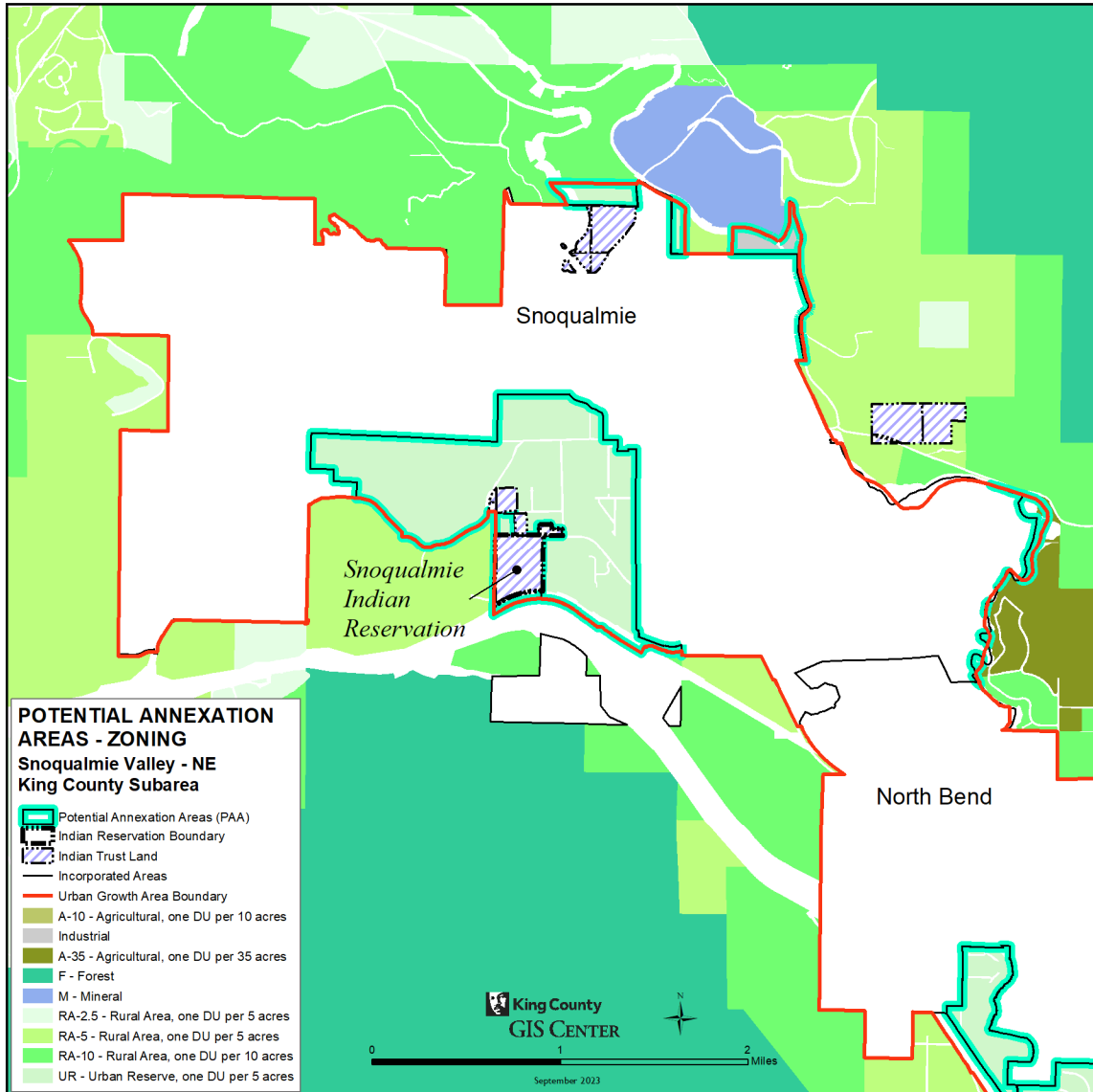
MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA



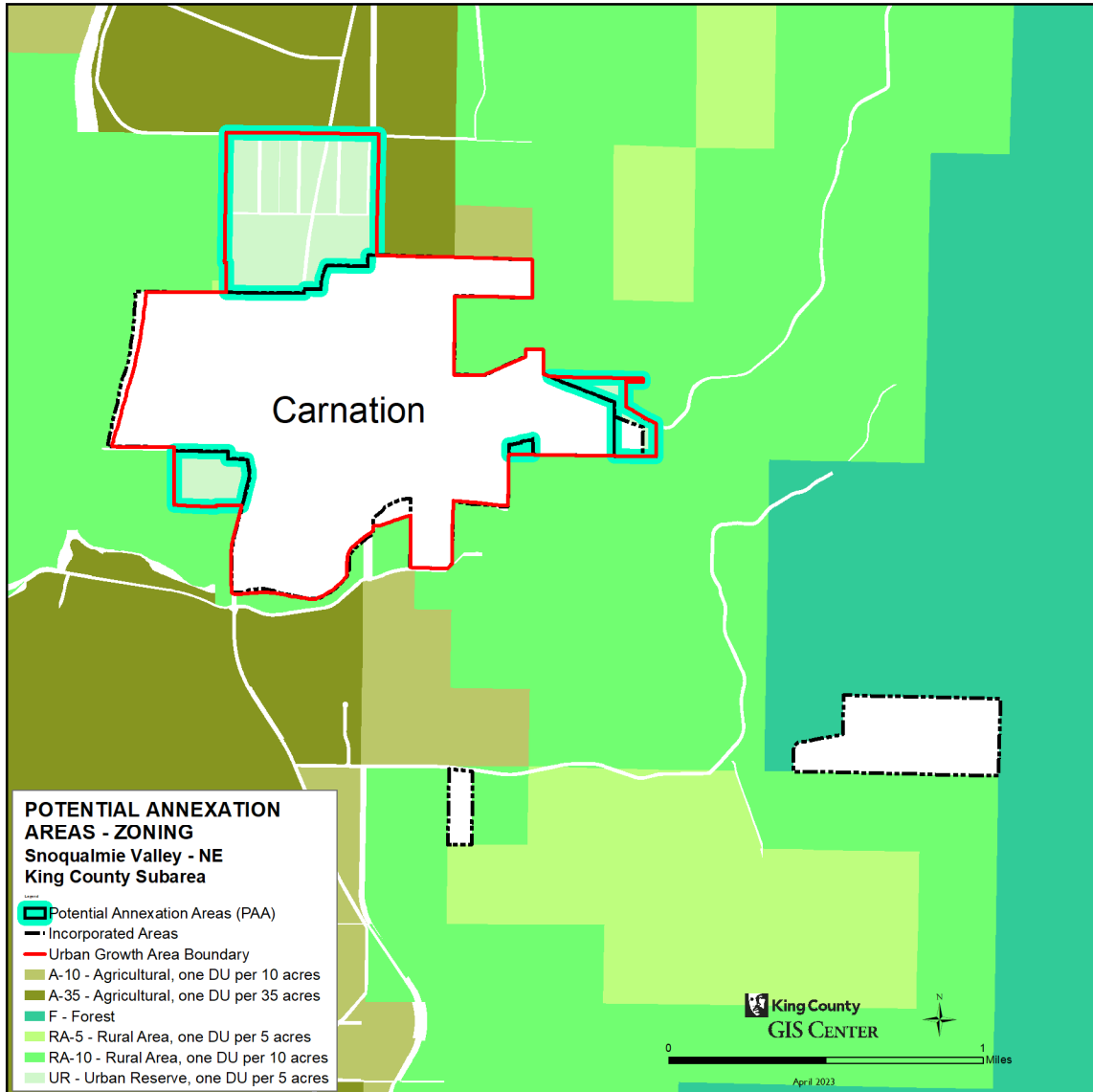
MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS – ZONING



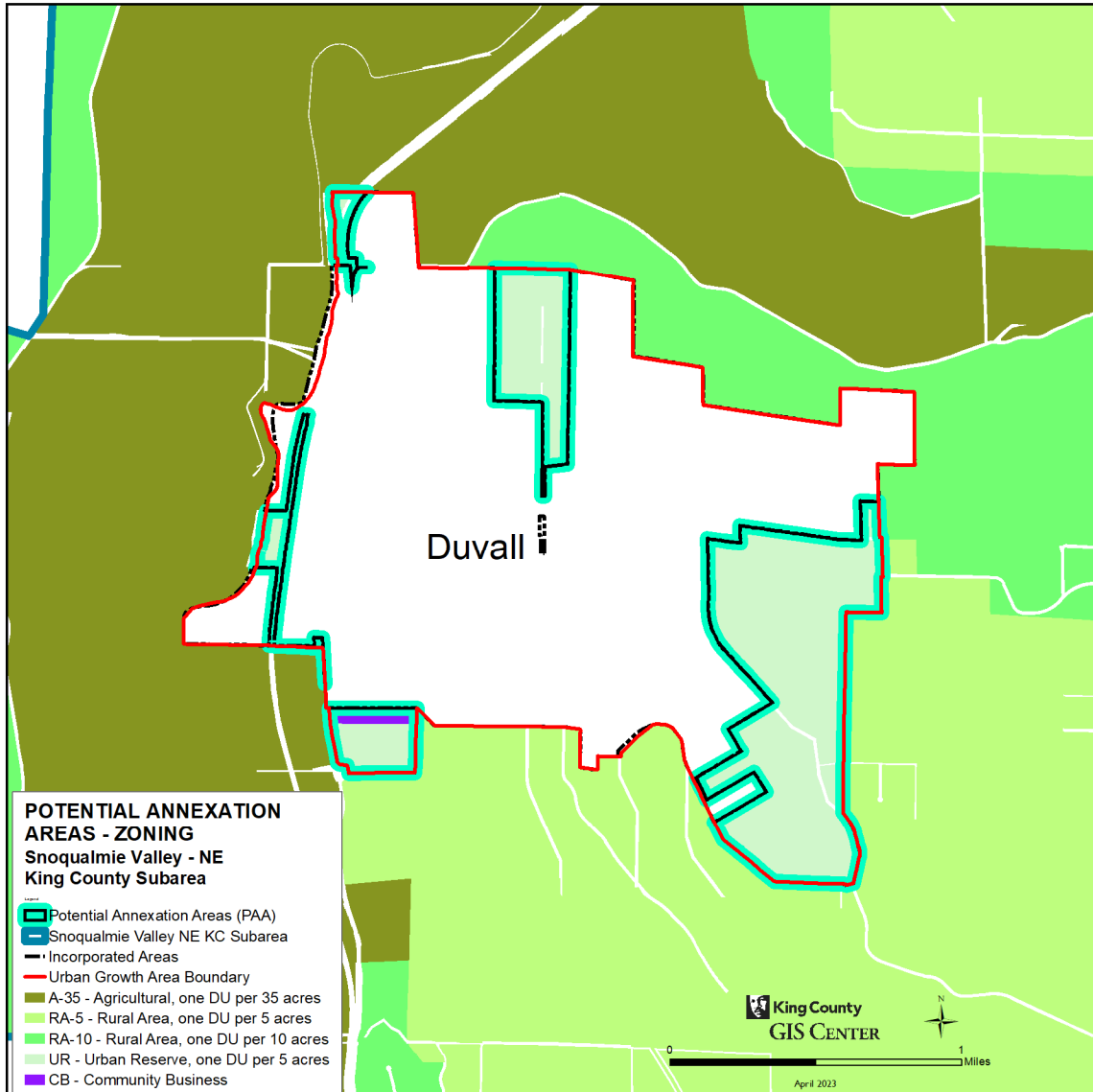
MAP 17: ANNEXABLE AREAS FOR SNOQUALMIE AND ADJACENT LANDS – ZONING



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



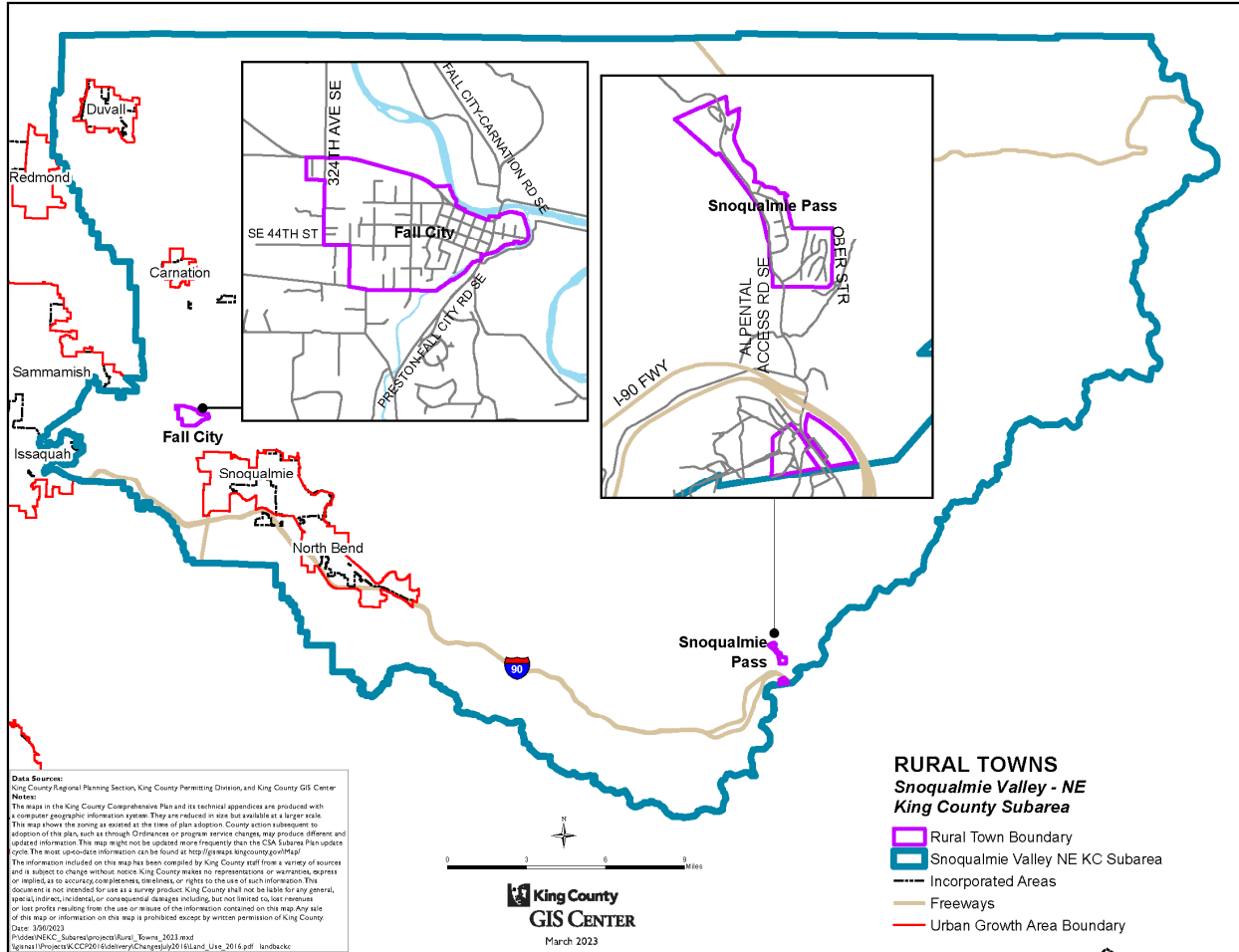
MAP 19: ANNEXABLE AREAS FOR DUVALL AND ADJACENT LANDS – ZONING



The predominant zoning classification in the subarea is F (Forest), which is 86 percent of the unincorporated land area (756 square miles). Land zoned A (Agricultural) represents about 2 percent of the area, and both commercial and industrial-zoned lands collectively represent 0.04 percent of the area. Most of the Rural Area-zoned land is divided into two classifications, RA-10 (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 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 pattern is below five acres in size for lots established prior to the adoption of the 1994

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.

MAP 20: MAP OF RURAL TOWNS



Rural Towns

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

FALL CITY

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

SNOQUALMIE PASS

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

Rural Neighborhood Commercial Centers

Rural Neighborhood Commercial Centers in the subarea include Baring (1.6 acres), Preston (81 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 (Rural Area 2.5) in addition to NB.

Industrial

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

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.

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

SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

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

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

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

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

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

The Snoqualmie Valley Agricultural Production District is the second largest in King County 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 City, bisected in two by the city of Carnation. Approximately 60 percent (9,000 acres) of the 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

TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND 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

In 2023, the Snoqualmie Valley Agricultural Production District was home to over 200 commercial farms including vegetable, berry, and flower operations as well as three dairies, several small-scale livestock operations, and thousands of acres providing livestock feed. 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}

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

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

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

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

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

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

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

Many of the inundation issues have to do with backlogged drainage maintenance. Some of the 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. Increased traffic on traditional farming roads, and even ensuring safety where tractors, automobiles, and bicyclists are attempting to use the same thoroughfare, can cause tension and increase safety concerns.

SNOQUALMIE FISH, FARM, FLOOD

King County's Snoqualmie Fish, Farm and Flood is an initiative aimed at balancing the sometimes competing King County priorities of protecting and enhancing farmable land, restoring threatened salmon and associated habitat, and reducing flood risks to residents and infrastructure across the Agricultural Production Districts where farmland, floodplains, and riparian habitat overlap. This work was piloted in the Snoqualmie Agricultural Production District, and policies in the *Comprehensive Plan* ensure principles stemming from the Snoqualmie Fish, Farm, and Flood efforts are applied throughout the unincorporated area. Furthermore, *Comprehensive Plan* policies direct the County to continue to support the Snoqualmie Fish, 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 collaborative efforts in a single document.

Forest Lands in the Subarea

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 'forestry' land use constitute 507 square miles (57 percent) of the subarea, where lands designated 'other parks/wilderness' constitute 244 square miles (28 percent). Lands zoned Forest within the subarea constitute more than 755 square miles (85 percent) of the subarea. There are some County-owned working forest sites in the subarea, and many private landowners operate their land holdings for forest resource management purposes. Forestry is discussed more in the Parks and Open Space and Economic Development chapters.

Much of the eastern portion of the Forest Production District is owned and managed by the US Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie 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*](#)

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

Potential Annexation Areas

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

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

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.

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

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

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

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

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

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

Community Priorities

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

Priorities shared by the community are summarized as preserving rural character, maintaining 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.

The community stated it wants to see protection and greater access to farmland. Greater 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 within the Snoqualmie Valley.

Community members shared concerns for ecosystem health in the subarea and say their choice 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 resource lands,³³ maintenance of rural character is a high priority. Maintenance of rural 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 Snoqualmie Pass to have more development to serve both the growing community and large number of recreational visitors. The Snoqualmie Pass community identified its desire for more accommodations for the local workforce through zoning allowances, and zoning limitations to address both environmental and natural hazards concerns, such as critical areas and avalanche zones.

Many comments were received from the Fall City community during engagement initiatives and 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 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 developments fit the setting. There is also a stated desire to update the special district overlay dedicated to Fall City's commercial area, as an update to both the uses the community desires and in consideration of the development and implementation of a large onsite septic system for the commercial area.

Much of the feedback given addresses specific sites and other current issues as of 2023. Such feedback is out of scope of this plan, lacks a 20-year lens, is redundant to or inconsistent with the *Comprehensive Plan* items addressed in an implementation plan, or is beyond the County's 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.*

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

Policies

- 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.
- 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.
- 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.
- SVNE-4** Coordinate on land use issues regarding the Rural Town of Snoqualmie Pass with Kittitas County, the ski area, and adjacent land managers.
- 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.
- SVNE-6** Ensure compatibility of the Preston Industrial Area with adjacent rural lands by maintaining its existing role, size, and scale.
- SVNE-7** 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.



Chapter 5: Housing and Human Services

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

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

Housing Growth Potential

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

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

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

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

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

The subarea also includes Potential Annexation Area of the Valley cities of Carnation, Duvall, 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 density – to allow for phasing of growth pre-and post-annexation.

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

Housing Stock

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

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

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

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

TABLE 2: EXISTING HOUSING IN SNOQUALMIE VALLEY/NE KING COUNTY (2020 AMERICAN 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.

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

Housing Affordability and Housing Costs

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

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

Vicinity (including Valley cities)	Zillow Home Value Index³⁶	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%

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.

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

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

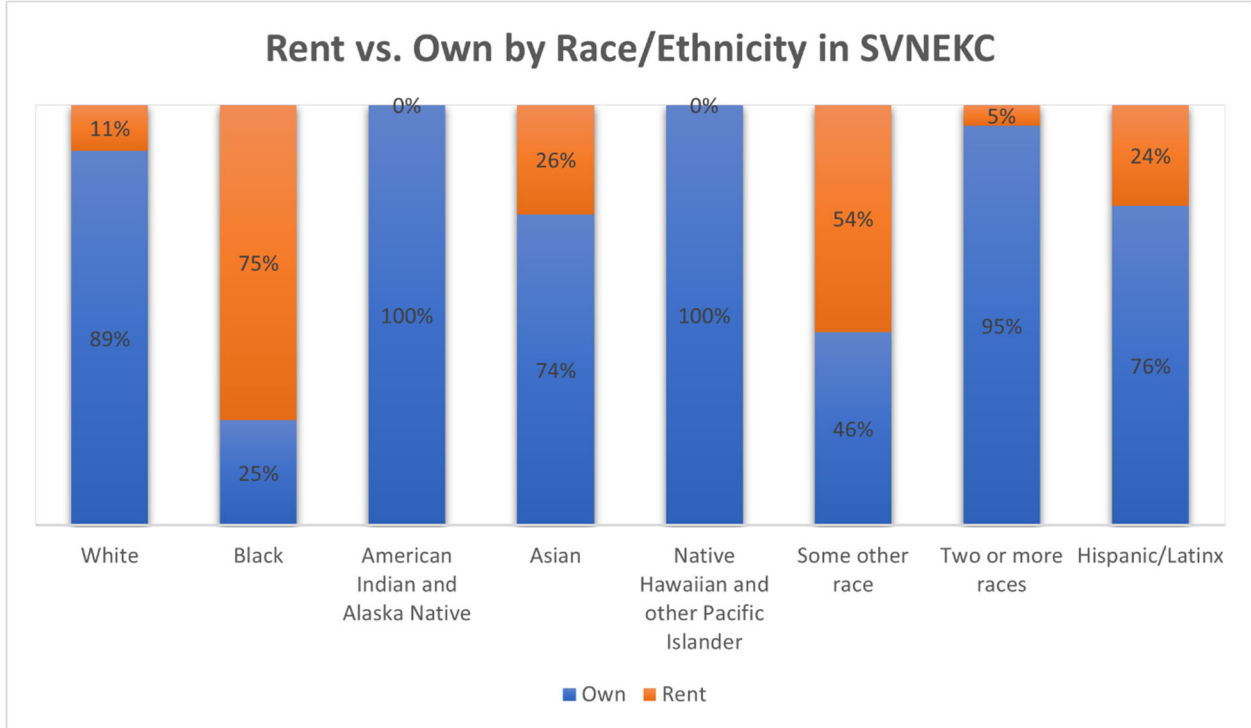
Significant racial and ethnic disparities exist between owner and renter households in Snoqualmie Valley/NE King County. In the subarea, 100 percent of households that identify as

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

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

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 Latino/a/e 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 homes; and 25 percent of households that identify as Black own their homes.

FIGURE 2: HOMEOWNERSHIP RATES BY RACE/ETHNICITY



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 households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and economic displacement.

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, a desire 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.

Community members stated that they want to see housing that is affordable for people who work within the subarea, especially those who work for community-based organizations that serve the area. Community members raised concerns about the number of people who commute to work in the Snoqualmie Valley because they can’t afford to live nearby. One 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 there is no affordable housing for them to live near their farmland.

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

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

Policies

- SVNE-8** Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, the town of Skykomish, and affordable housing providers to increase the supply of affordable housing within the cities in the subarea for workers and service providers.
- SVNE-9** Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, and the town of Skykomish, to increase housing supply in urban areas to protect adjacent Rural Area and Natural Resource Lands from sprawl and pressure to urbanize.
- SVNE-10** Support housing stability programs and affordable housing developments for people aged 55 years and older and veterans near senior service centers located in Rural Towns and Cities in the Rural Area that serve residents in the subarea.
- SVNE-11** 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.
- SVNE-12** Support recreation and service industry workers by encouraging workforce housing 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.

Health and Human Services

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

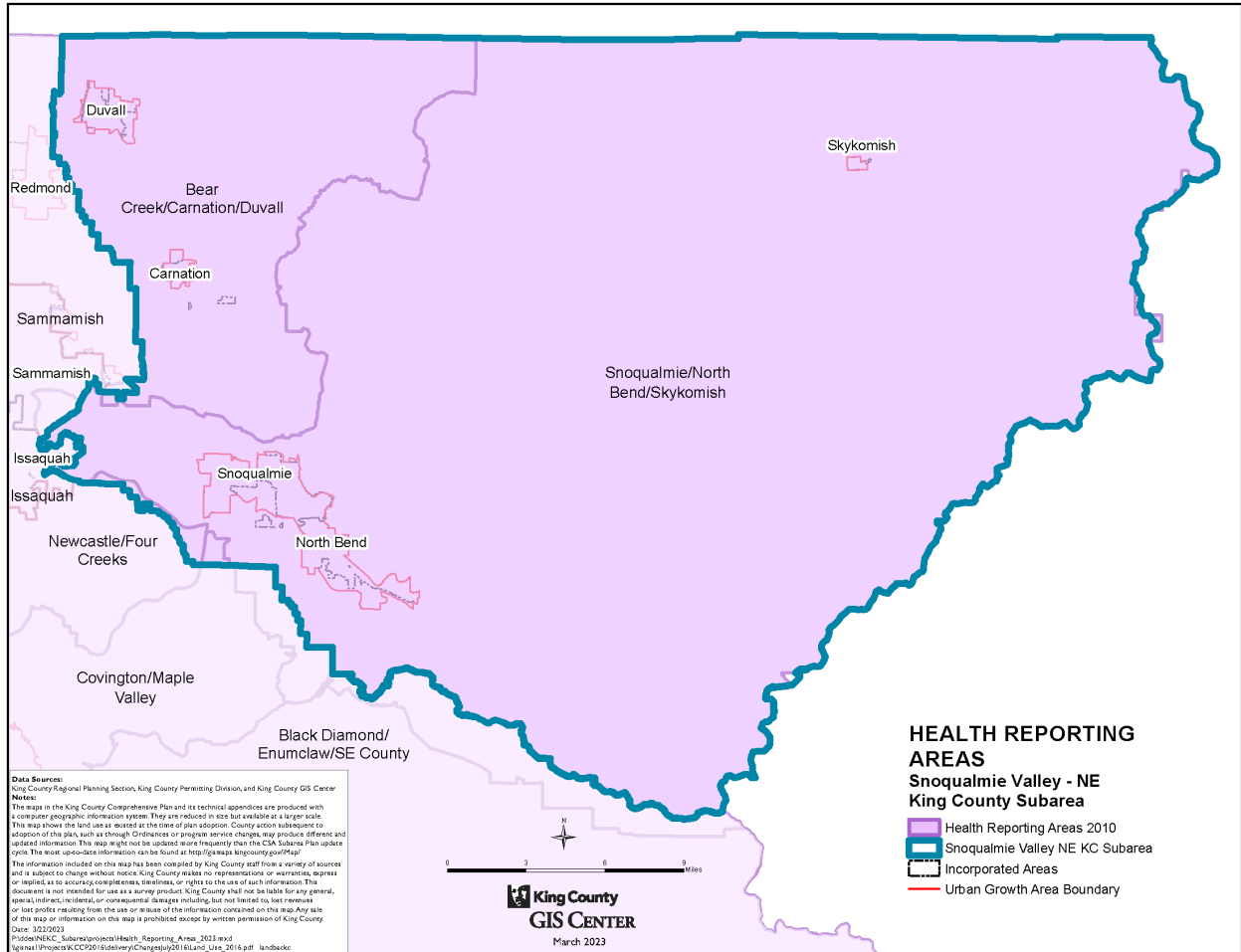
This section focuses on the health and human services priorities for Snoqualmie Valley/NE King County and the partnership role of King County in health and human service delivery, consistent with the *Comprehensive Plan* policy direction.

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

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

The subarea crosses two separate Health Reporting Areas.

MAP 21: MAP OF HEALTH REPORTING AREAS



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

TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS³⁸

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

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 following services in the Snoqualmie Valley/NE King County subarea:

- 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 provided in partnership with Hopelink in Carnation and the Snoqualmie Valley Food Bank in North Bend
- Countywide services that include a home visiting component include:
 - First Steps (Maternity Support Services and Infant Case Management)
 - Nurse Family Partnership
 - Children with Special Health Care Needs

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

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

Community Priorities

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 access to behavioral and mental health services, including crisis centers and substance use services which are often provided in cities. Community members and community service 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 subarea stated that they see the need for additional resources to support increased demand from rising caseloads. Other community priorities include developing the workforce for behavioral health services, increasing outreach by trained outreach providers, and addressing out of pocket costs for behavioral health care.

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

Community members also noted that the accessibility of services for people aged 55 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

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 mental health services.

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

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

Policies

- SVNE-13** Support 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.
- SVNE-14** Partner 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.
- SVNE-15** Support human services, such as mental health services, for the remote communities along the US Highway 2 corridor before and after natural disasters.
- SVNE-16** Explore options for supporting existing manufactured home communities and protecting their affordability for the future.



Chapter 6: Environment

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

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 designated rivers (Middle Fork of the Snoqualmie, Pratt River);⁴⁰ National Forests (Mount Baker-Snoqualmie National Forest);⁴¹ designated wilderness areas (Alpine Lakes Wilderness, Wild Sky Wilderness, Henry M. Jackson Wilderness);⁴² ski areas (Summit at Snoqualmie Ski Area and most of Stevens Pass Ski Area);^{43,44} an Agricultural Production District (Snoqualmie Agricultural Production District);⁴⁵ and several other preserved state, county, and private lands. These lands include sites sacred to the Snoqualmie and Tulalip Indian Tribes, such as 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 [WA-Official-One-Pager 2022.pdf \(scenic.org\)](#)

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

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

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

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

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

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

northwest direction for approximately 45 miles before combining with the Skykomish River, just north of the border with Snohomish County, near the city of Monroe. The South Fork of the Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a 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 community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness that divides this subarea with Kittitas County. These peaks are covered in snow more than half 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 immemorial. As the logging industry has waned over recent years, there has been great effort to preserve and restore these former logging areas as they have transitioned to outdoor recreation and ecological restoration sites.⁴⁶

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

Watersheds and Water Quality Concerns

The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed, which is composed of the Snoqualmie-Skykomish Watersheds. The Snoqualmie-Skykomish Watersheds are two smaller, separate watersheds that drain rural northeast King County.⁴⁷ In 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.

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 polychlorinated biphenyls standards.⁴⁸ State 303(d) placement means that the water body is listed by the United States Environmental Protection Agency as an impaired water body, and that a Total Maximum Daily Load plan has not yet been developed to address the impairment.⁴⁹ The river has two existing United States Environmental Protection Agency-approved Total Maximum Daily Load plans in place and implemented, namely the Snoqualmie River Watershed Multiparameter Total Maximum Daily Load plan for fecal coliform bacteria and dissolved oxygen; and a Snoqualmie River Watershed Temperature Total Maximum Daily Load.

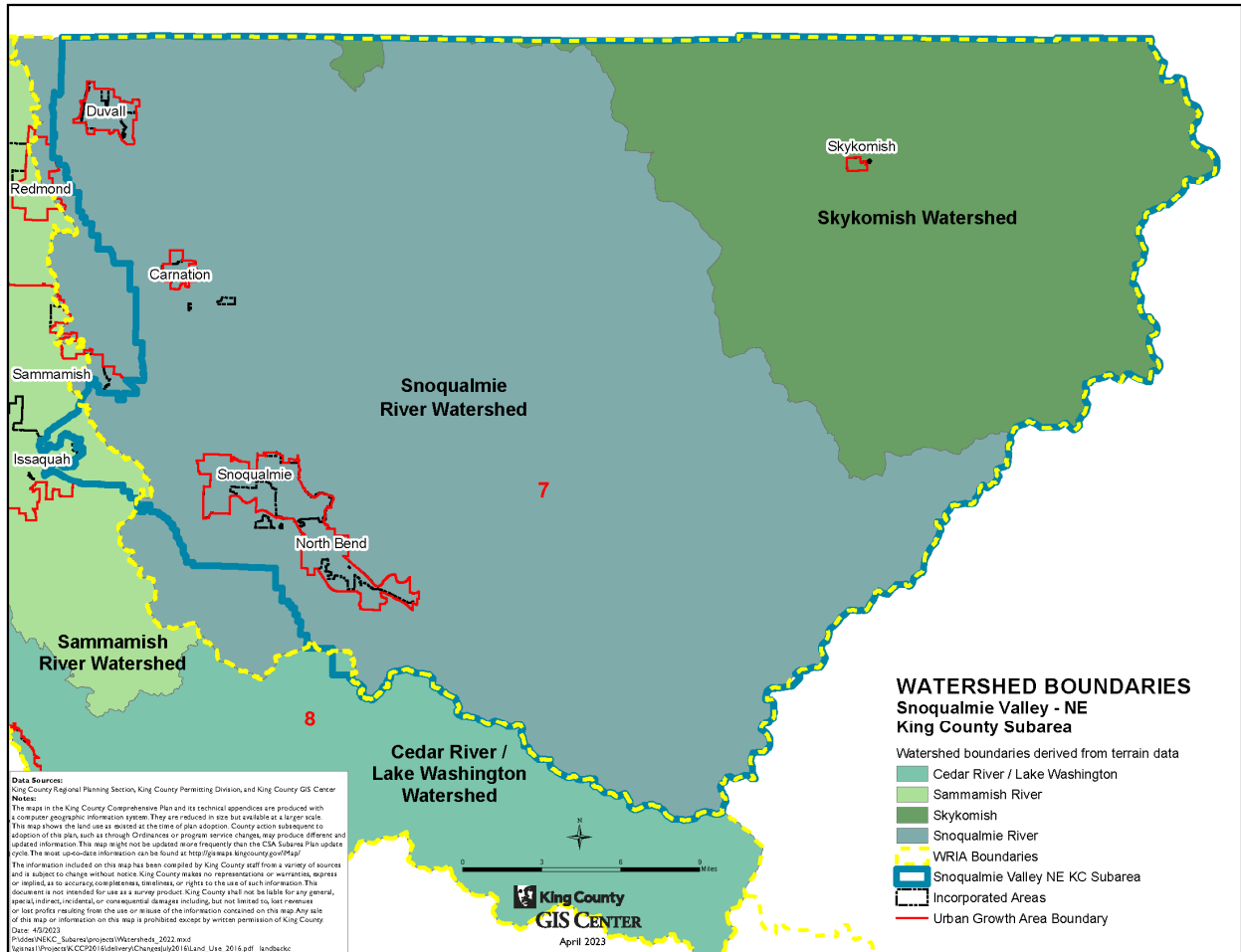
⁴⁶ Link to [Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust \(mtsgreenway.org\)](https://www.mtsgreenway.org/).

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

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

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

MAP 22: MAP OF WATERSHEDS



Salmon and Watershed Planning

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

Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and 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 will play a major role in the recovery of chinook salmon, listed as threatened under the Endangered Species Act.⁵³

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

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

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

⁵³ Link to [Snoqualmie Watershed Forum](#)

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-listed Snoqualmie chinook salmon and steelhead also continue to underperform.

Floodplain Management

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 Snoqualmie and Skykomish were eighth and twentieth, respectively, out of the 71 watersheds in the state.⁵⁶

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

King County Flood Control District

The King County Flood Control District is a countywide special purpose district that provides funding and policy oversight for flood risk reduction capital projects and programs in King County.⁵⁸ The King County Flood Control District is governed by a Board of Supervisors 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 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 three Capital Investment Strategies for the Tolt River, and the Middle and South Forks of the Snoqualmie River.⁶⁰ Through these plans and grant programs, the King County Flood Control District distributes millions in funding annually for flood risk reduction and mitigation within the basin.

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

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

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

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

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

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

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

Snoqualmie Watershed Forum

The Snoqualmie Watershed Forum is a formal partnership between the Snoqualmie Indian Tribe, Tulalip Indian Tribes, King County, the Valley cities, and the Town of Skykomish to 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-Skykomish Watershed while also coordinating with other salmon recovery forums. The Snoqualmie Watershed Forum helps implement the Snohomish Basin Salmon Conservation Plan. Since its inception, the Snoqualmie Watershed Forum has allocated over \$13 million to 270 projects to help address salmon recovery, water quality, and flooding.⁶²

Looking Forward with Climate Change

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

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

Additional anticipated impacts include increased flooding, landslides, and both agricultural and 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 in more 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 decline is expected to continue, with the average April 1 snowpack expected to decrease by 30 percent by the 2040s and up to 55 percent by the 2080s.⁶⁷ By midcentury, warm winters are predicted to occur 33 percent to 77 percent of the time. Snowpack loss contributes to several environmental impacts such as reduced summer river flows, fewer salmon, increased flooding, and drier environments contributing to increased wildfire risk; these impacts are detailed below. Snowpack loss could also have multiple impacts to the subarea, including reduced ski tourism revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing) up to 33 percent of the time.

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

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

⁶² Link to [Snoqualmie Watershed Forum](#)

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

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

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

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

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

increased stream temperatures. Approximately 22 percent less summer rain is likely by the 2050s.⁶⁸

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 reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with poor habitat and increasing the spread of disease, competition for food, predation, and likelihood of stranding.

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 events are projected to, intensify by over 19 percent, on average, by the 2080s. Across 12 Puget Sound watersheds, the highest average river flows are projected to increase by 18 percent to 55 percent.

Increased wildfires and smoke: Forests that are water-stressed in summer are projected to 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 forests west of the Cascade crest could more than double, on average, by 2070-2099...”.⁶⁹ Wildfire also increases risk to power transmission facilities and increased smoke-filled days.

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 features such as paved surfaces and limited tree cover, with temperatures in urbanized areas 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, historically underinvested communities, people who work outdoors, people experiencing homelessness, and those with chronic medical conditions.⁷² It is predicted the region will be 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on average, by 2050.^{73,74}

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 climate migration, and increased winter flood risk. The local climate may increase some suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g. berries).

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

⁶⁹ Compared to 1971-2000.

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

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

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

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

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

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.

Flood Management Plan⁷⁷ – The flood plan sets floodplain management policy for unincorporated King County and could inform flood management actions by cities, the King County Flood Control District, and other floodplain partners. This plan is currently undergoing an update as of 2023, with an anticipated transmittal to Council in 2024.

30-Year Forest Plan⁷⁸ – 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.

Regional Hazard Mitigation Plan⁷⁹ – This plan assesses natural and human-caused hazards that can impact our region, including hazards discussed during engagement with the subarea, such as floods, landslides, severe weather, and wildfires. This plan develops strategies to 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, and safely when wildfires occur.

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

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

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

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

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.

Water Resource Inventory Area (WRIA) 7 Snohomish Watershed Restoration and Enhancement Plan⁸³ – 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 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

Community Priorities

The community expressed environmental concerns that are closely tied to land use. In addition to wanting to preserve rural character, the community shared its desire to protect and preserve Snoqualmie Valley/NE King County’s wildlife, forests, rivers, lakes, agricultural valleys, and open spaces. Many community members noted they chose to live in the subarea due to its rural character and natural beauty and are concerned for the subarea’s environmental health. Community members shared their fear that population growth in the region is increasing 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 Snoqualmie watershed.⁸⁶

The community shared the following high priority environmental interests:

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

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

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

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

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

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

- Greater water resources protection

Community members in the subarea shared that they value policies that combine realistic economic growth with climate resiliency and prioritize community voices to ensure the health of the area for generations to come. Some residents expressed concerns about permitting processes' ability to provide environmental protections.

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 flood threats in the Snoqualmie Valley, including increasing farmland preservation and improving permitting processes for farm improvements such as drainage. Flood-related concerns expressed included considerations of dam safety, road inundation and adequate egress during flood events, and sediment management. Restoration-related concerns shared included the desire for reforestation, river restoration, and salmon recovery. Other general environmental concerns shared included supporting the continued land acquisition for open 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 of the subarea.

Some Hmong farmers stated that they felt the agricultural community doesn't have a broader voice around policies, other than locally in the Agricultural Production District. They stated that they feel agricultural land is being lost to environmental restoration projects within the Snoqualmie Valley and not being adequately replaced. Other subarea residents shared similar 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 agricultural concerns. Elders within the Hmong farming community shared their perspective that 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 restoration activity is incompatible with food production and more efforts need to be made to preserve and enhance farmable areas.

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

Policies

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



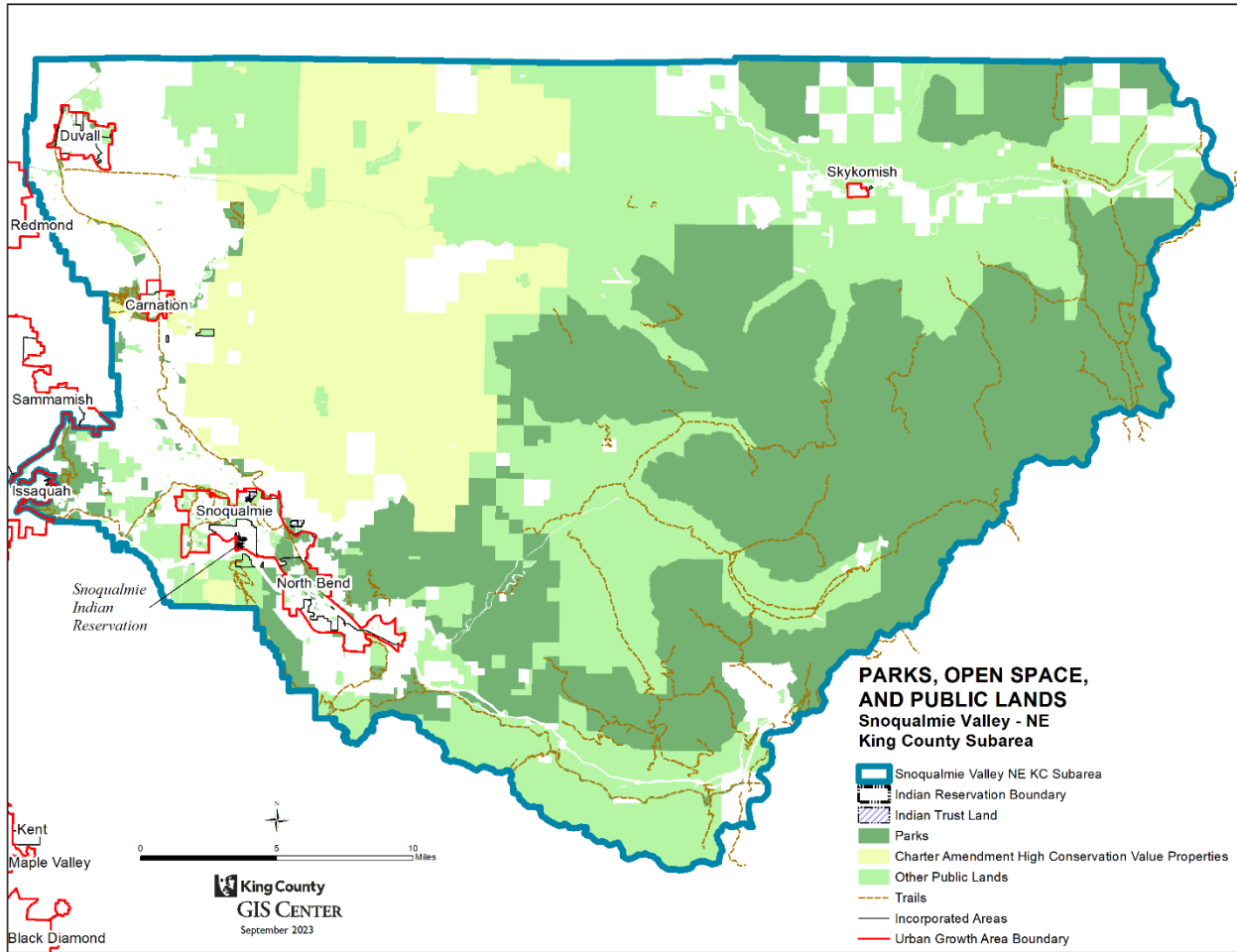
Chapter 7: Parks and Open Space

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

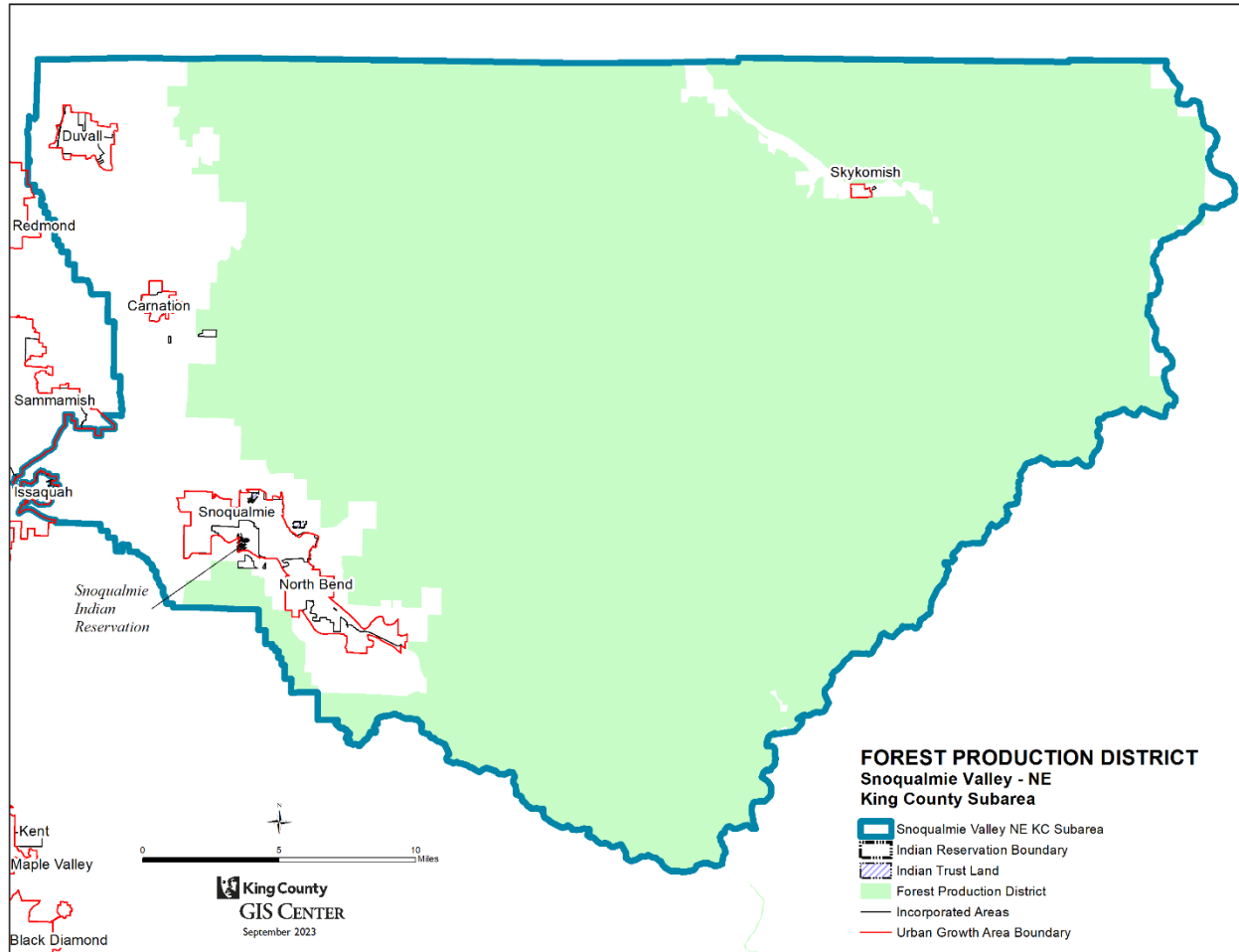
MAP 23: MAP OF PARKS, OPEN SPACE, AND PUBLIC LANDS



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

MAP 24: MAP OF FOREST PRODUCTION DISTRICT



Within the subarea and overlapping the abovementioned resources and amenities, are two 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 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 that partners with King County to conserve and preserve this landscape. The Stevens Pass Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2, just east of Monroe and ends in the orchards of Peshastin near the Junction of US Highway 2 and US Highway 97.⁹⁰ This byway features a former railroad corridor now known as the Iron Goat Trail.

County-owned upland areas offer hiking, mountain biking, and horseback riding and include sites such as Duthie Hill (130 acres) and portions of the 1,300-acre Grand Ridge Park. King County provides additional recreational opportunities at Preston Park and Athletic Fields, and the historic Jim Ellis Preston Community Center. Passive recreation, such as hiking and nature viewing, can be enjoyed at numerous riverfront natural areas dotted along the lower Snoqualmie 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 \(mtsgreenway.org\)](https://mtsgreenway.org)

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

King County manages more than 4,300 acres of parks and natural areas in the Snoqualmie basin.

King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor, providing opportunities to ride horses, walk, or bike along the valley and experience its rich natural beauty and agriculture history. The Snoqualmie Forest biking trails, also known as Tokul, are in the foothills north of State Road 203 and are accessed from the Snoqualmie Valley 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 conservation easement, owned and managed by Campbell Global Forest & Natural Resource Investments with trail development assistance provided by the Evergreen Mountain Bike Alliance and volunteers.

Mountain biking has been present in the subarea for decades, but recent efforts spearheaded by a consortium of advocates and landowners, including the Evergreen Mountain Bike Alliance and Washington State Department of Natural Resources, have led to construction of a mountain biking trail network that draws enthusiasts regionally. The Evergreen Mountain Bike Alliance and Washington State Department of Natural Resources are developing a new trail system in Raging River State Forest, located south of North Bend and Interstate 90. In 2023, it offers over 25 miles of mountain biking trails. Trails are available for visitors with various skill levels. Once completed, the system will include 45 miles of trails and connect to the adjacent 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.

The Middle Fork Snoqualmie Natural Area is located along the Middle Fork of the Snoqualmie 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 and aquatic wildlife. The Middle Fork of the Snoqualmie is recognized as a top whitewater kayaking destination, drawing river enthusiasts from across the region. A collaborative effort involving federal, state, county, and local agencies and community groups has been working to expand recreational opportunities in this area, including expanding and formalizing public access to the river.

The Olallie Trail, located within Olallie State Park east of Rattlesnake Lake and accessed along the Palouse to Cascades Trail, offers trails predominantly designed for mountain bikes with secondary access for horseback riding and hiking. The route is a 9-mile cross country-style mountain biking out-and-back route. This recent trail development project was a collaborative partnership effort between State Parks, the Washington State Department of Natural Resources, Evergreen Mountain Bike Alliance, and the Mountains to Sound Greenway Trust. Phase 2 trail additions are underway as of 2023 and will offer an additional 3.5 miles of trail to the network.

Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280

vertical feet, 25 chair lifts, and the most night skiing in the United States.⁹¹ Summit at 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.

Metropolitan Parks Districts

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

Si View Metropolitan Parks District

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 Metropolitan Parks District facilities include a historic community center, indoor pool, multiuse sports fields, picnic shelter, and playgrounds. The Si View Metropolitan Parks District facilitates an array of programs serving and connecting residents of all ages and abilities. The Si View Metropolitan Parks District also hosts seasonal activities including the North Bend Farmers Market and Summer Concert Series, Festival at Mount Si, Theater in the Park, Harvest Festival, and Si View Holiday Bazaar. Si View Metropolitan Parks District programs and events see a combined average of 180,000 visits a year.

Fall City Metropolitan Parks District

Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall City Rural Town, extending to unincorporated areas to the north and west.⁹⁴ The Fall City Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is comprised of rural and resource lands. The Fall City Metropolitan Parks District vision is “[a] 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, including parks, open space areas, and trails. A 2023 project is under way to create an active transportation path on the south side of State Route 202.

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

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

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

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

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

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

Conservation Futures⁹⁵ – In 1971, Washington state authorized the Conservation Futures Tax levy, allowing counties to collect a small levy from landowners to protect open space. King County is one of 14 counties statewide that levy a conservation futures tax – protecting forests, shorelines, farms, greenways, and trails for future generations to enjoy.

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

Community Priorities

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

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

trail connections with the Valley cities and adjacent landowners, as well as filling the gaps in active transportation networks across the trail network. Community members suggested 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 members stated they felt that adding dedications of trail and open space easements on large new developments, especially when adjacent to Washington Department of Natural Resources lands, could help make it easier for the community to access open spaces. Strengthening partnerships with the Snoqualmie Indian Tribe and the Tulalip Tribes through coordination and 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}

Policies

- SVNE-20** Expand recreation programming through grant opportunities and partnerships with the metropolitan parks districts within the subarea.
- SVNE-21** Participate in efforts with Indian tribes and local, state, and federal agencies to address overcrowded trailheads on the Interstate 90 corridor and river access points.
- SVNE-22** Support the Fall City Metropolitan Parks District, community-based organizations, and private entities in efforts to provide, manage, and maintain parks, community facilities, gathering spaces, trails, and other open space in Fall City.
- SVNE-23** Support evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program.
- SVNE-24** Coordinate with community partners to seek funding for further development of, and connections to, the Snoqualmie Valley Trail to enhance connectivity throughout the county and region.

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

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



Chapter 8: Transportation

Transportation has a profound effect on quality of life and the vitality of the economy. A well-planned and maintained rural transportation system provides access to jobs, education, services, recreation, and other destinations.¹⁰⁰ The subarea's highways, county roads, and transit connect King County to neighboring counties, link rural area cities and towns to each other and employment centers to the west, carry freight from farms and other resource-based businesses to markets in the Pacific Northwest and beyond, and provide residents with critical access to programs and services in urban King County. The network of roads, bridges, paths and trails, limited transit service, and related infrastructure support the wellbeing of the community, while providing rural levels of service and preserving the rural character of the 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 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 [The Transportation/Land Use Connection: Revised Edition \(planning.org\)](https://www.planning.org/)

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

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

The *Comprehensive Plan's* transportation policies direct the County to meet the transportation needs of the Rural Area and Natural Resource Lands without creating additional growth pressure. The policies also seek to maintain and preserve infrastructure and services that facilitate the movement of goods and people in ways that support the economic vitality of the 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, including:

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

Road Services

The King County Department of Local Services, Road Services Division is responsible for the operation and maintenance of the unincorporated county road system. The County's ability to maintain and improve its road network is limited by a lack of revenue. This lack of revenue is in part because the County's Road Fund relies on a small tax base relative to the size and age of 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, emphasizing core maintenance and operations to improve the system's safety and usability. 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 demand.

The Road Services Division provides a range of road-related transportation services, including 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 maintenance of signals, signs, and pavement markings
- Maintenance activities such as pothole filling and vegetation, debris, and graffiti removal
- 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](#)

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

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

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

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.

King County plans for long-term roadway needs through the development of the Transportation Needs Report, an element of the *Comprehensive Plan*. The Transportation Needs Report includes a comprehensive list of known and forecasted transportation infrastructure needs. The 2024 Transportation Needs Report includes 111 projects located completely or partially in the 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 subarea on NE Novelty Hill Road and NE Woodinville Duvall Road. The most common identified needs in the subarea are bridge replacements; addressing roads vulnerable to floods, slides, and other risks; guardrail installation; and drainage improvements.

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

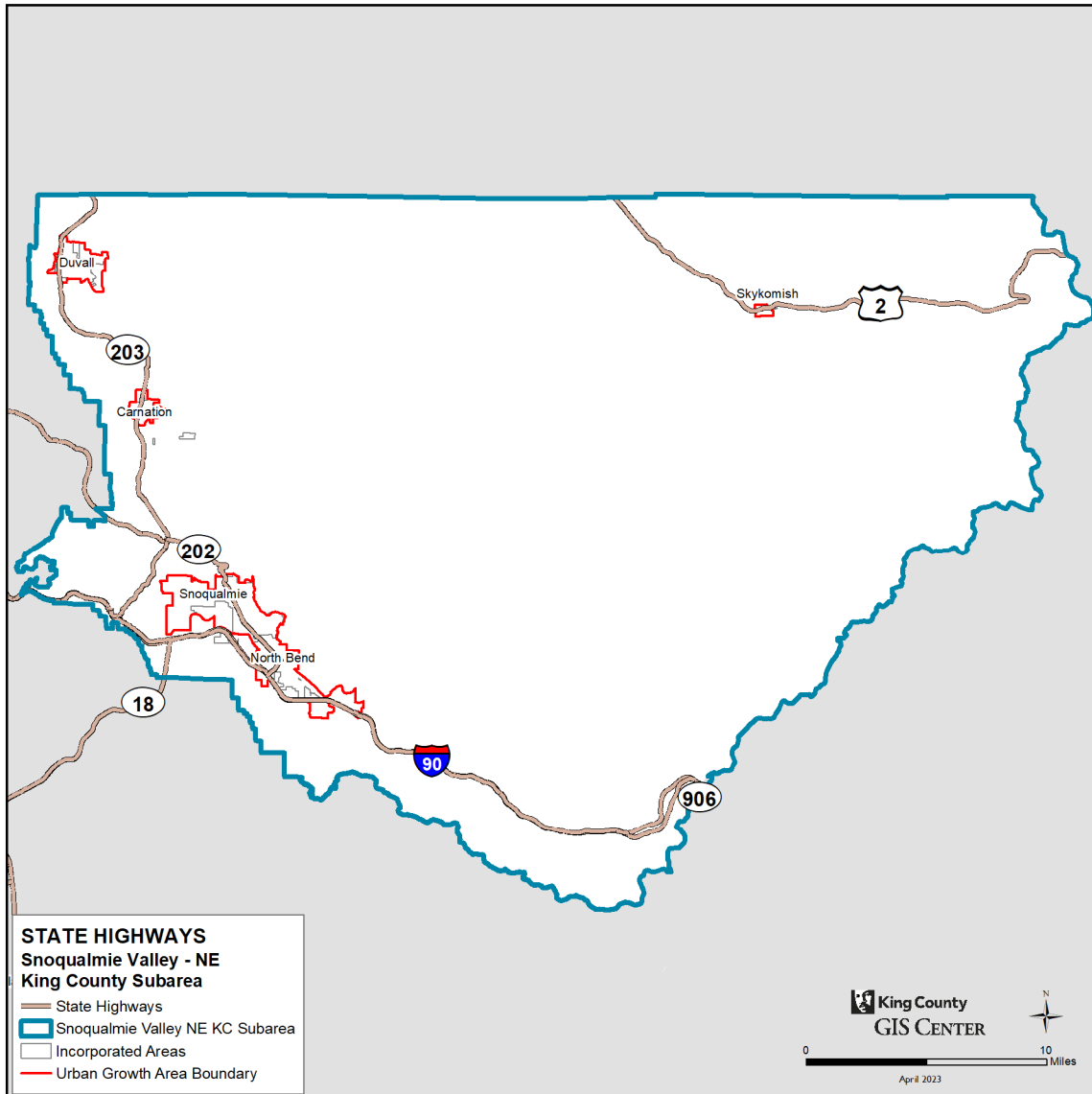
¹⁰⁵ [Link to King County Road Design and Construction Standards](#)

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 corridors through context sensitive design, planning, and maintenance.

State Highways

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

MAP 25: MAP OF STATE HIGHWAYS



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 *Historic and Scenic Corridors Project - King County*](#)

scenic corridors and calls for consideration of established corridor management plans when developing and implementing plans, projects, and programs.

Interstate 90, near the southern edge of the subarea, connects the cities in the western portion of the county with the unincorporated community of Preston, the cities of Snoqualmie and North Bend, and east to Snoqualmie Pass and Kittitas County. Interstate 90 is a “fully controlled limited access highway,” meaning that preference is given to maintaining the flow of traffic on 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 designated a National Scenic Byway and a National Heritage Area.¹⁰⁷ For several decades, it has been the focus of major regional efforts to preserve the corridor’s natural scenic character.

State Route 18 connects to Interstate 90 from the south and becomes Snoqualmie Parkway. As of this writing in 2023, state planned improvements are underway at the Interstate 90 /State Route 18 interchange. The goals of the project are to improve safety and relieve congestion 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.

State Route 202 (Cascade Valleys Scenic Byway) begins at Interstate 90 in the city of North Bend where it heads north through the city of Snoqualmie before it enters the unincorporated 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 Snoqualmie River. South of the roundabout and after crossing the Snoqualmie River, it becomes SE Redmond-Fall City Road where it serves as the main arterial in the Fall City Rural Town. In Fall City, State Route 202 serves as the town’s “main street” with commercial businesses and a sidewalk on the south side of the road and angle parking on either side of the road. From Fall City, State Route 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 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.

Public Transportation Services

Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide

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

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

Snoqualmie Valley Transit:

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

- 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/>

Metro:

- 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.

Community Priorities

Residents shared their 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. 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. 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.

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

Some residents raised concerns about increased trash and drunk drivers and expressed 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 recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking areas such as Southeast Mt Si Road, Rattlesnake Lake (436th Avenue Southeast), and 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 Redmond on State Route 202 and Northeast 124th Street, and Northeast Woodinville Duvall 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.

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 occasional landslides that can cut off residents from the surrounding cities and impede emergency services.

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 55 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.

Policies

- SVNE-25** Work with communities in the subarea on mobility solutions that meet and are appropriate for their needs, including mobility solutions connecting people aged 55 years and older, veterans, and people with disabilities to services, in alignment with rural levels of transit service as identified by the Metro Transit Service Guidelines and Metro Connects.
- SVNE-26** Support safety improvements to the State Route 906 corridor for Snoqualmie Pass residents and visitors through working with the Washington State Department of Transportation, Kittitas County, local businesses, and the community.

- SVNE-27** Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the comfort and usability for travelers on US Highway 2 through improved wayfinding and rest facilities.
- SVNE-28** Coordinate and work with Washington State Department of Transportation and community members who use the SE Redmond-Fall City Road portion of State Route 202 on studying and implementing safety and active transportation improvements including pedestrian connections between businesses in the Fall City business district along State Route 202.
- SVNE-29** Require new sidewalks, or upgrades to sidewalks when needed, in the Fall City Business District along roads identified in Map 26 as part of permitting and development activity when a reasonable nexus exists.
- SVNE-30** Prohibit road connections between the City of Snoqualmie and the unincorporated county roads of 356th Avenue SE and Lake Alice Road SE, unless future analysis determines restricted emergency access is necessary for safety.
- SVNE-31** Explore alternatives to driving alone to Snoqualmie Pass, particularly in the winter, to reduce congestion, reduce safety hazards, and expand access to the Pass, by working with Washington State, Kittitas County, local businesses, and the community.



Photo provided by the Snoqualmie Indian Tribe

Chapter 9: Services and Utilities

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

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

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

Services

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.

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 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.

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

Utilities

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 required to have comprehensive plans consistent with the *Comprehensive Plan*.

Water Supply

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

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.

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

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

Solid Waste

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

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

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

Energy

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

Telecommunications

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

Community Priorities

When asked what services and utility investments were needed in the subarea, community members across the subarea expressed a need for better access to reliable internet service to 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 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 access internet services at no cost. The community noted that the COVID-19 pandemic shined a light on the need for reliable digital connectivity. This need is addressed in the *Comprehensive Plan*.

In areas with an influx of visitors for recreation, particularly in Snoqualmie Pass, community members stated a desire to see related spikes in demand on services captured in planning for the area. The Snoqualmie Pass community noted the small year-round population in their 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 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.

Policies

- SVNE-32** Support utility providers' efforts to maintain a reliable electrical grid with redundant distribution networks in areas that have chronic power outages.
- SVNE-33** The Fall City commercial on-site sewage system shall serve only the existing properties within the Fall City Business District Special District Overlay.



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

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

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

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

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

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

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

Agriculture and Forestry

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 2023. In 2023 there are also over 200 commercial farms, three dairies, several small-scale 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

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

their own land, with 25 percent leasing the land. Many of those leasing the land are beginning farmers and immigrant farmers, especially Hmong or Mien populations.

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

In 2014, King County began the Local Food Initiative to improve farmer connections to consumers and building a stronger farm-to-plate pipeline.¹¹⁵ The program targets increasing 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.

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

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

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 consumers through their internet, where 16 farmers enrolled in programs to support online sales. The program also purchased food from 51 farms to support food banks and hunger relief.

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

Over 86 percent of the subarea (756 square miles) is within the Forest Production District 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 active forest resource management purposes, which generates economic activity through timber 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 on an estimated 15,700 acres. The total reported volume of timber harvested over this time in the subarea was over 300 million board feet.

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

¹¹⁵ Link to [Local Food Initiative](#)

Snoqualmie Indian Tribe

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

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.

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.

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.

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

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

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.

Policies

- SVNE-34** Support local businesses that are unique to Snoqualmie Valley/NE King County, including those that provide economic vitality and tourism, through such actions as opportunities for technical assistance, marketing, and visibility needs, and in collaboration with the Snoqualmie Tribe, Valley cities, and local organizations.
- SVNE-35** 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.
- SVNE-36** Support 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.
- SVNE-37** Focus non-resource economic uses in the existing commercial areas in Fall City, 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.
- SVNE-38** Support the economic viability of farms in the Snoqualmie Valley Agricultural Production District with appropriately scaled agritourism, through the support of strategies such as farmers markets, farm stays, farm stands, additional retail opportunities for the sale of locally grown and/or produced farm products, and marketing of the Valley as an environmentally sustainable agritourism destination.
- SVNE-39** 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.
- SVNE-40** Consider the movement of freight from agriculture and forest-based industries within the subarea in planning, to ensure the viability of those industries.



Chapter 11: Subarea Plan Implementation

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.

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.

[Land Use and Zoning Map Amendments](#)

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. Development conditions that apply to parcels in the subarea are also updated. Development conditions are regulations that apply to permitted development on specific properties. Examples

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

Fall City Residential Development Condition

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

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.

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.

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

Open Space System Expansion

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

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*.

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.

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.

Repeal of Development Conditions

Several development conditions and zoning overlays in the subarea have been in place since the mid-1990s. Seven of the development conditions and overlays were applied to parcels that 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 were removed from the zoning atlas.

Transportation

Snoqualmie Valley Two-Dimensional Flooding Model Study

The King County Water and Land Resources Division is developing a sophisticated two-dimensional 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.

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.

332nd Ave SE Corridor Traffic Safety Study

The Road Services Division received funds to conduct a pedestrian safety study in Fall City in 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 Route 202), and Preston-Fall City Road Southeast from Southeast 44th Place to Southeast Redmond Fall City Road (State Route 202). Study tasks will include traffic data collection for motorized and nonmotorized usage of the arterial corridors and the feeder side streets; a limited 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.

Economic Development

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.

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.

Community Needs List and Budgeting

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

Community Needs List process begins with community-generated requests provided to the County through surveys and workshops with community members. Once the initial list of requests is developed and provided to County departments, departments assess the eligibility of 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 prioritized list is next shared with King County Councilmembers and staff for review and input to finalize. The final list is then shared with departments, which use the lists as input for developing departmental budget requests. Finally, the proposed Community Needs List, which includes the community prioritized eligible requests, responsible agency, and potential timeline for completion, is transmitted to the King County Council with each subarea plan and with each biennial budget. The Snoqualmie Valley/NE King County Community Needs List was transmitted to the Council with the County's 2025 budget.

Performance Measures

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 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 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.

Standardized Rural Unincorporated Performance Measures

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

TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES

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

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.

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

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

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

Appendix A: Tables and Maps

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

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%

*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 Areas without a land use designation or zoning classification include mainly railroad rights-of-way, road rights-of-way, and open water. Other such areas may relate to certain access tracts, mapping that doesn't align with current property configurations, and, less frequently, ambiguous information related to historic planning processes.

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%

*May not total 100% due to rounding.

TABLE 12: POTENTIAL ANNEXATION AREAS

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

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

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

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

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

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

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

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

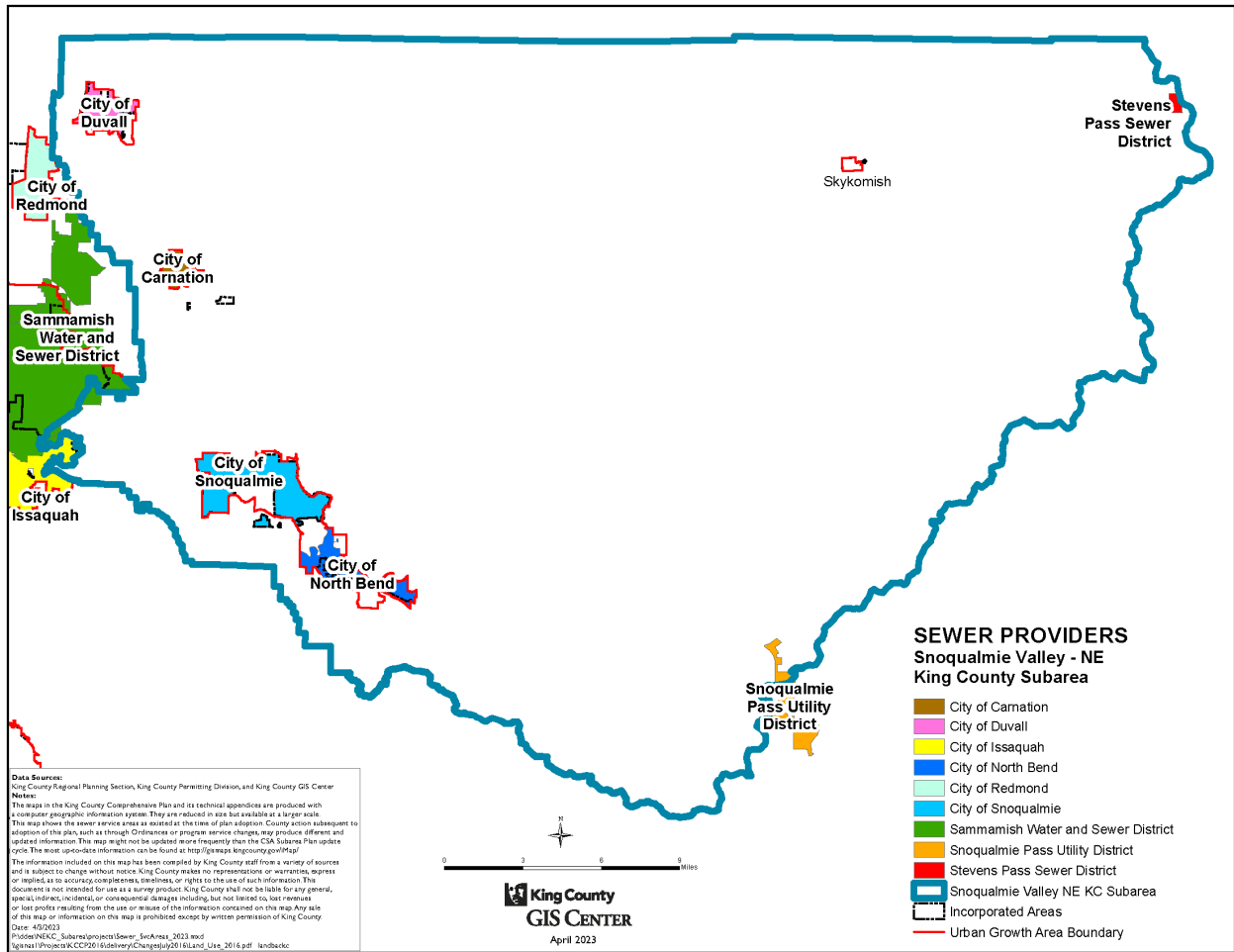
TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREA IN SNOQUALMIE VALLEY/NE KING COUNTY¹²²

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

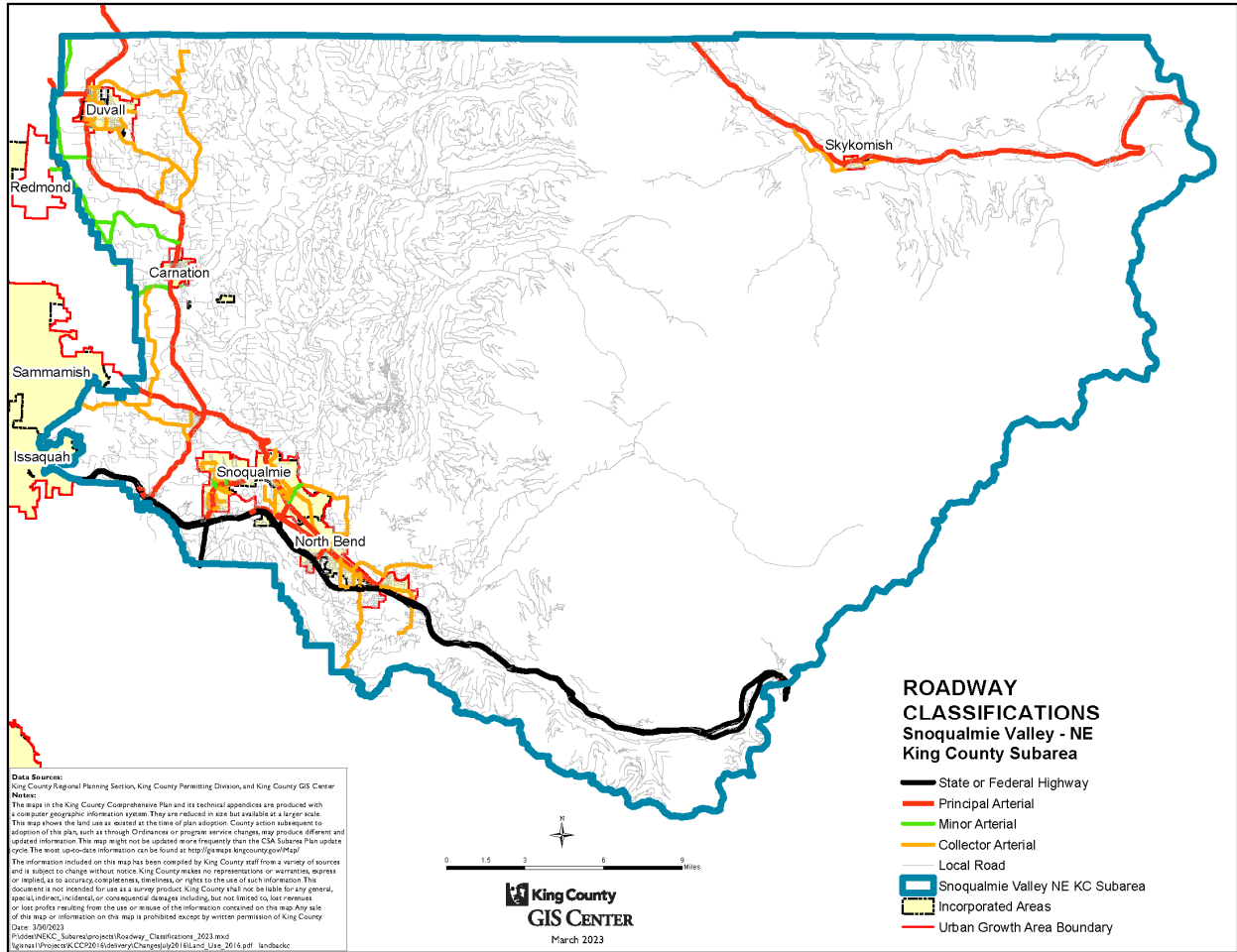
¹²² [Link to King County Income-restricted Housing Database](#)

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.

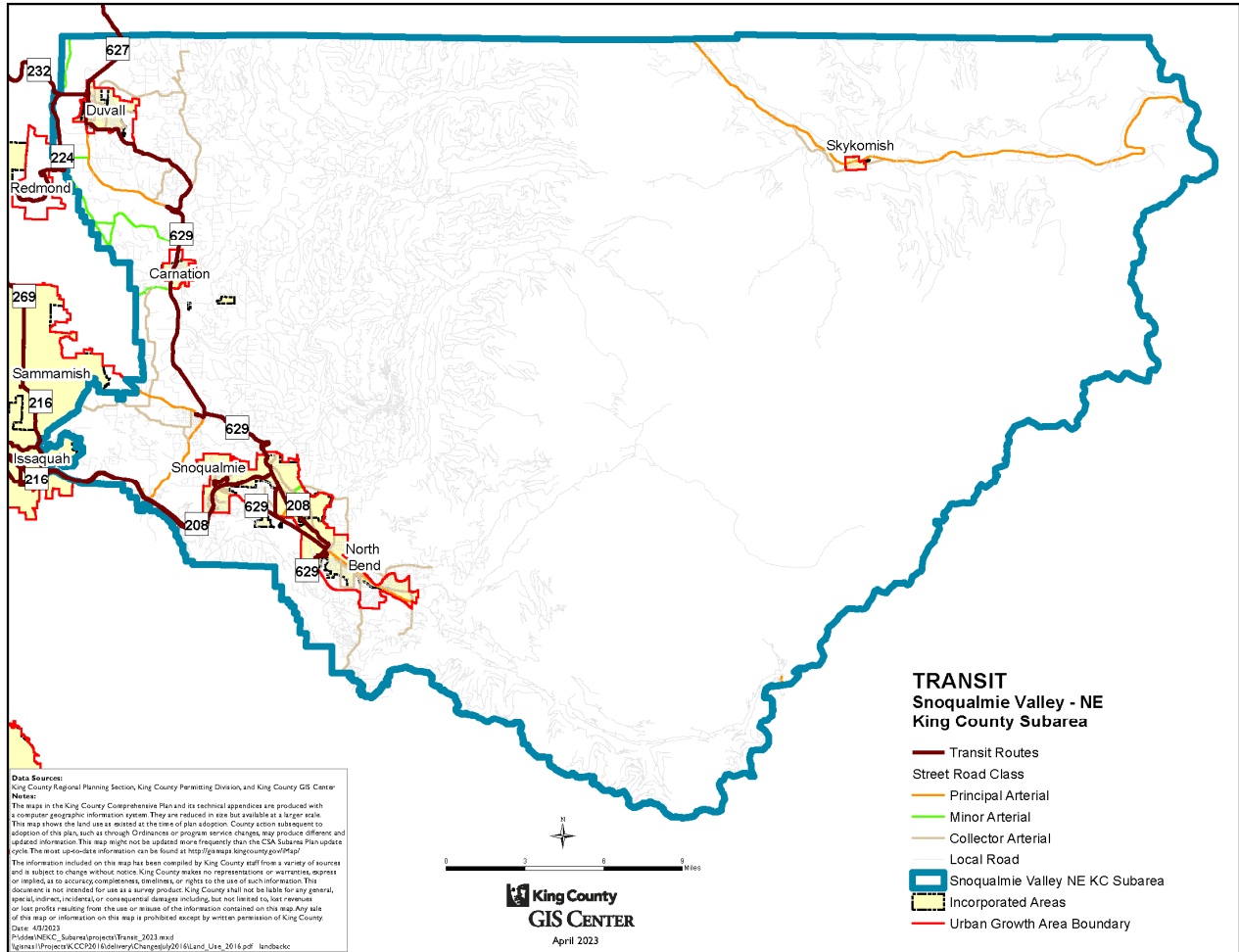
MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS



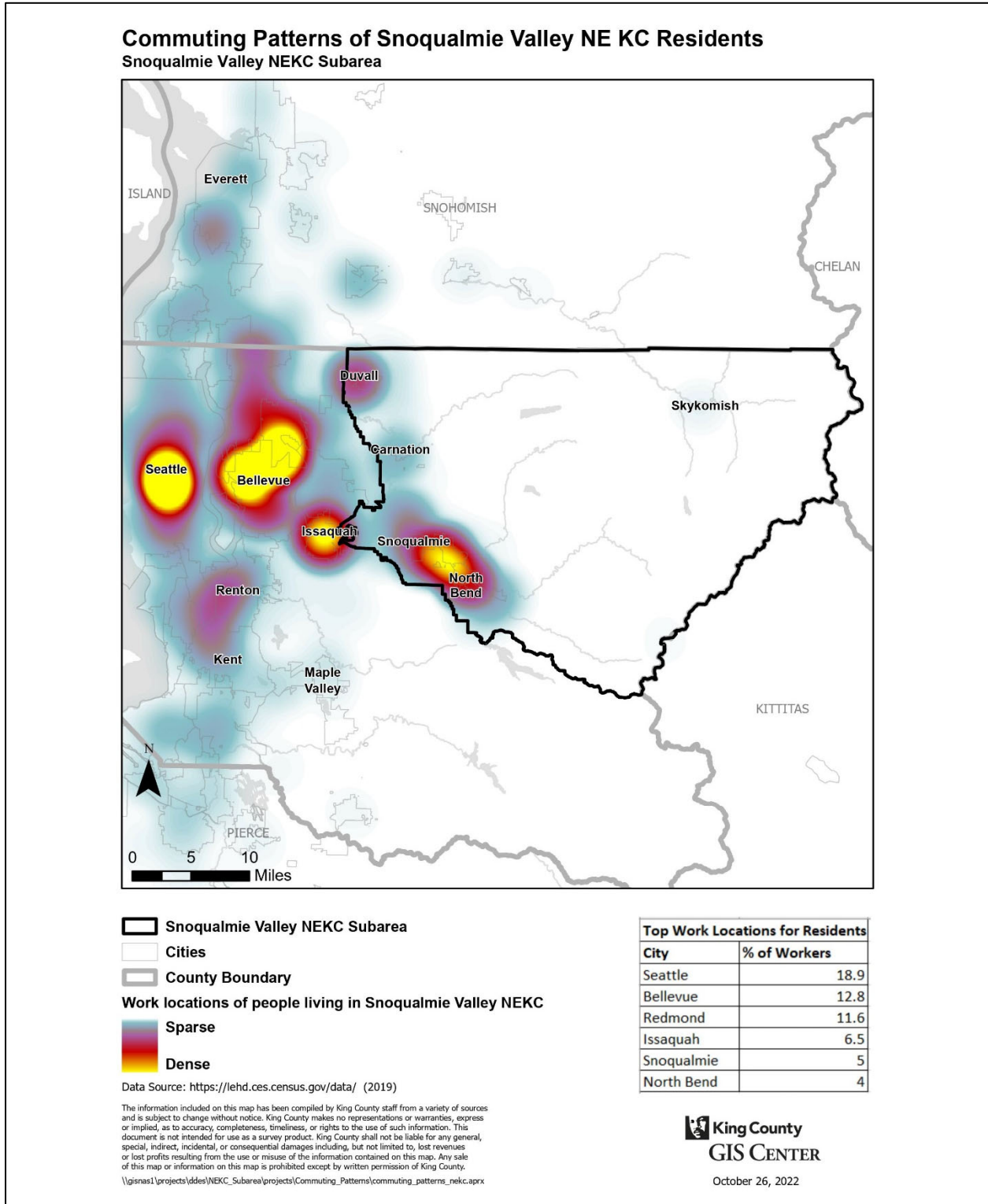
MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS



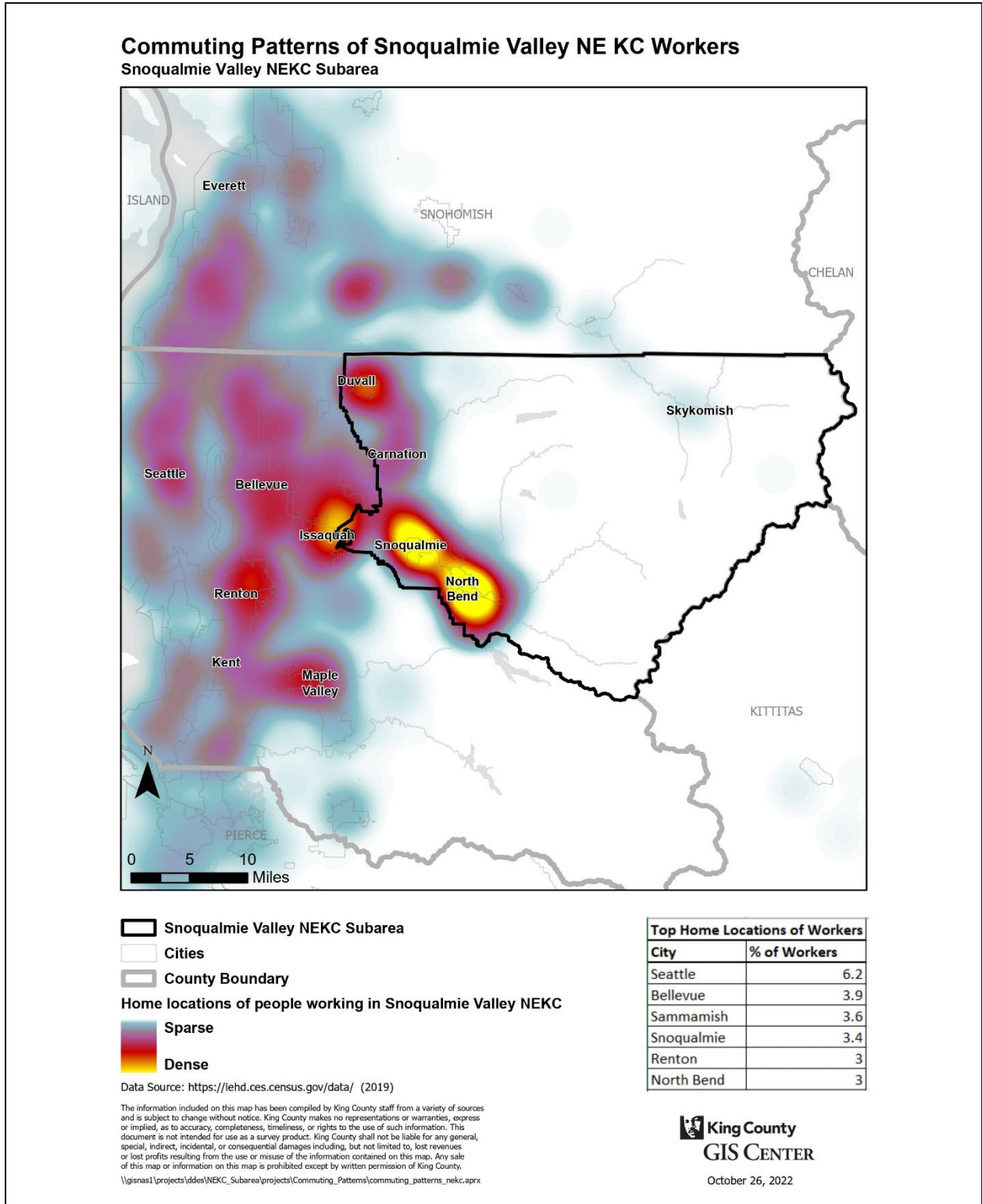
MAP 30: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE



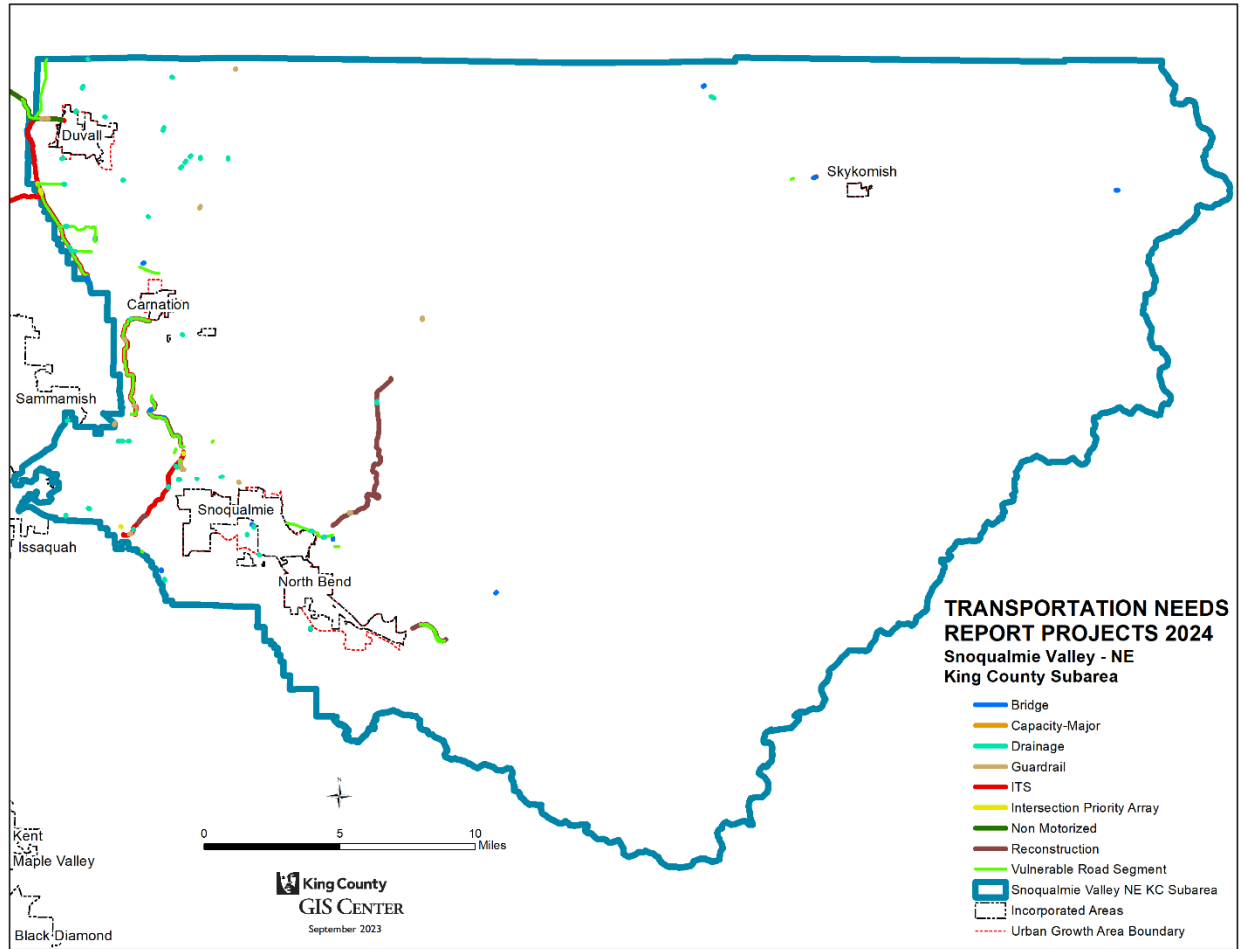
MAP 31: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS



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



MAP 33: TRANSPORTATION NEED REPORT (TNR) PROJECTS



MAP 34: PARKS, OPEN SPACE, AND PUBLIC LANDS

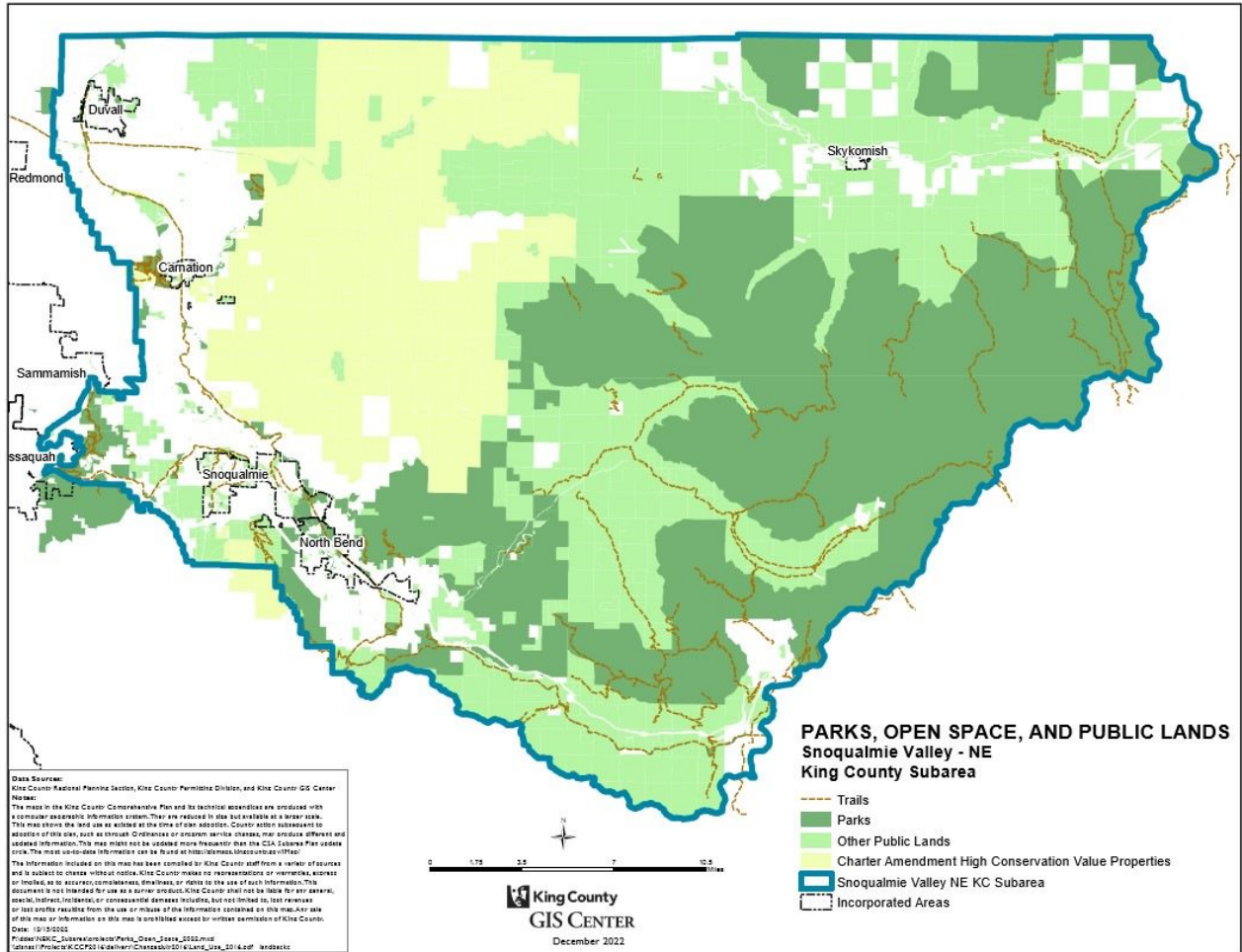


TABLE 15: KING COUNTY LOCAL PARKS WITHIN THE SUBAREA

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

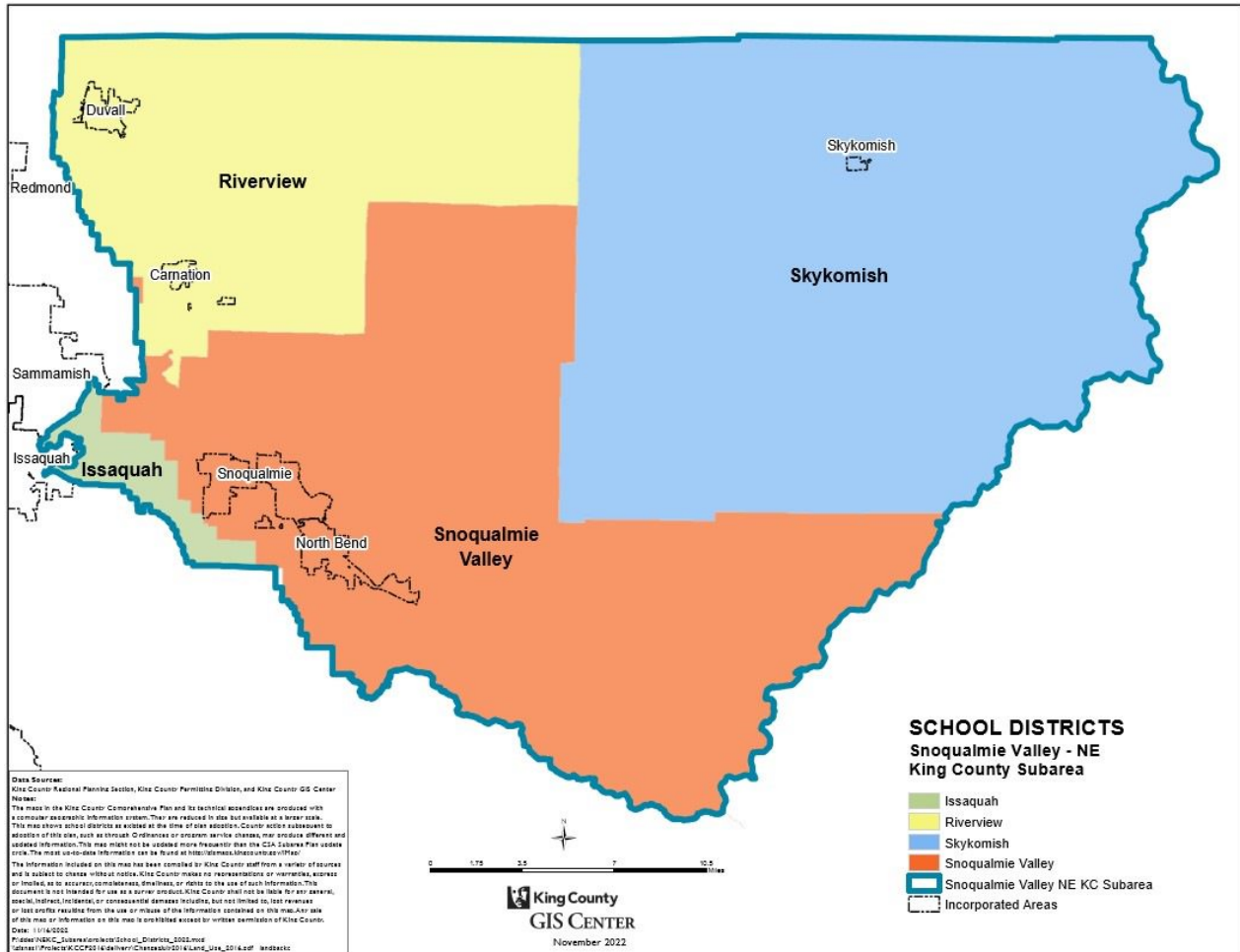
TABLE 16: KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA

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

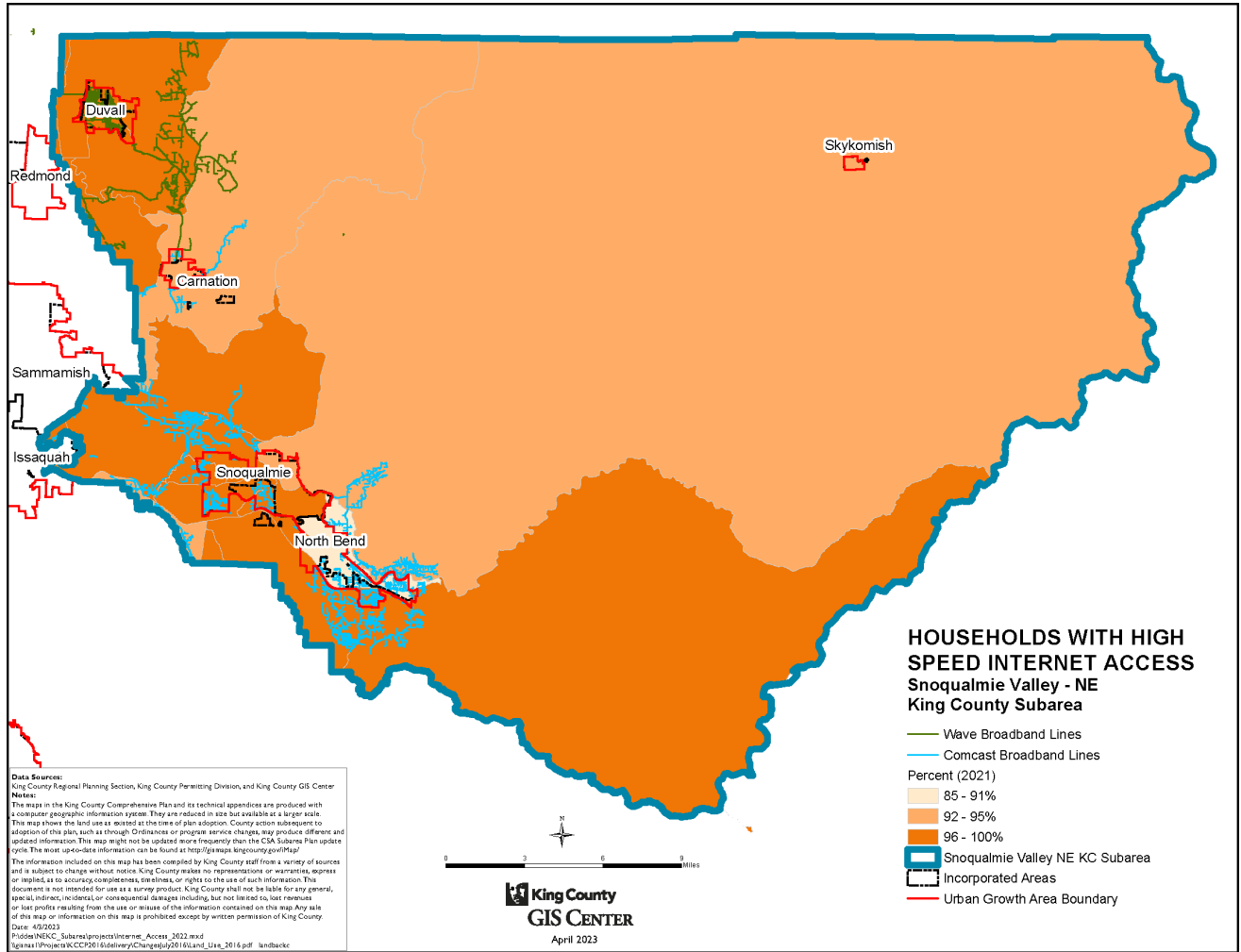
TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA

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

MAP 35: SCHOOL DISTRICTS

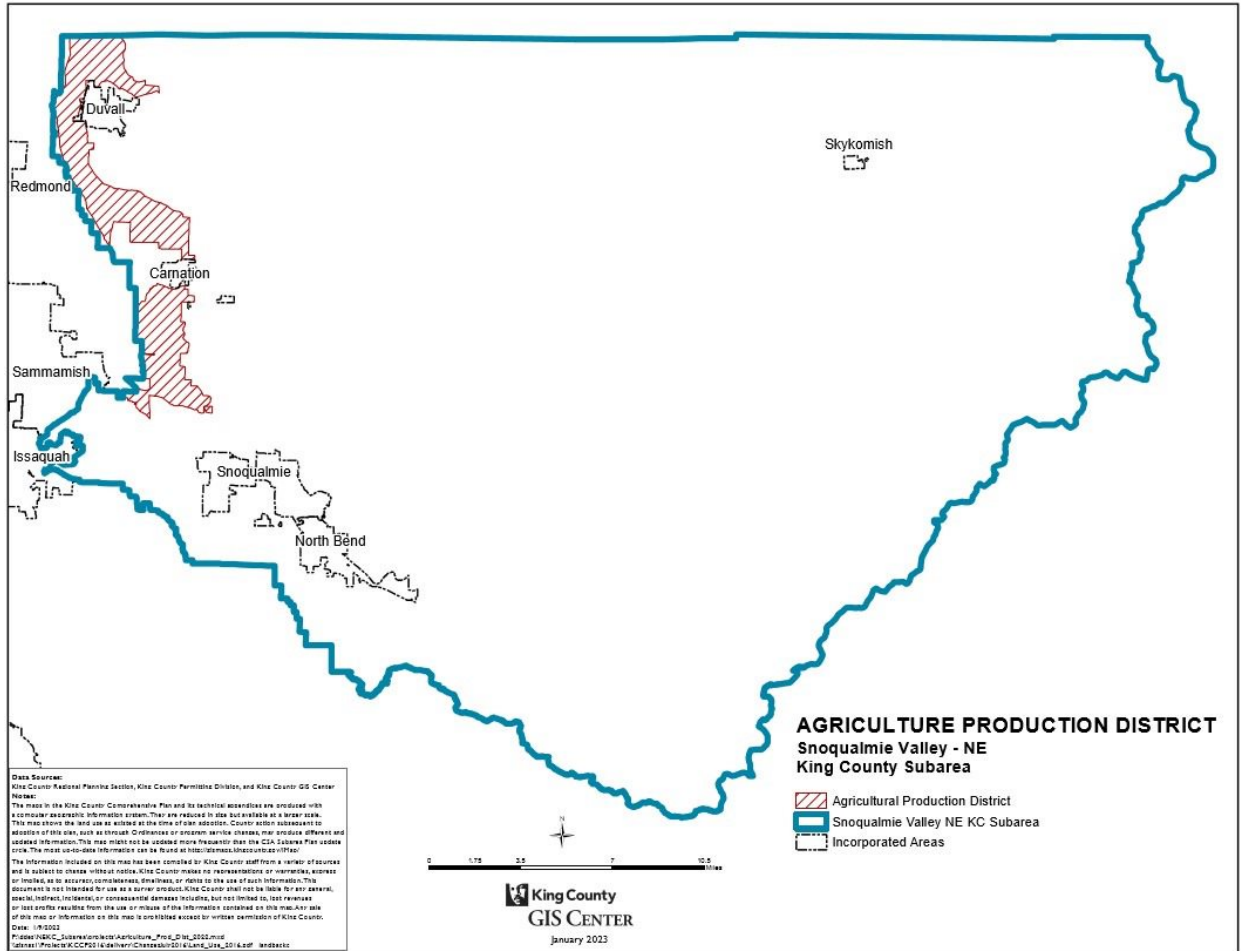


MAP 36: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY¹²³



¹²³ King County Broadband Access Study February 2020

MAP 37: AGRICULTURAL LAND USE



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

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

Introduction

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 crisis, centering on the community.

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

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

- Share power
- 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 [King County "Equity and Social Justice Strategic Plan"](#)

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

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

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

- Get comfortable with discomfort.

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

Purpose of Equity Impact Review

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

The County's Equity Impact Review process blends quantitative data and community 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 equity frameworks:

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

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

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

Each phase of the Equity Impact Review for the Subarea Plan built off earlier phases of work. 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 worked well.

This Equity Impact Review guided the subarea planning process by informing how the County engages and shares power with the community in collective decision making where possible. 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 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 impacts to the community – both positive and negative – of the proposals in the Subarea Plan.

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

The Subarea Plan is an element of the *King County Comprehensive Plan (Comprehensive Plan)*. 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 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 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.

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

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

Ordinance 19146 broadened the scope of subarea plans, including a requirement for greater 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 community-identified services, programs, and investments that community wishes to see in its area. King County departments use the list as one of many inputs for budget development. Development of the Community Needs List for the Snoqualmie Valley/NE King County Community Service Area informed the County's initial understanding of community priorities. Similarly, the community vision and policies of the Subarea Plan will inform and support 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 community vision and policies in the Subarea Plan and the services, program, and investments in the Community Needs List.

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

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

¹³³ [Link to Ordinance 19146](#)

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

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:

1. Early Childhood Development
2. Education
3. Jobs and Job Training
4. Health and Human Services
5. Food Systems
6. Parks and Natural Resources
7. Built and Natural Environment
8. Transportation
9. Community Economic Development
10. Neighborhoods
11. Housing
12. Community and Public Safety
13. 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?

A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY¹³⁶

The subarea covers an area of 881 square miles and is home to approximately 26,000 people, making it the county's largest unincorporated region by area. There are several communities in 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 Baring, Ernie's Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner, and Wilderness Rim. The subarea also includes small unincorporated urban areas that are within the urban growth boundaries of the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie. Under the Growth Management Act, the intention is that these areas will be 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 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.*

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 and accustomed places include this subarea.¹³⁷ Representatives of the Tulalip Tribes met with King County Department of Local Services staff to discuss plan development three times, between November 2021 and March 2023. The meetings with the Snoqualmie and Tulalip Tribes consisted of updates to the Indian Tribes with the King County Department of Natural Resources and Parks, and individual meetings dedicated to this planning process. Muckleshoot Tribal representatives were presented the Subarea Plan for their review several times but did 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

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%

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%

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 Latino/a/e	5%	10%
Asian	5%	18%

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

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

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

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

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%

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

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, homeownership status, access to networks of support, English language proficiency, immigration status, civic engagement, disability status, and many others.¹⁴¹ These 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 healthcare, transit, and employment are harder to reach. This section builds on the demographic profile in the Subarea Plan to identify notable differences and disparities that are related to residents’ needs and vulnerabilities.

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 resource-based industries to primarily service sector and tourism.

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

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 who visits the area to eat, shop, or recreate. All these factors are further dependent on how the 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 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 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.

Indian Tribes

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.

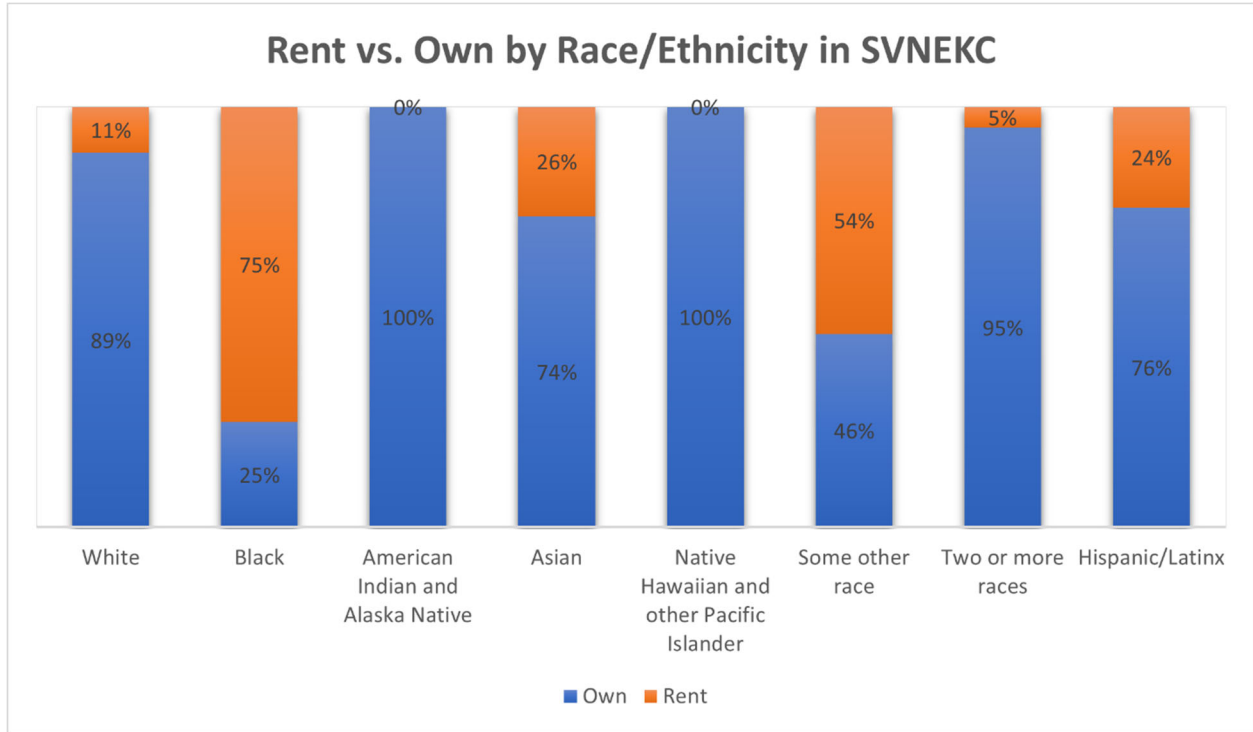
Black, Indigenous, and People of Color Community

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 Latino/a/e (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 to its small population, needed to be hands-on and focused on areas recommended by community-based organizations who serve these populations. This strategy included attempts to connect with youth and various school affinity groups, connecting directly with Tribal staff 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 handing out flyers in local businesses to increase visibility. More details on engagement of the Black, Indigenous, and People of Color communities are explained in the Phase 2 section, below.

Most households in the subarea (88 percent) own their residence, far greater than the proportion of King County households at 56 percent. However, while only 12 percent of households rent, those households that rent are more likely to be Black, Indigenous, and People 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 67 percent of households which identify as Black or African American, Asian, or some other race own their home compared to White households (89 percent). Hispanic/Latino/a/e households are also less likely to own their homes (76 percent) compared to White households.

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.

English Language Learning Communities

Limited English proficiency can be a significant barrier to civic engagement, including 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 Learning populations. This includes the engagement process for this Subarea Plan, where all primary communications are conducted in English; guidance documents are available in Spanish and Chinese (Mandarin) with translation options available for other languages. In the subarea approximately two percent of the population is estimated to have limited English proficiency, compared to six percent of the population of King County as a whole. However, this

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

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

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

Youth

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

Identifying Additional Priority Populations Through Census Designated Places

The subarea encompasses a vast region with varying geographies and communities with 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 King County and predominantly White residents. The subarea includes several communities with varying social identities and socioeconomic status. As a deeper analysis of this data took place, it became clear that viewing the subarea as a singular region was not the best approach.

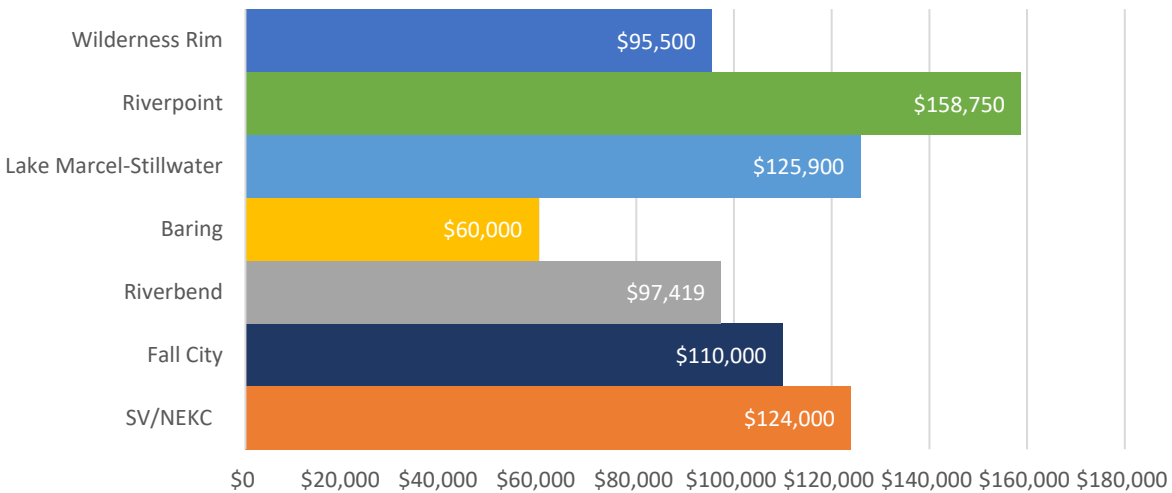
This section provides further analysis of socioeconomic characteristics of the Census Designated Places within the subarea compared to the entire subarea. Census Designated Places are a statistical geography representing closely populated, unincorporated communities that are locally recognized and identified by name. The purpose of Census Designated Places is to provide meaningful statistics for well-known, unincorporated communities. There are six Census Designated Places located within the subarea: Baring Census Designated Place, Fall City Census Designated Place, Lake Marcel-Stillwater Census Designated Place, Riverbend Census Designated Place, Riverpoint Census Designated Place, and Wilderness Rim Census 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

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

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

Efforts were made to engage with people who lived in and near the Baring area prior to the 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 and various locations in Skykomish, and hosting an in-person meeting in Baring during the public review period. These efforts did not result in much participation until the public review 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 not change what the County had already heard through communicating with people who work and live in the area.

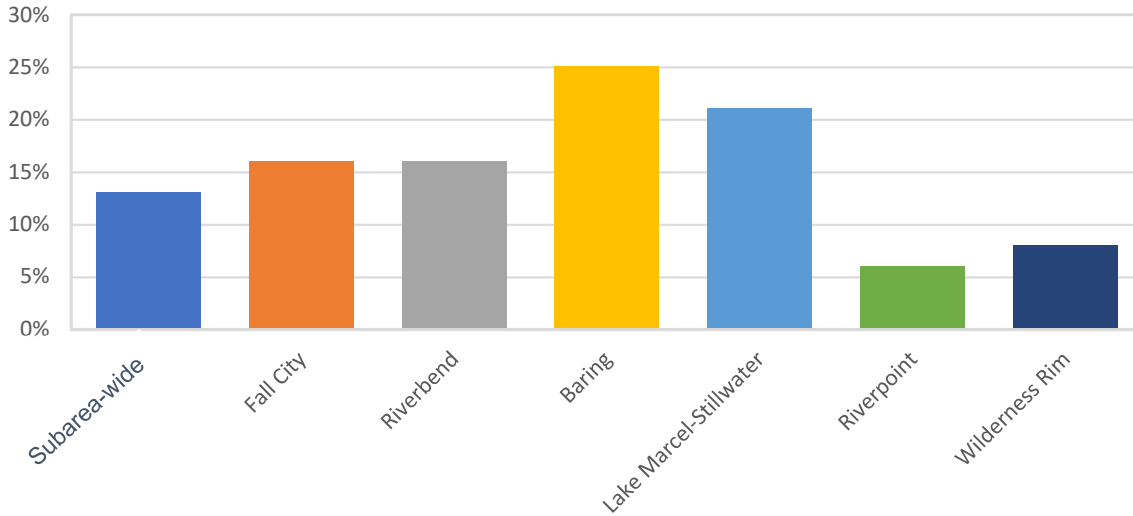
FIGURE 4: SNOQUALMIE VALLEY/NE KING COUNTY MEDIAN HOUSEHOLD INCOME



Compared to the subarea-wide data, the distribution of poverty, education, and homeownership 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 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. Less than a quarter, 22 percent, of Baring’s population has attained a bachelor’s degree or higher in education. Other communities along US Highway 2 such as Grotto and unincorporated Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint have poverty rates of 1 percent or less. These two communities, with the highest household incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of Lake Marcel-Stillwater households and 62 percent of Riverpoint households hold a bachelor’s degree or higher. This data highlights the relationship between educational attainment and household income, as higher educational attainment increases the number of employment 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.

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



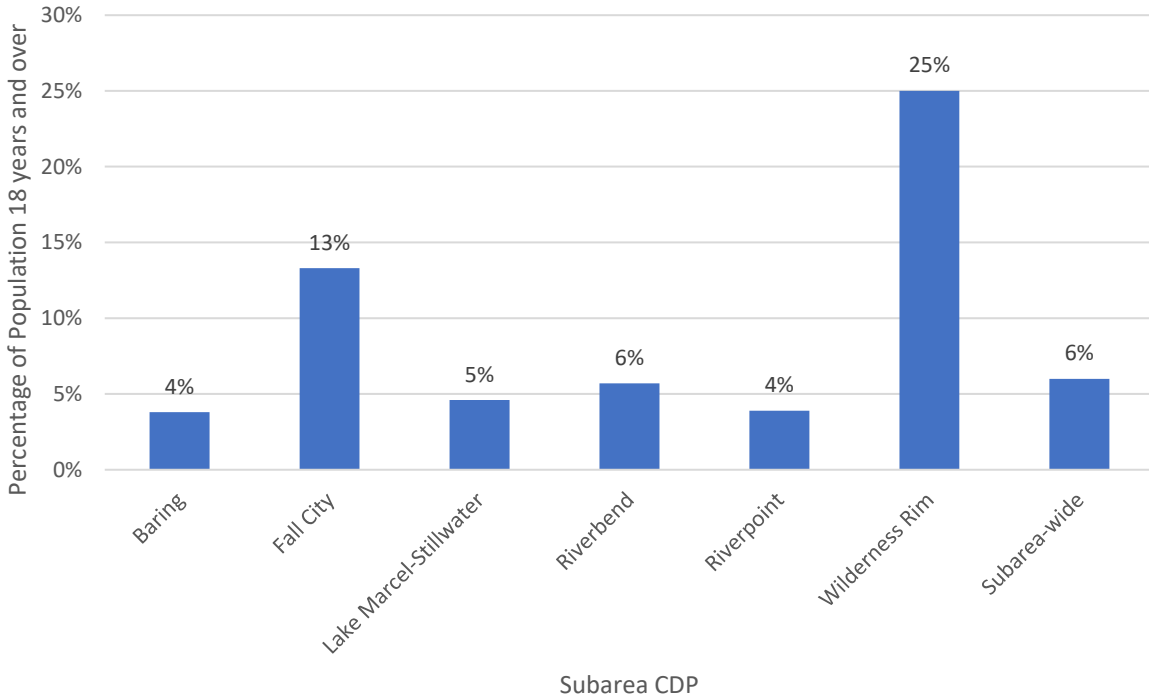
RESIDENTS AGED 65 AND OVER

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, Fall City, Lake Marcel-Stillwater, and Riverbend the percentage ranges from 16 percent to 25 percent, significantly higher than the subarea broadly. The Subarea Plan can direct land use and development standards which may impact the ability to 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 to support people aged 65 years and older. This is reflected in the policies to the degree a subarea plan can reflect such issues where they are determined to be specific to the subarea, not countywide. 'Senior service centers' are specifically referenced in a human services policy, a reference to Mt Si Senior Center and SnoValley Senior Center.

VETERANS

The subarea has a higher percentage of veterans (6 percent) than King County (4 percent). 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 challenges and a plan which encourages access to health and human services is essential to supporting this community. Support to veterans was included in two policies under Chapter 5: Housing and Human Services, one policy included addressing housing stability and the other 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 determined to be specific to the subarea, not countywide.

FIGURE 6: SNOQUALMIE VALLEY/NE KING COUNTY VETERAN POPULATION



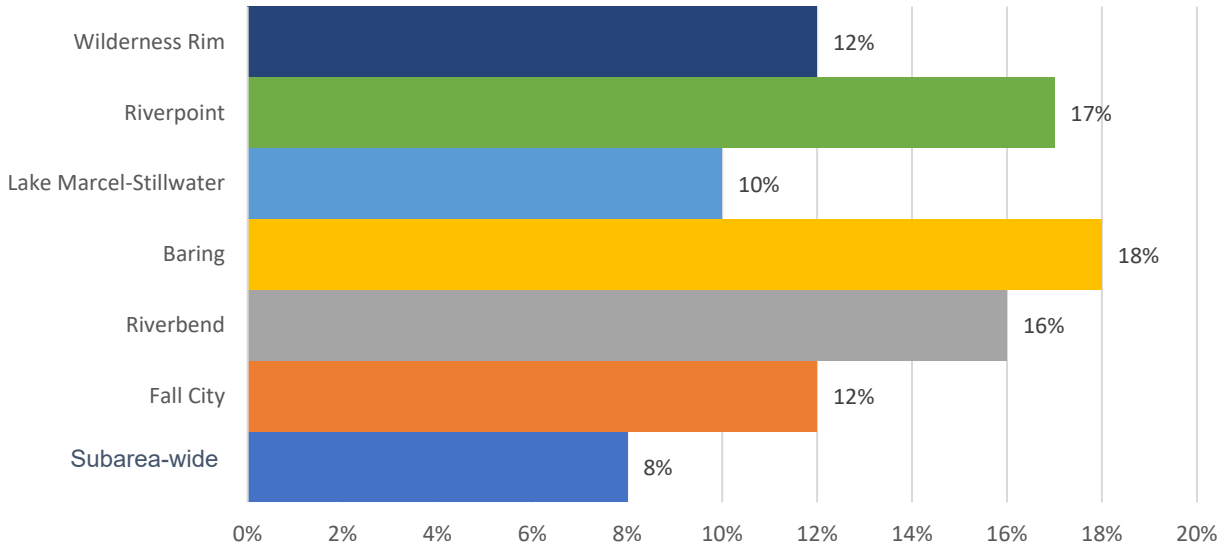
PERSONS WITH DISABILITIES

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, given the size and physical diversity across the subarea the overall percentage does not reflect differences between the communities within this area. Census Tract 328, which includes the unincorporated communities of Baring and Grotto, makes up the largest geographic area within the subarea. The area is sparsely populated with a total of 2,900 residents.¹⁴⁷

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

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

FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE



Nearly 18 percent of the population in the Baring Census Designated Place identify as having a disability, almost twice that of King County. Those with disabilities are much more likely to be 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 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 a disability affects a person is not a question asked in the American Community Survey, though the type of disability is included. Below are graphs of each Census Designated Place showing the percentage of the population with each disability.

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

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

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

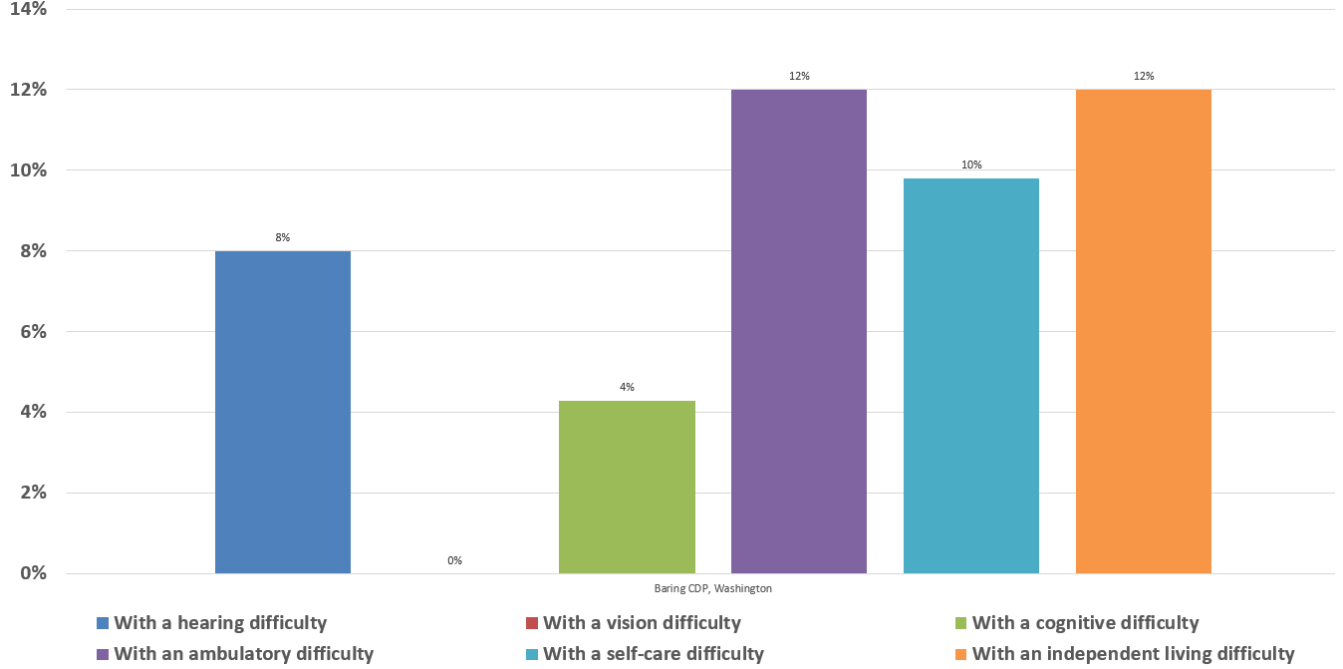


FIGURE 9: PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CENSUS DESIGNATED PLACE

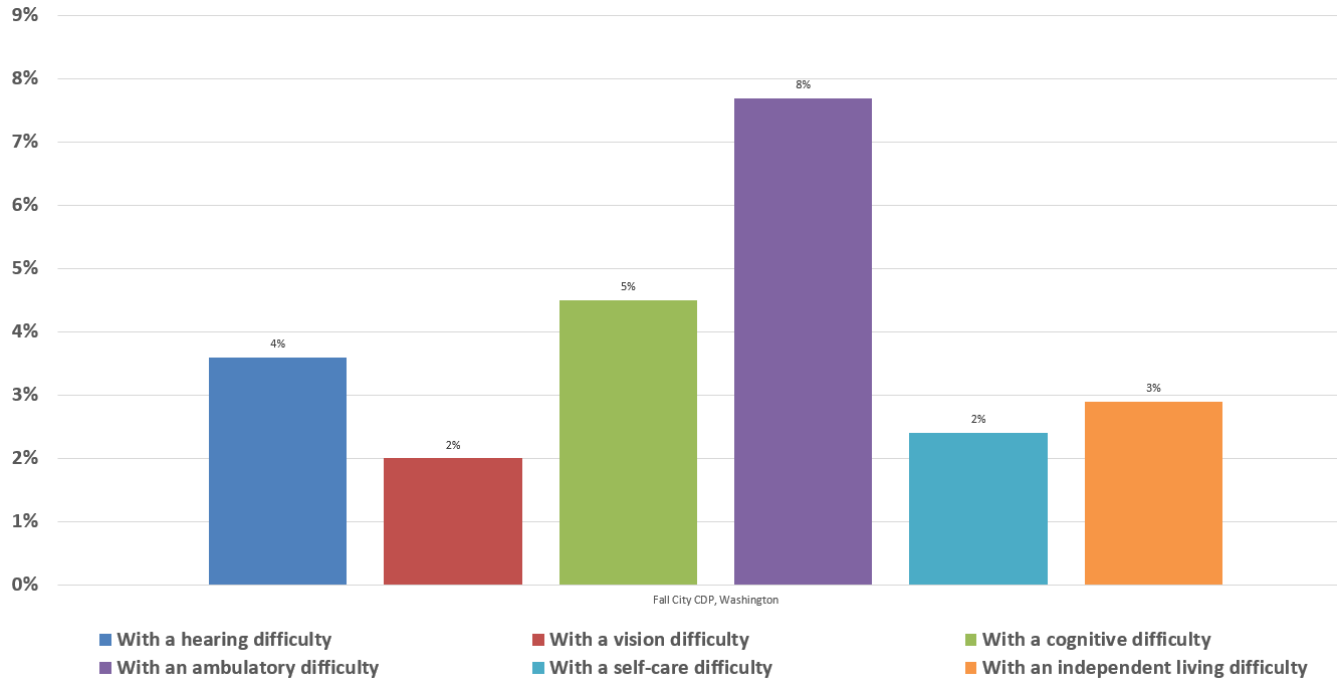


FIGURE 10: PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER CENSUS DESIGNATED PLACE

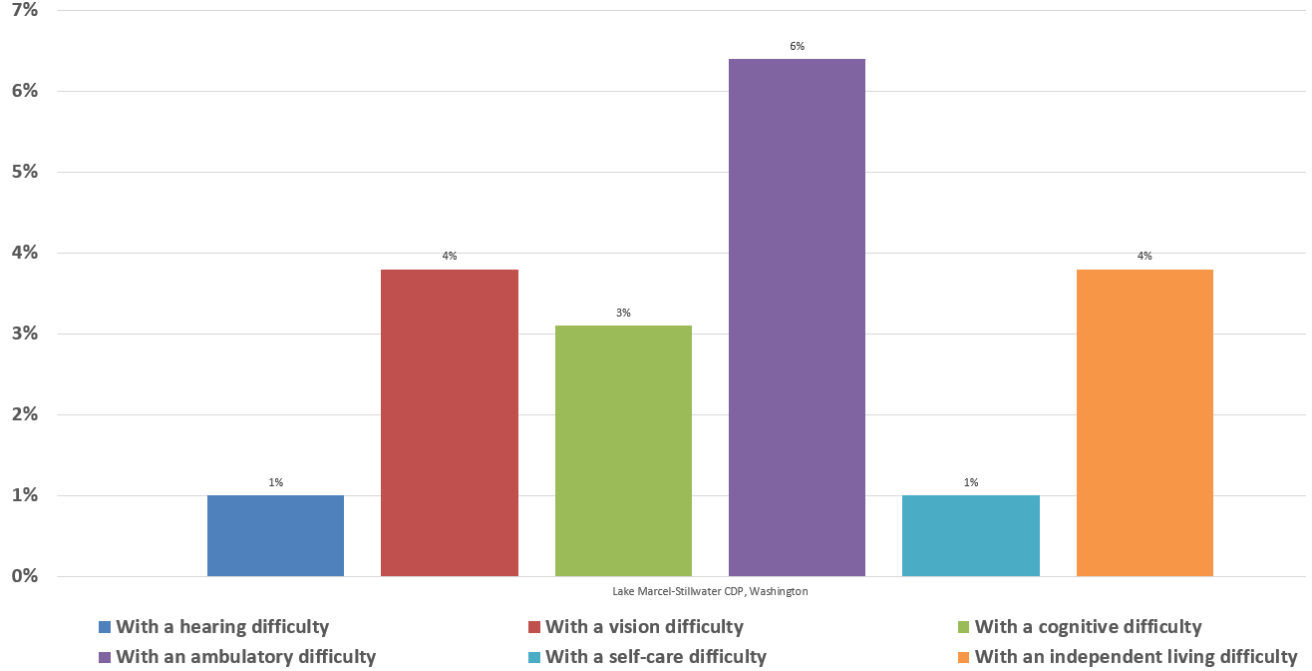


FIGURE 11: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CENSUS DESIGNATED PLACE

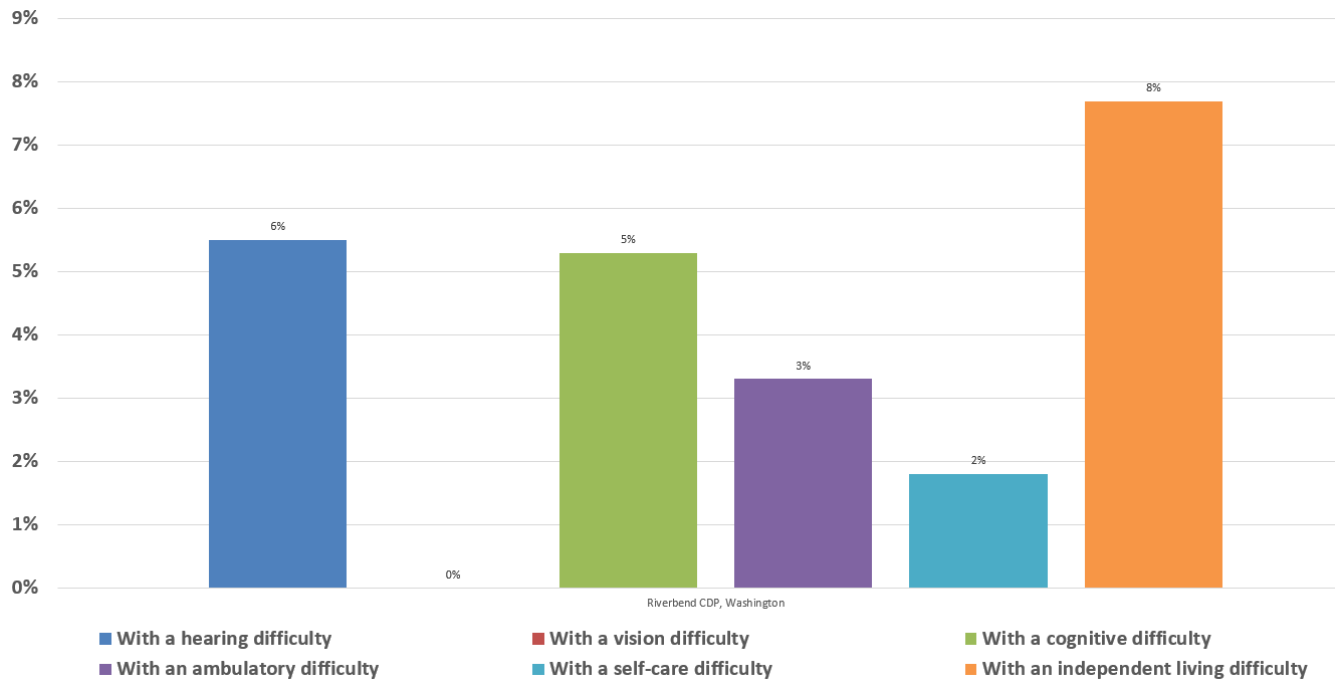


FIGURE 12: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERPOINT CENSUS DESIGNATED PLACE

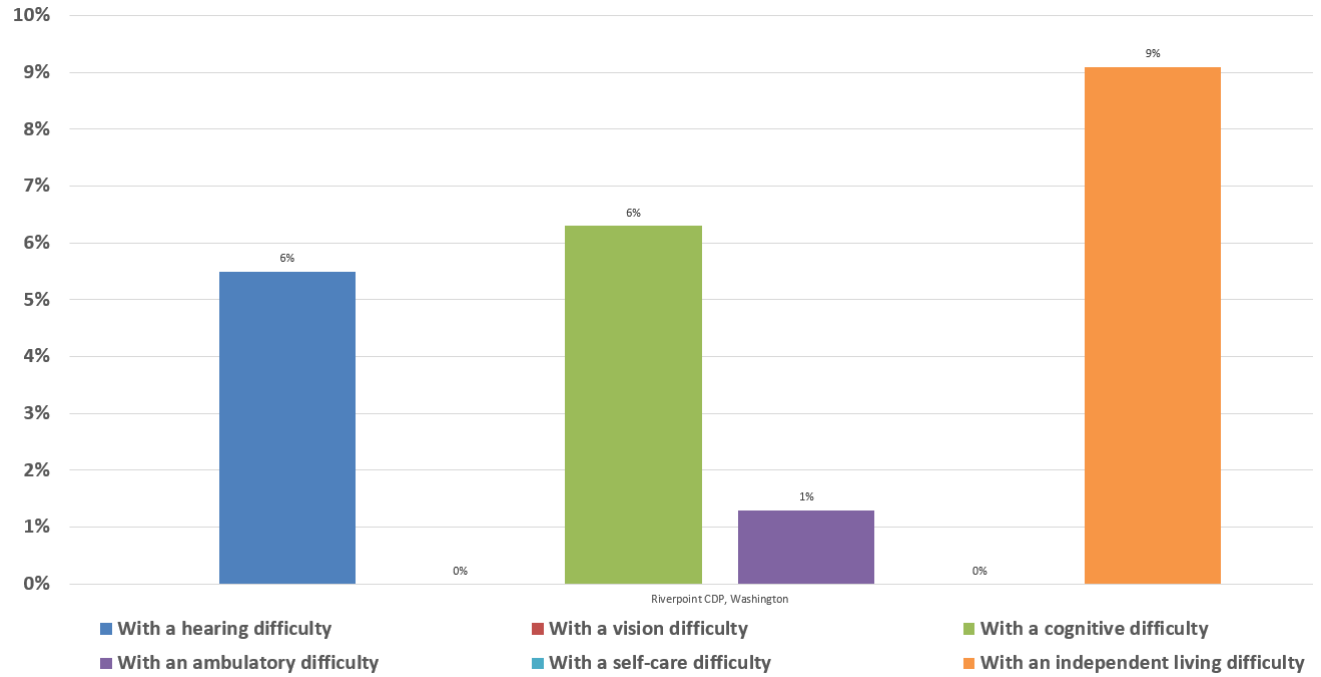
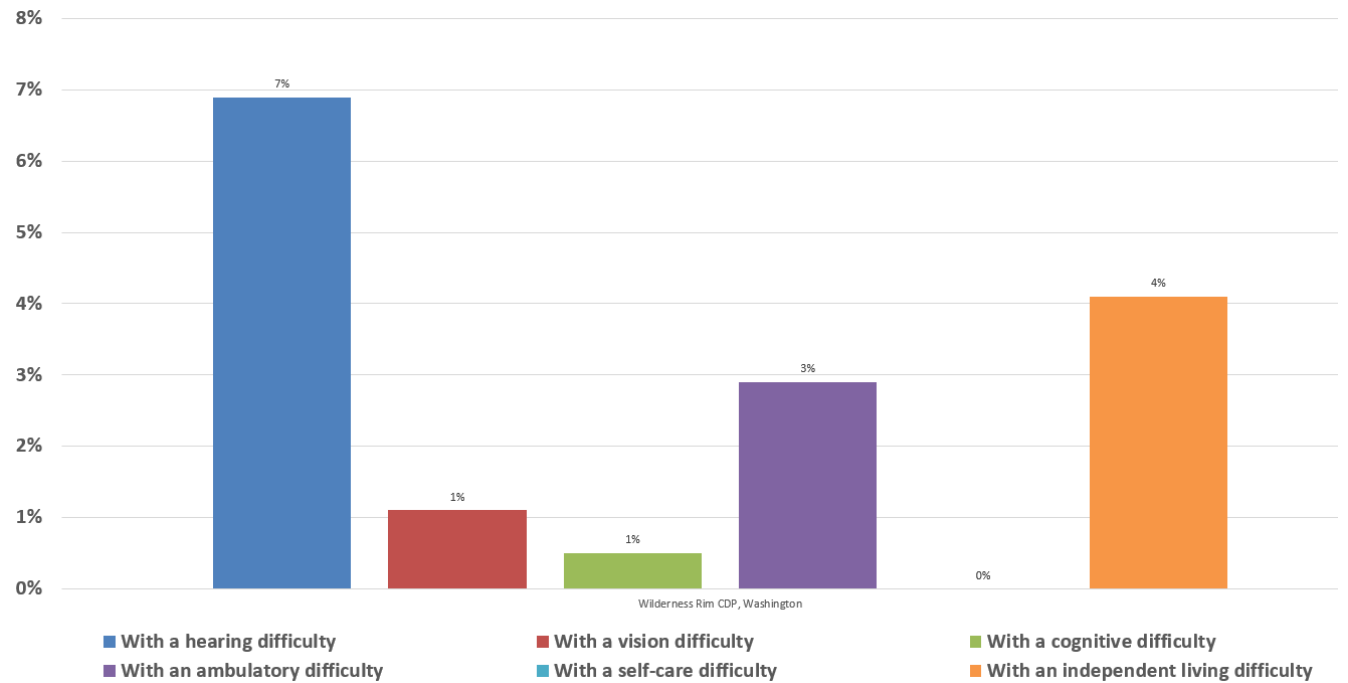


FIGURE 13: PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CENSUS DESIGNATED PLACE



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, Baring Census Designated Place has the most disabilities by percentage, with both ambulatory 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 the subarea with 25 percent of the population at 65 years and older. When comparing to the second oldest Census Designated Place in the subarea, Lake Marcel-Stillwater Census 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 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 veterans, Wilderness Rim at 21 percent has relatively low percentages of disabilities reported, the exception being hearing loss at 7 percent, which is second only to Baring at 8 percent.

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

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 reached out to community groups, including priority populations, to learn about their priorities and concerns and receive feedback and direction on the Subarea Plan. This section considers 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 priorities and concerns. The specific priority populations are:

- Indian tribes
- Black, Indigenous, and People of Color communities
- People with Limited English Proficiency
- Youth
- People with disabilities*
- People who are elderly*

*Added because of the Census Designated Place analysis.

Community Engagement

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

- Visioning. Input given at the visioning stage helps to direct plan scope and guiding principles.
- Subarea Plan Development. During plan development, engagement steers the 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 objectives and policies to ensure that it meets the vision.

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

FIRST PHASE

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

Note: During this first phase of engagement, King County Department of Local Services staff 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 continued to change based on the circumstances of the pandemic. Although some employees 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 place until March 1, 2022, which spanned the majority of this first phase of engagement.

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

- Grow network across the subarea and develop partnerships with key community members, groups, and organizations.
- Gain knowledge from the community and share knowledge with the community about 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 concepts prior to any discussion about potential changes to existing regulations.
- Seek guidance from the community to inform first draft of Subarea Plan proposals.

The County focused on process equity by reaching out to the various populations in the subarea 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 elected officials, local governments (including in neighboring cities and counties), public school administrators, and residents within the planning area. The County conducted 75 meetings during this early phase. These meetings ranged 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. Additional outreach included phone calls and informal meetings 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, the meetings served as learning opportunities for the County as well as opportunities to build 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 planning process, while the remaining forty-five minutes were dedicated to listening and dialog.

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 documented, but deepened King County Department of Local Services staff's understanding of the community.

SECOND PHASE

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

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

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 with individual community members, which led to the formation of focus groups composed of volunteers from various geographies with various interests.

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

Notice of meetings was provided using the following means:

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

THIRD PHASE

The final phase of public engagement for the Subarea Plan was focused on hearing input about 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 included a blend of virtual and in-person engagement opportunities, including:

Online engagement

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

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

- 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

In-person events

- Booths at community events
- 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, Skykomish)

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

Notice 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
- 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
- Snoqualmie Watershed Forum

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.

SUMMARY OF OUTREACH CONDUCTED IN ALL THREE PHASES

Table 22 summarizes outreach conducted and the discussion/outcome of these activities in all three phases of public engagement that was targeted to the four, initial priority populations identified in the Equity Impact Review.

TABLE 22: OUTREACH TO PRIORITY POPULATIONS

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

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 *Comprehensive Plan*.

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.

Tulalip Tribes

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.

	<p>The 2023 King County Department of Natural Resources and Parks annual meeting was an opportunity to discuss proposed policy concepts and how they connect with Tribal concerns.</p> <p>These meetings with the Tulalip Tribes centered around fisheries, treaty rights, and access to usual and accustomed places. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. For example, a policy was created to support coordination to address overcrowded trailheads.</p> <p>The Tulalip Tribes were contacted during the public review period regarding a meeting to review policies though no response was given.</p> <p><u>Muckleshoot Indian Tribe</u> Muckleshoot Indian Tribe representatives were presented with the Subarea Plan for their review several times but did not offer any feedback.</p>
<p>Black, Indigenous, and People of Color Community</p>	<p>Initial outreach to Black, Indigenous, and People of Color communities started with King County Department of Local Services staff talking with representatives of community-based organizations who have history of working with Black, Indigenous, and People of Color communities and connecting with community-based organizations who provide service in these communities.</p> <p>King County Department of Local Services attempted to connect with the Black, Indigenous, and People of Color community through discussions with human service providers in the area, such as SeaMar, HopeLink, Encompass, and Empower Youth Network. These human service providers were recommended by other community services providers. Though King County Department of Local Services staff did not gain much contact with Black, Indigenous, and People of Color groups directly from these conversations, the staff of these human service providers helped paint a picture of Black, Indigenous, and People of Color populations in the subarea. Because Black, Indigenous, and People of Color populations do not live in specific parts of the unincorporated area, opportunities for engagement were identified, such as SeaMar’s activities for people aged 55 years and older, and the possibility of connecting with English Language Learning students at local schools.</p> <p>Several organizations with potential connections to Black, Indigenous, and People of Color populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to King County Department of Local Services staff. These organizations include Black, Indigenous, and People of Color community advocacy groups, small Black, Indigenous, and People of Color-owned businesses, free legal services providers, food banks, and Black, Indigenous, and People of Color farming groups.</p> <p>Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley</p>

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

<p>Learning Communities</p>	<p><u>Meetings with Community Member and Organizations</u></p> <p>Though the County learned through early engagement that English Language Learning communities exist in the subarea, demographic data both Countywide and at a Census Designated Place-level did not show any significant clusters of this population to help target engagement. For this reason, County staff relied on advice provided by community-based organizations that work with these communities.</p> <p>Empower Youth Network suggested SeaMar, the Carnation Ixtapa Restaurant, speaking with the new City Administrator of Carnation who is of Salvadorian descent and who at the time was becoming active in the local Spanish-speaking community, as well as other contacts at Empower Youth Network.</p> <p>King County Department of Local Services staff were able to connect with the Ixtapa Restaurant owner in Carnation in June 2022, explained the project and provided flyers in English and Spanish to share with their network.</p> <p>Meeting with Empower Youth Network’s main contact with the Spanish speaking community in October of 2021 provided insights:</p> <ul style="list-style-type: none"> • They are a hard-to-reach population, especially if one is just dropping in to get feedback on a plan without previous connection • Throughout the pandemic, families within the community found it difficult to communicate, attend school, address daily needs that required online access. • Duvall Highlands, a manufactured home community, was mentioned during this meeting as an area of a large Spanish-speaking population. This area is within the city limits of Duvall, so the community members are served by the City of Duvall, not King County. <p>The County also held a virtual meeting with new City Administrator of Carnation, Ana Cortez. Ana was new to the area and building connections with the Spanish-speaking community. In addition to visiting the Carnation Ixtapa Restaurant, Ana recommended the following two connections:</p> <ul style="list-style-type: none"> • Visiting La Pasadita, a Salvadorean Bakery in Duvall. King County Department of Local Services staff visited on two occasions after the recommendation. • Joining the Facebook Group “Foro Para La Comunidad Hispana de Carnation y Duvall”, a 63-member group representing the Spanish-speaking community in and around Carnation and Duvall. King County Department of Local Services staff joined the group and posted messages at engagement points in the Subarea Plan’s development. <p>The County worked with SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a</p>
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Spanish-speaking event for people aged 55 years and older on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.

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

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

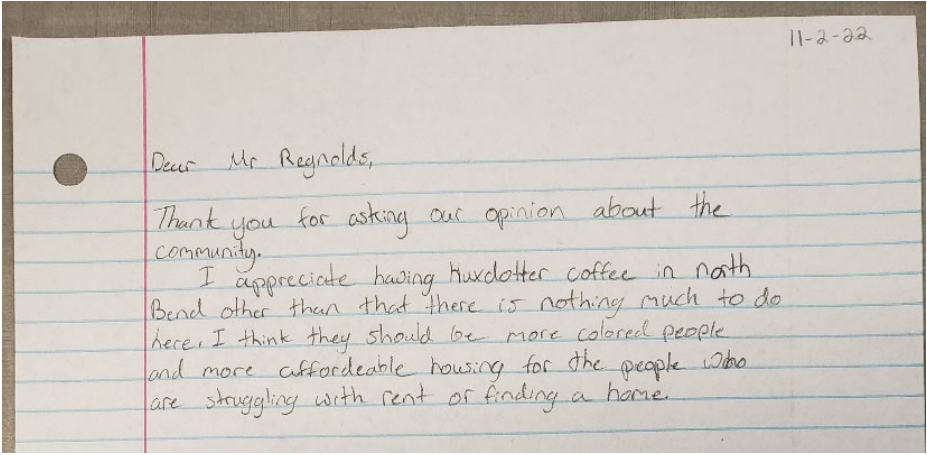
- The County posted on June 17, 2022, to introduce the Subarea Plan and how to participate.
- The County posted on September 1, 2022, with opportunities to engage and information on how to find out more about the Subarea Plan. Nobody from this online community engaged with the posts.
- The County posted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

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

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

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

An example letter from a student in the Mt Si High School Multi-Language Learner class (name removed):



11-2-22

Dear Mr. Reynolds,

Thank you for asking our opinion about the community.

I appreciate having Huxdotter coffee in North Bend other than that there is nothing much to do here. I think they should be more colored people and more affordable housing for the people who are struggling with rent or finding a home.

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 55 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.

TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS

<p>People Aged 55 years and older</p>	<ul style="list-style-type: none"> • King County Department of Local Services staff attended monthly meetings with the Snoqualmie Valley Mobility Coalition and participated on the Coalition Task Force. This organization acts as a voice for people aged 55 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 55 years and older in both English and Spanish. During this event people aged 55 years and older mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.
<p>People Living with Low Incomes</p>	<ul style="list-style-type: none"> • Interviewed residents of Unincorporated Skykomish on September 22, 2022. <ul style="list-style-type: none"> ○ King County Department of Local Services staff emailed 95 individuals to organize a focus group for the community. Due to lack a of response, individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish.

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

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

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:

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

As discussed earlier, this Subarea Plan differs from previous plans due to its size and varied geography. The data for the subarea is not completely representative of the variations in socioeconomic and demographic experiences across different communities within the subarea’s boundaries. Once the data was reviewed at smaller scales through the Census Designated Places, four additional priority populations were identified that were previously missed: people with low incomes, people aged 55 years and older, veterans, and people with disabilities. While King County Department of Local Services staff did engage with these groups and community service providers which serve these populations in the first two phases, a targeted effort was not 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.

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

A common sentiment shared by community service providers during engagement was that most residents do not have the time or capability for various reasons to engage directly in a dialogue with King County even though they represent some of the greatest needs for services. As such, the community service providers can often serve as the voice for these groups to amplify their 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 connecting with more organizations that represent the needs of these populations, the County 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/Latino/a/e community came from the Multilanguage 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.

How Lessons Learned in the First Two Phases of Engagement Informed the Third Phase of Engagement

Census Designated Place data revealed that, compared to the rest of the subarea, there is a disproportionate number of people aged 65 years and older with disabilities and significantly lower income levels in the Baring area. Attempting to reach this population via email in earlier phases had not worked, so King County Department of Local Services staff made efforts to 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-person meeting at the Baring Fire Station. More efforts were also made to connect with veterans 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.

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 staff continued to work collaboratively with the community and use the Office of Equity and Racial and Social Justice's Equity Impact Review tool as a guide to ensure the diverse and historically underrepresented voices of the community are amplified and reflected in the Subarea Plan.

Through the assistance of a contract with a communications consulting firm that freed up King 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 strategies and materials used to help engagement with people that were less represented in the planning process prior to release of the public review draft.

Engagement Strategies to Connect with Priority Populations Beyond Previous Methods

- Greater depth in communication with community-based organizations in subarea
- More focus on the Unincorporated Skykomish Area, specifically people aged 55 years and older and people with disabilities
- More effort to connect with veterans
- Distribute materials in Spanish and Mandarin (Chinese)
- More presence at community events occurring during the public review period
- More flyers posted at areas where priority populations may visit
- Mailed postcards containing English, Spanish, and Mandarin to all addresses within the subarea informing community members of this planning process and the public review period
- Increased collaboration on engagement with County Council District 3 staff to further reach priority populations

Potential Impacts to the Determinants of Equity

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.

While the Subarea Plan may directly or indirectly influence the Determinants of Equity, it is important to note that the private sector makes most decisions made about how land is 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 positively influences the kind of new development that may occur in the future. Furthermore, local governments also hold the responsibility to remove barriers to full participation in the economy and society. King County has implemented a pro-equity, anti-racist agenda to address 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 [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY

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

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

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

Determinant of Equity¹⁵²	Brief Description from KC OERSJ¹⁵³	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	<p>Creation of jobs is mostly determined by market forces. However, the Subarea Plan could help lead to increased access to jobs for both new and existing residents through supporting local businesses with such things as technical assistance. The Subarea Plan has the potential to indirectly influence creation of jobs if supportive policies and land use and zoning changes successfully encourage more vibrant local businesses and jobs in the Snoqualmie Valley Agricultural Production District that create new employment, as well as jobs tied to developing and redeveloping land and structures in the subarea. Conversely, the Subarea Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region.</p> <p>The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, enable the allowance of housing near concentrations of jobs such as Snoqualmie Pass, as well as enable job training opportunities in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p>

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

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

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

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

Determinant of Equity¹⁵²	Brief Description from KC OERSJ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Housing	Housing for all people that is safe, affordable, high quality and healthy	<p>While it will largely be the market that determines housing development, the Subarea Plan has the potential to influence equity in access to housing for all people that is safe, affordable, high quality, and healthy.</p> <p>Policies in the Subarea Plan can support low-income households and other priority populations in benefiting from new development and redevelopment in the subarea by encouraging alternative forms of housing at Snoqualmie Pass, such as microhousing.</p>
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services, and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County	The plan has limited potential to influence this determinant of equity.
Law and Criminal Legal System	A law and criminal legal system that provides equitable access and fair treatment for all	The plan has limited potential to influence this determinant of equity.

Equity Impact Review Phase 3 – Analysis and Decision Process

The Subarea Plan proposes neighborhood-specific and topic-based policies along with land use 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. Policies also provide direction for County-provided services, programs, and facilities in the 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 centered around the provision of County resources and services to those who have the greatest needs in the subarea.

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 at King 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.

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

Summary of Decision-Making Process and Proposed Subarea Policy 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.

A note on the Growth Management Act:

As an element of the *Comprehensive Plan*, this Subarea Plan must comply with the Growth Management Act. It is important to recognize the Growth Management Act focuses growth

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, the Growth Management Act restricts the type and level of infrastructure and governmental services to that which is typical of the low-density rural area. Inherently, 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.

A note on relation to *Comprehensive Plan* Policies:

Some of the feedback relates to issues that occur in other unincorporated areas of the county 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*.

Land use feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- 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.
- Focus attention on Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments.
- Address the lack of affordable housing.
- Consider natural hazards and limit environmental and infrastructure impacts in new development.
- Preserve views and natural amenities enjoyed by everyone, including view corridors along scenic byways.
- Support agriculture by protecting farmland, improving drainage, and continuing the Fish, Farm, Flood Initiative.

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

TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES

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

Housing and Human Service feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Maintain rural character through limiting residential development.

- Address the lack of affordable housing for young people to stay in the subarea. Affordable housing located next to services for people aged 55 years and older.
- Create more housing options for farmworkers nearby, for example the Hmong community.
- Increase housing in Snoqualmie Pass that can support the unique nature of its amenities, including more accommodations for the local workforce through zoning allowances.
- Increase behavioral and mental health services and facilities, including better transportation options to such facilities.
- Provide more support for youth mental health services at schools.
- Provide better access for people aged 55 years and older in the subarea to services and programs.
- Provide more resources for remote communities in Northeast King County, especially if they are cut off due to a climate-related event.

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

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

Proposed policies	Intended outcomes
<p>SVNE-8 intent: Work with the cities of Snoqualmie Valley and near the subarea to increase the supply of affordable housing within the incorporated areas to support workers and service providers, in addition to moderate to extremely low-income households, while protecting adjacent resource lands.</p>	<p>A direct positive outcome could be increased housing affordable to those who have low and extremely low incomes, including those who already work in the subarea, or those on a fixed income. Though affordable housing was raised consistently in all stages of engagement, strategies for addressing such a concern in a rural area like this subarea are limited, for reasons noted in the section noting the Growth Management Act above. The rural area is to remain rural with appropriate levels of service, hence increased development capacity for affordable housing is possible only in specific situations, such as the Rural Towns of Fall City and Snoqualmie Pass.</p>
<p>SVNE-10 intent: Support housing stability programs and affordable housing development for people aged 55 years and older near existing senior services that serve unincorporated residents.</p>	<p>A direct positive outcome could be increased housing affordable to people aged 55 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 55 years and older was raised during several phases of</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-11 intent: Encourage residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop middle housing.	A direct positive outcome could be increased housing affordable to those who have low incomes, or those on fixed incomes, within Fall City. Fall City community members mentioned concerns that their children would not be able to afford to live in the town.
SVNE-12 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 seniors, veterans, and those living with disabilities in the subarea	A direct positive outcome could be increased physical and mental wellbeing for people aged 55 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 55 years and older was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
SVNE-15 intent: Recognizing Northeast King County as a vulnerable population in terms of	A direct positive outcome would be intentional focus on the services provided to the Northeast King County community in the case of a climate-related event. The intent of

<p>natural disasters and treat this as a human service issue.</p>	<p>this policy is to address human service needs after emergency efforts wane and the Red Cross moves onto another area. Human services needs include but are not limited to emerging housing needs, and mental health support. This policy is a direct result of in-person engagement with community members of Northeast King County, who have great concern as to what would happen to their families and community after a major climate-related event such as a wildfire, landslide, or extreme flood.</p>
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Environment feedback and policy development with equitable outcomes

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.

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

TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
<p>SVNE-17 intent: Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.</p>	<p>An indirect positive outcome could be slightly improved transportation for priority populations who need to make critical appointments in the urban area, for services such as medical and/or behavioral health appointments, and other vital transportation needs including those who depend on public transportation for work. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint), where medical appointments in the urban area are a challenge. This issue was raised throughout</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-18 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-19 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

Summary of what was heard from the community:

- Increase access to natural lands and attention to trailhead crowding.
- Increase recreational facilities to accommodate a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.
- Increase recreational programming for children and teens.
- Increase the number of parks, playgrounds, and other recreational facilities for community members.
- Preserve historic landmarks and cultural resources.
- Strengthen partnerships and increased coordination with the Snoqualmie and Tulalip Tribes.

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

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 55 years and older, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim Census Designated Place has the highest veteran population of any Census Designated Place by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this group.

	<p>Through both engagement and reviewing surveys and analyses conducted by Si View Metropolitan Parks District, it was found there is a need for both facilities and programs in the unincorporated portions of their service area.</p>
<p>SVNE-21 intent: Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not.</p>
<p>SVNE-22 intent: Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income. Community members, land managers, and organizations shared that trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.</p>

Transportation feedback and policy development with equitable outcomes

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 55 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.

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 55 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 55 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.

Economic development feedback and policy development with equitable outcomes

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.

TABLE 30: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended Outcomes
SVNE-34 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-35 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-38 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 55 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.

Land Use and Zoning Map Amendment feedback and policy development with Equitable Outcomes

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.

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.

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.

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.

Snoqualmie Indian Tribe

The County met with the Snoqualmie Indian Tribe on the following dates:

- July 20, 2021, as 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, for a meeting specific to the connection between the Subarea Plan and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan
- March 8, 2023, for another King County Department of Natural Resources and Parks 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

The introductory meeting covered future engagement with the Snoqualmie Indian Tribe and Tribal members and representatives, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Tribe stated they are on a different level than interested 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 existing King County approaches and bolstered this Plan’s approach to Tribal issues. For 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 through consultation.

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 land use and zoning within the areas of focus for the Tribe's plan. The County compared Geographic Information Systems data for the *Corridor Management Plan* to existing zoning and land use to ensure no recommended changes within this plan would negatively affect the Tribe's 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.

The Tulalip Tribes

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

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 climate change and are 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. A great concern is 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 how overuse of recreation affects these treaty rights. They are concerned that lands the Tulalip Tribes already have access to as of 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 [Upper Snoqualmie Resilient River Corridor Management Plan](#)

The Muckleshoot Indian Tribe

The County notified the Muckleshoot Indian Tribe of this planning process on multiple occasions, and that a small section of the planning area is within the Lake Sammamish Watershed. The Tribe did not respond.

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.

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.

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.

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

The approach involved working with the community, including youth, underrepresented populations, and community-based organizations that acted as amplifiers for those in need. Many of the County’s engagement events were virtual, due to the COVID-19 pandemic. Activities included email correspondence, online surveys, virtual meetings with individuals and 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 community events.

¹⁵⁵ [Link to *King County Community Engagement Guide*](#)

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

Levels of Engagement				
County Informs King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	County Consults King County gathers information from the community to inform county-led interventions	County engages in dialogue King County engages community members to shape county priorities and plans	County and community work together Community and King County share in decision-making to co-create solutions together	Community directs action Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community 	<ul style="list-style-type: none"> Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

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.

Before engaging with residents of the subarea, the County studied demographic data. Census Designated Places demonstrated similar demographics, the exception being lower incomes in some areas. The community with the lowest median income is Baring. Baring also has an older population and a population with a higher level of disabilities than the rest of the subarea. Baring is remote, making it more challenging to reach Baring-area residents. The County posted flyers 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 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 all aspects of the Subarea Plan scope.

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.

The County engaged several community-based organizations during the summer of 2021 to learn more about priority populations in the area, to connect with the individual community 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 Supportive Community for All, in addition to community-based organizations with more targeted services and populations, such as Empower Youth Network, Encompass, Hopelink, and SeaMar. These discussions opened opportunities to further reach priority populations such as connecting with multilanguage learning students at Mt Si High School.

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

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.

Lessons learned prior to the public review period (pre-June 2023)

Engaging priority populations through a decentralized subarea as large as this one is challenging. The County relied on virtual engagement (especially during the COVID-19 pandemic state of emergency) augmented with in-person visits, as not all have access to a computer or phone or could join a virtual meeting.

Community service providers suggested some of the challenges connecting with priority populations might be due to potential fear of government, a lack of time for engagement, and 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.

One lesson learned from this planning process is the general difficulty of getting face-to-face contact with priority populations. As noted above, many may not be willing to speak with the government, and others may not have the time. The County found an effective strategy for learning about the needs of priority populations is to speak with service providers. One particularly successful conversation was with the Multi-Language Learning Administrators for the Riverview School District. They were able to convey issues and needs at a school district-wide level, including issues exacerbated by the COVID-19 pandemic, such as mental health issues and lack of access to quality internet. Both topics are addressed in this plan.

King County Department of Local Services staff partnered with the Fall City Community 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 insights and feedback. The Fall City Community Association formed a “Subarea Stewards” group that met weekly for over a year before focus groups were created and engaged for this plan. Some community members approached King County Department of Local Services staff individually and said this group was not wholly representative of the community. At times the 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 Department of Local Services staff were consulted, nor does a Fall City Subarea Plan process currently exist.

The Snoqualmie Pass Community Association was in the process of being formed during much of the Subarea Plan engagement. The Snoqualmie Pass Community Association hosted an in-person focus group event and broadcasted engagement opportunities on their Facebook group. Snoqualmie Pass is in two counties, and the Snoqualmie Pass Community Association does not distinguish between King and Kittitas County residents. Many of the issues presented and discussed in the group meetings were related to things on the Kittitas County side of the border, which at times was difficult to separate, but also an advantage as it helped support the idea and 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.

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 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.

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, which continued during the public review period. Both school administrators and teachers were engaged about how the public review draft addresses the needs of students and their families.

The County continued partnering with both the Fall City Community Association and Snoqualmie Pass Community Association through the public review period.

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.

School districts could be leveraged to a greater degree at the beginning of the planning process to reach out to families and youth. Sending out a mailer to all residences and businesses at the beginning of the planning process could be valuable, in addition to mailers sent at the beginning of a public review period for a draft plan. More effort at the beginning to expand existing 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.

Messaging for rural subarea plans could help community members understand what a subarea plan for an unincorporated rural area contains. Better emphasis of both the subject matter and time horizons could help channel feedback, i.e., aspirational policies with 20-year time horizons and zoning and land use changes. Delineating what areas are incorporated and what are not

could help community members understand if they are an unincorporated resident affected by the planning process, or if they live in a city and should focus on planning efforts from another government. Finally, emphasizing what can and cannot be done in terms of the rural level of services a County is required to maintain under the Growth Management Act would help both educate the public on what can be done within these plans, and help focus the feedback on topics that can be covered within a Subarea Plan.

Key Audiences

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 audiences. King County updated this table to reflect what the public, community-based organizations, and service providers shared throughout the engagement process.

TABLE 32: AUDIENCES AND ENGAGEMENT STRATEGIES

Audience	Engagement Strategies
<p>Historically underrepresented communities</p> <ul style="list-style-type: none"> • Black, Indigenous, and People of Color individuals • People with limited English proficiency • People with disabilities, or who have other accessibility challenges • Immigrants and refugees • People belonging to the LGBTQ+ community • People that have lower incomes • People that are experiencing homelessness 	<ul style="list-style-type: none"> • Engage continually throughout the Subarea Plan development process • Translate materials and offer interpretation services, where appropriate • Develop relationships with community-based organizations and other community partners who represent and serve these communities • Determine appropriate engagement channels that are responsive to what we hear from community-based organizations and community members • Identify community advocates who can help promote engagement • Conduct demographic analysis and review interview results to identify communities where additional engagement is needed
<p>Community-based organizations and service providers, including cultural groups and religious communities and organizations</p>	<ul style="list-style-type: none"> • Translate materials into multiple languages and offer interpretation services, where appropriate • Strengthen existing and foster new partnerships with community-based organizations and service providers • Co-create solutions to determine appropriate engagement channels and to address community needs, issues, and priorities in the Subarea Plan • Partner with entities to engage with their members and audiences

Audience	Engagement Strategies
	<ul style="list-style-type: none"> • Partner with entities to facilitate engagement at community gathering locations and events • Conduct engagement at community gathering locations and events • Offer interpretation and translate materials into multiple languages
King County Executive Branch Agencies	<ul style="list-style-type: none"> • Coordinate and collaborate with Office of Regional Planning throughout plan development • Participate on interdepartmental team of subject matter experts from Executive Branch agencies • Create opportunities for development, review, and providing feedback on plan elements
King County Council	<ul style="list-style-type: none"> • Coordinate and collaborate throughout plan development • Monthly briefings with the King County Councilmember representing the subarea
Other government and agency partners	<ul style="list-style-type: none"> • Schedule regular meetings about plan development and proposals

King County built an initial community contact list from past engagement efforts before the subarea planning process. Over a period of six months, King County Department of Local 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 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 organizations, federally elected officials, representatives of local governmental organizations apart from King County, special interest groups, public safety representatives, public school representatives, tribal representatives, and representatives of utilities.

Summary of Community Engagement Activities and Feedback

Community engagement activities included:

Online engagement

- Project website
- 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 kickoff event
- Public review draft overview video

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

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

Building off previous efforts

- Audit studies that detail community input on similar topics

How Community Input Influenced the Subarea Plan

PROCESS OF TRANSLATING ENGAGEMENT TO VISION, SCOPE, GUIDING PRINCIPLES, AND ULTIMATELY PUBLIC REVIEW DRAFT OF PLAN

The process of engagement leading up to the public review draft is outlined as follows:

1. Develop an Engagement Plan
2. Introduce the community to the planning process through meetings, activities, and conversations
3. Create a list of community and group contacts to participate and spread the word
4. Collect feedback through engagement activities
5. Categorize feedback into subjects and themes, noting the frequency of each grouping
6. Translate feedback received to a 20-year lens to aid in scoping for policy development
7. Relate the feedback received to the framework of the *Comprehensive Plan*
8. Refine feedback to create a draft vision, guiding principles, policy concepts and map amendment concepts
9. Share draft and concept materials with the community to solicit feedback

10. Translate community feedback into plan content

11. Format and refine for public review draft

SUMMARY OF FEEDBACK AND HOW IT TRANSLATED TO PLAN SCOPE

The following tables summarize the feedback themes received prior to the public review draft phase, including notes on whether it was included in the Subarea Plan, and why.

TABLE 33: LAND USE FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Preserve rural character of the communities and limit growth to levels that support local families and businesses, in Fall City and Preston, and other areas.	Fall City and Preston encourage zoning to continue reflect character and scale.	Preservation of rural character is an issue for the rural area in the county addressed in the <i>Comprehensive Plan</i> , though certain communities have characteristics requiring unique policies.
Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments.	Policy addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.	Included.
Lack of affordable housing.	Limited zoning map amendment to allow workforce housing at Snoqualmie Pass.	Aside from Rural Towns, per the <i>Comprehensive Plan</i> and Growth Management Act, limited residential density increases are allowed in the rural area. Policies were added to support the development of affordable housing at Snoqualmie Pass, and to coordinate with Valley cities on affordable housing.
New development should be mindful of natural hazards and limit environmental impacts.	Not included.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code.
Preservation of views and natural amenities enjoyed by everyone, including view corridors along scenic byways.	A policy to protect view corridors on scenic byways.	Preservation of views and natural areas in all rural and resource lands in the county addressed in the <i>Comprehensive Plan</i> , though scenic byways are unique to the subarea.
Support to agriculture by protecting farmland,	Not included.	Because of the intricately linked and interrelated policies within the

Topic	Result	Reason for Not or Partially Including
<p>improving drainage, continuing the Fish, Farm, Flood Initiative.</p>		<p><i>Comprehensive Plan</i>, and to avoid potential contradiction and confusion, all Fish Farm Flood policies will be in the <i>Comprehensive Plan</i>. This includes both unincorporated-wide and Snoqualmie Valley-specific issues. This will help maintain the context and history in a single plan document.</p>

TABLE 34: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Maintenance of rural character through limiting residential development.	Maintained existing residential zoning designations in the rural area.	Included.
Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for people aged 55 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 55 years and older and youth in existing facilities.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code. Creation of new facilities are limited because this subarea is rural, where the Growth Management Act and <i>Comprehensive Plan</i> focus development and services in urban areas.
More support for youth mental health services at schools.	Policy supporting increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	Included.

Topic	Result	Reason for Not or Partially Including
Better access for people aged 55 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 55 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 55 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.

TABLE 35: ENVIRONMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Protection of the subarea's forests, rivers, lakes, agricultural valleys and open spaces.	Not Included.	Protection of the mentioned natural amenities is a concern and priority in all unincorporated areas and is covered in the <i>Comprehensive Plan</i> .
Continued efforts toward salmon recovery and upholding tribal treaty rights.	Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	Salmon recovery and upholding treaty rights are topics that cover all unincorporated areas of the county that include salmon habitat. Water temperature issues are unique to the subarea and are addressed in the Environment chapter.

Topic	Result	Reason for Not or Partially Including
<p>Resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.</p>	<p>A policy to support increased transportation resiliency during flooding, specifically for roads that cross the Snoqualmie Valley.</p> <p>A policy supporting assistance to Valley cities in developing long-term solutions and implementing programs to reduce flood and channel migration risk.</p>	<p>Flooding and climate change related policies in unincorporated areas of the county are covered in the <i>Comprehensive Plan</i>. Transportation across the Snoqualmie Valley during flood events is considered a unique issue to this subarea and is addressed in the Environment chapter. The river-related hazards that are posed to the Valley cities are considered unique to the subarea as well.</p>
<p>Wildfire resilience and allocating resources for managing wildfires.</p>	<p>Not included.</p>	<p>Wildfire resilience and preparation is a concern and priority in all unincorporated areas that have wildland urban interface. All policies related to wildfires are in the <i>Comprehensive Plan</i>.</p>

TABLE 36: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Greater access to natural lands and attention to trailhead crowding.	Support efforts between local, state and federal agencies on plans to address overcrowded trailheads on the Interstate 90 and US Highway 2 corridors.	Included.
Greater connections to regional trails.	Not included.	The goal to have a connected regional trail system is a goal countywide and is supported through policy in the <i>Comprehensive Plan</i> .
Increased recreational facilities to accommodate both residents and a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.	Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	Included a policy for metropolitan parks districts. Increased recreational use is seen as an issue in areas beyond the subarea and is addressed in <i>Comprehensive Plan</i> policy.
Increased recreational programming for children and teens.	Policy that fortifies coordination with metropolitan parks districts regarding recreation programming.	Included.
More parks, playgrounds and other recreational facilities for community members.	Not included.	The topic of more recreation facilities and opportunities for community members is a topic that covers many unincorporated issues and has supportive policies in the <i>Comprehensive Plan</i> .
Preservation of historic landmarks and cultural resources.	Not included.	Preservation of historic landmarks and cultural resources is an issue for all unincorporated issues and is covered in the <i>Comprehensive Plan</i> .

Topic	Result	Reason for Not or Partially Including
Strengthened partnerships and increased coordination with the Snoqualmie Indian Tribe and Tulalip Tribes.	Not included.	Strengthened partnerships and increased coordination with Indian tribes is a goal that spans all unincorporated area and is covered in the <i>Comprehensive Plan</i> .

TABLE 37: TRANSPORTATION FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
The desire for increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools.	A policy to address sidewalk gaps in the Fall City Business District.	Apart from the Rural Towns, active transportation infrastructure is not included in the County Road Standards, nor is considered a rural level of service. The regional trail system is covered in the <i>Comprehensive Plan</i> .
Desire for road improvements and enhanced maintenance of roadways and bridges.	<p>A policy to support safety improvements to State Route 906 to better serve area residents and visitors.</p> <p>Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements.</p>	Aside from the unique situation on State Routes 202 and 906 the need to improve roadway safety is recognized for all unincorporated areas. Because this is a rural area, the ability to enhance roadways and bridges is limited to that of rural level services.
Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.	Not included.	Traffic circulation from residential communities in the rural area to urban areas during the week is an issue in many unincorporated areas and is addressed in the <i>Comprehensive Plan</i> .

Topic	Result	Reason for Not or Partially Including
Desire for more transit options in the Snoqualmie Valley, and options for transit along State Route 18 to South King County.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Transit-related services must be in alignment with Metro Transit Service Guidelines and be at a rural level of service.
Increased mobility options for people aged 55 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.

TABLE 38: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Internet access and availability and quality needs to be improved to better connect the area.	A policy on working with service providers that serve the subarea to improve affordability, coverage and quality of internet for those who are unserved or underserved.	Included.
Utilities in areas that see large numbers of weekend visitors such as Snoqualmie Pass see stresses on services such as power and emergency services.	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions. A policy in the Land Use Chapter addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.	Emergency services is not a topic covered in King County's <i>Comprehensive Plan</i> , though coordination among agencies regarding emergency services is occurring presently.
More resilience to the power grid is needed to alleviate chronic outages.	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions.	Included.
Garbage service is an issue with wildlife. Better access to the dump as King County residents is needed.	Not included.	Garbage issues are seen as an acute issue, not that of a long-range policy, and they are also seen as an issue for the rural area. Comments regarding garbage service and wildlife were shared with the King County Solid Waste Division. Solid waste service-related policies are covered in the <i>Comprehensive Plan</i> .
The Fall City Business District's new large onsite sewage system should not be a tool to expand development and should	A policy to limit the Fall City Business District septic system to only serve those in the business district.	Included.

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

TABLE 39: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Desire to preserve resource-based economies of the subarea.	Not included.	Supporting resource-based economies is an issue in the rural area of the county and is supported through policy within the <i>Comprehensive Plan</i> .
Economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.	<p>A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District.</p> <p>A policy that supports connecting communities adjacent to the Snoqualmie Valley Agricultural Production District to local farms to help support the farms and local economies.</p>	The issue of flooding specific to farms is covered through <i>Comprehensive Plan</i> policies and functional plans under the <i>Comprehensive Plan</i> such as the Flood Management Plan.
Desire to support and enhance recreation opportunities and support businesses and organizations in the subarea.	A policy to support outdoor recreation and tourism that encourages local employment and does not harm the environment, through partnerships with agencies, municipalities, and organizations.	Included.
Desired support to existing local businesses, and retention of the existing size and scale of commercial areas.	A policy to support local businesses that are unique to the Snoqualmie Valley and Northeast King County and that leverage the natural beauty and resources of the area, through things such as technical assistance.	Included.
Desire to limit growth and retain rural character.	A policy to focus non-resource-based economic growth in the existing commercial	Included.

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

TABLE 40: ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Retention of rural character subarea-wide.	Included through retention of existing zoning patterns and intensities.	Included.
Preservation of open space/natural lands subarea-wide.	The designation parcels acquired for the King County Open Space System as open space land use. Add native vegetative buffers to the parcels adjacent to the Interstate 90 at Snoqualmie Pass.	Included.
Preserve existing form and character of Preston area.	The update of development conditions within Preston to help retain existing use, scale and character.	Included.
Need to update Fall City Business District Zoning Overlay to reflect existing needs.	Retention of Fall City Business District size and scale, with slight adjustments to reflect changes since last update.	Included.
Adjust Fall City residential zoning to fit size and scale of existing community.	Adjust zoning code to limit densities allowed for Fall City residential subdivisions.	Included.
Greater options for affordable housing, where appropriate.	Expand the Alternative Housing Demonstration Ordinance to include Snoqualmie Pass, allowing for congregate housing for seasonal workers.	Included.

Sources of Engagement and Documented Meetings

Engagement activities are explained in detail below, and include:

Online engagement

- Project website
- 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 kickoff event
- Public review draft overview video

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

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

Building off previous efforts

- Audit studies that detail community input on similar topics

Project Website

Project Public Input website

The Public Input website for the project has been the home for communication, information sharing, and input gathering for the project. During every meeting the County has directed individuals, interest groups, and the public at large to the website.¹⁵⁶ The website is translatable into multiple languages through a Google Translate widget and has been the platform used for all recent subarea planning efforts to date.

¹⁵⁶ Link to [Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com](#)

The website contains a high-level explanation of the project effort and updates on project progress, a project area map, project timeline, contact information, and an email list sign up. The project website is also the application that hosted all the four of the community surveys, which are explained below.

As the planning phases progressed, the project site was reformatted and updated to reflect engagement opportunities. The website is the centerpiece of information gathering and engagement opportunities during the public review draft period. The website contains the Subarea Plan documents ready for download and review, along with separate pages explaining the Subarea Plan components and providing opportunities to give feedback. Events and meetings are announced on the website, giving dates and links when needed.

Online Surveys

Community Needs List survey

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 six rural community service areas and the five urban unincorporated potential annexation areas, as required by King County Code 2.16.055.C, including the subarea.

The proposed Community Needs List includes the potential services, programs, facilities, capital improvements, and standard operations needing additional resources to respond to community-identified needs, including those that build on the communities' strengths and assets. The list was developed in collaboration and consultation with community members of the subarea.

A survey with open-ended questions was used to develop the list. The survey was open for over a year, from mid-2020 to July 2021, and resulted in more than 500 public comments.

The Community Needs List input relevant to the Subarea Plan included the following topics: rural zoning, preservation of rural character, regional trail connectivity, road improvements and maintenance, improved transit, agricultural support, human services support, and many Fall City-specific items.

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 environmental conservation and more open space, desire to preserve farmland, need for affordable housing, more options for transit and active transportation, and improved services

and utilities. Survey results are available on the project Public Input website and are also available by request.¹⁵⁷

September 2022 online survey

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 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 vision statement, multichoice questions ranging from 'Completely Disagree' to 'Completely 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 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”

Participants ranked the following statements as slightly less important (between 70 and 80 out 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”

participants gave a slightly lower ranking to the following statements (between 60 and 70 out of 100):

- “Ensure support and access to services and programs for those with financial needs and residents from historically underinvested communities”
- “Promote social community connections”
- “Create opportunities and spaces for public art and community events”
- “Support a range of housing choices”.

In ranked choice questions, participants also prioritized environmental conservation, conserving agricultural lands and supporting farmers, and supporting local businesses. As of publication date results are available on the project Public Input website and are also available by request. Survey input was used to finalize the vision, guiding principles, and scope.¹⁵⁸

¹⁵⁷ Link to [Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com](#)

¹⁵⁸ Link to [King County, WA - Report Creation \(publicinput.com\)](#)

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.

- 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 non-motorized connections, reduce road closures for floods, and create more flood evacuation routes.
- Services and utility comments revolved around increasing resiliency to the electrical grid, protecting aquifer recharge areas and supporting small water districts.
- Economic development comments emphasized prioritizing local farms and farm product sales, and concerns with the increased traffic and crowding associated with 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.

Public Review Draft survey

During the public review draft, from June 1 to July 15, 2023, the County managed a survey to solicit feedback on the Public Review Draft of the Subarea Plan. The survey was opened by 247 users, 147 of whom answered at least one question.

Key findings from the survey (which was combined with focus groups and public meetings for 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 [Snoqualmie Valley/NE King County Concepts Survey](#)

- 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 full survey report is available by request.

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:

- North Bend 126
- Fall City 123
- Carnation 88
- Duvall 66
- Snoqualmie 39
- Issaquah 30
- Baring 7
- Skykomish 7
- Snoqualmie Pass 2
- Preston 1

The following are the results for the top five priorities for each zip code from the 490 responses.

TOP 5 INITIATIVES IN EACH (UNINCORPORATED) ZIP CODE

- 98045 (North Bend): 126 responses
 1. 'Preserve rural character of unincorporated areas'
 2. Tie between 'Support policies that balance the needs of salmon with those of agricultural land preservation' and 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. 'Develop the workforce for behavioral health services'
 4. 'Increase outreach by trained outreach providers'
 5. Tie between 'Increase access to senior housing tax relief programs' and 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
- 98024 (Fall City): 123 responses
 1. 'Preserve rural character of unincorporated areas'
 2. Tie between 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' and 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. 'Increase access to senior housing tax relief programs'

4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. 'Develop the workforce for behavioral health services'
- 98014 (Carnation): 88 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 3. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '
 4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. 'Develop the workforce for behavioral health services'
 - 98019 (Duvall): 66 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '
 3. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 4. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 5. Tie between 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)' and 'Increase outreach by trained outreach providers'
 - 98065 (Snoqualmie): 39 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '
 3. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 4. 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)'
 5. Tie between 'Increase outreach by trained outreach providers' and 'Address out of pocket costs for behavioral health care'
 - 98027 (Issaquah): 30 responses
 1. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '
 2. 'Preserve rural character of unincorporated areas'
 3. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. Tie between 'Increase outreach by trained outreach providers' and 'Develop the workforce for behavioral health services'
 - 98224 (Baring): 7 responses
 1. 'Address out of pocket costs for behavioral health care'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '

3. Tie between 'Support policies that balance the needs of salmon with those of agricultural land preservation' and 'Continue to make investments in reducing greenhouse emissions countywide'
 4. Tie between 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' and 'Increase the amount of permanent housing options'
 5. 'More options for midday, nights, and weekends'
- 98288 (Skykomish): 7 responses
 1. 'Allocate resources to manage our risk of wildfires '
 2. 'Increase access to senior housing tax relief programs'
 3. Tie between 'Zoning changes to allow duplexes, triplexes, and ADU's' and 'Preserve rural character of unincorporated areas'
 4. 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)'
 5. Tie between 5 initiatives
 - a. 3 from Behavioral Health
 - b. 1 from Transit
 - c. 1 from Zoning and Permitting
 - 98068 (Snoqualmie Pass): 3 responses
 1. 'Continue to make investments in reducing greenhouse emissions countywide'
 2. Tie between 3 initiatives
 - a. 'Reduce permit processing times'
 - b. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 - c. 'Create more housing with integrated services'
 3. Tie between 3 initiatives
 - a. 'Preserve rural character of unincorporated areas'
 - b. 'New flexible, on-demand options where I can book shared rides to destinations and public transit'
 - c. 'Zoning changes to allow duplexes, triplexes, and ADU's'
 - 98050 (Preston): 1 response
 - Initiatives they ranked as 1 (top priority)
 - 'Preserve rural character of unincorporated areas'
 - 'Enact stronger land use regulations that better protect rivers and streams and associated salmon habitat'
 - 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 - 'New bus routes/options closer to where I live or work'
 - 'Increase investment of public dollars in affordable housing units for people with lower incomes'
 - 'Create more housing with integrated services'
 - 'Address out of pocket costs for behavioral health care'
 - 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '

In Table 42 is the information compiled from the survey in tabular form:

TABLE 41: COUNCIL DISTRICT 3 SURVEY

Code	Response	North Bend	Fall City	Carnation	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
E	Continue to make investments in reducing greenhouse gas emissions countywide							1		1		2
E	Allocate resources to manage our risk of wildfires								1			1
E/LU	Support policies that balance the needs of salmon with those of agricultural land preservation	1	1	1	1	1	1	1		1		8
E/LU	Enhance farmland preservation to provide greater incentive to landowners	1	1	1	1		1	1			1	7
H	Increase amount of permanent housing options							1				1
H/SU	Create more housing with integrated services									1		1
LU	Zoning changes to allow duplexes, triplexes and ADUs								1	1		2
LU/E	Stronger land use regulations to protect rivers streams and salmon habitat										1	1

Code	Response	North Bend	Fall City	Carnation	Duval	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
LU/E/CR	Preserve rural character of unincorporated areas	1	1	1	1	1	1		1	1	1	9
SU	Increase access/availability of support services like crisis centers, behavioral health & substance use	1	1	1	1	1	1	1			1	8
SU	Develop the workforce for behavioral health services	1	1	1			1		1			5
SU	Increase outreach by trained outreach providers	1			1	1	1					4
SU	Increase access to senior housing tax relief	1	1						1			3
SU	Address out of pocket costs for behavioral health care					1		1			1	3
SU	increase outreach by trained outreach providers	1										1
SU	Reduce permitting process time									1		1
T	More transit options to reach major employment centers during peak travel times				1	1			1			3
T	New flexible on-demand services to book shared rides to destinations & transit									1		1

Interactive Maps

Online interactive maps for community feedback

The County used ArcGIS online maps to collect community input on two occasions. The first was to help gauge scoping items that were geographically specific. The second was used to communicate potential zoning and land use changes to gather community feedback.

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.

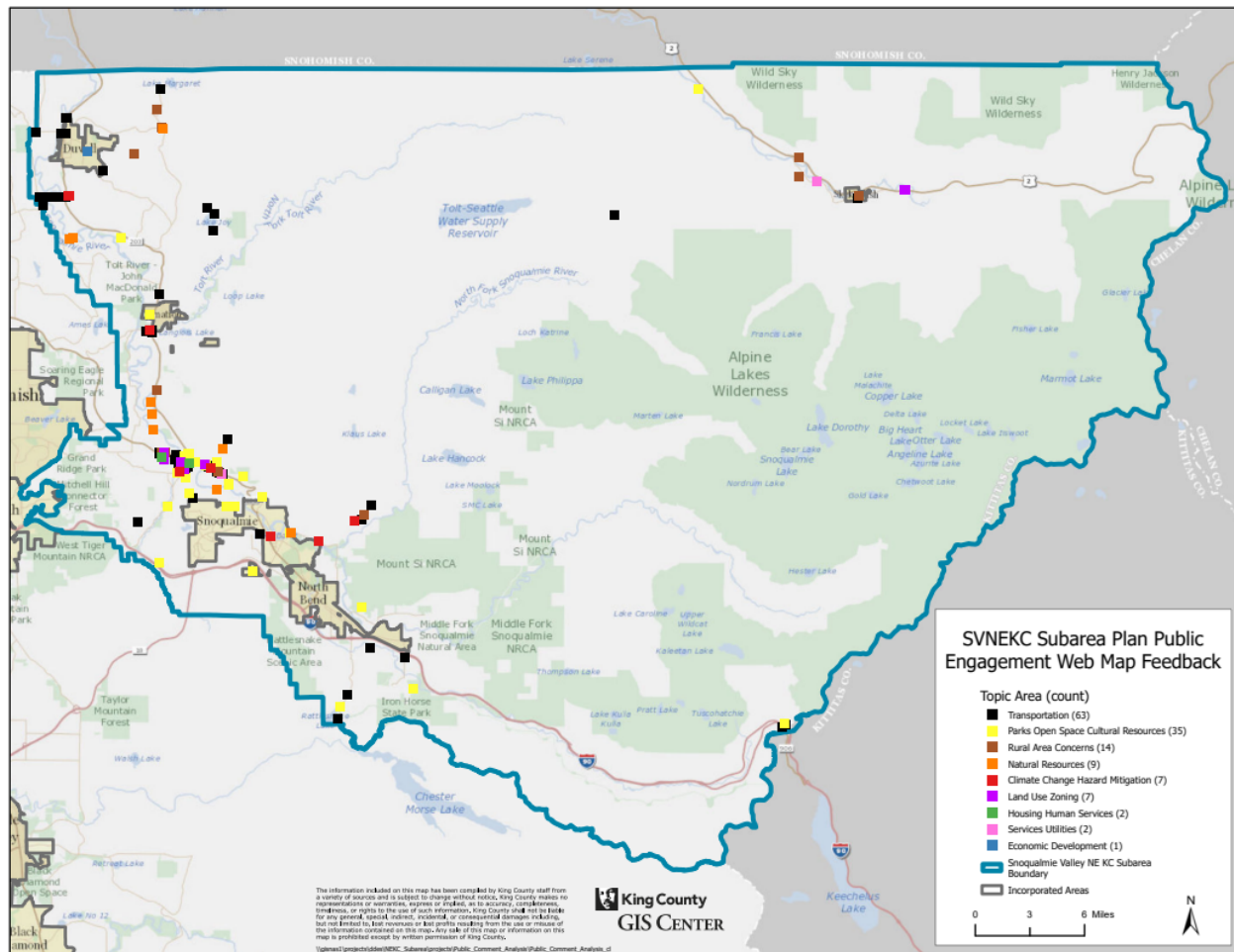
Users were able to create both points and lines on the map with associated comments on the following topics:

- Climate Change/Hazard Mitigation and Resilience
- Economic Development
- Parks and Open Space Future Land Use/Zoning
- Housing and Human Services
- Natural Resources
- Rural Area Concerns
- Services and Utilities
- Transportation

A total of 131 points and 10 lines were created from comments. Map 38 summarizes the distribution geographically and per theme.

¹⁶⁰ [Link to *Northeast King County Subarea Plan Scoping Feedback App \(arcgis.com\)*](#)

MAP 39: INTERACTIVE ENGAGEMENT WEB MAP



A large majority of the points were focused on the Fall City area, with other areas in the lower valley being common locations. The most common topic was 'Transportation' where comments mainly focused on road maintenance. The second most popular topics was 'Parks and Open Space' where most comments focused on access to lands and improvements on existing facilities.

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

The County used social media throughout the project to increase participation. People in the subarea often communicate on Facebook and other social media. The Department of Local Services accounts and occasionally the Road Services Division accounts for Facebook, Instagram, and Twitter provided updates of plan status and opportunities to participate, often leveraging project-specific videos and other tools. During campaigns to drive participation toward a survey or attendance at a community meeting these announcements were often posted multiple times a week. During these campaign periods the Office of Councilmember Perry volunteered to spread the word as well, leveraging a network of multiple thousands of followers on social media. Almost all these announcements directed people to the project web page.

Another source of information includes King County's Unincorporated Area News, which has a monthly distribution countywide. These announcements gave high level overviews of plan progress and informed folks how to stay up to date. King County Department of Local Services staff emails and the project web page were provided in these announcements.

In September of 2022, the project lead participated in an hour-long radio interview on Valley 104.9 FM. The interview consisted of an overview of the Subarea Planning Program, this 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, 2022.

At times, the project team partnered with other organizations to help amplify announcements, to increase reach to networks beyond that of Local Services. Organizations that helped spread the 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

SPANISH LANGUAGE MEDIA POSTS

“Foro Para La Comunidad Hispana de Carnation y Duvall”, is a 63-member Facebook group representing the Hispanic community in and around Carnation and Duvall. King County Department of Local Services staff created a Facebook account to join this group and posted messages at engagement points in the Subarea Plan development (screenshot provided below) 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, explained several opportunities to engage and how to find out more about the Subarea Plan. A third message was sent informing the group of the public review period on June 7, 2023, asking to connect with individuals interested in providing feedback.

FIGURE 15: EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP

The image shows a screenshot of a Facebook group page. The group is titled "Foro para la Comunidad Hispana de Carnation y Duvall, WA" and has 63 members. The post, shared by Jesse Reynolds, is in Spanish and discusses a public plan for King County regarding the future of the Snoqualmie Valley. The post includes a list of activities: attending a library meeting on Sept 6, a Zoom event on Sept 27, a survey until Sept 22, and virtual office hours on Wednesdays. A link to a public input website and an email address are provided. The post is highlighted with a red border.

facebook

Discussion Featured Topics Members Media Files

*Esta no es mi casa de renta. Favor de ver la información de contacto en la siguiente publicación. No puedo contestar...

foro local de la comunidad. No es mi casa. así que no tengo más información... desperately seeking a rental. I'm posting here first--before posting online anywhere else. I will have a rental available May 1st Downtown house with 3 bed/2 bath; 4th bedroom can also be a family/bonus room. 2 driveway parking spaces (no garage) All new appliances and new flooring. Fenced, easy to maintain yards, front deck and side deck. Small/med dog possible. Utilities paid. \$2,975/mo plus deposit. Message me if interested please.

TRULIA.COM
26524 NE Allen Ct #4, Duvall, WA
98019 | Trulia

Jesse Reynolds shared a link.
8m

Si a Uds. les gustaría participar en un plan de King County sobre el futuro del Snoqualmie Valley tenemos oportunidades nuevas.

- Estaré en la biblioteca de Fall City el 6 de septiembre. 2-5pm (33415 SE 42nd Place, Fall City). ¡Por favor búsqnenme en el sitio para hablar sobre sus pensamientos del futuro del área y servicios de King County!
- Tendremos un evento por Zoom el 27 de septiembre a las 7pm. Interpretación para español estará disponible
- Tenemos una encuesta para finalizar la visión del plan y detalles de cambios de terreno y servicios en el Snoqualmie Valley hasta el 22 de septiembre con traducción en español
- Horas de oficina virtual conmigo cada miércoles a las 12:30 a 1:30pm.

Para más detalles por favor visite <http://www.publicinput.com/SnoValleyNEKC> (tiene botón de traducción en el parte arriba de la página). También puede mandarme un mensaje - jesreynolds@kingcounty.gov

KINGCOUNTY.GOV
King County, Washington - King County

Like Comment Send

Write a comment...
Press Enter to post.

Distribute and Post Fliers in English and Spanish Throughout the Subarea

FIGURE 16: EXAMPLE OF A SPANISH FLYER POSTED AT LA PASADITA IN DUVALL



Virtual Office Hours

The County held virtual office hours weekly from February to July 2023. Visitors ranged from curious community members wanting to find out more about the effort to directors of organizations interested in advocating for specific zoning and policy changes.

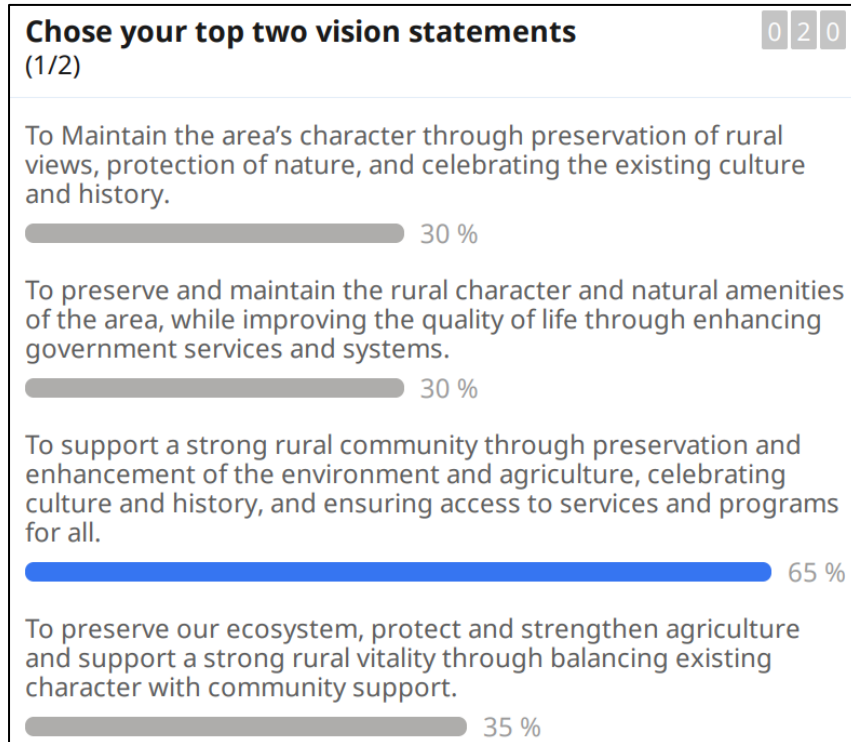
Subarea-Wide Events

VISIONING AND SCOPING KICKOFF EVENT ON ZOOM – MAY 2022

This virtual community event was the official kickoff for developing the vision, guiding principles, and scope for the Subarea Plan. It leveraged engagement during the meeting through interactive word clouds that captured ideas of community members (example below); multiple live question-and-answer periods where participants could share thoughts or questions over camera and audio or through text chat; and ten guest speakers representing a diverse set of geographies and interests within the subarea. Councilmember Perry was the featured guest and

Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement, this event represented a winding down of intense engagement before a complete draft of the 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 County Department of Local Services staff could use this event as a final step in refining this 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 (example below). Like the May meeting, this meeting included informational content, a feature presentation by Councilmember Perry, presentation of results to date, several guest speakers representing various interests and geographies from within the planning area, question-and-answer periods, and the multiple-choice questions. At the peak of the event there were over 40 attendees.

FIGURE 18: RESULTS FROM A LIVE POLL DURING THE MEETING USED TO HELP REFINE THE VISION STATEMENT



Feedback during this event included:

- Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- Desire to improve access to health and human services and mobility
- Desire to retain rural character
- Housing affordability is important
- 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

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.

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.

Booths at Community Events

King County Department of Local Services staff spent time during community events to spread the word about the Subarea Plan, gather feedback and encourage participation in the planning 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
- 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 [Review Draft Overview Video](#)

- 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

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 leaders and King County Department of Local Services staff members about how the local 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 end of this meeting was also the first presentation of the Subarea Plan to a large group. The 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 members discussed both long-range and short-term issues they would like to see government address.

Public Review Draft Meeting in Baring – July 2023

The County hosted an in-person public meeting at the Baring Fire Station on July 6. Twelve community members attended.

Participants discussed increasing affordable housing, limiting plans for visual buffers, disaster assistance, detail about the Snohomish River, mobility, parks services, internet and electricity reliability, and asked questions about zoning.

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.

Participants discussed preserving farmland, rural lands, and the impact of cities on the rural area. Participants also discussed services for people who are homeless, affordable housing, river use, wildlife habitat, trailhead crowding, and economic development.

Sno-Valley Senior Center Booth and Discussions – June 2023

A booth was set up outside the dining hall during a popular day for lunch, Friday June 23, 2023. When the dining hall filled with approximately 50 guests the County made an announcement about the Subarea Plan and encouraged people to visit the booth and share their thoughts.

Many participants had concerns about maintaining rural character and the growth the Valley cities have seen. Some participants had specific questions about the zoning on their parcels. One participant shared concerns about short-term rentals and how septic systems are not adequately equipped to address the amount of people that stay in them.

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.

Many of the participants had concerns with the growth occurring within the Cities of North Bend and Snoqualmie, as well as concerns with water supply. These feelings and others mostly centered around maintaining rural character, natural resources, and keeping space for wildlife. The general sentiment for this group was for there to be minimal development in the subarea.

Focus Groups

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

County planners also hoped to include youth and elderly focus groups but couldn't recruit enough members. They were, however, able to engage youth at meetings at schools or events. Elderly people were included in the other groups. The Unincorporated Skykomish group consisted only of two residents the first and second round, despite sending emails to residents of that area beyond the normal call to participate. The third Unincorporated Skykomish group saw more success, convening a group of six for the meeting.

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 email also gave group members who could not attend the meeting a chance to contribute feedback.

Unincorporated Carnation/Duvall Visioning and Scoping Meeting Summary – August 2022

This meeting was hosted virtually by King County and is a group that was formed solely for this 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

age in place - balance healthy systems and create rural economic development at the same time

- Want more human services support within valley, including mental health services, youth services, job training
- Want to strengthen agriculture locally, more support and ability to make money as a farmer

Preston/Mitchell Hill Visioning and Scoping Meeting Summary – August 2022

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. Top themes included:

- Need to preserve this rich and varied rural area, supporting environmental preservation and climate resiliency while creating sustainable access to natural areas
- The Growth Management Act and Urban Growth Boundary need to be upheld to 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, history, and character are important

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 purpose. Top themes included:

- Infrastructure and regulation (of vacation rentals in particular) are needed to provide access to the area's valuable natural spaces for visitors while balancing impacts to residents
- Affordable housing is needed
- There is a desire for a viable local economy that provides local jobs and services for residents

Unincorporated North Bend/Snoqualmie 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 purpose. Top themes included:

- Enhance the quality of life in unincorporated areas through maintaining and enhancing infrastructure systems, in particular flood resilience, active transportation, transportation services, roads, and parks and recreation
- Address housing affordability while maintaining the rural nature of unincorporated areas
- Promote economic development that leverages the area's existing amenities – natural resources, farming, tourism

Mobility & Human Services 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 purpose. Top themes included:

- Desire for a transit-connected subarea with the goal of increasing access to human service resources and a larger supply of affordable housing
- 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

Agriculture 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 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
- The group wants to see real strategies, timeline, and action, not just vision or legal protections

Fall City Visioning and Scoping Meeting Summary – September 2022

This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City 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

In addition to the feedback received in this meeting, the Fall City Community Association separately shared that they were interested in Fall City special use districts having the first right 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 outdoor; more open space for active and passive recreation; better connectivity for active transportation; preservation of mountain views; and improved maintenance and construction of new amenities in the existing parks.

Snoqualmie Pass Visioning and Scoping Meeting Summary – September 2022

This meeting was hosted by the newly formed Snoqualmie Pass Community Association in person at the Snoqualmie Pass Firehouse event space. Top themes included:

- Desire for more community spaces, both indoor and outdoor, including open spaces for recreation, infrastructure for active transportation, connectivity between neighborhoods, and preservation of natural amenities
- Services and infrastructure to support both residents and the large influx of weekend visitors, including safety improvements to State Route 906, trucking infrastructure, emergency services, water supply, snow removal, and resilience to natural hazards
- Improved tourism infrastructure, both in terms of accommodating tourists with basic infrastructure like roads and emergency services, and space for amenities desired by visitors, like areas for sledding

The second round of focus group meetings, geared toward reviewing a draft vision statement and guiding principles, and reviewing policy and map amendment policies, took place in February 2023. Below are summary findings from those meetings. These summaries were created after the meetings then emailed to the group members to help edit, add, and omit anything they felt needed refining.

Fall City Refine and Review Meeting – February 2023

This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City 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 maintaining the area's rural character and supporting Fall City businesses and local organizations.

Scoping Topics and Concepts:

- Need to have regulations that implement the policies.
- Add specificity on who is responsible and what action will be taken where possible.
- Reduce the "spill over" effect/impacts of urban density on the neighboring rural area. Focus on preserving rural character.
- Want more information on middle housing.

When presented with concepts for map amendments, referred to as Map Summaries, the group made several suggested changes to map summaries, which are included as part of the information summarized in the feedback tables above.

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.

The Vision Statement and Guiding Principles should be expanded to include celebration of diverse cultures and should reference whose culture and history.

Scoping Topics and Concepts:

- Housing should address homelessness, support for domestic violence victims, worker housing, and housing for farm workers
- 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.

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.

Vision and Guiding Principles should reference culture and history, define rural character, and include references to Fish, Farm, Flood Initiative.

Scoping Topics and Concepts:

- Resiliency, flooding, and climate change are priorities; Fish, Farm, Flood Initiative is limited to a specific area, but the Subarea Plan can focus on improvements (rather than restoration) to natural resource lands
- The Subarea Plan should address farm worker housing and housing affordability for middle class
- Support economic viability of farms through greater support and promotion of agritourism, allow additional point of sale locations, improve public safety and transportation

Map Summaries need to better link to the document. Suggested changing the Rural Forest Demonstration project to a potential carbon sequestration credit project.

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.

Vision Statement and Guiding Principles should focus on support for existing businesses, with growth of business and affordable housing in the cities.

Scoping Topics and Concepts:

- 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

For the Map Summaries, the group is still in agreement with Preston Industrial limitations, though the language could be improved.

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.

Scoping Topics and Concepts:

- 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

The group was generally okay with the Map Summary concepts.

Snoqualmie Pass Refine and Review Meeting – February 2023

This meeting was hosted virtually by King County and is a group that was formed in partnership between King County and the Snoqualmie Pass Community Association. Themes are below.

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.

Scoping Topics and Concepts:

- 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.
- No comments for housing and human services, parks and open space, transportation, services and utilities, economic development.

Unincorporated North Bend/Snoqualmie 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 supports the Vision Statement and Guiding Principles but were concerned that goals are somewhat lofty.

Scoping Topics and Concepts:

- Prioritize housing choice, encouraging cities to have policies that result in affordable housing such as allowing ADUs on residential properties.
- Improve transportation, including access to services, transportation during flood events and emergencies, and active transportation networks like connecting regional trails.
- 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.

The group was encouraged that not a lot of changes are proposed in the Map Summaries.

SUMMER 2023 FOCUS GROUP MEETINGS

The third series of focus group meetings was held in June and July 2023 to hear feedback on the Public Review Draft of the Subarea Plan.

Fall City Public Review Draft Meeting – June 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. Four people attended. Top themes included:

- 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.
- Address the inconsistency of utilities and services in Fall City, including sewer and septic services and faulty power grids.

Snoqualmie Pass Public Review Draft Meeting – June 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this 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.
- Support additional affordable housing for full-time community members and seasonal workers that also maintains the character of Snoqualmie Pass and mitigates impacts on the surrounding natural area.

Unincorporated North Bend Public Review Draft Meeting – June 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this 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.
- Maintain existing housing availability for the area, understanding the limited role of “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.

Unincorporated Skykomish Public Review Draft Meeting – 6/28/2023

This meeting was hosted virtually by King County and is a group that was formed solely for this 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.

Preston/Mitchell Hill Public Review Draft Meeting – June 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this 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.
- 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.
- 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.

Unincorporated Carnation/Duvall Public Review Draft Meeting – July 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. Four people attended. Top themes included:

- 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 55 years and older to age in place.
- Protect forests and other natural spaces through limiting access to trailheads and mitigating damages from tourism and agritourism.
- Improve transportation in the area, including bus services and bike lanes, through increased coordination with transit agencies and the Washington State Department of Transportation.

Mobility and Human Services Public Review Draft Meeting – July 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. Two people attended. Top themes included:

- 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 .
- 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.

Agriculture Public Review Draft Meeting – July 2023

This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. Three people attended. Top themes included:

- 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.
- 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.
- Consider the long-term health of the area when deciding whether to implement a septic system or a long-term sewage system.

High School Classes and Youth Board Meetings

Several communications were made by King County Department of Local Services staff to Snoqualmie Valley School District and Riverview School District administrators and staff, including both districts' multi-language learning administrators, Two Rivers Big Picture School (alternative high school in Snoqualmie), Empower Youth Network, and the Mt Si Metropolitan Parks District. These communications were an attempt to engage with youth and get their feedback. Though more touchpoints with the youth of the area would be desired, the times that interactions were made proved to be valuable.

Snoqualmie Valley Youth Council

One avenue for engaging with youth in the subarea was working with the Snoqualmie Valley Youth Council. The Council describes themselves as, “a group of local middle and high school students that plan and participate in community events and service projects.”

On October 17, 2022, the County met with the Council. The round-table style-meeting included introductions and a visioning discussion. Each student participant had the opportunity to share their thoughts on their community and desires for the future. Students said they like the nature that surrounds them and the community in general, but in general were dissatisfied with the quantity and type of residential development occurring in the incorporated areas. Students also had a desire for greater opportunities and activities for folks their age in town and felt there could be more commercial options. In general, students felt they did not want their area to 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.

Mount Si High School Multi-Language Learner Classroom

King County Department of Local Services staff went to a multi-language learning class to 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 about their ideas for the subarea. Top themes from the letters included:

- Support low-income community members by creating more affordable housing or considering alternative solutions such as housing stipends.
- 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.
- Increase access to public transportation by adding additional bus services throughout the subarea.
- Protect the environment and wildlife in the subarea and increase forest restoration efforts.

On June 14, 2023, the County conducted a similar class with the multi-language learning class, with a focus on the public review draft. Topics discussed in the class and in follow-up letters 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.
- 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.

Two Rivers Big Picture School

The County attempted creating internships for three students, but due to human resources and contracting complications official internships were not possible.

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 the families of the students their program supports.

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.
- 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.

Community Business Visits

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.

Full Circle Farms

Farmers, organizations supporting the farming community, and King County Department of Natural Resources and Parks all shared that only a few farms within the Snoqualmie Valley have more than a couple migrant workers. One farm that has approximately 15 migrant workers, mostly from El Salvador through H-1 visas, is Full Circle Farms. King County Department of Local Services staff spoke with Full Circle Farms owner Andrew Stout at a Snoqualmie Valley Watershed Improvement District field event on June 3, 2022. Mr. Stout discussed the challenges of permitting temporary worker housing. Mr. Stout offered to connect the project lead with farmworkers, but the County team was unable to get ahold of him after the event as it was the middle of growing season.

King County Public Health Eastgate Clinic

Flyers were posted by King County Department of Public Health staff at the King County Public Health Eastgate Clinic in English and Spanish during both March and June of 2022.

La Pasadita

The County visited La Pasadita, a Salvadorian bakery and restaurant in Duvall, twice and gave flyers (in English and Spanish) to the owners' son and asked him to encourage his friends and family to participate in the planning process.

One-on-One and Small Group Meetings

The County held many small meetings with various groups within the planning area. These meetings have ranged from high level introductions to the overall effort, to targeted discussions covering specific items, such as available services and the future land use of specific parcels. 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, 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 of elected officials, 23 were with local governments within or adjacent to the project area, two were with public school administrators, 50 were with residents, and six were with Tribal representatives.

Note: this list of meetings does not count impromptu phone calls or informal conversation, but only one-on-one or group discussions with prior planning. A complete list of these meetings is available upon request.

SeaMar

King County Department of Local Services staff attended a social event at Mt Si Senior Center for Spanish-speaking people aged 55 years and older on May 9, 2022. The SeaMar program started 25 years ago and is designed for people aged 55 years and older who speak Spanish to talk to folks their age. The program also helps with transportation to medical appointments and other benefit assistance like social security and citizenship. In the subarea, SeaMar events take 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 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.

Overall, the participants who visit the subarea appreciate the open space, safety, the climate, and social opportunities such as this event.

Snoqualmie Valley Mobility Coalition

The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the service provider Snoqualmie Valley Transit on several occasions regarding mobility in the subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the organization was used to spread the word on engagement opportunities. The County had several conversations with Amy Biggs, director of Snoqualmie Valley Transit, throughout the planning process. Findings from these meetings and conversations, in addition to several letters of support for Snoqualmie Valley Transit provided to King County Department of Local Services 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 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 between the County as a whole, Metro, and these services.

Spanish-Language Community-Based Organizations and Businesses

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 demographic data. Yareli had insights into the local Spanish-speaking population and estimated 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 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 Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of Salvadorian decent and becoming active in the Hispanic Community.

City Administrator Cortez also recommended the owners of the Carnation Ixtapa Restaurant, in addition to connecting with the owners of La Pasadita in Duvall and “Foro Para La Comunidad Hispana de Carnation y Duvall”, mentioned in the section covering social media above.

Hmong Farmer Interviews

The planning team conducted a series of interviews with Hmong farmers in the Snoqualmie Valley about their priorities for the subarea. Top themes included:

- Develop improved water management policies, particularly protections against flooding. Many Hmong farmers not only have crops and profits significantly impacted by flooding, 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, support for farmers impacted by floods, and alarm systems for flood warnings could create impactful changes, alongside better preparation to reduce flooding overall. Although flooding is the primary concern, protection against increasing summer droughts 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

Hmong farmers interviewed were interested in increased services and support for young people and people aged 55 years and older but felt that there was no point in adding more 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.
- Balance restoration with agriculture. The Hmong farmers understand the importance of restoration and see the benefits of environmental protections. When the river is clean and healthy, and the Valley's ecosystems are thriving, farming is easier. Knowing the importance of environmental protections, some farmers expressed concerns that land designated for restoration is not always maintained properly. Most community members 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 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 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.

Audit Studies that Detail Community Input on Similar Topics

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

Documented Meetings – June 2021 to August 2023

Documented meetings for the period of June 2021 to August 2023 are as follows:

¹⁶² Link to [Si View Metro Parks Community Interest and Opinion Survey Findings Report](#)

¹⁶³ Link to [A Supportive Community For All Community Needs Assessment](#)

¹⁶⁴ Link to [Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan](#)

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

TABLE 42: DOCUMENTED MEETINGS

Date	Organization	Type	Format
6/23/2021	Snoqualmie Valley Planning Committee	Local Government	Virtual
6/29/2021	Fall City Community Organization	Residents	Virtual
6/30/2021	Kittitas County	Local Government	Virtual
7/1/2021	Skykomish Mayor	Elected Official	In-Person
7/2/2021	Private Landowner	Residents	In-Person
7/20/2021	City of Snoqualmie	Local Government	Virtual
7/20/2021	Snoqualmie Indian Tribe	Indian Tribe	Virtual
7/28/2021	City of Carnation	Local Government	Virtual
8/3/2021	Chelan County	Local Government	Virtual
8/11/2021	City of Sammamish	Local Government	Virtual
8/11/2021	City of North Bend	Local Government	Virtual
8/12/2021	City of Issaquah	Local Government	Virtual
8/13/2021	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
8/30/2021	Snohomish County	Local Government	Virtual
9/13/2021	DNRP Sno/Sky Coordination Team	Local Government	Virtual
9/16/2021	Stevens Pass Ski Area	Business	Virtual
9/16/2021	Snoqualmie Pass Community Group	Community Based Organizations	Virtual
9/21/2021	Kittitas County	Local Government	Virtual
9/27/2021	Fall City Community Association	Residents	Virtual
9/29/2021	Fall City Metropolitan Parks District	Community Based Organizations	In-Person

Date	Organization	Type	Format
10/1/2021	Evolution Projects development group	Business	Virtual
10/5/2021	Fall City Community Association	Residents	Virtual
10/11/2021	Fall City Community Association	Residents	Virtual
10/13/2021	Fish, Farm, Flood Initiative 2021 Retreat	Coalition/Hybrid	Virtual
10/13/2021	Empower Youth Network	Community Based Organizations	Virtual
10/25/2021	Fall City Community Association	Residents	Virtual
10/26/2021	Agricultural Community Representatives	Community Based Organizations	Virtual
11/12/2021	City of Duvall	Local Government	Virtual
11/15/2021	Tulalip Tribes	Indian Tribe	Virtual
12/6/2021	Business Impacts Northwest	Community Based Organizations	Virtual
12/6/2021	City of Carnation City Administrator	Local Government	Virtual
1/4/2022	Mountains to Sound Greenway, unincorporated stakeholders	Community Based Organizations	Virtual
1/19/2022	Si View Metro Parks District	Community Based Organizations	Virtual
1/25/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
3/10/2022	Office of Councilmember Perry	Elected Official	Virtual
3/15/2022	Tulalip Tribes	Indian Tribe	Virtual
3/17/2022	Snoqualmie Valley Transit	Community Based Organizations	Phone Call
3/21/2022	Fall City Community Association	Community Based Organizations	Virtual

Date	Organization	Type	Format
3/22/2022	A Supportive Community For All	Community Based Organizations	Virtual
3/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
3/26/2022	Local Services Town Hall	Residents	Virtual
4/6/2022	Empower Youth Network	Community Based Organizations	Virtual
4/6/2022	Encompass Northwest	Community Based Organizations	Virtual
4/6/2022	Office of Rep. DelBene	Elected Official	Virtual
4/15/2022	Snoqualmie Valley Preservation Alliance	Community Based Organizations	Virtual
4/18/2022	Snoqualmie Valley Human Service Coalition	Community Based Organizations	Virtual
4/18/2022	Fall City Subarea Stewards	Residents	Virtual
4/19/2022	Snoqualmie Valley Chamber	Community Based Organizations	Phone Call
4/19/2022	Hopelink	Community Based Organizations	Virtual
4/28/2022	Snoqualmie Pass Community Group	Residents	Virtual
5/2/2022	Fall City Subarea Stewards	Residents	Virtual
5/3/2022	Fall City Community Association	Residents	Virtual
5/9/2022	SnoValley Chamber of Commerce	Community Based Organizations	In-Person and Driving Tour
5/9/2022	SeaMar Spanish-speaking Senior Event	Residents	In-Person at Mt Si Senior Center
5/16/2022	Snoqualmie Valley Human Services Coalition	Community Based Organizations	Virtual
5/16/2022	Fall City Subarea Stewards	Residents	Virtual

Date	Organization	Type	Format
5/18/2022	Snoqualmie Valley Governments Association	Local Government	In-Person at Mt Si Senior Center
5/24/2022	Subarea Plan Kickoff Meeting	Residents	Virtual
5/26/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/1/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/1/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
6/3/2022	Local Roots Farm	Business	In-Person
6/3/2022	Snoqualmie Valley Watershed Improvement District	Community Based Organizations	In-Person/Tour
6/3/2022	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
6/6/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/7/2022	Carnation Farms	Business	Virtual
6/7/2022	Fall City Community Association	Residents	Virtual
6/10/2022	Ixtapa Carnation	Business	In-Person
6/10/2022	La Pasadita Duvall	Business	In-Person
6/10/2022	Snoqualmie Pass Community Group	Residents	In-Person
6/16/2022	City of Issaquah	Local Government	Virtual
6/16/2022	City of Sammamish	Local Government	Virtual
6/17/2022	Town of Skykomish	Local Government	Virtual
6/17/2022	City of Duvall	Local Government	Virtual
6/23/2022	City of Carnation	Local Government	Virtual
6/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/27/2022	City of North Bend	Local Government	Virtual

Date	Organization	Type	Format
6/30/2022	City of Snoqualmie	Local Government	Virtual
6/30/2022	Kittitas County	Local Government	Virtual
6/30/2022	Snohomish County	Local Government	Virtual
7/5/2022	Fall City Community Association	Residents	Virtual
7/11/2022	Snoqualmie Valley School District	Public School	Virtual
7/14/2022	Snoqualmie Valley Agricultural Commission	Residents	Virtual
8/25/2022	North Bend Farmers Market	Residents	In-Person
8/29/2022	Unincorporated Carnation/Duvall Residents	Residents	Virtual
8/30/2022	Preston/Mitchell Hill Residents	Residents	Virtual
8/31/2022	Snoqualmie Indian Tribe	Indian Tribe	Virtual
9/2/2022	Interview with residents of Unincorporated Skykomish	Residents	Virtual
9/6/2022	Fall City Library Office Hours	Residents	In-Person
9/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
9/7/2022	Weekly Virtual Office Hours	Residents	Virtual
9/12/2022	Unincorporated North Bend/Snoqualmie Residents	Residents	Virtual
9/13/2022	Snoqualmie Pass Community Group	Residents	Virtual
9/14/2022	Weekly Virtual Office Hours	Residents	Virtual
9/16/2022	Mobility and Human Services Representatives	Community Based Organizations	Virtual
9/19/2022	Agricultural Community Representatives	Residents	Virtual
9/19/2022	Fall City Community Association	Residents	Virtual

Date	Organization	Type	Format
9/20/2022	Live Radio Interview with Heather Stark, Valley 104.9	Residents	Recording for Live Radio
9/21/2022	Weekly Virtual Office Hours	Residents	Virtual
9/22/2022	Snoqualmie Pass Community core group	Residents	Virtual
9/27/2022	Community-wide Zoom Event	Residents	Virtual
9/28/2022	Weekly Virtual Office Hours	Residents	Virtual
9/29/2022	Riverview School District Multi-Language Learning leads	Public School	In-Person
9/29/2022	Fall City Community Member	Residents	In-Person
9/29/2022	Snoqualmie Pass Focus Group	Residents	In-Person
10/3/2022	Si View Metro Parks District	Residents	Virtual
10/4/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
10/5/2022	Weekly Virtual Office Hours	Residents	Virtual
10/12/2022	Weekly Virtual Office Hours	Residents	Virtual
10/17/2022	Snoqualmie Valley Youth Council (Si View Metro Parks)	Residents	In-Person at Si View Parks Headquarters
10/18/2022	Mountains to Sound Greenway Trust	Community Based Organizations	Virtual
10/19/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	WA State Department of Transportation	Government	Virtual
11/1/2022	WA State Department of Natural Resources	Government	Virtual
11/2/2022	Weekly Virtual Office Hours	Residents	Virtual

Date	Organization	Type	Format
11/7/2022	Mt Si High School Multi-Language Learning Program	Residents	In-Person During a Class
11/9/2022	Weekly Virtual Office Hours	Residents	Virtual
11/9/2022	Puget Sound Energy	Utility	Virtual
11/16/2022	Weekly Virtual Office Hours	Residents	Virtual
11/16/2022	Snoqualmie Pass Water/Wastewater Utility	Utility	Virtual
11/23/2022	Weekly Virtual Office Hours	Residents	Virtual
12/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
12/8/2022	Biweekly Meeting with Councilmember Perry	Council	Virtual
1/3/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
1/4/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/2/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
2/9/2023	Meeting with past and current Fall City Community Association presidents	Residents	Virtual
2/13/2023	Focus Group Meeting 2 - Mobility & Human Services	Community Based Organizations	Virtual
2/13/2023	Focus Group Meeting 2 - Fall Cities	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Agriculture	Residents/Community Based Organizations/Businesses	Virtual
2/22/2023	Focus Group Meeting 2 - Preston/Mitchell Hill	Residents	Virtual

Date	Organization	Type	Format
2/22/2023	Focus Group Meeting 2 - Unincorporated Carnation/Duvall	Residents	Virtual
2/23/2023	Focus Group Meeting 2 - Snoqualmie Pass	Residents	Virtual
2/24/2023	Focus Group Meeting 2 - Unincorporated North Bend/Snoqualmie	Residents	Virtual
2/28/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Annual Update - Tulalip Tribes	Indian Tribe	Virtual
3/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
3/8/2023	Annual Update - Snoqualmie Indian Tribe	Indian Tribe	Virtual
3/14/2023	Weekly Virtual Office Hours	Residents	Virtual
3/14/2023	Kittitas County State Route 906 meeting	Intergovernmental	Virtual
3/17/2023	Snoqualmie Pass Community Association	Intergovernmental/Community Based Organizations	In-Person
3/21/2023	Weekly Virtual Office Hours	Residents	Virtual
3/23/23	Snoqualmie Pass Community Meeting	Intergovernmental	Virtual
3/28/2023	Weekly Virtual Office Hours	Residents	Virtual
4/4/2023	Weekly Virtual Office Hours	Residents	Virtual
4/11/2023	Weekly Virtual Office Hours	Residents	Virtual
4/14/2023	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
4/18/2023	Weekly Virtual Office Hours	Residents	Virtual
4/25/23	Weekly Virtual Office Hours	Residents	Virtual

Date	Organization	Type	Format
4/27/23	City of Snoqualmie	Intergovernmental	Virtual
5/3/23	Weekly Virtual Office Hours	Residents	Virtual
5/17/23	Weekly Virtual Office Hours	Residents	Virtual
5/18/23	King County Forestry Commission	Appointed Officials	In-Person
5/18/23	Snoqualmie Pass Community Association	Intergovernmental	In-Person
5/23/23	Weekly Virtual Office Hours	Residents	Virtual
5/23/23	Si View Metropolitan Parks District	Intergovernmental	Virtual
5/30/23	Weekly Virtual Office Hours	Residents	Virtual
6/3/23	Duvall Days	Community Event	In-Person
6/5/23	Snoqualmie Valley Youth Council	Youth	In-Person
6/6/23	Fall City Community Association Monthly Meeting	Residents	Virtual
6/7/23	Weekly Virtual Office Hours	Residents	Virtual
6/8/23	Skykomish Library Office Hours	Residents	In-Person
6/8/23	Skykomish Food Bank	Residents	In-Person
6/9/23	Fall City Days	Community Event	In-Person
6/12/23	Subarea Public Review Draft Kickoff Event	Residents	In-Person and Virtual
6/13/23	Weekly Virtual Office Hours	Residents	Virtual
6/14/23	Mt Si High School Multilanguage Learning Program	Youth	In-Person
6/15/23	North Bend Library Office Hours	Residents	In-Person
6/15/23	Si View Farmers Market	Residents	In-Person

Date	Organization	Type	Format
6/19/23	Focus Group Meeting 3 – Fall City	Residents	Virtual
6/20/23	Weekly Virtual Office Hours	Residents	Virtual
6/21/23	Snoqualmie Pass Utility District	Intergovernmental	Virtual
6/23/23	SnoValley Senior Center	Residents	In-Person
6/23/23	Focus Group Meeting 3 – Snoqualmie Pass	Residents	Virtual
6/26/23	Carnation Library Office Hours	Residents	In-Person
6/27/23	King County Council Local Services and Land Use Committee	Intragovernmental	Virtual
6/27/23	Weekly Virtual Office Hours	Residents	Virtual
6/27/23	Focus Group Meeting 3 – Unincorporated North Bend/Snoqualmie	Residents	Virtual
6/28/23	Focus Group Meeting 3 – Unincorporated Skykomish	Residents	Virtual
6/29/23	Focus Group Meeting 3 – Preston/Mitchell Hill	Residents	Virtual
6/30/23	Mt Si Senior Center	Residents	In-Person
6/30/23	Fall City Library Office Hours	Residents	In-Person
7/3/23	Interviews with Hmong Farmers	Residents	In-Person
7/5/23	Focus Group Meeting 3 – Unincorporated Carnation/Duvall	Residents	Virtual
7/6/23	Focus Group Meeting 3 – Mobility and Human Services	Service Providers	Virtual
7/6/23	Baring Community Meeting	Residents	In-Person
7/7/23	Focus Group Meeting 3 - Agriculture	Service Providers	Virtual

Date	Organization	Type	Format
7/10/23	King County Department of Natural Resources and Parks Sno/Sky Coordination Team	Intragovernmental	Virtual
7/11/23	Weekly Virtual Office Hours	Residents	Virtual
7/11/23	Unincorporated North Bend Community Meeting	Residents	In-Person
8/1/23	Snoqualmie Indian Tribe	Indian Tribe	Virtual

Appendix D: Fall City Subdivision Moratorium Work Plan Report

Fall City Subdivision Moratorium Work Plan Report

June 2024



King County

Executive Summary

This report is transmitted in response to Ordinance 19613, adopted on May 16, 2023. The Ordinance directs the Executive to conduct a work program that analyzes development regulations affecting lot dimensions, building size, and building bulk on residentially zoned properties within the Rural Town of Fall City (Fall City). In addition, this work program evaluates land use patterns, architectural and natural features, and community-identified cultural assets within the Fall City. The purpose of the analysis is to determine if current development regulations are appropriate and consistent with adopted policies and law regarding rural character and rural growth. The Department of Local Services (DLS) developed this report.

Under Revised Code of Washington (RCW) 36.70A.390, King County is authorized to adopt a moratorium 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 moratorium commencing upon its effective date. The moratorium is in effect from May 2023 to December 2023. During this time, the Executive completed this work plan to investigate whether additional regulation is necessary to preserve the rural character of Fall City. In accordance with Ordinance 19613, this work plan and its findings are to be attached to the ordinance adopting the Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan) when transmitted to the King County Council (Council).

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 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of Carnation (see Figure 1). Fall City is known locally and throughout the region as a small rural town.

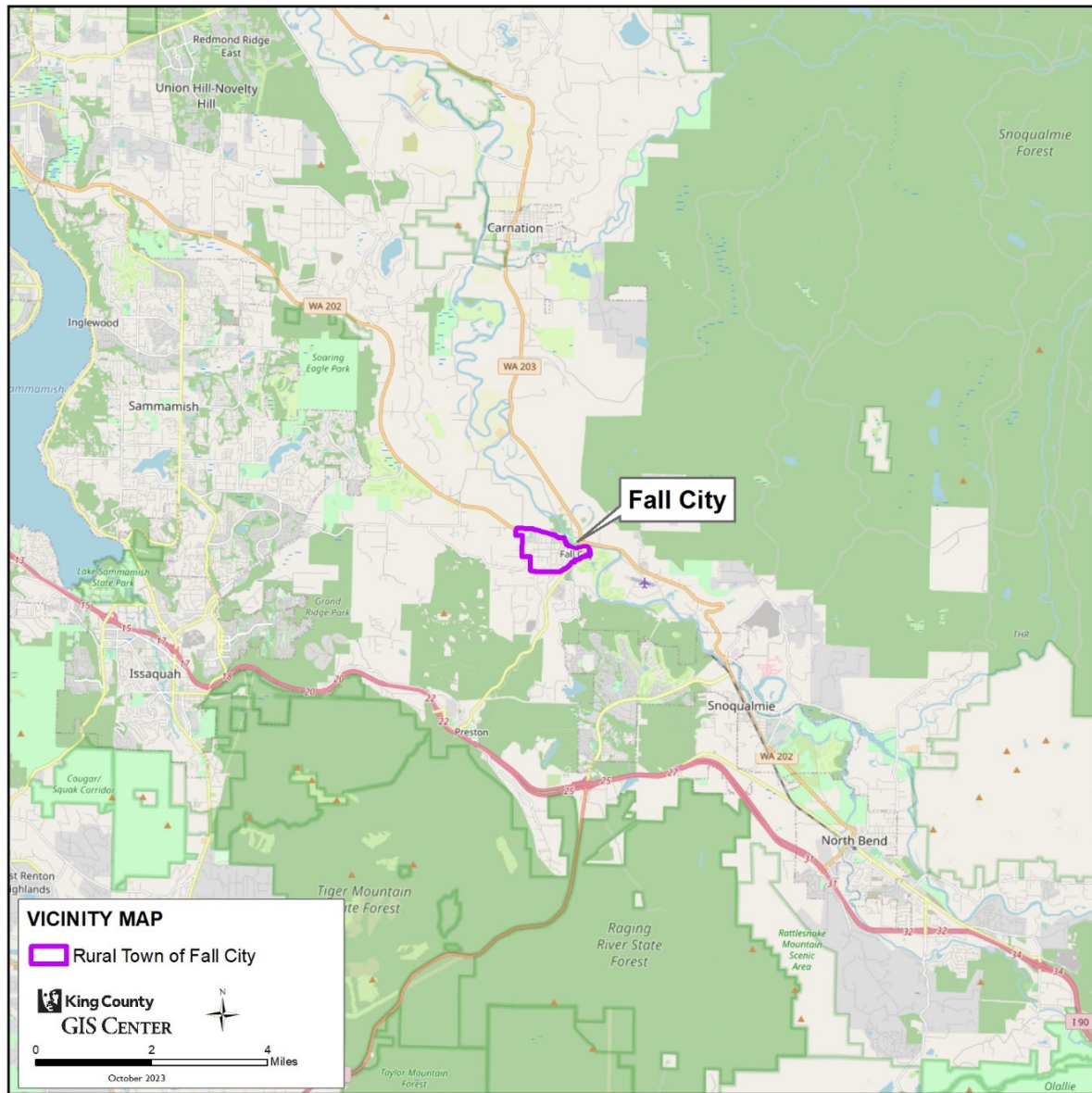
¹⁶⁶ [Link to Revised Code of Washington \(RCW\) 36.70A.390](#)

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.*

Figure 19. Fall City Vicinity Map



During the period of the development moratorium, the King County Department of Local Services (DLS) investigated whether additional regulation is necessary to preserve the rural character of Fall City. From that work, the Executive recommends development regulations to:

- better meet the intent of relevant King County Countywide Planning Policies (CPP) and King County Comprehensive Plan (Comprehensive Plan) policies, and
- address the concerns of the Fall City community and strive to preserve the rural character of the Rural Town.

The recommended regulations are in the form of a P-suffix development condition included in the Amendments to Land Use and Zoning Maps, which is Attachment C to Proposed Ordinance 2023-XXXX. P-suffix development conditions apply to specific properties and generally limit the ability for land

development.¹⁷⁰ The P-suffix regulation recommended was informed through analyses and community engagement. One analysis method was a review of development regulations. King County regulations were analyzed, in addition to state and federal regulations to ensure DLS staff understood the full scope of regulations affecting subdivision development in Fall City. Regulations analyzed include the RCW, the Washington Administrative Code (WAC), United States Environmental Protection Agency Fact Sheet 13, King County Board of Health Code (BOH Code), King County Stormwater Code - King County Code (KCC) Chapter 9.04, the King County Stormwater Design Manual (KCSWDM), and King County Zoning Code - KCC Title 21A. The CPPs and the Comprehensive Plan were also reviewed to provide a deeper context of the policy framework.

A quantitative and qualitative analysis of rural character specific to Fall City was completed by DLS, with 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.

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.

DLS staff compared their findings of the analysis of the regulations, the community’s ideas of community character, and the findings of the site analysis to determine if additional regulations were needed. This effort resulted in the development of proposed P-suffix regulations. The purpose of the recommended regulations is to better align new development with the established rural character of Fall City, while protecting property rights and allowing reasonable development that contributes positively to the community. Table 1 summarizes the recommended P-suffix regulation.

Table 43. Recommended P-Suffix Regulations

Recommended Amendment	P-Suffix Amendment Basis
Establish criteria for creating more common open space.	To provide more outdoor recreation and open space, a regulation is recommended to guarantee that when recreation space is required, it will be an outdoor facility.
Modify dimensional standards to reduce building mass and create more space between buildings.	The recommended P-suffix regulation includes dimensional standards that would reduce building mass and increase yard setbacks, increasing more space between buildings. A new minimum lot size is recommended. The recommended larger minimum lot size of 12,500 square feet is the minimum lot size needed for an on-site septic system, as this area does not have access to a municipal wastewater system. On a 12,500 square foot lot, minimum lot width would be increased from 30 feet to 60

¹⁷⁰ For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to [KCC Title 21A](#).

¹⁷¹ Link to [Framework \(weareframework.com\)](#)

Recommended Amendment	P-Suffix Amendment Basis
	<p>feet. Minimum street setback would be increased from 10 feet to 15 feet. Minimum interior setback would be increased from 5 feet to 10 feet. Maximum impervious surface would be reduced from 55 percent to 40 percent.</p> <p>An additional 5% impervious surface percentage would be provided for driveways that lead to detached garages set beyond the house footprint. This encourages the use of detached, rather than attached garages, which reduces visual mass and driveway width, avoids having garage doors be the main architectural feature, and opens sightlines from the street.</p>
Buildings should be proportional to parcel sizes at a scale similar to older developments of Fall City.	The recommended P-suffix regulations require larger setbacks, less impervious surface coverage, and reduced height. Detached garages are incentivized to reduce visual bulk, resulting in the development of homes that are proportional to parcel size at a scale similar to older developments in Fall City.
Encourage keeping stormwater on-site.	The recommended P-suffix regulations require a minimum lot size, rather than a maximum density. Treating stormwater on individual lots dramatically reduces the size of stormwater facility needed, allowing for dispersion of stormwater, versus the creation of engineered facilities such as vaults.

Background

Department Overview

DLS works to promote the wellbeing of residents and communities in unincorporated King County by seeking to understand their needs and delivering responsive government services. This includes conducting outreach for and developing the County’s subarea plans, which are community-driven plans that outline a 20-year vision and implementing policies for each of King County’s six rural Community Service Areas and five large urban Potential Annexation Areas. Within DLS, the Permitting Division provides land use, building, and fire regulatory and operating permits; code enforcement; and a limited number of business licenses in unincorporated areas of the County.

Key Context

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 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of Carnation. Fall City is composed primarily of a residentially zoned area, and a small commercial area. The residential portion of the rural town is zoned R-4, which is a medium-density residential zone. The purpose of the R-4 zone is to implement Comprehensive Plan goals and policies for housing quality, diversity, and affordability by providing for a mix of predominantly single detached residences and other development types, with a variety of sizes. R-4 zoning is found in Rural Towns as well as within the Urban Growth Areas (UGAs) of the County. A recent development in Fall City consists of homes located only a few feet from each other, with minimal open space between homes. The density of homes in this subdivision is much greater than other parts of Fall City. The development looks like a development one would expect to find in a suburb within the UGA, rather than one in a rural town that should represent rural character. This development is the inspiration for the moratorium in effect for Fall City as of May 2023.

Regulatory Overview for Growth Planning

The guiding law for growth and development in Washington State is the GMA.¹⁷⁴ The GMA requires the fastest growing cities and counties in the state to complete comprehensive plans and development regulations to guide future growth. The plans and regulations must protect critical environmental areas and conserve natural resource lands such as farms and forests. Comprehensive plans provide a vision and a blueprint for the future growth of a county or city. They provide goals and policies for elements of growth including land use, housing, transportation, and utilities. The goals and policies of a comprehensive plan must reflect multicounty planning policies (MPPs) and countywide planning policies (CPPs).

MPPs are regional policies that provide a region’s plan for growth. The Puget Sound Regional Council provides these plans in a document titled VISION 2050 that guides the growth of the central Puget

¹⁷² Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.

¹⁷³ The King County Comprehensive Plan is the guiding policy document for land use and development regulations in unincorporated King County, and for regional services throughout the County including transit, sewers, parks, trails, and open space. It is adopted as a requirement of state law. [Revised Code of Washington Chapter 36.70A](#)

¹⁷⁴ Link to [GMA Laws and Rules - Washington State Department of Commerce](#)

Sound region including King County.¹⁷⁵ The multicounty planning policies provide a framework for updating countywide planning policies.

The primary purpose of countywide planning policies is to ensure consistency between the comprehensive plans of cities and counties sharing a common border or related regional issues.¹⁷⁶ Subarea plans clarify, supplement, or implement comprehensive plan policies for a specific area or community. Zoning code and development regulations provide restrictions on land use and must be consistent with subarea plans and a comprehensive plan, both of which must be consistent with the CPPs and MPPs. There are various types of regulations and zoning codes including development review procedures codes, interim zoning ordinances, and moratoria. Unincorporated areas of King County, such as Fall City, are governed by the Comprehensive Plan and individual adopted subarea plans.

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.

¹⁷⁵ [Link to VISION 2050](#)

¹⁷⁶ [Link to King County Countywide Planning Policies](#)

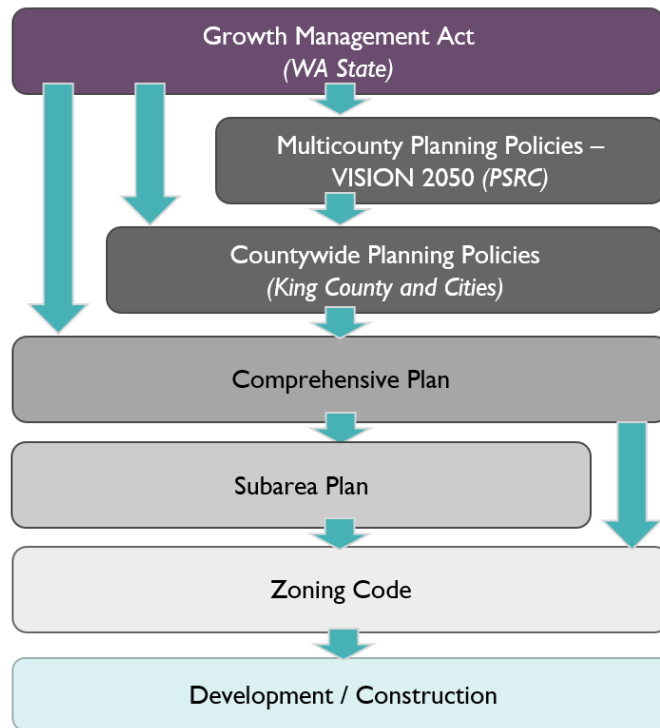
¹⁷⁷ [Link to King County Code 2.15.055.B.](#)

¹⁷⁸ [Link to Community Service Areas - King County, Washington](#)

¹⁷⁹ [Term definitions can be found in this link - King County Comprehensive Plan](#)

¹⁸⁰ [Link to Revised Code of Washington 36.70A.020](#)

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



Regulatory and Policy Background Specific to Ordinance 19613

State law under the GMA authorizes local governments to adopt a moratorium on land development.¹⁸¹ Moratoria halt specific actions for a specified amount of time, such as submitting an application for a residential subdivision.

King County is interested in evaluating the size and scale of residential development in 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. In contrast to past land segregations where each home has an on-site septic systems and stormwater management, a recent subdivision used a large on-site sewage system (LOSS) and shared stormwater tracts, which resulted in smaller residential lots and houses tightly clustered. This development pattern contrasts the rural character of the area, which is what the GMA was established, in part, to protect. The Council issued a moratorium on acceptance of residential subdivision applications in Fall City, to assess whether relevant zoning and development regulations are consistent with the GMA, the Comprehensive Plan, and other environmental land use laws. The moratorium is for a seven-month period from May 2023 to December 2023, providing DLS staff with time to investigate whether additional regulation is necessary. This report was prepared as part of that investigation.

According to the RCW 36.70A.030, ‘Rural character’ refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

¹⁸¹ Link to [Revised Code of Washington 36.70A.390](#)

- 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.¹⁸²

RCW 36.70A.030 defines "rural development" as:

...development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170.¹⁸³ Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element of a comprehensive plan. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

King County Comprehensive Plan and Countywide Planning Policies

Fall City is one of the three Rural Towns within the Rural Area geography identified by the Comprehensive Plan.¹⁸⁴ The Comprehensive Plan states the purposes of Rural Town designations 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." 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."¹⁸⁵

The Rural Area policy section goal statement in the CPPs is "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land."¹⁸⁶ Although there are no growth targets identified in the CPPs for the rural area, recent development trends show minimal growth is expected to occur in King County's rural area.¹⁸⁷

The Comprehensive Plan defines "rural growth" as "growth that is scaled to be compatible with and maintains the traditional character of the Rural Area." Comprehensive Plan Policy R-201 established a framework for rural character in King County, stating that "it is a fundamental objective of the Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement the Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities

¹⁸² Link to [Revised Code of Washington \(RCW\) 36.70A.030](#)

¹⁸³ Link to [Revised Code of Washington \(RCW\) 36.70A.030](#)

¹⁸⁴ Link to [King County Comprehensive Plan](#)

¹⁸⁵ Link to [King County Comprehensive Plan](#)

¹⁸⁶ Link to [King County Countywide Planning Policies](#)

¹⁸⁷ Link to [King County Urban Growth Capacity Report](#)

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.

Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area, including Rural Towns, to comply with the GMA, to prevent sprawl and the overburdening of rural services, to reduce need for capital expenditures, to maintain rural character, to protect the environment, and to reduce transportation-related gas emissions. Policy R-302, 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.

[Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan](#)

The King County Executive transmitted the Subarea Plan and an update of the Comprehensive Plan in December 2023, with anticipated adoption by the Council in December 2024. As part of the Subarea Plan, the Executive evaluated the size and scale of residential development in Fall City to ensure that the range of development is compatible with the County's goals for the Rural Area and is consistent with rural character.

[Interim Zoning Ordinance](#)

The Council is contemplating the adoption of an interim zoning ordinance (Proposed Ordinance 2023-0202), which would commence at the expiration of the moratorium adopted in Ordinance 19613 and would end at the anticipated adoption of the Subarea Plan.^{188,189} 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 evaluates whether additional regulation is necessary.

Report Methodology

DLS staff conducted the analysis and community engagement, identified recommendations, and developed this report with the help of a consultant, Framework. Framework is a consulting firm that specializes in planning, urban design and architecture.¹⁹⁰

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.

[Community Engagement Specific to this Work Plan](#)

Engagement with Fall City on the Subarea Plan lasted almost two and a half years, and consisted of many activities, such as: focus groups, community meetings, virtual surveys, and individual discussions with community members. Beyond engagement associated with the Subarea Plan, DLS staff and the consultants conducted engagement activities with the community specific to this work plan. On August 21, 2023, DLS Staff and the consultant team hosted an online open house to share the preliminary findings of this report and collect community input. This was followed by an in-person presentation and discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total,

¹⁸⁸ An interim Zoning Ordinance is a set of temporary development regulations that are in effect while new regulations are being developed.

¹⁸⁹ Link to [Proposed Ordinance 2023-0202](#)

¹⁹⁰ Link to [Framework \(weareframework.com\)](http://weareframework.com)

approximately 40 community members attended the two meetings in-person or virtually and shared their thoughts. DLS invited Community members follow-up with staff through email; comments were received through email from five community members.

The community engagement process identified four community priorities for future residential growth, including:

1. Providing open sightlines and proper proportions of homes to size of lots
2. Provision of usable open space within a development
3. Retaining trees
4. Maintaining neighborhood connectivity

Report Requirements

This section is organized to align with the requirements for this Report outlined in Ordinance 19613, Section 2.C.

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

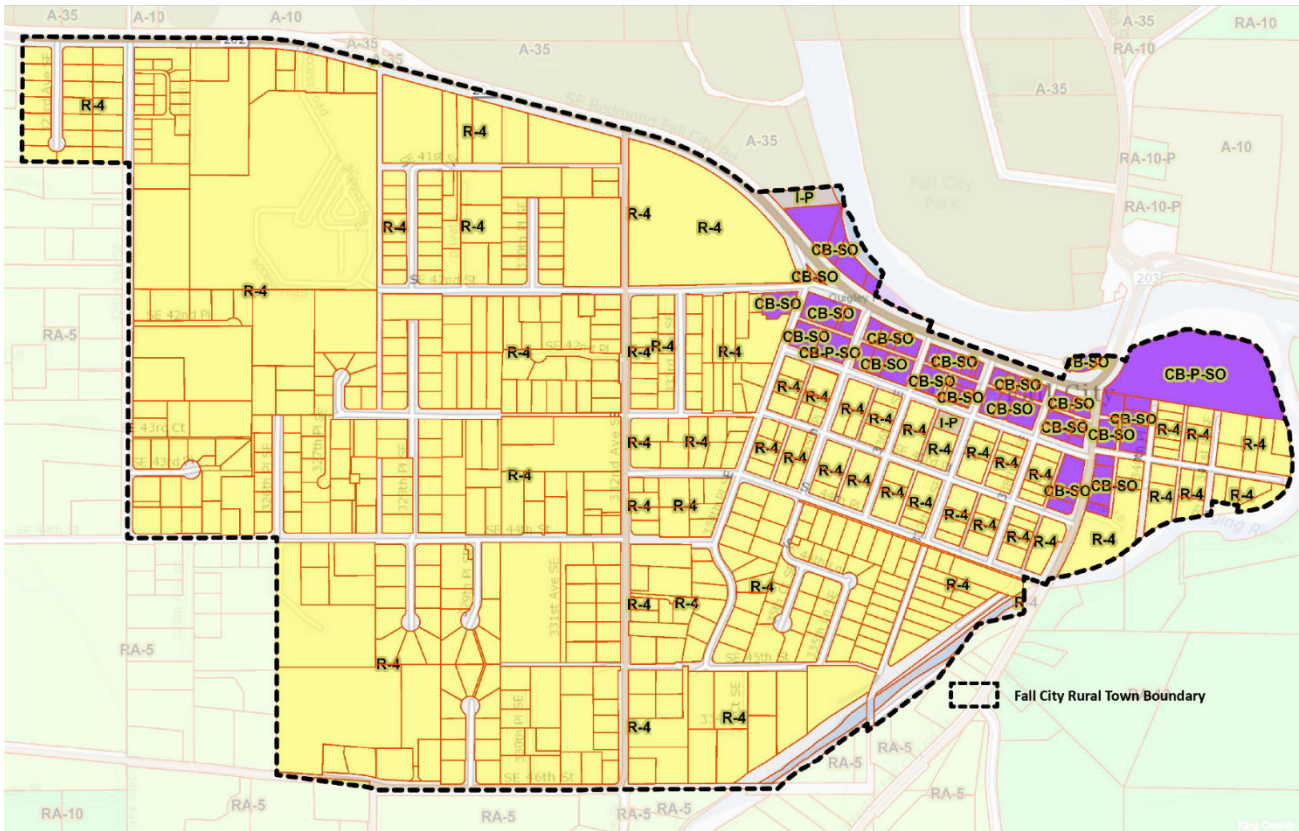
This sub section summarizes the current development regulations, as of 2023, affecting lot dimensions and building size and bulk for residentially zoned properties in Fall City. This includes regulations from the KCC, BOH Code, and RCW.

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.

The residential portion of Fall City, outside of its commercial district, is comprised entirely of a zone titled R-4. The purpose of the R-4 zone is to provide a mix of predominantly single detached residences. Residential development within Fall City outside of its commercial district is subject to the regulations for the R-4 zone. This study is considering whether the R-4 development regulations are preserving the rural character of Fall City. The R-4 zone classification is used in other parts of unincorporated King County (urban areas and other Rural Towns), and most of the standards are not specific to Fall City. The R-4 zone 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 drain fields counting towards the project density. The gross density approach therefore allows for smaller parcel sizes. Other standards applicable to the R-4 zone in Fall City are summarized below.

Figure 21. FALL CITY ZONING MAP



King County Code Chapter 21A.12 Development Standards¹⁹¹

- Maximum density four dwelling units per acre
- No minimum density
- Minimum lot area for construction: 2,500 square feet
- Minimum Street Setback: 10 feet
- Minimum Interior Setback: 5 feet
 - These standards may be modified under the provisions for zero-lot-line and townhouse developments
 - Garages, carports and fenced parking areas must be set back 25-feet from the property line when using a joint use driveway
- Minimum Lot Width: 30 feet
- Base Height: 35 feet; Max Height: 75 feet with additional setback
- Maximum Impervious Surface: 55 percent of lot area
 - Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of KCC requirements to locate features over which the applicant does not have control

King County Code (KCC) 21A.08.030 Residential Land Uses

¹⁹¹ [Link to King County Code Title 21.A](#)

One accessory dwelling unit (ADU) is allowed per single detached residences. In most circumstances ADUs cannot exceed 1,000 square feet. They cannot exceed base height unless constructed wholly within an existing dwelling unit. Off-street parking is not required for ADUs.

King County Code (KCC) 21A.18.030 Computation of Required Off-Street Parking Spaces

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

King County Code (KCC) 21A.14.180 On-Site Recreation – Space Required

KCC 21A.14.180 requires on-site recreation space for residential developments. Each recreation space is owned and managed by the homeowners association (HOA). Recreation space may provide amenities such as playground equipment, sport courts, sport fields, picnic areas, and trails. KCC 21A.14.180.C.9. states that any recreation space located outdoors (except for recreation space that is part of some stormwater tracts) must be located adjacent to, and be accessible by, trail or walkway to any existing or planned municipal, county, or regional park, public open space, or trail system. This requirement results in connectivity with the neighborhood. KCC 21A.14.185 allows a fee-in-lieu of on-site recreation space if the recreation space provided within a county park in the vicinity will be of greater benefit to the prospective residents of the development.

King County Board of Health Code (BOH Code) 13.24.020

This Code outlines the requirements for small on-site septic systems (OSS).

- The minimum lot size when creating new lots using OSS must be established by the health officer based on the information submitted and any on-site inspections by the health officer. 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.
- Factors are listed that may be considered when determining the type of on-site system, connection to sewers, or establishing minimum lot size area. These factors include soil conditions, drainage, setbacks from property lines, water supplies, rights of way, easements, and more.

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

According to the Public Health – Seattle & King County’s 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.¹⁹² It is a best management practice (BMP) to not place plants over the septic system as they may be disturbed or destroyed with repair work. The septic tank, drain field, and reserve area should be clear of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets, sand boxes, or parked vehicles.¹⁹³

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

Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-272B¹⁹⁸

The WAC regulates LOSS. The regulations in WAC Chapter 247-272B can impact the rural character of developments by determining where a LOSS can be located within a development site, and by limiting the density of a development due to the amount of flow the system is able to accommodate. There are horizontal setbacks that determine the distance a LOSS must be sited from specific soil types. There are also vertical setbacks that require the LOSS to be sited specific distances from specific soil types as well as the water table. LOSS systems serve an entire project site, and flows are limited based on the size and soil type of the project area. For example, the limit for project areas with certain soil types is 900 gallons per day per acre (GPD/acre), while the limit for project areas with other soil types could be 1,475 GPD/acre.

King County Code (KCC) Chapter 9.04 Stormwater Runoff and Surface Water and Erosion Control

Stormwater requirements found in the King County Surface Water Design Manual (KCSWDM) do not limit the size or density of lots, but County requirements to mitigate stormwater runoff may limit the use of a lot.¹⁹⁹ When stormwater thresholds are exceeded, the developer is required to install flow control best BMPs or flow control facilities, such as stormwater ponds, detention vaults, etc. The placement of flow control BMPs or facilities may reduce the area available for development. Section 1.2.2.3 (page 1-36) of the KCSWDM requires the screening of aboveground stormwater facilities, making these visual amenities. Aboveground stormwater facilities such as ponds sometimes serve as wildlife habitat, and stormwater vaults are often used as pocket parks offering amenities such as sport courts or children’s play equipment. The most common thresholds that would result in a Fall City subdivision 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

¹⁹⁴ Link to [KCBOH 13.60.005\(A\) and KCBOH 13.60.020\(D\)](#)

¹⁹⁵ Link to [USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13](#)

¹⁹⁶ Link to [USEPA Onsite Wastewater Treatment Systems Manual \(Subsurface wastewater infiltration system design in a restricted area page 5-28\), USEPA Onsite Wastewater Treatment Systems Manual 3.3.3 \(Variability of wastewater flow page 3-7\), and USEPA Onsite Wastewater Treatment Systems Manual 3.5.1 \(Minimizing residential wastewater volume page 3-12\)](#)

¹⁹⁷ Link to [KCBOH 13.60.005\(A\)\(7\)](#)

¹⁹⁸ Link to [Large on-site sewage system regulations](#)

¹⁹⁹ Link to [King County Surface Water Design Manual](#)

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

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.

Methodology and Reference of Sites Selection for Residential Development Study

Framework performed a qualitative and quantitative analysis of the residential patterns for a study area consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the analysis was to compare the existing development patterns against the current development regulation requirements. This was done to evaluate typical land use patterns and architectural features in Fall City. This study is used as a base to recommend potential development regulation amendments.

The three example sites were 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.²⁰⁰ 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).

²⁰⁰ [Link to Landmarks Commission - Historic Preservation - King County, Washington](#)

Figure 22. STUDY AREAS ZONING

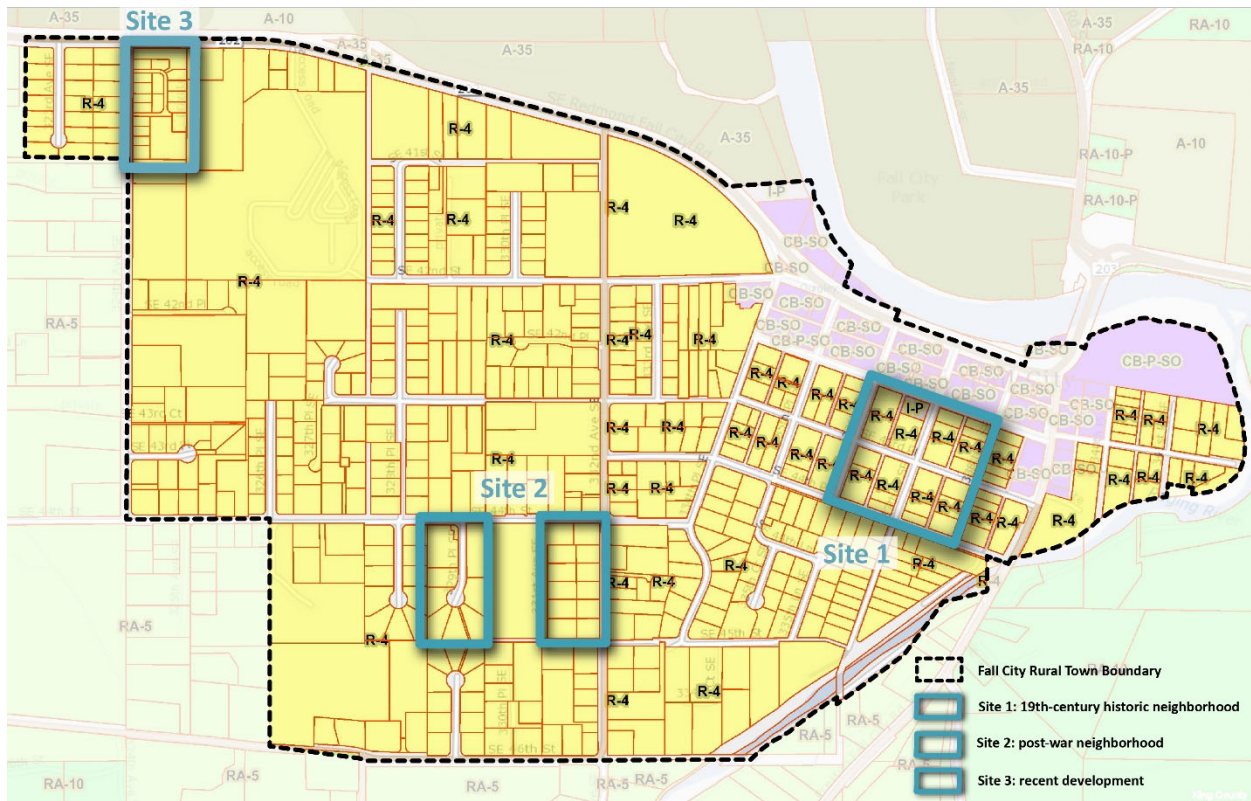


Table 44. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Lot amount	552	20	19	20
Median lot size	0.32 acres (14,094 sf*)	0.24 acres (10,500 sf*)	0.38 acres (16,474 sf*)	0.14 acres (6,299 sf*)
Median FAR**	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross density (du/ac)***	1.81	2.1	2.07	3.40
Median net density (Range net density) (du/ac)***	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average building footprint	1,336 sf*	1,070 sf*	1,501 sf*	1,216 sf*

*SF = square feet

**FAR = floor area ratio

***du/ac = density units per acre

Site 1 Analysis

Site 1 is located within the Fall City historic residential district, which was designated as a Community Landmark District by the King County Landmarks Commission in 2002. The 15-block district was originally platted in 1887 and contains 32 buildings that the commission identified as "contributing buildings," representative of the early twentieth-century rural character. Specifically:

- Lots are of various size
- Buildings placed on large open lots, set back 20 feet from the street
- Architectural styles vary between Late Victorian, Queen Anne, Colonial Revival, and Craftsman/bungalow
- Building heights range from one to two stories, and frequently include, small, detached garages or barns on the rear alley side or adjacent side of the street
- There are few short segments of paved sidewalk along the public streets throughout the Site 1 neighborhood
- Alleys are unique to this area of Fall City and are wide, providing access to the rear yards and allowing for rear detached garages
- Open spaces on these lots are generous, open, and continuous, allowing views into and across property lines

Table 45. SITE 1 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net site density	3.2 du/ac*
Gross site density	2.1 du/ac*
Median lot size	0.24 acres (10,500 sf**)
Typical lot dimensions	140 feet x 100 feet; 140 feet x 75 feet
Average lot coverage	10.07%
Building height	1 story
Average building footprint	1,062 sf**
Typical buildings	Various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width***	75 feet
Sidewalks	Yes (no curbs)
Alley access	Yes
Street parking	Yes

*du/ac = density units per acre

**sf = square feet

***ROW = right-of-way

Figure 23. Site 1 Aerial View



Figure 24. Various Building Styles - Historic Victorian Style Building



Figure 25. Various Building Styles - Cottage with Attached Garage



Figure 26. Wide Paved Street without Curbs



Figure 27. Detached Garages or Barns on the Rear



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

Table 46. SITE 2 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net site density	2.57 du/ac*
Gross site density	2.07 du/ac*
Median lot size	0.38 acres (16,474 sf**)
Typical lot dimensions	160 feet x 100 feet
Average lot coverage	9.08%
Building height	1 story
Average building footprint	1,500 sf**
Typical buildings	One- and two-story ranch homes, gable and valley roof
Landscape feature	Large mature trees
ROW width***	60 feet, 80 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	Yes

*du/ac = density units per acre

**sf = square feet

***ROW = right-of-way

Figure 28. Site 2 Aerial View



Figure 29. Small Cottage on Open Lot



Figure 30. One-Story Ranch Home with Attached Garage



Figure 31. Cul-de-Sac



Figure 32. Lush Evergreen Trees in this Area



Site 3 Analysis

Site 3 is the recent subdivision development that uses the LOSS system, located on the northwest side of Fall City along Redmond Fall City Rd SE (SR 202). It subdivided an original 4.25-acre parcel to create 17 single detached residences, featuring a shared open space on the south side (41,238 square feet) and a stormwater pond (24,632 square feet) on the north side of the site.

- The built form on this site is characterized by large buildings on small, narrow lots, ranging from 5,000 to 8,000 square feet, with lot widths varying from 50 to 60 feet
- All buildings were constructed during the same period, and their architectural styles are repetitive, with most being the same floor plan varying only by color
- The road has a six-foot-wide marked sidewalk area
- Development uses minimal 10-foot setbacks, maximizing the building area with little area for landscape at the front yard
- A 12-foot landscape buffer fronts the 324th Avenue parcel line

Table 47. SITE 3 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net site density	7.08 du/ac*
Gross site density	3.40 du/ac*
Median lot size	0.14 acres (6,299 sf**)
Typical lot dimensions	105 feet x 50 feet; 107 feet x 60 feet
Average lot coverage	20.16%
Building height	2 story
Average building footprint	1,200 sf**
Typical buildings	Two-story ranch style
Landscape feature	Small lawn with some short shrubs
ROW width***	90 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	No

**du/ac = density units per acre

**sf = square feet

***ROW = right-of-way

Figure 33. Site 3 Aerial View

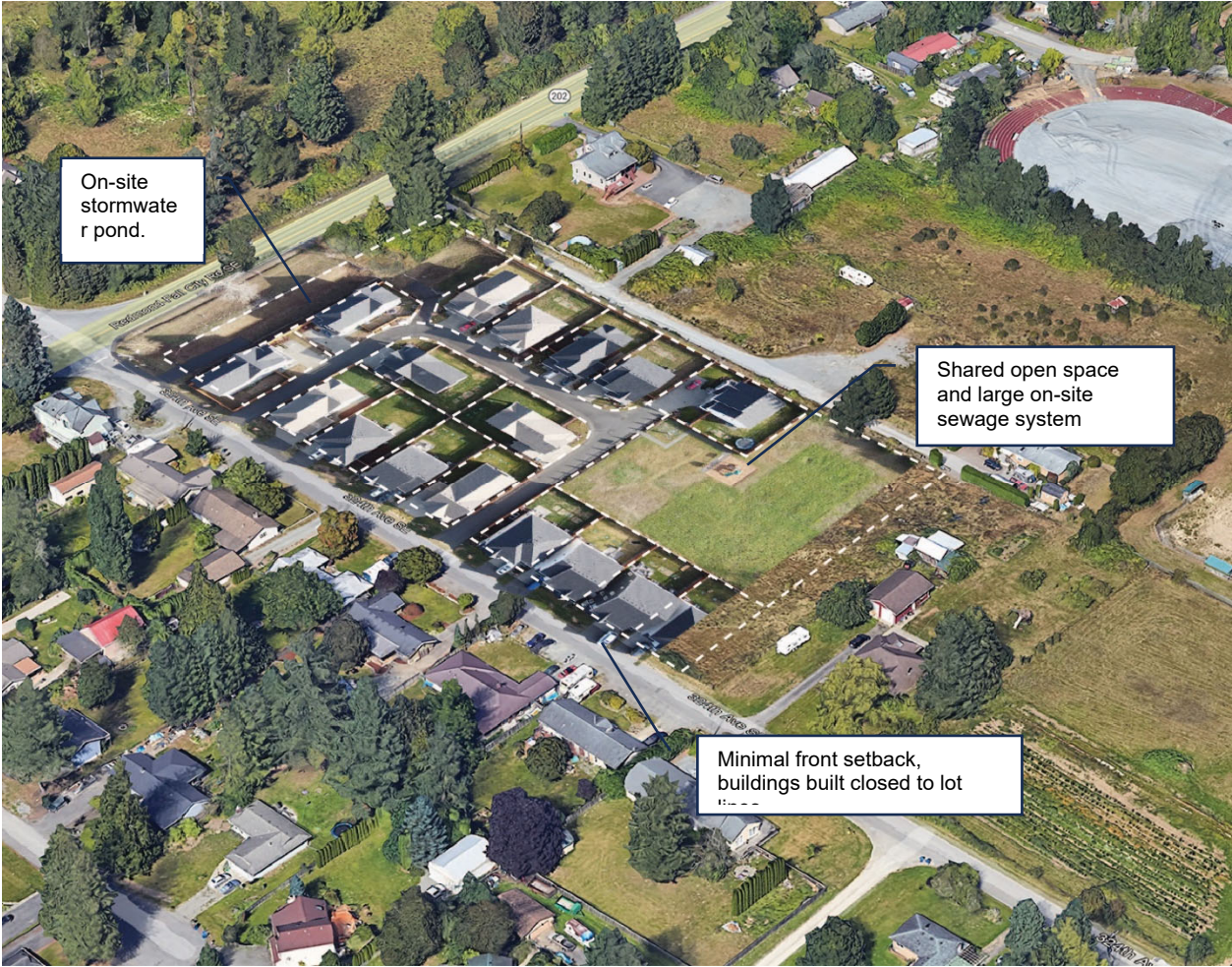


Figure 34. Repetitive Architectural Style



Figure 35. Minimal Landscape or Open Space at the Frontage



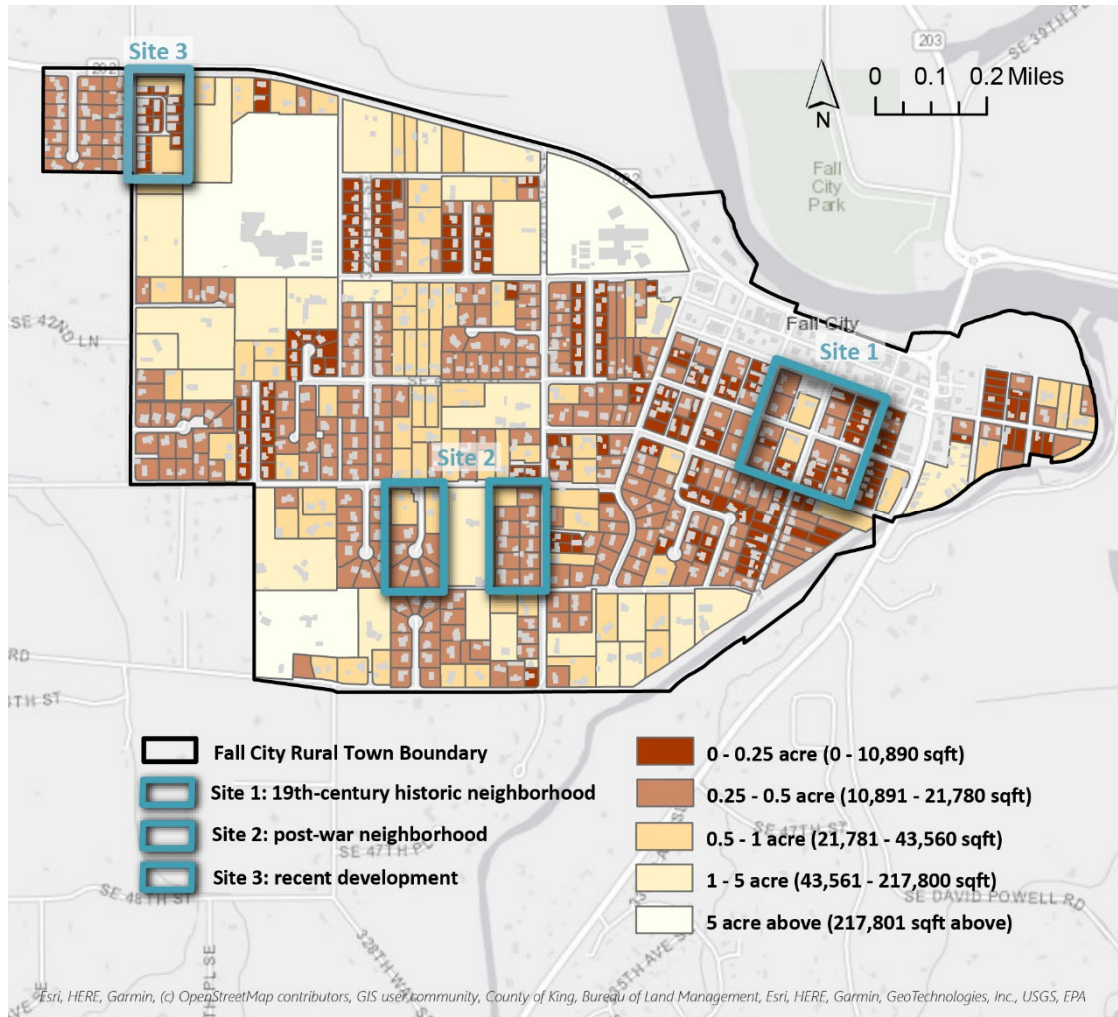
Figure 36. Wide Paved Street without Curbs



Figure 37. On-site Stormwater Pond



Figure 38. FALL CITY LOT SIZE ANALYSIS MAP



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

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

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

engagement, revealed the pattern of recent development is not consistent with the rural character of 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.

While the RCW and Comprehensive Plan policies do not directly speak to architecture, they do refer to open space, vegetation, and visual landscapes. In the older developments of Site 1 and 2, building mass was often distributed throughout each lot, with square footage provided in the form of detached garages, barns and other outbuildings, rather than all square footage of built area contained in the home structure, as is the case in the recent development. Additionally, the older developments have larger setbacks, resulting in a feeling of more open landscape as sightlines are open between buildings. These open spaces provide space to maintain existing vegetation or plant new vegetation, resulting in mature trees and shrubs on the older lots. Recent development does not leave space for mature landscaping, such as large trees typically seen in older developments. Recent developments maximize space for tightly clustered buildings, which is not conducive for the footprint of large trees.

Analyze whether the development regulations in Subsection IV.A are appropriate and 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

Countywide Planning Policies (CPPs)

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.²⁰¹ 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 regional and countywide manufacturing/industrial centers and within locally 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 protect open spaces and the natural environment.

DP-50 Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest lands, by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

The CPPs direct housing and employment growth to cities and locally designated centers and away from the rural area, demonstrating that Fall City, even as a Comprehensive Plan designated Rural Town, is not a place to designate growth (DP-4). Per the Comprehensive Plan, the study area is rural and is not designated as a local center. Residential areas and future subdivisions of Fall City need to fit the existing rural character of the community (DP-47). Subdivision and residential development in Fall City should take into consideration its impacts to natural systems in the rural area, particularly regarding levels of impervious surface allowed which directly affects surface water management, water quality, and groundwater recharge (DP-48, DP-50).

Comprehensive Plan Policies

As noted previously in Background section of this report, the Comprehensive Plan is the long-range guiding policy document for all land use and development regulations in unincorporated King County.

²⁰¹ More detail on Countywide Planning Policies can be found in the subsection B. Key Context in Section III. Background.

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

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.

R-101 King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, rural communities, towns, and cities, and other interested stakeholders.

R-102 King County will continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.

R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (Revised Code of Washington 36.70A.070 (5)). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030 (15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to implement Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and 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:

- a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining, home-occupations and home industries;
- c. Historic resources, historical character and continuity important to local communities, as well as archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space;

²⁰² These policies are as adopted in the 2016 Comprehensive Plan, as amended.

- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services;
 - h. Traditional rural land uses of a size and scale that blend with historic rural development; and
 - i. Rural uses that do not include primarily urban-serving facilities
- R-301** A low growth rate is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to comply with the State Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character, protect the environment and reduce transportation-related greenhouse gas emissions. All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.
- R-302** Residential development in the Rural Area should occur as follows:
- a. In Rural Towns at a variety of densities and housing types, compatible with maintenance of historic resources and community character; and
 - b. Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.
- R-330** New subdivisions in the Rural Area should strive to maintain the size and scale of traditional development patterns and rural character.
- R-331** New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.
- R-516** Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized connectivity, where consistent with rural character, should be encouraged to promote walking and bicycling and to improve public health.
- T-316** King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic Byway), and State Route 202 (Cascade Valleys Scenic Byway). The corridor management plans established for these highways should be considered in the development and implementation of King County's plans, projects and programs.
- F-262** Collective on-site systems may be used only in the following circumstances in the Rural Area and Resource Lands:
- a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs

are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;

- b. An authorized public agency will manage the community system; and
- c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.

F-280 King County shall continue to promote the preservation of native vegetation and soils and the restoration of disturbed soils on rural residential zoned parcels to the maximum extent feasible. Minimized impervious areas and the dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual are the preferred methods of stormwater management in the Rural Area.

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

The Comprehensive Plan policies address concentration of growth, reduction of sprawl, and preservation of the existing rural character of Fall City (CP-535). The Comprehensive Plan's rural area policies that relate to residential development call for Fall City's residential areas to retain their existing rural character, discourage urban densities that could create pressure for urban facilities and services (R-101, R-102, R-201), and call for most of the growth to be outside of the rural area (RP-203). The zoning and infrastructure within this area are to support low growth rates and rural service levels which reduces sprawl and focuses development and supporting infrastructure within the UGA (R-301, R-302). LOSS are allowed to serve only existing structures and lots.

This policy results in the requirement for each lot to be large enough for an on-site sewer system (OSS), of which the minimum lot area needed is 12,500 square feet. Dense, small lot subdivisions are not allowed per this policy in Fall City (F-262). Under the current Rural Area land use designation of the Comprehensive Plan, traditional rural development patterns that match the size and scale of residential development in the surrounding rural area should be allowed, while preserving vegetation and not impacting stormwater quality and flows (R-330, R-331, F-280). The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway/State Route 202 (T-316).

Comparison Between Relevant Policies and Existing Code

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

Table 48. Relevant Countywide Planning Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-4	Density should be focused in urban areas, away from Fall City	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
DP-47	Limit growth, prevent sprawl and overburdening of services and infrastructure, maintain rural character, protect open spaces	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required. 13.24 Water and Sewer Comprehensive Plans BOH Code 13.24.020 – requirements for on-site septic systems 9.04 Stormwater Runoff and Surface Water and Erosion Control
DP-48	Limitation of residential development in areas outside of Fall City – development in the Rural Town should be compatible with surrounding rural character	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required
DP-50	Limit impervious surface, and other standards to ensure protection of natural	21A.12 Development Standards – Density and Dimensions

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	environment and adjacent resource lands, specifically through vegetation and surface water management	<ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Impervious surface 21A.14.180 On-site recreation – space required 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns

Table 49. Relevant Comprehensive Plan Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
RP-203	Density is to be focused in urban areas. Allowed density within Fall City subdivisions should be limited as to support reducing sprawl in the rural area.	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
R-101, R-102, R-201	The rural legacy of Fall City and its residential areas should be preserved by maintaining development regulations that result in new residential developments that match the existing size, scale and general aesthetic of lots	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required. 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
R-301, R-302	Minimize growth rate through development controls such as allowed density and dimensions, reducing need for	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	infrastructure improvements and reducing environmental impacts	<ul style="list-style-type: none"> • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
R-330, R-331	Maintaining size and scale of traditional developments and rural character; and minimize environmental impact through conserving forest cover and native vegetation and minimizing impervious surfaces	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
T-316	The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
F-280	Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
CP-535	Maintain Fall City’s rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of the existing utilities and infrastructure	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>21A.14.180 On-site recreation – space required</p> <p>13.24 Water and Sewer Comprehensive Plans</p> <p>BOH Code 13.24.020 – requirements for on-site septic systems</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p>

Policy Analysis Findings - Whether the Development Regulations in Subsection IV.A are Appropriate and Consistent with Adopted Policies Regarding Rural Character and Rural Growth

Comparing the study sites to the policies identified above, Sites 1 and 2 meet the intent of rural character in Fall City's residential areas. Sites 1 and 2 consist of neighborhoods at densities consistent with the rest of Fall City, the retention of these development patterns is mentioned in several Comprehensive Plan policies. Site 3, as the application of current codes to an R-4 zoned residential subdivision, does not meet the intent of the policies relevant to Fall City's residential areas, where densities are much higher than existing development, with little space between homes. The below subsections connect the recent subdivision Site 3 with DLS staff findings, connecting gaps in where the zoning code does not reflect the intent of the abovementioned policies.

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. Secondly, 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.

The combination of density and dimensional standards (zoning regulations including lot size, lot line setbacks, height, and impervious surface percentage coverage), the lack of tree preservation regulations, and large areas of land used for stormwater management facilities leads to a character that does not fit the existing development patterns of the residential areas of Fall City, and subsequently does not align with Comprehensive Plan policies R-301 and R-330. The recommendations below address this gap between the intent of the policies and current development regulations, by examining how potential changes to the County's development regulations through the Comprehensive Plan and CPPs could bring future subdivision developments closer to Fall City's existing rural character.

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

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

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.

approach, which reduces lot sizes and increases unit count by adding the area of LOSS treatment and shared open space into the overall gross residential area.

Table 50. Fall City Median Net Density

	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Median net density (du/ac)*	4.15	2.64	6.95

*du/ac = density units per acre

The resulting subdivision does not maintain the existing rural character, is not compatible with its surroundings, and has higher levels of impervious surfaces, so it is not aligned with CPPs DP-47, DP-48, and DP-50. The rural legacy of Fall City and its associated residential densities are not preserved with the current development regulations, which is in opposition to Comprehensive Plan Policies RP-203, R-101, R-102, R-201, R-301, R-302, R-330, and R-331.

Historic rural residential development in Fall City typically has larger lots and more landscaping

The median lot sizes of Site 1 and Site 2 are approximately 10,000 square feet to 16,000 square feet. Compared to Site 3, buildings are setback further from side property lines and are accompanied by more landscaping and mature trees. Parking and garage access have minimal impact on the bulk of each lot as many garages are detached or driveways enter from alleys behind the lots. In Site 3, lot yields are between 5,000-6,000 square feet and almost no vegetation is present on the lots. Driveways consume a significant area of each front yard due to the narrow width of each lot compared to Sites 1 and 2. Common open spaces are absent, except for public parks. This shows that KCC Chapter 21A.12 and the resulting residential subdivision of Site 3 do not meet the intent of Comprehensive Plan Policies R-330, R-331, and R-280, where native vegetation and soil should be preserved, impervious surfaces should be minimized, and the scale of traditional development should be preserved.

Architectural sameness within new developments is not consistent with the Rural Town design elements in Fall City

The new developments in Site 3 frequently feature buildings with similar architecture but varying colors. Neighborhoods within all other parts of Fall City contain a variation of architectural types, even in areas where subdivisions developed during the same period are largely intact. Because of this, Site 3 and the related development regulations do not meet the intent of Comprehensive Plan Policy T-316, where the historic aesthetics of the areas of Fall City along the Cascade Valleys Scenic Byway (State Route 202) should be preserved.

Community engagement, as part of the Snoqualmie Valley/Northeast King County subarea plan, specific to the Rural Town of Fall City on rural character and community identity and implementing policies and development regulations

One of the most discussed topics raised by community members during the public process for the Subarea Plan was the desire to preserve rural character as it applies to the residential areas and future subdivisions in Fall City. This focus is consistent from early discussions with the Fall City community in 2021 to the end of the Subarea Plan public review period, July 15, 2023. A large portion of this engagement was with the Fall City Community Association, specifically a subgroup of the Association that named themselves the ‘subarea stewards’, which is a group of active community members dedicated to the plan process. Engagement included in-person and virtual events, individual conversations, and surveys, designed to reach a range of community members, with the bulk of direct discussion with the subarea steward group. This subgroup and the Fall City Community Association led most of these events, controlling the topics covered, and enabling the community to work together with the County on developing Fall City-specific content.

The most frequently discussed topic when engaging Fall City community members on the Subarea Plan was residential developments and subdivisions as they relate to rural character. Specifically, community members were not content with the subdivision that composes Site 3, stating the development was too dense, lots were too small, the look and feel was too homogeneous and urban feeling, and the subdivision was too inward facing. Often community members shared their thoughts on how development regulations should be changed, the most common comment in this regard was there should be a minimum lot size of a quarter acre (10,890 square feet).

Beyond the efforts related to the Subarea Plan, specific engagement took place for this work plan. On August 21, 2023, DLS staff and the consultant team hosted an online open house to share the preliminary findings of this report and collect community input. This was followed by an in-person presentation and discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total, approximately 40 community members attended the two meetings and shared their thoughts. Community members were given the opportunity to follow-up with DLS staff through email. DLS staff received five comments through email from community members. The meetings discussed the 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?

The common themes of feedback resulting from the community answering these questions and providing further comments are summarized in the sections below.

Community-Identified Cultural Assets

The following is a summary of the key assets, both physical and cultural, that community members said were important to them. The summary reflects feedback collected during Subarea Plan engagement and engagement specific to this work plan.

Open sightline and proper proportion

The results of community engagement indicate that that community participants greatly appreciate the open sightlines, generous landscape, and setbacks and generous spaces around their homes. The proportion of building footprints to lot areas is important to create the feeling of openness in Fall City, in addition to limiting building heights. The participants feel smaller homes, like cottage housing, on proportionally smaller lots could keep the open landscape feeling, while large homes with small lots would have no privacy or feeling of space. Features like low fences and alleys also create open views in the neighborhood and the surrounding hills, including Mount Si. One community member voiced the desire for duplexes and triplexes if their typologies met the above community desires.

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.

Community participants say they enjoy large yards, wide alleys, and wide safe streets 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 limited park spaces.

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.

Neighborhood connectivity

The community participants like the current trails and small pedestrian connections in the community, including informal pedestrian paths that connect cul-de-sacs; they are well-used by the community.

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 schools.

Architectural variation

Community members voiced their distaste for the monotony of the architecture and site layouts of the homes within Site 3 and stated their preference for variation in home styles and site layouts.

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

The below table explores development regulations recommended by the consultant, and the Executive 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.

The table that follows the consultant recommendations and Executive responses shows the current dimensional standards in KCC Title 21A next to the dimensional standards found in the recommended P-suffix, referencing the differences. The P-suffix development condition is included in the Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX.

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.

Table 51. Fall City Consultant Recommendations and Executive Response

Consultant Recommendation	Executive Response
<p>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.</p>	<p>Does not concur.</p> <p>Development regulations require developments to provide on-site recreation space to be owned and managed by the HOA. HOAs must purchase insurance for their recreation areas and insurers will not allow anyone except HOA members and their guests to use the recreation areas. To make these areas publicly accessible, County Parks or Fall City Parks District would need to take ownership. DLS staff spoke with representatives of both. County Parks is unable to take ownership, as all its funding comes from the parks levy, and that money is allocated for specific activities that do not include managing pocket parks in subdivisions. It would also be inconsistent with their structure as a regional parks provider. Fall City Parks District stated that they were not interested in taking ownership of the pocket parks.</p>

Consultant Recommendation	Executive Response
	<p>In addition, the standard for lot creation in the P-suffix is recommended to be a minimum lot size rather than a maximum lot density, so this negates the need for a developer to provide amenities for density credit.</p> <p>The community wants trails to connect cul-de-sac developments to neighboring developments. If these trails were managed by the HOAs, as all park amenities would be, they would not be publicly accessible, so this would defeat their purpose. The trails would have to be public right-of-way to be publicly accessible.</p> <p>To comply with the requirement of RCW 36.70A.030 that open space must predominate over the built environment, the recommended P-suffix provides a recommended regulation that requires all recreation space provided in a development to be outdoor rather than indoor recreation space, except in the case of senior assisted housing.</p>
<p>Density credit could be provided for the preservation of significant trees or forested or natural areas that provide public benefit.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁵ The budget directs the focus of this work be within the UGA. It is recommended that the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030, which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment and that rural patterns provide visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other regulations must be made, for example new codes adopted</p>

²⁰⁵ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	to address the wildland-urban interface regarding wildfire safety.
For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. Site planning would include landscape and design review.	<p>Does not concur.</p> <p>Additional procedures associated with a master planning process is not required to ensure rural character. P-suffix regulations are recommended as part of this work plan so that review conducted by the County will result in projects consistent with rural character.</p>
Modify dimensional standards to reduce building mass and create more space between buildings, including the reduction of the maximum impervious surface limit and exempting longer driveways to encourage detached garages, increasing the front yard setback to 20 feet. Increase side yard setbacks to 15 feet and requiring one to be at least 20 feet to allow access into the rear yard and increasing the minimum lot width but allowing flexibility for irregular shaped lots.	<p>Partial Concurrence.</p> <p>The recommended P-suffix includes minimum lot size of 12,500 square feet. This is the minimum lot size needed for an on-site septic system. See Table 10 below for a comparison of current dimensional standards and recommended dimensional standards.</p> <p>These recommended regulations will result in areas on each lot to accommodate landscaping that can predominate over the built environment, and provide a landscape traditionally found in rural areas and communities, as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass. ²⁰⁶	<p>Does not concur.</p> <p>Rather than using FAR, the P-suffix recommends the use of a minimum lot size, larger setbacks, lower height, and less impervious surface and incentivizes detached garages to limit bulk and provide open sightlines between homes which should result in future developments reflecting the existing rural character. Adding a FAR regulation to the existing recommendations would be redundant.</p>

²⁰⁶ A floor to area ratio is the amount of square footage in a building compared to the size of a parcel.

Consultant Recommendation	Executive Response
	<p>These recommended regulations will result in areas on each lot that can accommodate landscaping that can predominate over the built environment, and provide visual landscape traditionally found in rural areas and communities as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
<p>Reduce building mass by incentivizing detached garages.</p>	<p>Concurs.</p> <p>Detached garages set back beyond the home reduce bulk at the street-facing portion of a lot but are often discouraged because they often require a long driveway which counts against the impervious surface limit. The recommended P-suffix would provide an additional 5% impervious surface for driveways that provide access to a detached garage that is set beyond the footprint of the home. This will eliminate a barrier that discourages detached garages.</p> <p>This recommended P-suffix language is consistent with RCW 36.70A.030, providing visual landscapes that are traditionally found in rural areas and communities. Detached garages will reduce visual mass from the street, making lots appear to have more open space between each other which is consistent with the rural development pattern in Fall City.</p>
<p>Require or incentivize keeping stormwater on-site for sites with larger parcels.</p>	<p>Partial Concurrence.</p> <p>The recommended P-suffix language uses minimum lot size as a standard to create new lots for Fall City rather than maximum density. Using lot size as the standard requires a developer to minimize the size of infrastructure, maximizing land area available to create new lots. When minimum lot size is used, developers often treat as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond</p>

Consultant Recommendation	Executive Response
	<p>or vault, saving cost and maximizing available land for homes. Also, the P-suffix recommends a minimum lot size of 12,500 square feet. Large lots that include larger setbacks and less impervious surface coverage provide space for on-site stormwater infrastructure.</p> <p>The recommended P-suffix regulation is consistent with RCW 36.70A.030 which states rural development patterns must not require the extension of urban governmental services (such as extensive stormwater systems) and must be consistent with the protection of natural surface water flows and surface water discharge areas. It is also consistent with Comprehensive Plan Policy R-301 that requires preventing the overburdening of rural services, reducing the need for capital expenditures.</p>
<p>Consider adopting stronger tree preservation standards.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁷ The budget directs the focus of this work within the UGA. It is recommended the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030 which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment, providing visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other codes must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.</p> <p>DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on</p>

²⁰⁷ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	incentivizing retention of existing trees, if the Council wishes to adopt tree regulations as part of Fall City's new P-suffix.

Table 10 compares current development standards to the three options for density and dimensional standards within the recommended P-suffix.

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

*sf = square feet

**du/ac = dwelling unit per acre

Conclusions/Next Actions

DLS staff and consultants reviewed current development patterns in Fall City, analyzed development regulations and policies, and conducted public engagement. The study of three residential areas in Fall City representing different development periods found that recent development under current regulations is not consistent with the existing rural character of Fall City. Pursuant to RCW 36.70A.030, some of the characteristics of rural character include a built environment in which open space, the natural landscape, and vegetation predominate, which are characteristics of most Fall City residential areas. Engagement through both the Subarea Plan and specific to this work plan proved the community appreciates and desires to preserve these visual landscapes. The recent development examined consists of home dimensions and densities higher than what is seen in other parts of Fall City, with minimal open space between homes, resulting in a density character one would expect to find in suburbs within UGAs, not Fall City. The development is almost void of natural vegetation; plantings are almost exclusively grass. In sum, current development regulations do not meet the intent of policies that pertain to Fall City's rural character, nor are they compatible with the existing physical environment.

The Executive recommends changes to development regulations by way of a P-suffix development condition to address the abovementioned differences between recent and preexisting residential developments, to preserve the rural character of Fall City. The P-suffix development condition is in the Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX, transmitted as part of the Subarea Plan, along with this work plan. The proposed regulations address Fall City community members' concerns related to retaining existing rural character. The proposed regulations also improve the connection between policies relevant to rural character preservation and existing development regulations. This rural character preservation is accomplished by revising lot sizes, building setbacks, impervious surface percentage standards, and requiring more open space.

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

²⁰⁸ [Link to *King County's True North and values*](#)

Appendices

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.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. 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.

C. The Countywide Planning Policies states that the goal as follows "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land." Although there are no growth targets identified in the countywide planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 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.

G. King County is preparing the Snoqualmie Valley/Northeast King County Subarea Plan as well as an update of the King County Comprehensive Plan, scheduled to be adopted 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.

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.

M. Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth Management Act.

N. It is necessary that this ordinance go into effect immediately in order to avoid a rush of applications for new subdivisions on residentially zoned land in the Rural Town of Fall City.

SECTION 2. A. A seven-month moratorium commencing upon the effective date of this ordinance is declared on the acceptance of applications for the subdivision of residentially zoned land in the Rural Town of Fall City. Any land use approvals or other permits that are accepted as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void and without legal force or effect. Applications for alteration of final plats may continue be accepted consistent with K.C.C. 19A.16.070.

B. Within sixty days of the effective date of this ordinance, the council shall hold a public hearing on the moratorium.

C. During the moratorium, the executive shall complete a work plan for residential lots in the Rural Town of Fall City and attach the findings to the ordinance adopting the Snoqualmie 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;

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

3. Analyze whether development regulations in subsection B.1. of this section are appropriate and consistent with adopted policies regarding rural character and rural growth;

4. Complete, as part of the Snoqualmie Valley/Northeast King County subarea plan, community engagement specific to the Rural Town of Fall City on rural character and community 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.

C. The executive shall electronically transmit the work plan as an attachment to the ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan, and proposed amendments to the Snoqualmie Valley/Northeast King County subarea plan, the King County Comprehensive Plan, development regulations, zoning, or any combination thereof, no later than December 31, 2023, as part of the 2024 King County Comprehensive Plan update, with the clerk of the council who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the chief policy officer and the lead staff for the local services and land use committee, or its successor.

SECTION 3. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid or should any portion of this ordinance be preempted by state or federal law or regulation, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

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

Consultant's Report

The following report was written by Framework, a consulting firm that specializes in planning, urban design and architecture. Framework assisted Executive staff with an assessment and evaluation of rural character in Fall City by assisting with community engagement to hear the community concerns about recent development in Fall City. They conducted a study of three development sites in Fall City to assess development across three time periods over a timeframe of over one hundred years. Framework also provides recommendations for development regulation revisions that could result in future development reflecting rural character typical in Fall City.

I. Development Regulations and Policies Overview

A. Rural Character Definitions and Related Policies

According to RCW [36.70A.030](#), "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.

RCW [36.70A.030](#) describes "Rural development" as development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth Management Act, as was the case with Ordinance 19613 adopted on May 16, 2023.

King County Comprehensive Plan and Countywide Planning Policies

Fall City is one of the three rural towns within the Rural Area geography identified by the King County Comprehensive Plan. 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 Area...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.

The Countywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land."²⁰⁹ Although there are no growth targets identified in the countywide planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less annually.

²⁰⁹ [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

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-201 established a framework for rural character in King 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, it is necessary to define the development patterns that are considered rural, historical or traditional and 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 regulations and development standards shall protect and enhance.

Consistent with 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. 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.

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.

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.

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.

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 drainfields counting towards the project density. The gross density approach

therefore allows for smaller parcel sizes. Other standards applicable to the R-4 Zoning District in Fall City are summarized below.

King County Code (KCC) - 21A.12 Development Standards

- R-4 Zoning District
- Max Density 4 units/acre (about 10,890 sq ft per lot, no minimum lot size)
- No minimum density
- No minimum lot area
- Front Setback 10'
- Minimum Interior Setback 5'
 - These standards may be modified under the provisions for zero-lot-line and townhouse developments.
 - Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight-line length of at least twenty-six feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.
- Minimum Lot Width 30'
- Base Height 35'; Max Height 75' with additional setback. (With the Snoqualmie Valley/Northeast King County Subarea Plan update, max height in Fall City could be exempted in updated regulations)
- Maximum Impervious Surface 55%
 - *Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.*
- Allowable uses: residential uses, with allowances for parks, hospitals, some small-scale retail, cultural uses.
- Accessory dwelling units are permitted with limitation that the accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.
- Parking Requirements:
 - Single detached residence - 2.0 per dwelling unit
 - Studio units - 1.2 per dwelling unit
 - One-bedroom units - 1.5 per dwelling unit
 - Two-bedroom units - 1.7 per dwelling unit
 - Three-bedroom units or larger - 2.0 per dwelling unit

King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans

The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC 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 threatening the use of existing structures or to serve a new school authorized to be located in the RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is made by the utilities technical review committee that no cost-effective alternative technologies are feasible.

King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The minimum lot size when creating new lots utilizing OSS shall be established by the health officer based on the information submitted and any on-site inspections by the health officer. These requirements include: 1) All lots created must be at least twelve thousand five hundred square feet and shall not exceed a maximum flow density of one thousand five hundred seventy gallons of sewage per acre per day; 2) Lots utilizing an individual private water source shall be at least five acres.

Code 13.24.020 also lists factors that may be considered when determining the type of on-site system, connection to sewers, or establishing minimum lot size area. These factors include soil conditions, drainage, setbacks from property lines, water supplies, rights-of-way, easements, and more.

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, patios, sports courts, or utility storage sheds, swing sets, sand boxes, parked vehicles.

II. Existing Development Analysis

C. Overview

Pattern of Residential Areas – The pattern of Fall City's residential areas reflects its rural origins. With limited large-scale urban development, the majority of Fall City's residential areas are characterized by low-density development, featuring one- or two-story single detached residences scattered throughout the open landscape, set back from the street. The median net density of Fall City is approximately 3.11 du/ac. The lot sizes are generous relative to other rural neighborhood developments in the region. The median lot size in the Fall City is about 14,000 square feet, while in the historic neighborhood area the median lot size is around 10,500 square feet. The earlier plats on the northwest side, along the south bank of the Snoqualmie River, where the original townsite took shape in the early nineteenth century, are oriented toward the riverfront and influenced by the railroad alignment. The street grid developed 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.

D. Methodology and Reference of Sites Selection

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).

Figure 2. FALL CITY CONTEXT MAP



Zoning Map Here Figure 3. STUDY AREAS ZONING

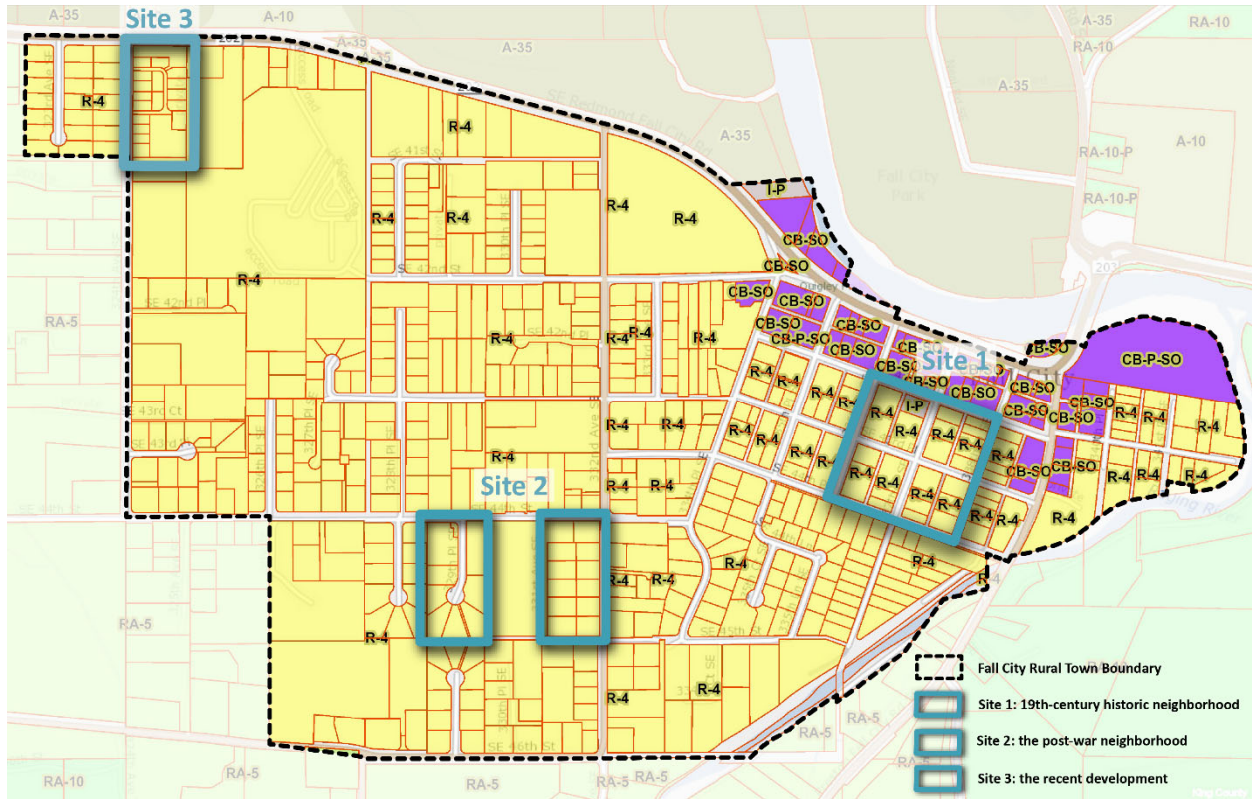


Figure 4. FALL CITY LOT SIZE ANALYSIS MAP

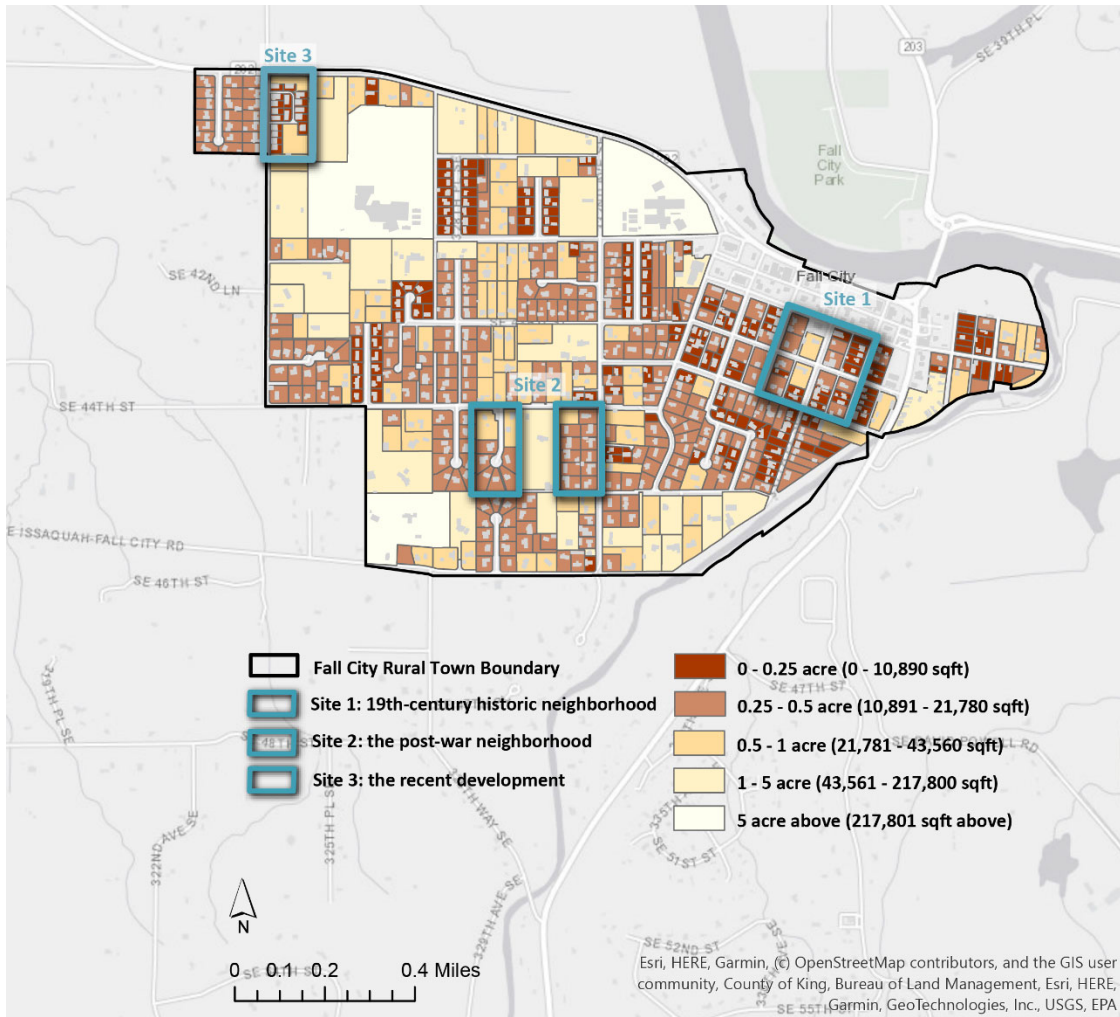


Figure 5. FALL CITY LOT SIZE ANALYSIS

	R-4 Area Overall	Site 1 19th-century historic neighborhood	Site 2 The post-war neighborhood	Site 3 The recent development
Lot Amount	552	20	19	20
Median Lot Size	0.32 acres (14,094 SF)	0.24 acres (10,500 SF)	0.38 acres (16,474 SF)	0.14 acres (6,299 SF)
Median FAR	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross Density (du/ac)	1.81	2.1	2.07	3.40
Median Net Density (Range Net Density) (du/ac)	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average Building Footprint	1336 SF	1070 SF	1501 SF	1216 SF

E. Site Analysis 1

Site 1 is located within the Fall City historic residential district, designated a Community Landmark District by the King County Landmarks Commission in 2002. The 15-block district was originally platted in 1887 and contains 32 buildings that the commission identified as "contributing buildings," representative of the early twentieth-century rural character. Site 1 also contains three individually designated King County Landmarks, subject to different regulations than the district.

At Site 1, the street grid is oriented toward the Snoqualmie River and the Redmond-Fall City Road (SR 202). The lots have various sizes, with buildings centrally placed on large open lots, set back 20 feet from the street. Architectural styles vary from Late Victorian, Queen Anne, Colonial Revival, and Craftsman/Bungalow. The building height ranges from one to two stories, and frequently, there are small, detached garages or barns on the rear alley side or adjacent side of the street.

The streets are wide, measuring 50-60 feet, and are paved without curbs and gutters. There are few short segments of paved sidewalk. Parking can be found on the street or in the garage. Alleys are unique to this area of Fall City and are wide, providing access to the rear yards. The turf-covered alleyways offer picturesque view corridors at mid-block.

Open spaces on these lots are generous, open, and continuous, allowing views into and across property lines. There are no fences or only low rural fences and hedges. Property boundaries and corners are often marked by trees or ornamental shrubs.

Figure 6. SITE 1 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net Site Density	3.2 du/ac
Gross Site Density	2.1 du/ac
Median Lot Size	0.24 acres (10500sf)
Typical Lot Dimensions	140'x100';140'x75'
Average Lot Coverage	10.07%
Building Height	1 story
Avg. Bldg. Footprint	1,062 SF
Typical Buildings	various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width	75'
Sidewalks	Yes (no curbs)
Alley Access	Yes
Street Parking	Yes

Figure 7. SITE 1 LOCATION KEY MAP



**Parcels were excluded from the calculation as they do not represent the originally platted form.*

Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT



Figure 9. Site 1 Ariel View



Figure 10. Low Rural Fences



Figure 11. Low Rural Fences



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



Figure 14. Detached Garages or Barns on the Rear



Figure 15. Wide Setback from the Street



Figure 16. Hedge Corner

F. Site Analysis 2

Site 2 was developed in the post-war era in Fall City, with buildings constructed over time, primarily in the 1960s and 1990s.

Most of the buildings are large, one-story structures situated on generously sized, wide lots, typically around 100 feet wide. The homes feature ample setbacks, ranging from 20 to 40 feet.

The neighborhood is characterized by large, mature trees, contributing to its rural and organic landscape. There are often informal decorative plantings by the locals along the frontage and hedge corners.

The paved streets are wide, lacking curbs or gutters, and they have marked sidewalk area on one side. On-street parking is observed. On-site parking is also available, with garage access from the street.

Although the neighborhood is connected to major roads, there is room for improvement in its connectivity due to the presence of cul-de-sacs.

Figure 16. SITE 2 EXISTING CONDITIONS OF BUILT 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

Figure 17. SITE 2 LOCATION KEY MAP

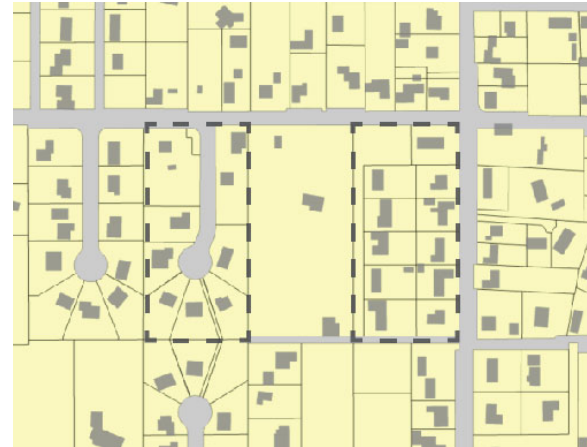


Figure 18. SITE 2 PLAN DIMENSION MEASUREMENT





Figure 19. Site 2 Ariel View



Figure 20. Small Cottage on Open Lot



Figure 21. One-Story Ranch Home with Attached Garage



Figure 22. Cul-de-sac



Figure 23. Lush Evergreen Trees in this Area



Figure 24. Paved Street without Curb



Figure 25. Hedge Frontage and Vernacular Landscaping

G. Site Analysis 3

Site 3 is a recent development located on the northwest side of Fall City along Redmond Fall City Rd SE (SR 202). It subdivided an original 4.25-acre parcel to create 17 single detached residences, featuring a shared open space on the south side (41,238 sqft) and a stormwater pond (24,632 sqft) on the north side of the site.

The built form on this site is characterized by large buildings on small, narrow lots, ranging from 5000 to 8000 square feet, with lot widths varying from 50 to 60 feet. The buildings are clustered and oriented toward the north-south 324th Avenue with an internal half loop circulation. All the buildings were constructed during the same period, and their architectural styles are monotonous tract homes.

The road is paved without curbs and gutters, and there is a 6-foot-wide sidewalk area marked on the road. The development uses minimal 10-foot setbacks, maximizing the building area with little landscape at the front yard. There is a 12-foot landscape buffer fronting the 324 Avenue parcel line. There is no on-street parking; instead, cars park in the garage or on the driveways with garage access is from the street.

Figure 26. SITE 3 EXISTING CONDITIONS OF BUILT 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

Figure 27. SITE 3 LOCATION KEY MAP

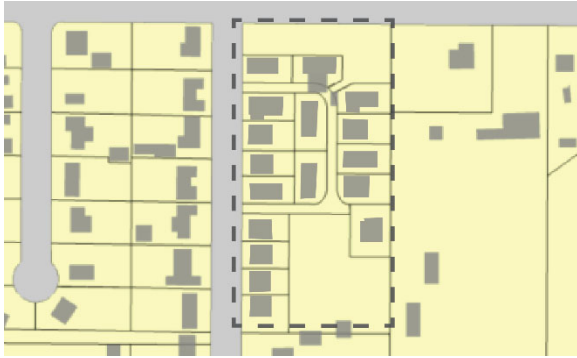
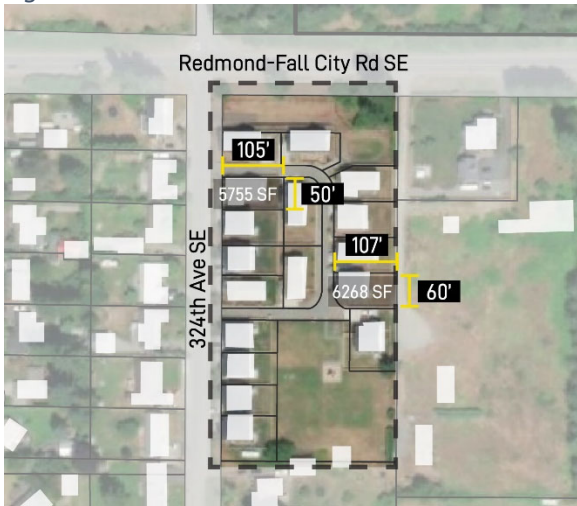


Figure 28. SITE 3 PLAN DIMENSION MEASUREMENT



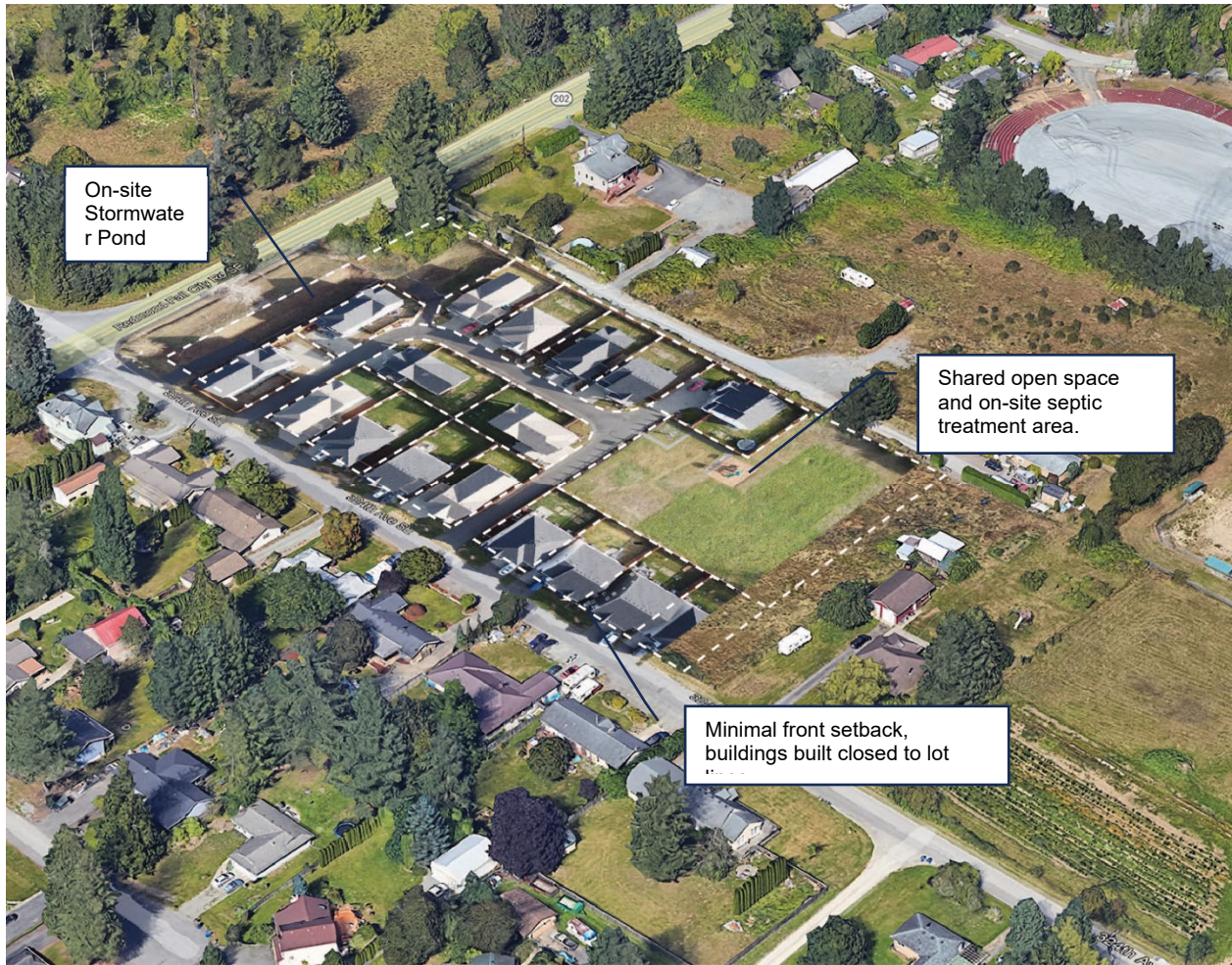


Figure 29. Site3 Ariel View



Figure 30. Monotonous Architectural Style



Figure 31. Minimal Landscape or Open Space at the Frontage



Figure 32. Wide Paved Street without Curbs



Figure 33. On-site Stormwater Pond



Figure 34. Paved Internal Circulation



Figure 35. Attached Garage with Driveway Access from the Street

H. Summary of Findings

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.

The R4 density allowances may not precisely reflect the development pattern in Fall City. While all three study sites meet the R4 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. When considering net density, which only takes into account the net lot area, Site 3 stands out in net density calculations. Site 3 achieves a significantly higher median net density of 6.95 compared to Site 1 at 4.15 and Site 2 at 2.64. This results from Site 3's development capitalizing on the gross density approach, which reduces lot sizes and increases unit count by adding the area of on-site septic treatment and shared open space into the overall gross residential area.

Smaller lots and increased shared open space constrain future infill possibilities for smaller units or accessory units that align with the rural character.

Historic Rural Residential Development in Fall City typically has larger lots and more landscaping. The median lot sizes of Site 1 and Site 2 are about 10,000 SF to 16,000 SF. Buildings are centered on the lots with greater spacing between them, accompanied by more landscaping and mature trees around the structures. Common open spaces are absent, except for public parks. Parking and garage access have minimal impact on the building frontage.

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.

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?

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.

Usable Open Space

The community participants also express 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.

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.

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.

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 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

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.

For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. This process would only apply to projects that are requesting to reduce lots sizes below ¼ acre in exchange for providing common open space and amenities that meet the recommended criteria described above. The review process should include submittal of plat maps, site plans, elevations, massing models, and architectural renderings. Standards for architectural variety in materials, massing, landscape, and site planning could be required since this is a process that developers would opt into. The alternate review process will provide more flexibility but also higher standards for design and integration with the rural character of Fall City.

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

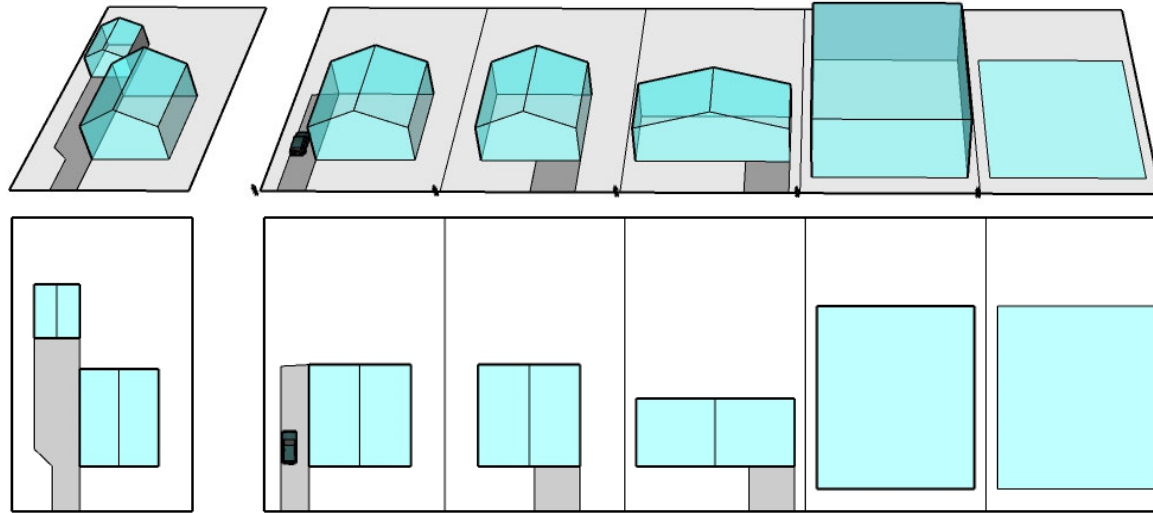
- Reduce the maximum impervious surface limit to 40% and exempt longer driveways to encourage detached rear garages.
- Increase the front yard setback to a minimum of 20’.
- Increase side yard setbacks to a minimum of 15’ and require one side yard setback of at least 20’ to allow access to the rear yard.
- Increase the minimum lot width to 60’ but allow flexibility for irregularly shaped lots.

Establish a Floor to Area (FAR) limit to right size buildings to parcel sizes. FAR limits help to reduce building mass and right size building sizes to parcel sizes. Given the typical lot size of a quarter acre the FAR limit could be 0.4 and would allow 4,000 sq feet of building area which should include garages that are integrated into the principal building. Incentives should be provided for other design approaches to reduce building mass of the principal structure such as rear detached garages, garages accessed from the side where garage doors are not visible from the street, and the use of alley accessed detached garages. Detached accessory dwelling units could also be exempt to provide more variety and affordable and multi-generational housing opportunities.

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.

Consider adopting stronger tree preservation standards. Community engagement efforts indicated a desire for stronger tree preservation standards. Standards may include new classifications of trees based on size and species with different standards for preservation along with mitigation requirements for replanting. Flexibility in site design can also help to preserve trees in new developments.

Figure 36. Site Dimension Scenarios



# SCENARIO	6	5	4	3	2	1
DESCRIPTION	Increased Side Yard, Drive in Side Yard, Detached Garage	Increased Side Yard Setback, Driveway in Side Yard	Increased Side Yard Setback, Driveway in Front	Existing Regulations	Current Zoning Envelope	55% Impervious Surface Limit
LOT SIZE	10,400	10,400	10,400	10,400	10,400	10,400
LOT WIDTH	80'	80'	80'	80'	80'	80'
LOT DEPTH	130'	130'	130'	130'	130'	130'
FAR	0.29	0.39	0.39	0.4	n/a	n/a
LOT COVERAGE	32.00%	27.30%	23.30%	24.00%	55%	55%
STREET SETBACK	20'	20'	20'	20'	10'	10'
MINIMUM INTERIOR SETBACK	5'	5'	5'	5'	5'	n/a
BUILDING FOOTPRINT	1505	2025	2025	2100	n/a	n/a
PRINCIPAL BUILDING SQ FT	3010	4050	4050	4200	n/a	n/a
TOTAL BUILDING SQ FT	3490	4050	4050	4200	n/a	n/a
ACCESSORY BUILDING FOOTPRINT	480	n/a	n/a	n/a	n/a	n/a

DRIVEWAY FOOTPRINT	1822	815	400	400	400	n/a
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Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering

