



**King County**

**Metropolitan King County Council  
Local Services and Land Use Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	3, 4, 5, 6	<b>Name:</b>	Erin Auzins
<b>Proposed No.:</b>	2023-0438 2023-0439 2023-0440 2024-B0035	<b>Date:</b>	March 7, 2024

**SUBJECT**

At tonight's meeting, Council staff will provide a short briefing, with the remaining time dedicated to public comment, on the 2024 Comprehensive Plan and the Snoqualmie Valley/Northeast King County Subarea Plan.

**SUMMARY**

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023, and the Council has referred the 2024 KCCP to the Local Services and Land Use (LSLU) Committee.

Review of the 2024 KCCP will be led by the LSLU Committee Chair, consistent with past updates, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis of each substantive change by policy staff, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

At tonight's meeting, staff will be available to answer questions beginning at 6:00pm. The meeting will start at 6:30pm, with a short briefing by Council staff, and then time for public comment on the 2024 KCCP and Snoqualmie Valley/Northeast King County Subarea Plan.

**BACKGROUND**

**King County Comprehensive Planning.** The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to

the KCCP on an annual, midpoint, or ten-year update schedule.<sup>1</sup> The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

Scoping Motion. K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

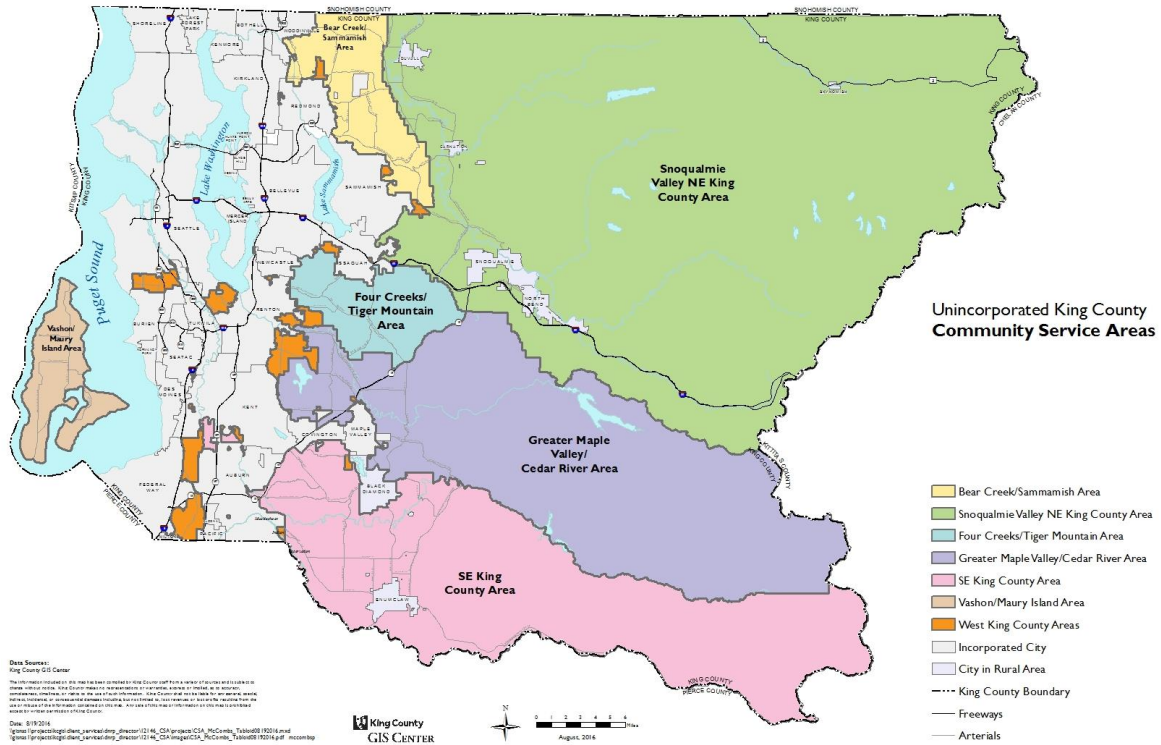
**Subarea Planning.** As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and in Figure 1 of this staff report.

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<sup>1</sup> K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.



**Figure 1. Community Service Areas Map**



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

*2020 Changes to the Subarea Planning Program.* As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

*Community Needs List.* As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, and improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County’s Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

**Council Review Process.** The LSLU Committee will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in Committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the Committee review process, and then heard with the striking amendment at the end of the committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The LSLU Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meetings will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100	KCCP Overview

Meeting Date/Time	Location	Focus
	Covington	
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by Councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The LSLU Committee Chair is expected to sponsor and lead development of the committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key committee review dates include:

Date	Deadline
<b>March 29</b>	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
<b>April 5</b>	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
<b>April 12</b>	Amendment requests for Striking Amendment due – Critical Area Regulations
<b>April 19</b>	Substantive direction deadline for Striking Amendment – Critical Area Regulations
<b>May 14</b>	Striking Amendment released
<b>May 22</b>	Line amendment direction due

## **ANALYSIS**

**Executive Transmittal.** The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are three proposed ordinances in the Executive's transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
  - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
  - Proposed land use designation and zoning map amendments;
  - I-207 matrices and Plain Language Summary;
  - Equity Analysis; and
  - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary<sup>2</sup>).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

**Analysis of the Executive's Proposal.** The following sections provide a high-level description of the Council staff's review of the Executive's proposal. This includes:

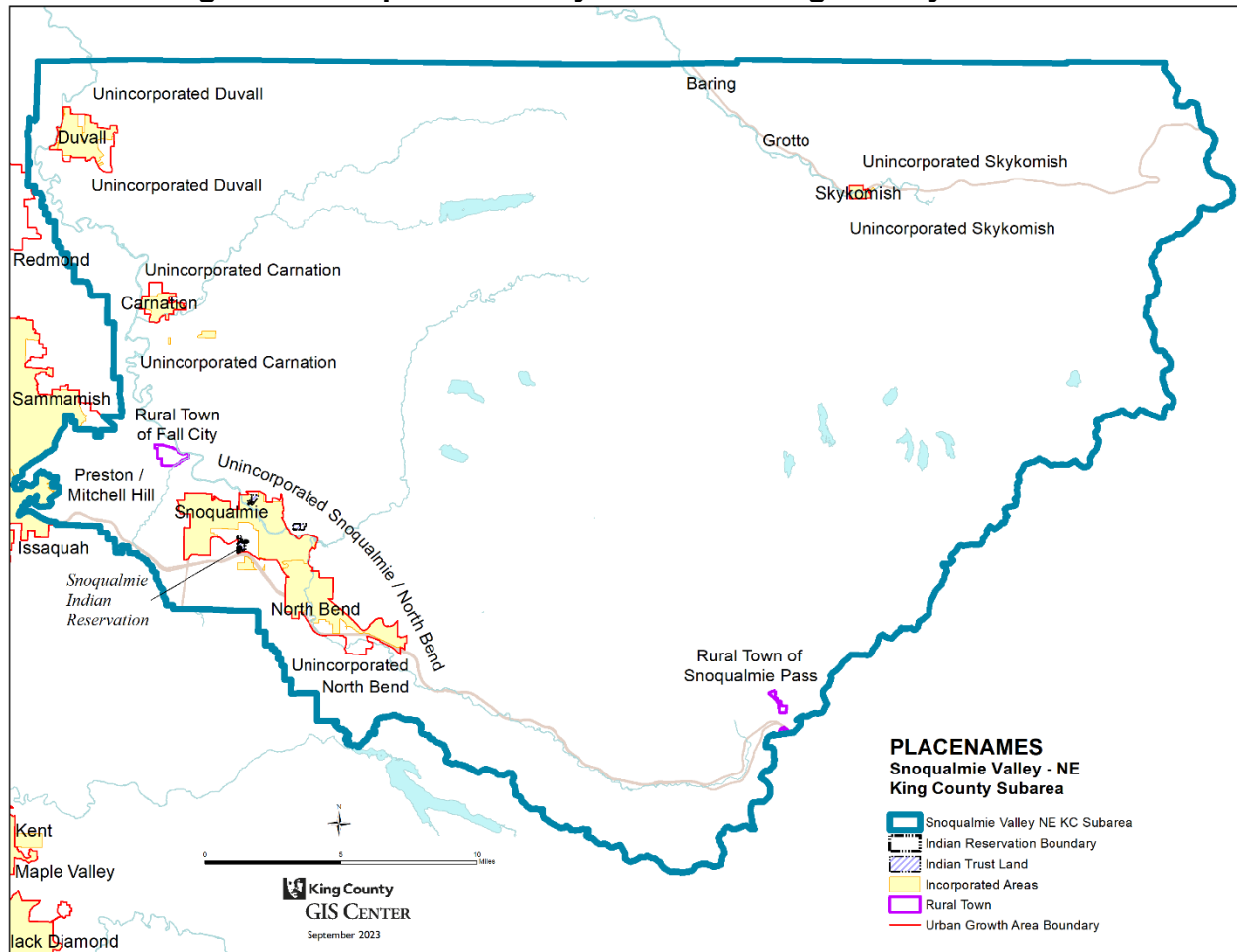
- The Snoqualmie Valley/Northeast King County Subarea Plan
- Associated Map Amendments;
- Associated Code Changes; and
- A Fall City Subdivision Moratorium Work Plan Report.

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<sup>2</sup> The required best available science and critical area regulations update will be transmitted to the Council on March 1, 2024, for the Council to incorporate into the LSLU striking amendment.

**Snoqualmie Valley/Northeast King County Subarea Plan.** The proposed Subarea Plan<sup>3</sup> would serve as a community-level planning document specific to the Snoqualmie Valley/Northeast King County CSA geography. This subarea geography, shown in Figure 2, is the largest in King County, totaling 881 square miles. Snoqualmie Valley/Northeast King County encompasses a number of communities, including Preston, Baring, and Lake Marcel-Stillwater, and includes the Fall City and Snoqualmie Pass Rural Towns. The subarea geography surrounds five cities (Carnation, Duvall, North Bend, Snoqualmie and Skykomish), but do not include these cities, as the focus of the Subarea Planning program is on unincorporated areas.

**Figure 2. Snoqualmie Valley/Northeast King County Subarea**



If adopted, the Subarea Plan would become a component of the KCCP and provide long-term planning policies that direct development, provision of services, and infrastructure investments in the community over the next 20 years. This Subarea Plan would replace the Fall City Subarea Plan adopted in 1999 and amended in 2012 and would remove or revise policies from Chapter 11 related to the outdated 1989 Snoqualmie Valley Community Plan.

<sup>3</sup> Attachment 2.b. to this Staff Report

The Snoqualmie Valley/Northeast King County Subarea Plan begins with an introductory chapter describing how the Subarea Plan fits within other King County planning efforts. It also provides a brief history of the community's planning efforts. Chapter 1 includes the community vision statement, excerpted below, that was generated by the community during this process. The vision statement is supported by a series of guiding principles provided on the following page that both informed the development of the plan and provide additional context about the community's sentiments and priorities.

### 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, seniors, 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.*

Chapter 3 describes the area's geography, population and demographics, and land uses. It also describes the government agencies, special service districts, and other non-governmental agencies that are providing services and programs to the community. Chapters 4 through 10 are organized by topic and address many of the same topics as the King County Comprehensive Plan. The chapters each include background and context on the topic area, followed by a summary of the community's priorities around that topic, and concludes with 34 subarea-specific policies that will guide County decision making and investments for the next generation.

Chapters include:

4. Land Use
5. Housing and Human Services
6. Environment
7. Parks and Open Space
8. Transportation
9. Services and Utilities
10. Economic Development

Along with the Subarea Plan, proposed amendments to zoning regulations, the KCCP (discussed above), and King County's Land Use and Zoning Maps are recommended to effectuate the priorities in the Subarea Plan.

Zoning Regulation Changes.<sup>4</sup> Proposed Ordinance 2023-0439 would also make the following changes:

*Alternative Housing Demonstration Project.* The proposed ordinance would remove an existing alternative housing demonstration project from the Vashon Rural Town and White Center (which expires in July 2024), apply it to the Snoqualmie Pass Rural Town, and make it effective for a period of 4 years after the effective date of the ordinance. The demonstration project, as identified in the ordinance, is intended to test congregate residence<sup>5</sup> development, as well as consider potential modifications to development regulations to accommodate this housing type.

This demonstration project would provide for modification to a number of development regulations, such as the building code, landscaping, density and dimensions, and other standards listed. The demonstration project would allow for the development of congregate residence and would regulate the size and intensity to forty units, limit each unit to 220 square feet, limit the height to 65 feet, and restrict the use of the inclusionary housing regulations in K.C.C. Chapter 21A.48.

All projects would be required to provide common kitchen facilities and sanitation facilities for residents, with facilities on every floor and every building with units, where applicable. Communal spaces, such as kitchen facilities, lounges, recreation rooms or lobbies, would be required to comprise at least 12 percent of the floor area of units.

Permit applications for a demonstration project would be required to include an agreement with the County that includes measures to maintain affordable rents, involve the local community in the proposed development, and collect reporting data.

*Rural Forest Demonstration Project.* The proposed ordinance would repeal the Rural Forest Demonstration Project in K.C.C. 21A.55.050. The demonstration project was intended to test techniques to maintain long-term forest uses in areas with parcel sizes less than 80 acres located in proximity to residential developments. Under the County's

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<sup>4</sup> Attachment 2 to this Staff Report

<sup>5</sup> Congregate residences are defined as one or more buildings that contain sleeping or dwelling units, or both, and where residents share sanitation facilities or kitchen facilities, or both.

Code, the demonstration project was to end 5 years after subdivision occurs. According to Executive staff, this occurred over a decade ago and the provisions have effectively expired.

*Fall City Business District Special District Overlay.* Special District Overlay SO-260<sup>6</sup> concerns commercial development in the Fall City Business District, which currently relies on septic systems for wastewater disposal. The special district overlay limits the types of uses permitted in this area, residential density, dimensional standards such as building height, number and height of floors, and uses. The proposed ordinance would clarify the purpose and intent of the special district overlay, conform the list of uses to terms used elsewhere in the zoning code, and identify structures, lots and range of allowed uses that can be served by the area's future large on-site sewage system.

*Highway-Oriented Development Special District Overlay.* Special District Overlay SO-170<sup>7</sup> is currently applied to properties along the I-90 corridor, which have since been annexed by the City of North Bend. This overlay is no longer applicable and is proposed for repeal.

*Repeal of the Fall City Subarea Plan.* The proposed ordinance would repeal K.C.C. 20.12.329 and Attachment A to Ordinance 13875, which addresses the Fall City Subarea Plan, zoning controls, and its relationship with the KCCP. This plan would be superseded by the Snoqualmie Valley/Northeast King County Subarea Plan.

Fall City Subdivision Moratorium Work Plan Report.<sup>8</sup> As part of Ordinance 19613, which passed a moratorium on residential subdivisions in the residential area of Fall City, the Executive was required to complete a work plan and transmit it as part of the Snoqualmie Valley/Northeast King County Subarea Plan transmittal. The work plan is to include five components, which are discussed below. The County engaged a consultant to support this work.

- 1) *Describe development regulations that affect lot dimensions and building size and bulk for residentially zoned properties in Fall City.* The report identifies standards for the R-4 zone, which is the residential zone in Fall City, including permitted uses, dimensional standards, parking requirements, on-site recreational requirements, on-site septic requirements, and stormwater standards.
- 2) *Evaluate the rural character of the Fall City Rural Town.* A qualitative and quantitative analysis was completed for three example neighborhood sites, representing different development periods. The analysis identifies development patterns, such as size of lots, building placement, building scale, architectural style, and street/frontage improvements for each of these sites. The report found that the average lot size is 14,000 square feet, featuring one- to two-story

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<sup>6</sup> <https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx>

<sup>7</sup> <https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-170.aspx>

<sup>8</sup> Attachment 2.d. to this Staff Report



houses, with an open landscape between structures. Newer development in the area is typified by smaller lots (averaging 5,825 square feet). The report states that “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.”

- 3) *Analyze whether existing development regulations are appropriate and consistent with adopted policies regarding rural character and growth.* The report reviews Countywide Planning Policies and KCCP policies regarding rural character and growth and the connection between policies and sections of the K.C.C. The report concludes that application of the current codes, as represented in newer subdivisions in Fall City, do not meet the intent of the adopted policies. The report states that these new subdivisions have a higher net density, more impervious surfaces, little vegetation, driveways composing a large portion of the front yard, and lack variety in architectural style.
- 4) *Complete community engagement specific to Fall City.* DLS completed specific engagement on the work plan in addition to work on the Subarea Plan, including an online open house, in-person presentations, and opportunities to follow-up with feedback to the County.
- 5) *Recommended amendments to development regulations, this Subarea Plan, KCCP policies, and/or zoning.* The report includes a number of recommendations from the consultant and the Executive’s response. PO 2023-0439, specifically SVNE Map Amendment 2, includes changes based on some of these recommendations. Zoning changes would include minimum lot sizes, minimum lot widths, setbacks, and impervious surface requirements.

## Snoqualmie Valley/NE King County Map Amendments<sup>9</sup>

This section of the staff report summarizes the map amendments that are proposed by the Snoqualmie Valley/Northeast King County Subarea Plan.

### **1. Snoqualmie Valley/Northeast King County – Fall City Business District**

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** CB-P-SO  
**Proposed Zoning:** CB

**Effect:** Removes the following two P-Suffix development conditions from parcels in the Fall City Business District: P-Suffix SV-P27 requires landscaping as part of park development; P-Suffix SV-P28 prohibits overnight parking or storage of trucks on the parcel.

### **2. Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards**

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<sup>9</sup> Attachment 2.c. to the Staff Report

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** R-4  
**Proposed Zoning:** R-4-P

**Effect:** Establishes a P-Suffix development condition in the residentially zoned area of the Fall City Rural Town that imposes additional dimensional standards on residential development.

### **3. Snoqualmie Valley/Northeast King County – Fall City Industrial**

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** I-P  
**Proposed Zoning:** I-P

**Effect:** Revises the text of P-Suffix SV-P26 to acknowledge the long-standing use as a legal use of the industrial property while maintaining development conditions that ensure its compatibility with the adjacent residential and nearby commercial areas.

### **4. Snoqualmie Valley/Northeast King County – Preston Industrial Development Conditions**

**Existing Land Use Designation:** ra, os, i  
**Proposed Land Use Designation:** ra, os, i

**Existing Zoning:** RA-10-P, I-P  
**Proposed Zoning:** RA-10, I-P

**Effect:** Updates and consolidates P-suffix development conditions applying to the Preston Industrial area by:

- Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.
- Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating applicable landscaping, open space, and utility provisions from the removed P-Suffixes and updating and simplifying terminology.
- Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston Industrial area that has been acquired by the Department of Natural Resources and Parks for inclusion in the King County Open Space System.
- Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.

### **5. Snoqualmie Valley/Northeast King County – Preston Mill Development Conditions**

**Existing Land Use Designation:** rn, os  
**Proposed Land Use Designation:** rn, os

**Existing Zoning:** NB-P, F-P  
**Proposed Zoning:** NB, F

**Effect:** Amends the zoning on the portion of one parcel and removes several overlapping development conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the former Preston Mill site in the rural unincorporated area of Preston as follows:

- Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned Neighborhood Business.
- Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and guide development of the former Preston Mill site.
- Amends the zoning classification from Neighborhood Business to Forest on a portion of a property acquired by King County Department of Natural Resources and Parks currently designated King County Open Space System.
- Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.

**6. Snoqualmie Valley/Northeast King County – Raging River Quarry Open Space and P-Suffix Development Conditions**

**Existing Land Use Designation:** m  
**Proposed Land Use Designation:** m, os

**Existing Zoning:** M-P  
**Proposed Zoning:** M-P, RA-10

**Effect:** Amends the land use and zoning of parcels located west of Preston Fall City Road SE as follows:

- On the southern parcel, amends the land use designation from Mining to King County Open Space system, amends the zoning classification from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), and removes P-Suffix SV-P31.
- On the northern parcel, amends P-Suffix SV-P31 for consistency with current codes and King County department references.

**7. Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions**

**Existing Land Use Designation:** ra, os

**Existing Zoning:** RA-10-P, RA-5-P, RA-2.5-P, R-1-P, A-10-P

**Proposed Land Use Designation:** os, op

**Proposed Zoning:** RA-10-P, RA-5, RA-2.5, R-1, A-10

**Effect:**

- Amends the land use designation from Rural Area to King County Open Space System on parcels owned by King County Department of Natural Resources and Parks. The land use designations would indicate the long-term intended use of the properties for open space, recreational, and environmental benefits.
- Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel owned by City of Issaquah. The land use designation would indicate the long-term intended use of the property for open space, recreational, environmental benefits, and forest management.
- Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community Plan by specifying that the area shall retain its rural designation and that new subdivisions shall be require clustering.
- Removes P-Suffix ES-P09 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P09 implemented policies of the former

East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.

- Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the now-constructed Grand Ridge development.
- Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.

#### **8. Snoqualmie Valley/Northeast King County – Snoqualmie Mill Development Conditions**

**Existing Land Use Designation:** ra, rx, m, os

**Existing Zoning:** M-P, I-P, RA-5-P

**Proposed Land Use Designation:** os, rx, m

**Proposed Zoning:** M, UR, RA-5

**Effect:**

- Amends the land use designation from Rural Area to King County Open Space System of a parcel acquired by the King County Department of Natural Resources and Parks.
- Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning between King County and the City of Snoqualmie and established development standards associated with continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill Site. This change would reflect that: much of the area has been annexed by the City of Snoqualmie, which is working with a developer on a planned commercial/industrial application within the city limits; and the areas outside of the Urban Growth Area (UGA) are no longer associated with the expansion of the City of Snoqualmie and can be guided by King County Code development regulations.
- Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the UGA adjacent to the City of Snoqualmie.
- Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a portion of a vacant parcel outside the UGA boundary.
- Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the Rural Area.

#### **9. Snoqualmie Valley/Northeast King County – Snoqualmie Pass Landscape Buffering and Alternative Housing Demonstration Project Area**

**Existing Land Use Designation:** f, rt

**Existing Zoning:** F-P, CB-P

**Proposed Land Use Designation:** f, rt

**Proposed Zoning:** F, CB-P-DPA

**Effect:** Changes zoning classification and development conditions on the Snoqualmie Pass Rural Town, including:

- Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted in 1997 when Snoqualmie Pass was part of the East King County

Community Planning Area, is replaced by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer only on CB-zoned parcels south of Interstate 90.

- Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CB-zoned parcels in the Snoqualmie Pass Rural Town, south of Interstate 90. The Alternative Housing Demonstration Project Area encourages private market development of housing options that are affordable to different segments of the county's population, such as seasonal workers employed at the ski area and supporting recreational and tourism amenities. The Alternative Housing Demonstration Project is amended as part of the amendments to the King County Code in this ordinance.
- Repeals P-Suffix EK-P03 from the Zoning Atlas.

#### **10. Snoqualmie Valley/Northeast King County – Other Parks and Wilderness Increase**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** op

**Existing Zoning:** Varies  
**Proposed Zoning:** Varies

**Effect:** Amends the Comprehensive Plan designation of parcels owned by various public agencies to Other Parks/Wilderness. This designation would indicate their long-term use as part of a contiguous and functional open space system that includes recreation, natural areas, working resource lands, and trail and wildlife habitat corridors.

#### **11. Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** ra

**Existing Zoning:** RA-10-DPA,  
RA-5-DPA, RA-2.5-DPA  
**Proposed Zoning:** RA-10, RA-5, RA-2.5

**Effect:** Removes the Rural Forest Demonstration Project Area (K.C.C. 21A.55.050) overlay from applicable parcels. This change would reflect that the demonstration project has expired and is proposed for repeal in the King County Code in this ordinance.

#### **12. Snoqualmie Valley/Northeast King County – Rural Clustering Development Conditions**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** ra

**Existing Zoning:** RA-10-P,  
RA-5-P  
**Proposed Zoning:** RA-10, RA-5

**Effect:**

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23, which requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36, which requires clustering of residential development of the parcels. Clustering

would still be permitted on the parcels under the King County code if future development occurs.

- Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.

### **13. Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment**

**Existing Land Use Designation:** ra, m, ag, rn

**Existing Zoning:** RA-10, RA-5, RA-2.5, A-35, A-10, F, NB

**Proposed Land Use Designation:** ag, f, ra

**Proposed Zoning:** RA-10, RA-5, RA-2.5, A-35, F

**Effect:** Aligns the land use designations and zoning classifications of unincorporated land in the Snoqualmie Valley/Northeast King County Community Service Area by:

- Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.
- Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.
- Amending the land use designation from Rural Area to Agriculture on parcels with portions within the Snoqualmie Agricultural Production District.
- Amending the land use designation from Rural Area to Forestry on parcels and portions of parcels near the boundary of the Forest Production District.
- Amending the land use designation from Rural Neighborhood Commercial Center to Rural Area on rural residential parcels in the Preston area.
- Amending the zoning classification from F to RA-5 on rural residential parcels at the east edge of the Rural Area near the Forest Production District.
- Amending the zoning classification from A-35, Potential M to A-35 on portions of parcels near the Snoqualmie River within or partially within the Snoqualmie Agricultural Production District.
- Amending the zoning classification from F, Potential M to F on two parcels. One is located at the edge of the Forest Production District northeast of Fall City and the other is located in the Forest Production District south of Interstate-90, adjacent to Iron Horse State Park.
- Amending the zoning classification from NB to RA-2. on a linear property with the Preston Snoqualmie Trail next to Jim Ellis Memorial Regional Park.
- Amending the zoning classification from RA-10 to A-35 on portions of parcels located near the Snoqualmie Agricultural Production District.
- Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near the Snoqualmie Agricultural Production District.
- Amending the zoning classification from F to RA-10 on a portion of a parcel south of Interstate-90 near the Forest Production District.

### **14. Snoqualmie Valley/Northeast King County – Removal of Development Conditions from Previously Annexed Areas**

**Existing Land Use Designation:** n/a

**Existing Zoning:** n/a

**Proposed Land Use Designation:** n/a

**Proposed Zoning:** n/a

**Effect:** Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This repeal would align with the fact that the P-Suffix development conditions do not apply on any parcels in unincorporated King County due to annexations.

## **ATTACHMENTS**

1. Council's Review Schedule for 2024 KCCP, updated January 29, 2024
2. Proposed Ordinance 2023-0439 with Attachments
  - a. Attachment A: KCCP Chapter 11 changes
  - b. Attachment B: Snoqualmie Valley/Northeast King County Subarea Plan
  - c. Attachment C: Snoqualmie Valley/Northeast King County Map Amendments
  - d. Attachment D: Fall City Subdivision Moratorium Work Plan Report
3. Excerpt of Ordinance 19527: Snoqualmie Valley/NE King County Community Needs List

## **INVITED**

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget
- Danielle De Clercq, Deputy Director, Department of Local Services
- Susan McLain, Strategic Planning Manager, Department of Local Services
- Jesse Reynolds, Principal Subarea Planner, Department of Local Services

## **LINKS**

**All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:**

<https://kingcounty.gov/en/dept/council/governance-leadership/county-council/topics-of-interest/comprehensive-plan>

## **Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan**

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area
- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

## **Supporting Materials**

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review
- Public Participation Summary

**Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan**

- Attachment A – Supplemental Changes to the Comprehensive Plan
- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

**Proposed Ordinance 2023-0438 – Countywide Planning Policy Update**

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

Supporting Materials

- Transmittal Letter
- Fiscal Note



## 2024 King County Comprehensive Plan

Proposed Ordinance 2023-0438, 2023-0439, 2023-0440

### King County Council Committee Review and Adoption Schedule As of January 29, 2024 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17 9:30am Council Chambers	<b>LSLU Committee - Briefing 1</b> <ul style="list-style-type: none"> <li>- Overview, Schedule, Process</li> <li>- Snoqualmie Valley/Northeast King County Subarea Plan</li> <li>- Vashon-Maury Island Subarea Plan changes</li> <li>- Chapter 11: Community Service Area Subarea Planning</li> <li>- Map Amendments</li> <li>- Equity Analysis Summary</li> <li>- Equity Work Group Presentation</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
January 18 6:30pm Council Chambers	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Hearing on Draft Environmental Impact Statement</li> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 7 9:30am Council Chambers	<b>LSLU Committee - Briefing 2</b> <ul style="list-style-type: none"> <li>- Chapter 1: Regional Growth Management Planning</li> <li>- Chapter 2: Urban Communities</li> <li>- Growth Targets and the Urban Growth Area Appendix</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 8 6:30pm Covington City Hall	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 21 9:30am Council Chambers	<b>LSLU Committee - Briefing 3</b> <ul style="list-style-type: none"> <li>- Chapter 5: Environment</li> <li>- Chapter 6: Shorelines</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
March 6 9:30am Council Chambers  Joint Meeting with Health and Human Services Committee	<b>LSLU Committee - Briefing 4</b> <ul style="list-style-type: none"> <li>- Chapter 4: Housing and Human Services</li> <li>- Housing Needs Assessment Appendix</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
March 7 6:30pm Riverview Educational Center, Duvall	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - In-Person only</i>

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
<b>March 20</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 5</b> - Chapter 3: Rural Areas and Natural Resource Lands  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>March 29</b>	Amendment requests for Striking Amendment due - Except for Critical Area Regulations
<b>April 3</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 6</b> - Chapter 7: Parks, Open Space, and Cultural Resources - Regional Trails Needs Report Appendix - Chapter 8: Transportation - Transportation Appendix - Transportation Needs Report Appendix  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>April 4</b> <b>5:30pm</b> <b>Vashon Center for the Arts</b>	<b>LSLU Special Committee Meeting</b> - Public Comment on Executive's Recommended Plan  <i>Opportunity for Public Comment - In-Person only</i>
<b>April 5</b>	Substantive direction deadline for Striking Amendment - Except for Critical Area Regulations
<b>April 12</b>	Amendment requests for Striking Amendment due - Critical Area Regulations
<b>April 17</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 7</b> - Chapter 9: Services, Facilities, and Utilities - Capital Facilities and Utilities Appendix - Chapter 10: Economic Development  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>April 19</b>	Substantive direction deadline for Striking Amendment - Critical Area Regulations
<b>May 1</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 8</b> - Chapter 12: Implementation, Amendments, and Evaluation - Development Regulations - Four-to-One Program  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>May 14</b>	Striking Amendment released
<b>May 15</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee Briefing</b> - Briefing on the Striking Amendment  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>May 16</b> <b>6:30pm</b> <b>Skyway VFW</b>	<b>LSLU Special Committee Meeting</b> - Public Comment on Committee Striking Amendment  <i>Opportunity for Public Comment - In-Person only</i>
<b>May 22</b>	Line amendment direction due
<b>May 31</b>	Public Line Amendments released
<b>June 5</b> <b>9:30am</b> <b>Council Chambers</b>	<b>Local Services and Land Use Committee</b> - Review and consideration of striking and line amendments - <b>Vote</b> on Committee recommendation  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>June 14</b>	<b>Council amendment concept deadline</b> for FEIS and public hearing notice
<b>June 21</b>	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
<b>September 19 to ~Thanksgiving (November 28)</b>	Budget Standdown
<b>October 14 to 18 October 21 to 25</b>	Public Hearing Notice Prepared by Council staff Public Hearing Notice Issued
<b>October 4</b>	Substantive direction needed on Striking Amendment
<b>October 28</b>	Striking Amendment distributed to Councilmembers
<b>November 1</b>	Line amendment direction due
<b>November 12</b>	Public Amendments released
<b>November 6 November 6 to 13</b>	FEIS Issued - last possible date for hearing on November 19 7 day waiting period for FEIS
<b>November 19 1:30pm Council Chambers</b>	<b>Public Hearing at full Council</b> <i>Opportunity for Public Testimony - Remote and In-Person</i>
<b>December 3 1:30pm Council Chambers</b>	<b>Possible vote at full Council</b> <ul style="list-style-type: none"> <li>• Consideration of amendments</li> <li>• <b>Vote</b> on final adoption of proposed 2022 King County Comprehensive Plan Update</li> </ul>
<b>December 10 1:30pm Council Chambers</b>	<b>Back up vote if 1-week courtesy delay</b>

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: <https://kingcounty.gov/CouncilCompPlan>.

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

### Ordinance

**Proposed No.** 2023-0439.1

**Sponsors** Perry

1 AN ORDINANCE related to comprehensive planning;  
2 amending Ordinance 263, Article 2, Section 1, as  
3 amended, and K.C.C. 20.12.010, Ordinance 10870, Section  
4 340, as amended, and K.C.C. 21A.12.030, Ordinance  
5 10870, Section 341, as amended, and K.C.C. 21A.12.040,  
6 Ordinance 17485, Section 43, as amended, and K.C.C.  
7 21A.38.260, and Ordinance 19119, Section 2, and K.C.C.  
8 21A.55.125, adding a new section to K.C.C. chapter  
9 21A.12, repealing Ordinance 13275, Section 1, as  
10 amended, and K.C.C. 21A.55.050, Attachment A to  
11 Ordinance 13875, as amended, Ordinance 18623, Section  
12 8, and K.C.C. 20.12.329, and Ordinance 12823, Section 13,  
13 and K.C.C. 21A.38.180, and establishing an effective date.

14 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

15 SECTION 1. Findings:

16 A. The GMA requires King County to take action not later than December 31,  
17 2024, to review and, if needed, revise its comprehensive plan and development  
18 regulations to ensure the plan and regulations comply with the requirements of the GMA.  
19 Ordinance XXXXX adopts the 2024 King County Comprehensive Plan ("2024 update"),

20 which is compliant with the GMA and completes this statutorily required review and  
21 update.

22 B. The GMA and the King County Code allow the adoption of comprehensive  
23 plan updates only once per year, except under certain circumstances. The updates to  
24 policies and text in this ordinance are adopted as supplemental changes to the 2024 King  
25 County Comprehensive Plan.

26 C. The 2016 King County Comprehensive Plan launched a Community Service  
27 Areas subarea planning program. Community Service Area ("CSA") subarea plans are  
28 being created for the six rural CSAs and for the five large urban unincorporated potential  
29 annexation areas. The CSA subarea planning program recognizes the county's role as a  
30 local service provider in the unincorporated area, including for localized long-range  
31 planning. Many areas of unincorporated King County have not had subarea planning  
32 since the 1990s or earlier. The CSA subarea planning program provides improved  
33 coordination, accountability, and service delivery in the area of long-range planning for  
34 unincorporated areas of King County.

35 D. This ordinance adopts the Snoqualmie Valley/Northeast King County  
36 Community Service Area Subarea Plan ("the subarea plan") as an element of the 2024  
37 Comprehensive Plan, as well as related map amendments and modifications to property  
38 specific zoning conditions.

39 E. The GMA and King County Code require that King County adopt  
40 development regulations that are consistent with and implement the Comprehensive Plan  
41 and subarea plans adopted as elements of the Comprehensive Plan. The changes to  
42 development regulations in this ordinance are needed to maintain conformity with the

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Ordinance

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43 Comprehensive Plan and the subarea plan. They bear a substantial relationship to and are  
44 necessary for the public health, safety, and general welfare of King County and its  
45 residents.

46 F. The changes to zoning contained in this ordinance are needed to maintain  
47 conformity with the Comprehensive Plan and the subarea plan, as required by the GMA.  
48 As such, they bear a substantial relationship to, and are necessary for, the public health,  
49 safety, and general welfare of King County and its residents;

50 G. Ordinance 19613 adopted a moratorium prohibiting subdivisions of  
51 residentially zoned land in the Rural Town of Fall City and directed the executive to  
52 produce a work plan to address the issues and circumstances necessitating the  
53 moratorium. As required by the moratorium, the report and associated recommended  
54 King County Code and zoning changes were included in the transmittal of the subarea  
55 plan.

56 SECTION 2. A. Attachments A and B to this ordinance are adopted as  
57 supplemental changes to the 2024 King County Comprehensive Plan, as adopted in  
58 Ordinance XXXXX.

59 B. The elements of the 2024 King County Comprehensive Plan in Attachment A to  
60 this ordinance are hereby amended to read as set forth in this ordinance and are incorporated  
61 herein by this reference.

62 C. The Snoqualmie Valley/Northeast King County Community Service Area  
63 Subarea Plan in Attachment B to this ordinance is hereby adopted as an element of the 2024  
64 King County Comprehensive Plan.

65 D. The land use and zoning amendments in sections 7 and 8 of this ordinance and  
66 Attachment C to this ordinance are hereby adopted as amendments to Appendix A to  
67 Ordinance 12824, as amended, and as the official land use and zoning controls for those  
68 portions of unincorporated King County defined in those sections of this ordinance and  
69 attachments to this ordinance.

70 E. Attachment D adopts the Fall City Subdivision Moratorium Work Plan Report.

71 F. The King County department of local services, permitting division, shall  
72 update the geographic information system data layers accordingly to reflect adoption of  
73 this ordinance.

74 SECTION 3. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
75 20.12.010 are hereby amended to read as follows:

76 Under the King County Charter, the state Constitution, and the Washington state  
77 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King  
78 County Comprehensive Plan via Ordinance 11575 and declared it to be the  
79 Comprehensive Plan for King County until amended, repealed, or superseded. The  
80 Comprehensive Plan has been reviewed and amended multiple times since its adoption in  
81 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the  
82 2024 King County Comprehensive Plan, as adopted in Ordinance XXXX and as amended  
83 by this ordinance. The Comprehensive Plan shall be the principal planning document for  
84 the orderly physical development of the county and shall be used to guide subarea plans,  
85 functional plans, provision of public facilities and services, review of proposed  
86 incorporations and annexations, development regulations, and land development  
87 decisions.

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Ordinance

88 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.12 a  
 89 new section to read as follows:

90 The Snoqualmie Valley/Northeast King County Community Service Area  
 91 Subarea Plan, dated December 2023, contained in Attachment B to this ordinance is  
 92 adopted as an element of the King County Comprehensive Plan and, as such, constitutes  
 93 official county policy for the geographic area of unincorporated King County defined in  
 94 the plan.

95 SECTION 5. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030  
 96 are hereby amended to read as follows:

97 A. Densities and dimensions – residential and rural zones.

STANDARDS	RURAL AREA				RESIDENTIAL								
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15) (28)	0.2 du/a c	0.2 du/a c	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ ac	4 du/ ac (6)	6 du/ac	8 du/ac	12 du/a c	18 du/a c	24 du/a c	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/a c (20)					1.5 du/ac (22)	6 du/ ac (22) 8 du/ ac (27) ac (27) (34)	9 du/ac (22) 12 du/ac (27) (34)	12 du/ac (22) 16 du/ac (27) (34)	18 du/a c (27) (34)	27 du/a c (27) (34)	36 du/a c (27) (34)	72 du/ac (22) 96 du/ac (27) (34)
Minimum Density: (2)							85% (12) (18)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)



Ordinance

							((23))						
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac			10,000 sf (31)						
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8) 20 ft (31)	10 ft (8)	10 ft (8)	10 ft (8) (30)	10 ft (8) (30)	10ft (8) (30)	10 ft (8) (30)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft 10 ft (30)	5 ft	5 ft	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	60 ft	60 ft	60 ft	60 ft
Maximum Height	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4) (32)	30 ft (25b) 75 ft (4) 35 ft (32)	45 ft (14) 30 ft (25b) 75 ft (4) 35 ft (32)	45 ft (14) 30 ft (25b) 75 ft (4) 35 ft (32)	75 ft (4) 35 ft (32)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25 % (11) (19) (26)	20 % (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26) (30)	85% (26) (30)	85% (26) (30)	90% (26) (30)

98

B. Development conditions.

- 99           1. This maximum density may be achieved only through the application of:
- 100           a. transfers of development rights in accordance with K.C.C. chapter 21A.37,  
101 except for properties within the Skyway-West Hill or North Highline community service  
102 area subarea geographies;
- 103           b. inclusionary housing regulations in accordance with K.C.C. chapter 21A.48;
- 104           c. K.C.C. 21A.08.030.B.19.; or
- 105           d. a one hundred and fifty percent bonus as allowed in subsection B.22.c. of  
106 this section.
- 107           2. Also see K.C.C. 21A.12.060.
- 108           3. These standards may be modified under the provisions for zero-lot-line and  
109 townhouse developments.
- 110           4.a. Portions of a structure may exceed the base height if one additional foot of  
111 street and interior setback is provided for each foot above the base height. The following  
112 restrictions apply:
- 113           (1) for netting or fencing and support structures for the netting or fencing  
114 used to contain golf balls in the operation of golf courses or golf driving ranges, the  
115 maximum height shall not exceed seventy-five feet, except for recreation or multiuse  
116 parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a  
117 golf ball trajectory study requires a higher fence. All such netting, fencing, and support  
118 structures are exempt from the additional interior setback requirement, regardless of  
119 whether located in a recreation or multiuse park;
- 120           (2) properties with inclusionary housing developed in accordance with  
121 K.C.C. chapter 21A.48 shall not increase height through this method; and
-

122 (3) for all other structures, the maximum height achieved through this method  
123 shall not exceed seventy-five feet.

124 b. Accessory dwelling units and accessory living quarters shall not exceed base  
125 heights, except that this requirement shall not apply to accessory dwelling units  
126 constructed wholly within an existing dwelling unit.

127 5. Applies to each individual lot. Impervious surface area standards for:

128 a. Regional uses shall be established at the time of permit review;

129 b. Nonresidential uses in rural area and residential zones shall comply with  
130 K.C.C. 21A.12.120 and 21A.12.220;

131 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand  
132 seventy-six square feet in area shall be subject to the applicable provisions of the nearest  
133 comparable R-6 or R-8 zone; and

134 d. A lot may be increased beyond the total amount permitted in this chapter  
135 subject to approval of a conditional use permit.

136 6. Mobile home parks shall be allowed a base density of six dwelling units per  
137 acre.

138 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand  
139 square feet in area.

140 8. At least twenty linear feet of driveway shall be provided between any garage,  
141 carport or other fenced parking area and the street property line. The linear distance shall  
142 be measured along the center line of the driveway from the access point to such garage,  
143 carport, or fenced area to the street property line.

144 9.a. Residences shall have a setback of at least one hundred feet from any

145 property line adjoining A, M, or F zones or existing extractive operations. However,  
146 residences on lots less than one hundred fifty feet in width adjoining A, M, or F zones or  
147 existing extractive operations shall have a setback from the rear property line equal to  
148 fifty percent of the lot width and a setback from the side property equal to twenty-five  
149 percent of the lot width.

150           b. Except for residences along a property line adjoining A, M, or F zones or  
151 existing extractive operations, lots between one acre and two and one-half acres in size  
152 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
153 to the requirements of the R-4 zone.

154           10.a. For developments consisting of three or more single-detached dwellings  
155 located on a single parcel, the setback shall be ten feet along any property line abutting  
156 R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required  
157 in K.C.C. 21A.14.190, which shall have a setback of five feet.

158           b. For townhouse and apartment development, the setback shall be twenty feet  
159 along any property line abutting R-1 through R-8, RA, and UR zones, except for  
160 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
161 of five feet, unless the townhouse or apartment development is adjacent to property upon  
162 which an existing townhouse or apartment development is located.

163           11. Lots smaller than one-half acre in area shall comply with standards of the  
164 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or  
165 larger, the maximum impervious surface area allowed shall be at least ten thousand  
166 square feet. On any lot over one acre in area, an additional five percent of the lot area  
167 may be used for buildings related to agricultural or forestry practices. For lots smaller

168 than two acres but larger than one-half acre, an additional ten percent of the lot area may  
169 be used for structures that are determined to be medically necessary, if the applicant  
170 submits with the permit application a notarized affidavit, conforming with K.C.C.  
171 21A.32.170A.2.

172 12. For purposes of calculating minimum density, the applicant may request that  
173 the minimum density factor be modified based upon the weighted average slope of the  
174 net buildable area of the site in accordance with K.C.C. 21A.12.087.

175 13. The minimum lot area does not apply to lot clustering proposals as provided  
176 in K.C.C. chapter 21A.14.

177 14. This maximum height is only allowed as follows:

178 a. in R-6 and R-8 zones, for a building with a footprint built on slopes  
179 exceeding a fifteen percent finished grade; and

180 b. in R-18, R-24, and R-48 zones, only through application of:

181 (1) inclusionary housing regulations in accordance with K.C.C. chapter  
182 21A.48; or

183 (2) transfer of development rights in accordance with K.C.C. chapter 21A.37,  
184 except for properties within the Skyway-West Hill or North Highline community service  
185 area subarea geographies.

186 15. Density applies only to dwelling units and not to sleeping units.

187 16. Vehicle access points from garages, carports, or fenced parking areas shall  
188 be set back from the property line on which a joint use driveway is located to provide a  
189 straight line length of at least twenty-six feet as measured from the center line of the  
190 garage, carport, or fenced parking area, from the access point to the opposite side of the

191 joint use driveway.

192 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to  
193 be clustered if the property is located within or contains:

194 (1) a floodplain;

195 (2) a critical aquifer recharge area;

196 (3) a regionally or locally significant resource area;

197 (4) existing or planned public parks or trails, or connections to such facilities;

198 (5) a category type S or F aquatic area or category I or II wetland;

199 (6) a steep slope; or

200 (7) an urban separator or wildlife habitat network designated by the

201 Comprehensive Plan.

202 b. The development shall be clustered away from critical areas or the axis of  
203 designated corridors such as urban separators or the wildlife habitat network to the extent  
204 possible and the open space shall be placed in a separate tract that includes at least fifty  
205 percent of the site. Open space tracts shall be permanent and shall be dedicated to a  
206 homeowners association or other suitable organization, as determined by the director, and  
207 meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and  
208 designated urban separators shall be placed within the open space tract to the extent  
209 possible. Passive recreation, with no development of recreational facilities, and natural-  
210 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

211 18. See K.C.C. 21A.12.085.

212 19. All subdivisions and short subdivisions in R-1 and RA zones within the  
213 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North

214 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and  
 215 Nonpoint Action Plan) and the portion of the Grand Ridge ((~~subarea of the East~~  
 216 ~~Sammamish Community Planning Area~~)) area of the Snoqualmie Valley/Northeast King  
 217 County Community Service Area that drains to Patterson Creek shall have a maximum  
 218 impervious surface area of eight percent of the gross acreage of the plat. Distribution of  
 219 the allowable impervious area among the platted lots shall be recorded on the face of the  
 220 plat. Impervious surface of roads need not be counted towards the allowable impervious  
 221 area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall  
 222 be required.

223           20. This density may only be achieved on RA 2.5 zoned parcels receiving  
 224 density from rural forest focus areas through a transfer of density credit under K.C.C.  
 225 chapter 21A.37.

226           21. Base density may be exceeded, if the property is located in a designated  
 227 Urban Growth Area for Cities in the Rural Area and each proposed lot contains an  
 228 occupied legal residence that predates 1959.

229           22.a. ~~((The maximum density is four dwelling units per acre for properties~~  
 230 ~~zoned R-4 when located in the Rural Town of Fall City.~~

231           ~~b. For properties within the Skyway-West Hill or North Highline community~~  
 232 ~~service area subarea geographies, e))~~ Only as provided in the inclusionary housing  
 233 regulations in K.C.C. chapter 21A.48 or subsection B.22.c. of this section.

234           ~~((e-))~~ b. In the R-1 through R-48 zones, for duplex, triplex, fourplex, or  
 235 townhouse developments with nine or fewer units and when located within a half mile of  
 236 high-capacity or frequent transit as defined in the King County Countywide Planning

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237 Policies.

238           23. ~~((The subdivision or short subdivision of property within the Rural Town of~~  
239 ~~Fall City is not required to meet with the minimum density requirements of this chapter.))~~

240 Repealed.

241           24. The impervious surface standards for the county fairground facility are  
242 established in the King County Fairgrounds Site Development Plan, Attachment A to  
243 Ordinance 14808, on file at the department of natural resources and parks and the  
244 department of local services, permitting division. Modifications to that standard may be  
245 allowed provided the square footage does not exceed the approved impervious surface  
246 square footage established in the King County Fairgrounds Site Development Plan  
247 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,  
248 by more than ten percent.

249           25. For cottage housing developments only:

250           a. The base height is twenty-five feet.

251           b. Buildings that have pitched roofs with a minimum slope of six over twelve  
252 may achieve a maximum height of thirty feet at the ridge of the roof.

253           26. Impervious surface does not include access easements serving neighboring  
254 property and driveways to the extent that they extend beyond the street setback due to  
255 location within an access panhandle or due to the application of King County Code  
256 requirements to locate features over which the applicant does not have control.

257           27.a. For properties within the Skyway-West Hill or North Highline community  
258 service area subarea geographies, only in accordance with the inclusionary housing  
259 regulations in K.C.C. chapter 21A.48.



- 260           b. For all other properties, only for:
- 261           (1) in accordance with K.C.C. chapter 21A.48; or
- 262           (2) a project using the transfer of development rights affordable housing pilot
- 263 program in accordance with K.C.C. 21A.37.130.A.2., except for properties within the
- 264 Skyway-West Hill or North Highline community service area subarea geographies.
- 265           28. On a site zoned RA with a building listed in the National Register of
- 266 Historic Places, additional dwelling units in excess of the maximum density may be
- 267 allowed under K.C.C. 21A.12.042.
- 268           29. Height and setback requirements shall not apply to regional transit authority
- 269 facilities.
- 270           30. Properties within the North Highline community service area subarea
- 271 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
- 272 21A.XX (the new chapter created in section 8 of Ordinance 19687).
- 273           31 Applies only in the Rural Town of Fall City between the effective date of
- 274 Ordinance 19690 and thirteen months after the effective date of Ordinance 19690.
- 275           32. For properties in Vashon Rural Town. Floors above two stories shall be
- 276 setback at least an additional ten feet from the setbacks in this section.
- 277           33. A safe parking site shall be setback at least ten feet from adjacent residential
- 278 uses and R zoned properties.
- 279           34. If served by public sewers, mobile home parks can have one additional unit
- 280 per mobile home parking space or pad provided for the relocation of a mobile home that
- 281 has been or will be displaced due to closure of a mobile home park in King County, up to
- 282 the maximum density allowed for the zone.
-

## Ordinance

283            SECTION 6. Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040

284 are hereby amended to read as follows:

285            A. Densities and dimensions - resource and commercial/industrial zones.

STANDARD S	RESOURCE				COMMERCIAL/INDUSTRIAL				
	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)	0.1 du/ ac	.0286 du/ac	.0125 du/ac		8 du/ac (2) 1 du (22)	48 du/ac (2)	36 du/ac (2) 48 du/ac	48 du/ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acr es	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5) (21)	10 ft (5) (21)	10 ft (5) (21)	10 ft (21)	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14) (21)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) 50 ft (8)
Base Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft (24) 45 ft	35 ft (24) 45 ft

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Maximum Height	75 ft (10)	75 ft (10)	75 ft (10)	75 ft (10)	35 ft (24) 45 ft (6) 65 ft (20) 75 ft (10)	35 ft (24) 60 ft (6) 65 ft (17) 75 ft (10) 80 ft (20)	35 ft (24) 65 ft (6) 75 ft (10) 85 ft (20)	35 ft (24) 65 ft (6) 75 ft (10) 85 ft (20)	35 ft (24) 75 ft (10)
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1 (9)
Maximum Impervious Surface: Percentage (13)	15 % (11)	10% (11)	10% (11)		85% (21)	85% (21)	90% (21)	75% (21)	90%

286

## B. Development conditions.

287

## 1. Repealed.

288

## 2. These densities are allowed only in the urban area and rural towns through

289

the application of mixed-use development standards and, in the NB zone on property in

290

the urban area designated commercial outside of center, for stand-alone townhouse

291

development.

292

## 3. These densities may only be achieved:

293

## a. as provided in the inclusionary housing regulations in K.C.C. chapter

294

21A.48;

295

## b. through the application of transfer of development rights in mixed-use

296

developments in the urban area or rural towns in accordance with K.C.C. chapter 21A.37,

297 except for properties within the Skyway-West Hill or North Highline community service  
298 area subarea geographies; or

299 c. in the NB zone on property in the urban area designated commercial outside  
300 of center, for stand-alone townhouse development.

301 4.a. in the F zone, scaling stations may be located thirty-five feet from property  
302 lines. Residences shall have a setback of at least thirty feet from all property lines.

303 b. for lots between one acre and two and one-half acres in size, the setback  
304 requirements of the R-1 zone shall apply. For lots under one acre, the setback  
305 requirements of the R-4 zone shall apply.

306 c. for developments consisting of three or more single-detached dwellings  
307 located on a single parcel, the setback shall be ten feet along any property line abutting  
308 R-1 through R-8, RA, and UR zones.

309 5. Gas station pump islands shall be placed no closer than twenty-five feet to  
310 street front lines.

311 6. This maximum height allowed only for:

312 a. mixed-use developments; and

313 b. stand-alone townhouse development in the NB zone on property designated  
314 commercial outside of center in the urban area.

315 7. Required on property lines adjoining rural area and residential zones.

316 8. Required on property lines adjoining rural area and residential zones for  
317 industrial uses established by conditional use permits.

318 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.  
319 chapter 21A.14 or K.C.C. chapter 21A.48.

320           10. Portions of a structure may exceed the base height if one additional foot of  
321 street and interior setback is provided for each foot above the base height. The following  
322 restrictions apply:

323           a. for netting or fencing, and support structures for the netting or fencing used  
324 to contain golf balls in the operation of golf courses or golf driving ranges, the maximum  
325 height shall not exceed seventy-five feet. All such netting, fencing, and support  
326 structures are exempt from the additional interior setback requirement;

327           b. properties with inclusionary housing developed in accordance with K.C.C.  
328 chapter 21A.48 shall not increase height through this method; and

329           c. for all other structures, the maximum height achieved through this method  
330 shall not exceed seventy-five feet.

331           11. Applicable only to lots containing less than one acre of lot area.

332 Development on lots containing less than fifteen thousand square feet of lot area shall be  
333 governed by impervious surface standards of the nearest comparable R-4 through R-8  
334 zone.

335           12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

336           13. The impervious surface area for any lot may be increased beyond the total  
337 amount permitted in this chapter subject to approval of a conditional use permit.

338           14. Required on property lines adjoining rural area and residential zones unless  
339 a stand-alone townhouse development on property designated commercial outside of  
340 center in the urban area is proposed to be located adjacent to property upon which an  
341 existing townhouse development is located.

342           15.a. For properties within the Skyway-West Hill or North Highline community

343 service area subarea geographies, only as provided in the inclusionary housing  
344 regulations in K.C.C. chapter 21A.48.

345           b. For all other properties, only for a mixed-use in accordance with K.C.C.  
346 chapter 21A.48.

347           16.a. For properties within the Skyway-West Hill or North Highline community  
348 service area subarea geographies, only as provided in the inclusionary housing  
349 regulations in K.C.C. chapter 21A.48.

350           b. For all other properties, only for mixed-use development through the  
351 application of inclusionary housing regulations in accordance with K.C.C. chapter  
352 21A.48 or the transfer of development rights in urban areas and rural towns in accordance  
353 with K.C.C. chapter 21A.37.

354           17.a. For properties within the Skyway-West Hill or North Highline community  
355 service area subarea geographies, only as provided in the inclusionary housing  
356 regulations in K.C.C. chapter 21A.48.

357           b. For properties in Snoqualmie Pass Rural Town developed under K.C.C.  
358 chapter 21A.48.

359           c. For all other properties, only for mixed-use development through the  
360 application of inclusionary housing regulations in accordance with K.C.C. chapter  
361 21A.48 or the transfer of development rights in urban areas and rural towns in accordance  
362 with K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a  
363 pedestrian street for any portion of the structure greater than forty-five feet in height. The  
364 upper-level setback shall be at least one foot for every two feet of height above forty-five  
365 feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal

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366 projection of decks, balconies with open railings, eaves, cornices, and gutters shall be  
367 permitted in required setbacks.

368           18. Required on property lines adjoining rural area and residential zones only  
369 for a social service agency office reusing a residential structure in existence on January 1,  
370 2010.

371           19. On a site zoned A with a building designated as a county landmark in  
372 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess  
373 of the maximum density may be allowed under K.C.C. 21A.12.042.

374           20. This maximum height allowed only for properties with inclusionary housing  
375 developed in accordance with K.C.C. chapter 21A.48.

376           21. Properties within the North Highline community service area subarea  
377 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter  
378 21A.XX (the new chapter created in section 8 of Ordinance 19687).

379           22. Only when consistent with 21A.08.030.B.16.

380           23. A safe parking site shall be setback at least ten feet from adjacent residential  
381 uses and R zoned properties.

382           24. For properties in Vashon Rural Town. Floors above two stories shall be  
383 setback at least an additional ten feet from the setbacks in this section.

384           SECTION 7. Ordinance 17485, Section 43, as amended, and K.C.C. 21A.38.260  
385 are hereby amended to read as follows:

386           A. The purpose of the Fall City business district special district overlay is to  
387 allow commercial development in Fall City (~~to occur with on-site septic systems until~~  
388 ~~such time as an alternative wastewater system is available~~) that is consistent with the

---

389 design and operation of the Fall City business district's large on-site sewage system and  
 390 that is compatible with rural character. The special district overlay shall only be  
 391 established in areas of Fall City zoned CB ~~((and shall be evaluated to determine if it is~~  
 392 ~~applicable to other rural commercial centers))~~.

393 B. The standards of this title and other county codes shall be applicable to  
 394 development within the ~~((Fall City business district))~~ special district overlay except as  
 395 follows:

396 1. The permitted uses in K.C.C. ~~((€))~~chapter 21A.08 do not apply and are  
 397 replaced with the following:

398 a. Residential land uses ~~((as set forth in K.C.C. 21A.08.030))~~:

399 i. As a permitted use:

400 (A) ~~((Multifamily residential units shall only be allowed))~~ Apartment when  
 401 part of a mixed-use development with residential units on the upper floors of a  
 402 building~~((s))~~; and

403 (B) Home occupations under K.C.C. chapter 21A.30; and

404 ii. As a conditional use:

405 (A) Bed and Breakfast Guesthouse (five rooms maximum); and

406 (B) Hotel/Motel~~((:))~~;

407 b. Recreational~~((/))~~ and cultural land uses ~~((as set forth in K.C.C.~~  
 408 ~~21A.08.040))~~:

409 i. As a permitted use:

410 (A) Library;

411 (B) Museum;



## Ordinance

- 
- 412 (C) Arboretum; ~~((and))~~
- 413 (D) Park; and
- 414 (E) Theater; and
- 415 ii. As a conditional use:
- 416 (A) Sports Club(~~(Fitness Center)~~), subject to 21A.08.040.B.17.;
- 417 (B) Amusement(~~(/)~~)\_Recreation Services(~~(/Arcades (Indoor))~~), indoor only
- 418 and subject to K.C.C. 21A.08.040.B.14.; and
- 419 (C) Bowling Center;
- 420 c. General services land uses (~~(as set forth in K.C.C. 21A.08.050)~~):
- 421 i. As a permitted use:
- 422 (A) General Personal Services, except escort services;
- 423 (B) Funeral Home/Crematory;
- 424 (C) (~~(Appliance/Equipment)~~) Miscellaneous Repair;
- 425 (D) (~~(Medical or Dental)~~) Office/Outpatient Clinic;
- 426 (E) Medical or Dental Lab;
- 427 (F) Day Care I;
- 428 (G) Day Care II;
- 429 (H) Veterinary Clinic, subject to K.C.C. 21A.08.050.B.10.;
- 430 (I) Social Services, subject to K.C.C. 21A.08.050.B.2.;
- 431 (J) Animal Specialty Services;
- 432 (K) Artist Studios; and
- 433 (L) Nursing and Personal Care Facilities; and
- 434 ii. As a conditional use:
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- 435                    ~~((A) Theater (Movie or Live Performance);~~  
 436                    ~~(B) Religious Use))~~ Church, Synagogue, Temple;  
 437                    d. Government/Business services land uses ~~((as set forth in K.C.C.~~  
 438                    ~~21A.08.060)):~~  
 439                    i. As a permitted use:  
 440                    (A) General Business Service;  
 441                    (B) Professional Office~~((=Bank, Credit Union,))~~ Insurance Office~~((=))~~ only);  
 442                    (C) Private stormwater management facilities, subject to K.C.C.  
 443                    21A.08.060.B.8.; and  
 444                    ii. As a conditional use:  
 445                    (A) Public Agency or Utility Office;  
 446                    (B) Police ~~((Substation))~~ Facility;  
 447                    (C) Fire ~~((Station))~~ Facility;  
 448                    (D) Utility Facility; and  
 449                    (E) Self-Service Storage;  
 450                    e. Retail~~((=commercial))~~ land uses ~~((as set forth in K.C.C. 21A.08.070)):~~  
 451                    i. As a permitted use on the ground floor:  
 452                    (A) Food Stores;  
 453                    (B) Drug Stores~~((=Pharmacy))~~;  
 454                    (C) ~~((Retail Store: includes f))~~ Florist shops~~((=))~~;  
 455                    (D) ~~((b))~~ Book, Stationary, Video and Art Supply ~~((s))~~ Stores~~((=))~~;  
 456                    (E) ~~((a))~~ Apparel and ~~((accessories))~~ Accessory ~~((s))~~ Stores~~((=))~~;  
 457                    (F) ~~((f))~~ Furniture~~((=))~~ and ~~((h))~~ Home ~~((f))~~ Furnishings stores~~((=))~~;
-

- 458 (G) Used goods: ~~((a))Antiques/((reecycled goods store))Secondhand~~  
 459 Shops~~((:));~~
- 460 (H) ~~((s))Sporting goods and Related~~ ~~((s))Stores, subject to~~  
 461 21A.08.070.B.29~~((:)); ~~((video store, art supply store,))~~~~
- 462 (I) ~~((h))Hobby~~ ~~((store)), Toy, Game Shops~~~~((:));~~
- 463 (J) ~~((j))Jewelry~~ ~~((s))Stores~~~~((:)); ~~((toy store, game store, photo store,~~~~  
 464 electronic/appliance store,))
- 465 (K) Photographic and Electronic Shops;
- 466 (L) ~~((f))Fabric~~ ~~((s))Shops~~~~((:));~~
- 467 (M) ~~((p))Pet~~ ~~((s))Shops~~~~((, and other retail stores (excluding adult only~~  
 468 retail))));
- 469 ~~((D))~~ (N) Eating and Drinking Places~~((, including coffee shops and  
 470 bakeries)))~~; and
- 471 ~~((E))~~ (O) Remote tasting rooms, subject to K.C.C. 21A.08.070.B.7~~((:));~~
- 472 and
- 473 ii. As a conditional use:
- 474 (A) Liquor Store or any ~~((R))~~ retail ~~((S))~~ store ~~((Selling))~~ otherwise allowed  
 475 as a permitted use in this section and that sells ~~((A))~~ alcohol;
- 476 (B) ~~((Hardware/Building Supply))~~ Building Materials and Hardware Stores;
- 477 (C) Retail Nursery~~((A))~~ Garden Center and Farm Supply Stores; and
- 478 (D) Department and Variety Stores;
- 479 ~~((E))~~ Auto Dealers ~~((indoor sales rooms only))~~;
- 480 ~~f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.~~

- 
- 481 ~~g. Resource land uses as set forth in K.C.C. 21A.08.090:~~
- 482 ~~i. As a permitted use:~~
- 483 ~~(A) Solar photovoltaic/solar thermal energy systems;~~
- 484 ~~(B) Private storm water management facilities;~~
- 485 ~~(C) Growing and Harvesting Crops (within rear/internal side yards or roof~~
- 486 ~~gardens, and with organic methods only);~~
- 487 ~~(D) Raising Livestock and Small Animals (per the requirements of Section~~
- 488 ~~21A.30 of the Zoning Code)~~
- 489 ~~ii. As a conditional use: Wind Turbines~~
- 490 ~~h.) f. Regional land uses ((as set forth in K.C.C. 21A.08.100 with)); as a~~
- 491 ~~((special)) permitted use ((permit)): ((Communication)) Transit Comfort Facility, subject~~
- 492 ~~to 21A.08.100.B.26.~~
- 493 2. The densities and dimensions ((set forth)) in K.C.C. chapter 21A.12 apply,
- 494 except as follows:
- 495 a. Residential density is limited to six dwelling units per acre. ((For any
- 496 building with more than ten dwelling units, at least ten percent of the dwelling units shall
- 497 be classified as affordable under 21A.34.040F.1));
- 498 b. Buildings are limited to two floors, plus an optional basement;
- 499 c. The elevation of the ground floor may be elevated a maximum of six feet
- 500 above the average grade of the site along the front facade of the building;
- 501 d. If the ground floor is designed to accommodate non((-))residential uses, the
- 502 elevation of the ground floor should be placed near the elevation of the sidewalk to
- 503 minimize the need for stairs and ((ADA)) ramps;
-

504 e. If the ground floor is designed to accommodate non((-)residential space, the  
 505 height of the ceiling, as measured from finished floor, shall be no more than eighteen  
 506 feet; and

507 f. Building height shall not exceed forty feet, as measured from the average  
 508 grade of the site along the front facade of the building.

509 C.1. The business district's large on-site sewage system shall only serve the existing  
 510 structures, lots, and range of allowed uses in the district as of the effective date of this  
 511 ordinance; and

512 2. Residential development in the business district using the large on-site sewage  
 513 system is limited to the densities in subsection B.2 of this section.

514 SECTION 8. Ordinance 19119, Section 2, and K.C.C. 21A.55.125 are hereby  
 515 amended to read as follows:

516 A.1. The purpose of the alternative housing demonstration project is to:

517 a. encourage private market development of housing options that are affordable to  
 518 different segments of the county's population by testing removal of certain regulatory  
 519 barriers to developing such housing;

520 b. compare ((~~at least two~~)) alternative housing options and their accessibility for  
 521 populations who are otherwise unable to find suitable housing, such as lower-income one-  
 522 person households, low-income seniors, people with disabilities, veterans, and persons  
 523 experiencing homeless; and

524 c. evaluate the public benefit of providing housing options with smaller living  
 525 spaces and shared facilities((~~;~~ and

526 ~~d. implement Phase I of King County Comprehensive Plan Workplan Action 6,~~

## Ordinance

527 ~~as adopted in Ordinance 18427, and as amended by Ordinances 18427 and 18810)).~~

528           2. The expected benefits from the alternative housing demonstration project

529 include:

530           a. the use of innovative design and development techniques to promote

531 alternative housing options;

532           b. the development of new affordable housing built to modern building standards;

533 and

534           c. the opportunity to identify and evaluate potential substantive changes to land

535 use and development regulations that support the development of affordable housing while

536 maintaining community character.

537           B. For purposes of this section:

538           1. "Congregate residence" means one or more buildings that contain either

539 sleeping units or dwelling units, or both, and where residents share either sanitation facilities

540 or kitchen facilities, or both.

541           2. "Sleeping unit" means a room or space in which people sleep, and can also

542 include permanent provisions for living, eating, and either sanitation or kitchen facilities but

543 not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

544           C. The alternative housing demonstration project shall be implemented in ~~((North~~

545 ~~Highline as described in Attachment A to Ordinance 19119 and in the Vashon Rural Town~~

546 ~~as described in Attachment B to Ordinance 19119)) Snoqualmie Pass Rural Town as~~

547 described in Attachment C to this ordinance.

548           D. Applications shall demonstrate how the proposed project, when considered as a

549 whole with the proposed modifications or waivers to the code, will meet the criteria in this

## Ordinance

550 section and, as compared to development without the modification or waiver, the degree to  
 551 which the project will:

- 552 a. increase the range of ~~((-))~~affordable housing options, including providing  
 553 housing types that meet the needs of the local community;
- 554 b. provide housing options for low- to moderate-income households;
- 555 c. provide for the development of lower rent housing options through  
 556 construction of buildings with shared facilities;
- 557 d. seek to prevent displacement of the local community's residents;
- 558 e. for projects with public funding, meet or exceed the sustainable development  
 559 standards adopted by Washington state Department of Commerce under RCW 39.35D.080;
- 560 f. for projects without public funding, meet or exceed Master Builders  
 561 Association of King and Snohomish Counties 4-star Built Green standard; and
- 562 g. provide attractive and well-designed development.

563 E. The following apply to a demonstration project development proposal under this  
 564 section and supersede development regulations under this title that are in conflict~~((÷))~~. ~~((±))~~

565 A demonstration project development proposal for a congregate residence in ~~((North~~  
 566 ~~Highline identified in Attachment A to Ordinance 19119))~~ Snoqualmie Pass Rural Town as  
 567 identified in Attachment C to this ordinance, is a permitted use under K.C.C. 21A.08.030  
 568 and the maximum residential density provisions ~~((and the base height provisions of K.C.C.~~  
 569 ~~21A.12.030 and))~~ of K.C.C. 21A.12.040 do not apply if:

- 570 ~~((a-))~~ 1. ~~((±))~~The proposal is for no more than a combined total of ~~((sixty))~~ forty  
 571 dwelling units and sleeping units;
- 572 ~~((b-))~~ 2. ~~((e))~~Each sleeping unit or dwelling unit contains no more than two

573 hundred twenty square feet of floor area; ((and))

574 ((~~e.~~)) 3. ((~~f.~~))The proposed development does not exceed sixty-five feet in height;

575 and;

576 4. The proposed development does not use the provisions of K.C.C. chapter

577 21A.48.

578 ((~~2. A demonstration project development proposal for a congregate residence, in~~

579 ~~Vashon Rural Town as identified in Attachment B to Ordinance 19119 is a permitted use~~

580 ~~under K.C.C. 21A.08.030 and the maximum residential density provisions of K.C.C.~~

581 ~~21A.12.030 do not apply if~~

582 ~~a. the development proposal is for no more than five buildings with each building~~

583 ~~containing no more than a combined total of eight dwelling units and sleeping units; and~~

584 ~~b. except for accessibility units designed to house persons with physical~~

585 ~~disabilities, sleeping units and dwelling units shall not contain more than three hundred fifty~~

586 ~~square feet of floor area. Sleeping units and dwelling units designed as accessible for~~

587 ~~persons with physical disabilities shall contain no more than three hundred eight five feet of~~

588 ~~net floor area.))~~

589 F. A congregate residence under this section shall meet the following standards:

590 1. A congregate residence shall include at least one common kitchen facility. In a

591 congregate residence with more than two floors, at least one common kitchen facility is

592 required on each floor with sleeping units. In a congregate residence consisting of more

593 than one building, at least one common kitchen facility is required in each building.

594 2. A sleeping unit that does not include sanitation facilities in the sleeping unit

595 shall have access to shared sanitation facilities on the same floor as the sleeping unit.



596 3. Communal areas, such as common kitchen facilities, lounges, recreation rooms,  
597 dining rooms, living rooms, laundry rooms, foyers, and lobbies, shall be open to all residents  
598 of the congregate residence and shall meet the following standards:

599 a. The total floor area of communal areas shall be at least twelve percent of the  
600 total floor area of all sleeping and dwelling units; and

601 b. Service areas, including, but not limited to, hallways and corridors, supply or  
602 janitorial storage areas, operations and maintenance areas, staff areas, and offices may not  
603 be counted toward the communal area total floor area requirement.

604 G.1. An application for a development permit or building permit under this section  
605 shall include a proposed agreement with the department of local services, permitting  
606 division, that addresses at least the following to be undertaken by the applicant:

607 a. measures to ensure that rents remain affordable, such as rent and income  
608 restrictions or the inherent affordability of smaller units;

609 b. ~~((measures to reduce displacement of the local community's residents, such as~~  
610 ~~affirmative marketing or maintaining wait lists;~~

611 ~~e. measures to ensure that residents have available transportation choices to~~  
612 ~~enable them reasonable access to retail and services, such as the Metro transit department~~  
613 ~~Access paratransit services, community service vans, bike storage rooms or carshare~~  
614 ~~services;~~

615 ~~d. for projects in the Vashon Rural Town, services that will be available to~~  
616 ~~residents of the project, such as case management for vulnerable populations or social~~  
617 ~~connectivity programming;~~

618 ~~e. measures to incorporate housing needs of the local community into the~~

---

619 ~~proposed development;~~

620           f.)) measures to involve the local community in the proposed development; and

621           ~~((g-))~~ c. what information the applicant will collect and when and how it will be

622 reported to the department of local services, permitting division, and the department of

623 community and human services to assist in evaluation of the demonstration project.

624           2. The department shall not approve a development permit or building permit

625 application under this section until the proposed agreement under this subsection has been

626 approved by the department of local services, permitting division.

627           H.1. A modification or waiver approved by the department of local services,

628 permitting division, in accordance with this section shall be in addition to those

629 modifications or waivers that are currently allowed by this title, K.C.C. Title 9, K.C.C. Title

630 14, and K.C.C. Title 16.

631           2. An applicant under this section, in conjunction with an application for a site

632 development permit or a building permit, may request in writing a modification or waiver of

633 the development regulations under the following chapters and titles. Proposals to modify or

634 waive development regulations for a development application must be consistent with

635 general health, safety, and public welfare standards and must not violate state or federal law:

636           a. drainage review requirements: K.C.C. chapter 9.04 and the Surface Water

637 Design Manual;

638           b. King County road standards: K.C.C. chapter 14.42 and the county road

639 standards, 2016 update;

640           c. King County building code: K.C.C. Title 16;

641           d. permitted uses: K.C.C. chapter 21A.08;

642 e. density and dimensions: K.C.C. chapter 21A.12;

643 f. design requirements: K.C.C. chapter 21A.14;

644 g. landscaping and water use: K.C.C. chapter 21A.16;

645 h. parking and circulation: K.C.C. chapter 21A.18; and

646 i. school impact fees: K.C.C. chapter 21A.43.

647 3. Requests for a waiver or modification made in accordance with this section shall  
648 be submitted to the department of local services, permitting division, in writing before or in  
649 conjunction with a development permit or building permit application together with any  
650 supporting documentation. The supporting documentation must illustrate how the proposed  
651 modification meets the criteria in this section.

652 4. The notice of application, review and approval of a proposed modification or  
653 waiver under this section shall be treated as a Type 2 land use decision in accordance with  
654 K.C.C. 20.20.020. Approval or denial of the proposed modification or waiver shall not be  
655 construed as applying to any other development application either within a demonstration  
656 project area or elsewhere in the county.

657 5. A preapplication conference with the applicant and the department of local  
658 services, permitting division, to determine the need for and the likely scope of a proposed  
659 modification or waiver is required before submittal of such a request. If a modification or  
660 waiver requires approval of the department of natural resources and parks or the department  
661 of local services, roads services division, that department or division shall be invited to  
662 participate in the preapplication conference.

663 6. If the applicant requests an adjustment from the county drainage standards, the  
664 director shall refer the request to the department of natural resources and parks for decision

665 under K.C.C. chapter 9.04, with the right to appeal within the department of natural  
666 resources and parks as provided in K.C.C. 9.04.050.C.6. The department of natural  
667 resources and parks shall consider the purposes of this demonstration project as a factor  
668 relative to the public interest requirement for drainage adjustments described in K.C.C.  
669 9.04.050.C.

670 7. If the applicant requests a variance from the county road standards, the director  
671 shall refer the request to the county road engineer for decision under K.C.C. 14.42.060, with  
672 the right to appeal to the department of local services, road services division, as provided in  
673 K.C.C. 14.42.060 and the associated public rules. The department of local services, road  
674 services division, shall consider the purposes of this demonstration project as a factor  
675 relative to the public interest requirement for road variances described in K.C.C. 14.42.060.

676 8. Administrative appeals of modifications or waivers approved by the director  
677 shall be combined with any appeal of the underlying permit decision.

678 I. An approved development permit or a building permit under this section,  
679 including site plan elements or conditions of approval, may be amended or modified at the  
680 request of the applicant or the applicant's successor in interest designated by the applicant in  
681 writing. The director may administratively approve minor modifications to an approved  
682 permit. Modifications that result in major changes as determined by the department of local  
683 services, permitting division, or as defined by the approval conditions shall be treated as a  
684 new application for purposes of vesting and shall be reviewed as applicable to the  
685 underlying application in accordance with K.C.C. 20.20.020. Any increase in the total  
686 number of sleeping units and dwelling units above the maximum number set forth in the  
687 development permit or building permit approval shall be deemed a major modification. The

688 county, through the applicable development permit or building permit approval conditions,  
689 may specify additional criteria for determining whether proposed modifications are major or  
690 minor. The modifications allowed under this section supersede other modification or  
691 revision provisions of K.C.C. Title 16 and this title.

692 J. Demonstration project applications shall be accepted by the department of local  
693 services, permitting division, for four years from ~~((July 19, 2020))~~ the effective date of this  
694 ordinance. Complete applications submitted before the end of the four years, shall be  
695 reviewed and decided on by the department of local services, permitting division.

696 K.1. The executive shall file the following reports in the form of a paper original  
697 and an electronic copy with the clerk of the council, who shall retain the original and  
698 provide an electronic copy to all councilmembers, the council chief of staff, the lead staff to  
699 the local services, committee or its successor and the lead staff to the community health and  
700 housing services committee or its successor:

701 a. A preliminary report within two years of the final certificate of occupancy for  
702 the first project completed under the demonstration project, as adopted in either ordinance  
703 19119 or this ordinance, that describes and evaluates the pertinent preliminary results; and

704 b. A final report within two years of the final certificate of occupancy for the  
705 second project completed under the demonstration project, as adopted in either ordinance  
706 19119 or this ordinance, that describes and evaluates the pertinent results and recommends  
707 changes, if appropriate based on evaluation, that should be made to the county processes and  
708 development regulations.

709 2. If only insufficient or inconclusive data are available when the report required  
710 under subsection K.1. of this section is due, the executive must file in the form of a paper

711 original and an electronic copy with the clerk of the council, who shall retain the original  
712 and provide an electronic copy to all councilmembers, the council chief of staff, the lead  
713 staff to the local services committee or its successor and the lead staff to the community  
714 health and housing services committee or its successor a report on the demonstration  
715 projects that indicates the date a subsequent report or reports will be transmitted to fully  
716 evaluate outcomes of the demonstration project sites and recommend changes, if  
717 appropriate, based on the evaluation, that should be made to the county processes and  
718 development regulations.

719 SECTION 9. The following are hereby repealed:

720 A. Ordinance 13275, Section 1, as amended, and K.C.C. 21A.55.050;

721 B. Attachment A to Ordinance 13875, as amended;

722 C. Ordinance 18623, Section 8, and K.C.C. 20.12.329; and

723 D. Ordinance 12823, Section 13, and K.C.C. 21A.38.180.

724 SECTION 10. This ordinance takes effect only if ordinance XXXXX adopting  
725 the 2024 King County Comprehensive Plan takes effect, and in that event, this ordinance  
726 takes effect immediately after ordinance XXXXX takes effect.

727 SECTION 11. Severability. If any provision of this ordinance or its application

Ordinance

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728 to any person or circumstance is held invalid, the remainder of the ordinance or the  
729 application of the provision to other persons or circumstances is not affected.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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Dave Upthegrove, Chair

ATTEST:

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Melani Hay, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Dow Constantine, County Executive

**Attachments:** A. Supplemental Changes to the King County Comprehensive Plan, B. Snoqualmie Valley-Northeast King County Community Service Area Subarea Plan, C. Land Use and Zoning Map Amendments, D. Fall City Subdivision Moratorium Work Plan Report

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**King County**

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

December 2023



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

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

30

31

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

34

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

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

35

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

38

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

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

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

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

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

49

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

52

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

<sup>1</sup> Motion 14351

53

54

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

57

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

64

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

71

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

74

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

### 76 **Community Service Area**

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

83

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

87

88 **Background**

89

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

97

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

103

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

114

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

123 ~~c. Runoff control requirements. (SQP-21)~~  
124  
125 ~~CP-504 King County will oppose annexations to Snoqualmie Valley cities that currently~~  
126 ~~contain designated floodplain lands until interlocal agreements have been~~  
127 ~~enacted to advance the policies and standards set forth in the comprehensive~~  
128 ~~plan. (SQP-27)~~

129  
130 ~~CP-505 The Shoreline Environment designations of the King County Shoreline~~  
131 ~~Management Program should be consistent with comprehensive plan land use~~  
132 ~~map designations and zoning. King County should initiate the shoreline~~  
133 ~~redesignation process consistent with K.C.C. 25.32.130. (SQP-32)~~

134  
135 ~~CP-506 Until expansion areas are annexed, zoning for the expansion areas shall be~~  
136 ~~urban reserve at five acre densities with the exception of the existing~~  
137 ~~commercial/industrial area in the SE North Bend Way expansion area, and the~~  
138 ~~existing industrial area in the Snoqualmie expansion area. (SQP-57)~~

139  
140 Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the  
141 Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches  
142 were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be  
143 reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the  
144 designations into one expansion area for each city.

145  
146 ~~CP-507 King County will support development within the Snoqualmie Valley cities of~~  
147 ~~Duvall, Carnation, Snoqualmie and North Bend and annexation and~~  
148 ~~development of lands within their expansion areas, when each city~~  
149 ~~demonstrates that its wastewater and storm water treatment systems for the~~  
150 ~~existing and proposed city jurisdiction will not degrade the water quality of the~~  
151 ~~Snoqualmie River and its tributaries. (SQP-58)~~

152  
153 ~~CP-508 King County will not support Snoqualmie Valley cities' annexations into~~  
154 ~~expansion areas until each city has adopted mechanisms to reduce flood and~~  
155 ~~channel migration hazards within its jurisdiction. (SQP-59)~~

156  
157 ~~CP-509 King County shall initiate an amendment to the King County Comprehensive~~  
158 ~~Plan if the cumulative impact of development of the cities' expansion areas will~~

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

161

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

165

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

168

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

172

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

181

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

184

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

188

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

195

- 196 ~~CP-516~~ ~~Annexations of lands within the Phase 1 and Phase 2 additions to the City of~~  
197 ~~Snoqualmie's Urban Growth Area shall not occur until completion of detailed~~  
198 ~~planning, preparation and review of project-level Environmental Impact~~  
199 ~~Statement(s), and a determination of required mitigations and amenities. The~~  
200 ~~range of land uses to be allowed and the mitigations and amenities to be~~  
201 ~~required shall be embodied in a binding Development Agreement between the~~  
202 ~~City of Snoqualmie and the owners of proposed annexation lands.~~  
203
- 204 ~~CP-517~~ ~~The project-level Environmental Impact Statement(s) for lands within the Phase~~  
205 ~~1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall~~  
206 ~~address aquifer recharge issues, and potential impacts to the water quality and~~  
207 ~~quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills~~  
208 ~~neighborhoods, and all streams that flow off-site.~~  
209
- 210 ~~CP-518~~ ~~Based on the findings of the Environmental Impact Statement(s), the~~  
211 ~~Development Agreement between the City of Snoqualmie and the owners of~~  
212 ~~proposed annexation lands in the Phase 1 and Phase 2 additions to the City of~~  
213 ~~Snoqualmie's Urban Growth Area shall establish a program for long-term~~  
214 ~~monitoring of the water quality and quantity of Lake Alice and the private wells~~  
215 ~~in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams~~  
216 ~~flowing off-site.~~  
217
- 218 ~~CP-519~~ ~~The Development Agreement shall also outline the remedies necessary if the~~  
219 ~~monitoring program leads to findings that development activities on the~~  
220 ~~annexation lands are the cause for adverse impacts to the water quality and/or~~  
221 ~~quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie~~  
222 ~~Hills neighborhoods, and of streams flowing off-site. The owners of the~~  
223 ~~annexation lands shall be responsible for the monitoring program and~~  
224 ~~correction of any impacts determined to have been caused by their~~  
225 ~~development activities. Remedies may include connection to the public water~~  
226 ~~system, or construction of alternative wells.~~  
227
- 228 ~~CP-520~~ ~~The project-level Environmental Impact Statement(s) for lands within the Phase~~  
229 ~~1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall~~  
230 ~~address traffic safety issues, with a focus on safety concerns for rural~~  
231 ~~homeowners dependent upon the southern stretch of the Snoqualmie Parkway~~  
232 ~~for access to their homes. A range of alternatives to improve safety at the~~



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

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

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

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

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

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

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

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

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

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

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

315

316 ~~**CP-533** — **Fall City is an unincorporated rural town which shall have overall residential**~~

317 ~~**densities of one to four dwelling units per acre.**~~

318

319 ~~**CP-534** — **All property within the downtown Fall City business district is zoned**~~

320 ~~**Community Business (CB) and is included within a designated Special District**~~

321 ~~**Overlay (SDO). Development within the SDO is permitted using an on-site**~~

322 ~~**septic system approved by the Seattle-King County Health Department.**~~

323 ~~**Development is also permitted using either an alternative wastewater disposal**~~

324 ~~**system approved by the Seattle-King County Health Department (such as a**~~

325 ~~**community drainfield) or a self-contained sewage conveyance and treatment**~~

326 ~~**system approved by the Department of Ecology, provided that:**~~

327 ~~**a. The selected system shall be designed and constructed to serve only**~~

328 ~~**properties located within the designated SDO;**~~

329 ~~**b. The business and commercial property owners in the SDO are**~~

330 ~~**responsible for the operation and maintenance of the selected system;**~~

331 ~~**c. The County's role should be to provide technical assistance in the**~~

332 ~~**development and implementation of the selected system;**~~

333 ~~**d. If the selected system fails, and to prevent a potential health hazard,**~~

334 ~~**requires connection to the King County regional wastewater system,**~~

335 ~~**any such sewer conveyance shall be tight-lined and shall under no**~~

336 ~~**circumstance be used to provide sewage disposal service to residential**~~

337 ~~**properties in Fall City, except as provided by policy R-508; and**~~

338 ~~**e. No costs to implement the selected system or to connect to the**~~

339 ~~**County's regional wastewater system shall be borne by properties**~~

340 ~~**outside the SDO. Funding from grants, loans and other outside sources**~~

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

343

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

355

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

358

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

364

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

374

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

377

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

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

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

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

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

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

414

415 ~~CP-545~~ ~~Because of the spiritual significance of the area at the base of the falls to the~~  
416 ~~various tribes in the Puget Sound region, this area of the falls should remain~~  
417 ~~free of development and open for public access. (SQP-124)~~  
418

419 ~~CP-546~~ ~~The community of Preston is a significant cultural and historic reminder of the~~  
420 ~~planning area's roots in the logging industry. The existing land use designation~~  
421 ~~shall be maintained, and new development should respect the existing~~  
422 ~~character of the community. (SQP-125)~~  
423

424 ~~CP-547~~ ~~The industrial area adjacent to the Rural Neighborhood of Preston shall be~~  
425 ~~recognized with appropriate zoning for industrial uses. This area is designated~~  
426 ~~for industrial uses to recognize existing industrial use and vested applications~~  
427 ~~for new industrial development.~~  
428

429 ~~The boundaries of this industrial area are permanent. No expansion of the~~  
430 ~~designated industrial area will be permitted, and any effort to expand its~~  
431 ~~boundaries is recognized as contrary to the Growth Management Act, including~~  
432 ~~the 1997 amendments.~~  
433

434 ~~Any industrial development or redevelopment in the designated industrial area~~  
435 ~~(excluding reconstruction in the event of accidental damage or destruction, or~~  
436 ~~tenant improvements entirely within the building structures) shall be~~  
437 ~~conditioned and scaled to maintain and protect the rural character of the area~~  
438 ~~as defined in RCW 36.70A.030(14) and to protect sensitive natural features.~~  
439

440 ~~New industrial development or redevelopment (excluding structures and site~~  
441 ~~improvements that existed or are vested by applications as of May 24, 1996, or~~  
442 ~~tenant improvements entirely within building structures), on lots not subject to~~  
443 ~~restrictions and conditions consistent with those reflected in Recording No.~~  
444 ~~9708190805 must be dependent upon being in the Rural Area and must be~~  
445 ~~compatible with the functional and visual character of rural uses in the~~  
446 ~~immediate vicinity and must not encourage or facilitate conversion or~~  
447 ~~redesignation of nearby Rural and Rural Neighborhood lands to commercial,~~  
448 ~~industrial or urban uses.~~  
449

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

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

453

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

457

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

460

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

464

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

468

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

471

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

475

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

479

## 480 **Plan History**

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

482

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

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

496  
 497 • **Fall City Subarea Plan (1999).** From August of 1998 through March of 1999, an eleven-member  
 498 advisory committee of community members helped develop recommendations for the Fall City  
 499 Subarea Plan, which was adopted by the County in 1999.<sup>4</sup> The Fall City Subarea Plan revisited  
 500 land use designations, town boundaries, and Comprehensive Plan policies regarding Fall City  
 501 that grew out of the 1989 Snoqualmie Valley Community Plan, which included Fall City.

502  
 503 • **Amendments to the Fall City Subarea Plan (2012).** The 1999 Fall City Subarea Plan was  
 504 updated in 2012<sup>5</sup> through a planning process that involved members of the Fall City community.  
 505 The Fall City Subarea Plan was repealed in 2024 and replaced by the Snoqualmie  
 506 Valley/Northeast King County Community Service Area Subarea Plan, which includes the Fall  
 507 City community.

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

513

## 514 **Vision & Guiding Principles**

### 515 Community Vision Statement

---

<sup>2</sup> Ordinance 9118

<sup>3</sup> Ordinance 13273

<sup>4</sup> Ordinance 13875

<sup>5</sup> Ordinance 17485



516

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

522

### 523 Guiding Principles

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

527

a. Conserve and protect forests, rivers, lakes, and open spaces.

528

b. Conserve and protect the subarea's working farmlands by protecting agricultural lands  
529 and supporting local farmers, farmworkers ranchers, and growers.

529

530

c. Encourage and protect a range of housing choices for all.

531

d. Promote economically and environmentally sustainable local businesses and  
532 organizations across the subarea and support the business districts of the Fall City and  
533 Snoqualmie Pass Rural Towns.

532

533

534

e. Preserve cultural and historic resources and landmarks.

535

f. Enhance the relationship between King County and the Tribes by centering Tribal needs,  
536 land stewardship, and treaty rights.

536

537

g. Preserve the unique rural character across the subarea in commercial areas and  
538 residential communities in a manner that increases quality of life for residents

538

539

h. Support transit and transportation options, including active transportation and  
540 recreation, consistent with rural levels of service.

540

541

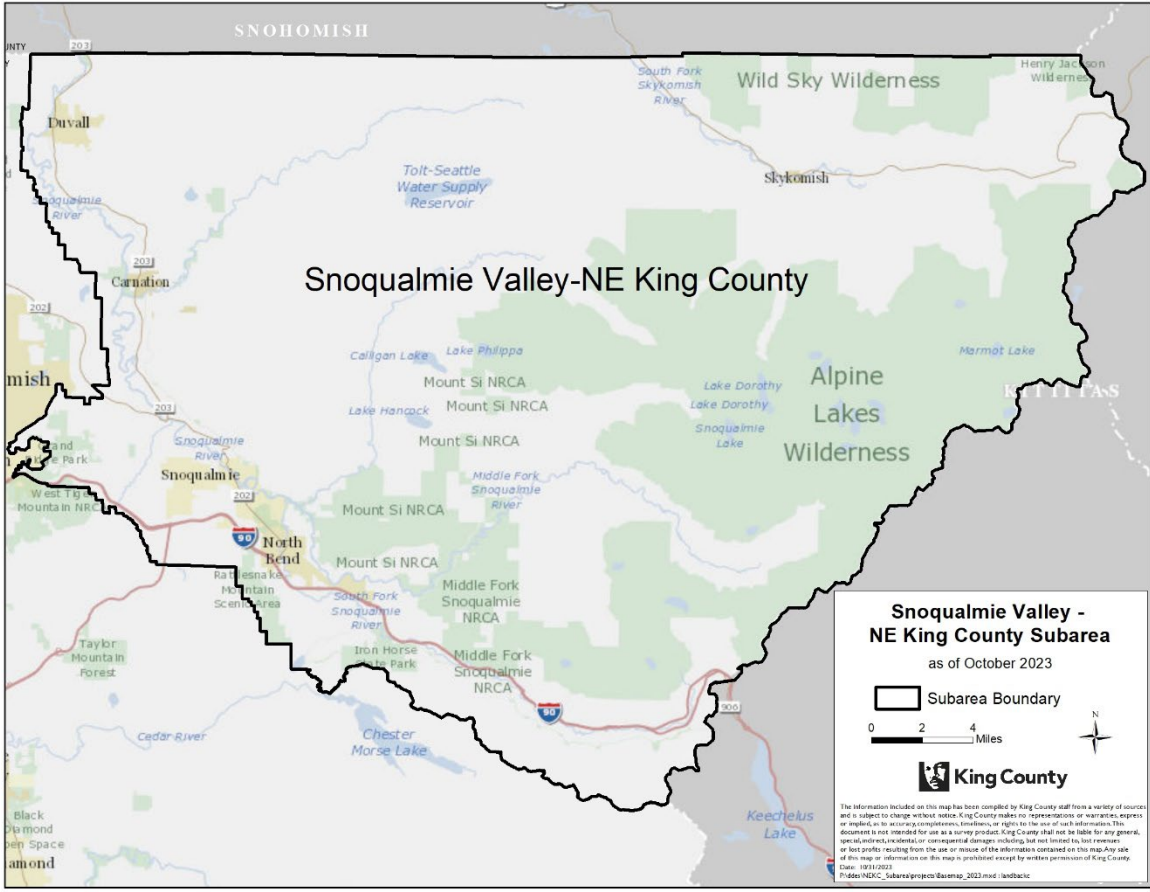
i. Support programs, organizations, and services for youths, seniors, veterans, and others to  
542 build community connections.

542

543

j. Promote communities that are resilient to natural hazards and climate change, and  
544 support communities affected by related disasters.

544



545



# SNOQUALMIE VALLEY/ NORTHEAST KING COUNTY COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan  
December 2023



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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 Community Service Area 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 community through robust community engagement work. This engagement focused on building relationships, creating opportunities for meaningful input from 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.<sup>1,2</sup> These chapters provide background and context on their

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

<sup>2</sup> 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.

The development of the Snoqualmie Valley/NE King County Subarea Plan has been years in the making. 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 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<sup>w</sup>albix<sup>w</sup>, 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 well-being, and future success. The social, economic, geographic, political, physical, and environmental conditions of these places are known as the determinants of equity.<sup>3</sup> 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 Community Service Area Subarea Plan (Subarea Plan) are designed to ensure that residents and businesses benefit from and

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<sup>3</sup> Link to [King County’s Determinants of Equity Report \(2016\)](#)



contribute to the growth of the region, while also protecting and conserving its valuable natural resources and rural character.<sup>4</sup>

Planning is a key factor in promoting equity 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 dictating 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.<sup>5</sup> 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.

## 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.<sup>6</sup>

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*.<sup>7,8,9</sup> 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.<sup>10</sup>

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.

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<sup>4</sup> 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.”

<sup>5</sup> Link to [Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places](#)

<sup>6</sup> Link to [Revised Code of Washington Chapter 36.70A](#)

<sup>7</sup> Link to [King County Code 2.15.055.B](#)

<sup>8</sup> Link to [Community Service Areas - King County, Washington](#)

<sup>9</sup> Term definitions can be found in this link - [King County Comprehensive Plan](#)

<sup>10</sup> Link to [RCW 36.70A.020: Planning goals. \(wa.gov\)](#)

## 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.<sup>11</sup> The purpose of the plan was to amplify, augment, and implement the *1985 Comprehensive Plan*. The plan was rescinded 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.<sup>12</sup> The *Fall City Subarea Plan* revisited 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.

### AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

The *1999 Fall City Subarea Plan* was updated in 2012,<sup>13</sup> 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*.

## 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*.<sup>14</sup> This was prior to the formation of the Community Service Area 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.

<sup>11</sup> Link to Ord 9118 and all ordinances adopted before 2000 -

<https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/>

<sup>12</sup> The zoning map establishes the location and boundaries of the zones defined by K.C.C. Title 21A. See [K.C.C. Chapter 21A.04](#) for more information.

<sup>13</sup> Link to [Ordinance 17485 Attachment I.pdf \(kingcounty.gov\)](#)

<sup>14</sup> Link to [Motion 14251](#)

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 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 requires development and implementation of Community Needs Lists.<sup>15</sup> Each Community Needs List specifies programs, services, and capital improvements that respond to community-identified needs. As required by King County Code,<sup>16</sup> 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.<sup>17</sup> 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,

<sup>15</sup> [Link to King County Code Title 2 \(2.16.055.C\)](#)

<sup>16</sup> [Link to King County Code Title 2 \(2.16.055.B.2.h\)](#)

<sup>17</sup> [Link to Ordinance 19527](#)

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.<sup>18</sup>

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 implementing the Subarea Plan requires the County to balance all of its policies and priorities that guide its actions and investments.

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<sup>18</sup> 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.

## Equity, 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 the *Equity & Social Justice Strategic Plan*.<sup>19</sup> The *Equity & Social Justice Strategic Plan*, serves as a blueprint for action and change for King County. The plan guides the County's pro-equity decision-making, planning, operations and services, and workplace practices to advance equity and social justice within County government and in partnership with communities. The *Equity & Social Justice Strategic Plan* lays 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.<sup>20</sup> Engaging 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.

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<sup>19</sup> [Link to \*Equity and Social Justice Strategic Plan \(2016-2022\)\*](#)

<sup>20</sup> [Link to \*King County Code Title 2 \(2.16.055.B.2.d\)\*](#)





## Chapter 2: Community Engagement, Vision & Guiding Principles

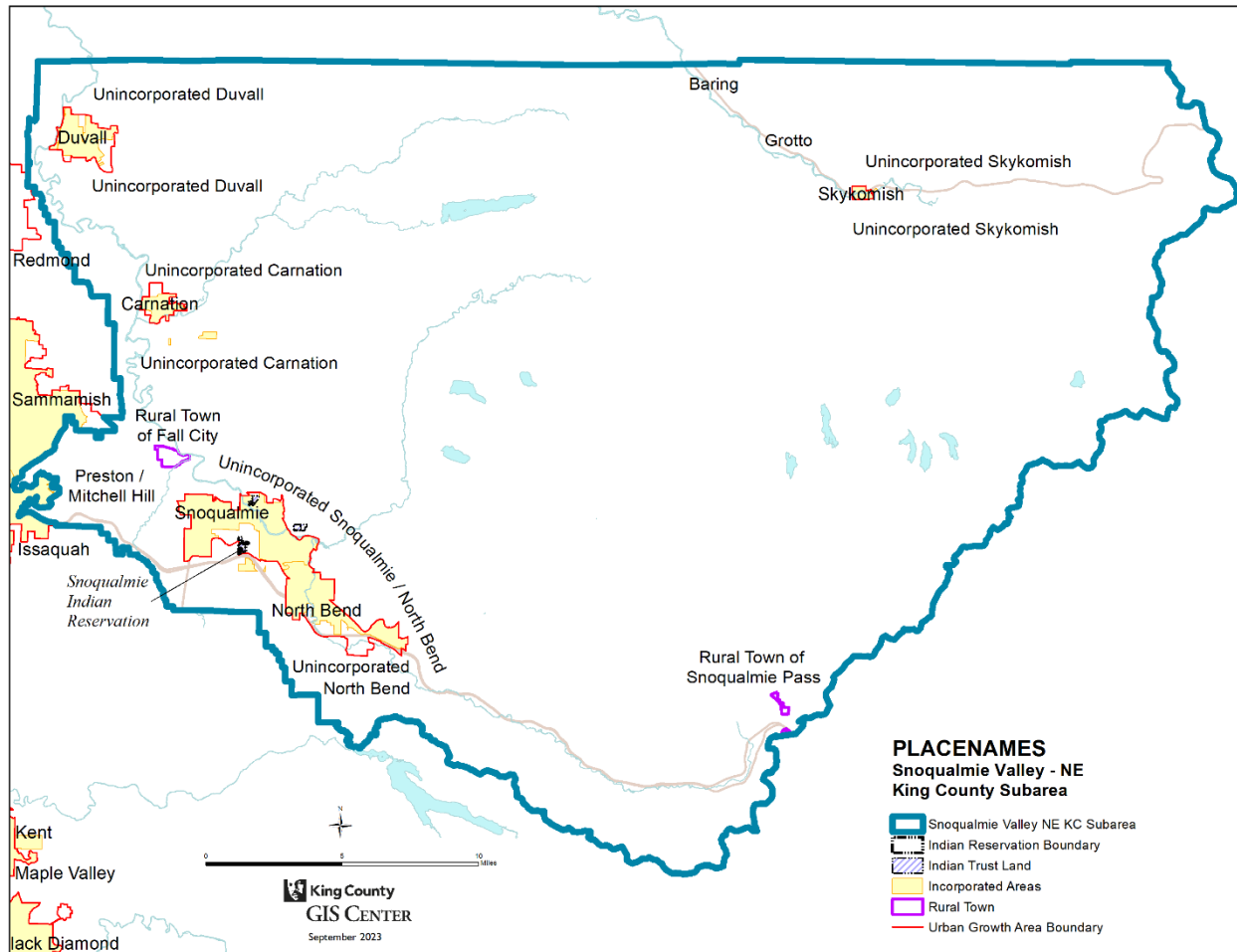
This chapter describes how County planners, focusing on equity, engaged with community members across the subarea to reach all the communities in the subarea during outreach. A summary of the community engagement conducted is followed by a community-generated vision statement for the subarea that reflects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



The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary.<sup>21</sup> Between the city limits and the Urban Growth Area Boundary, there are urban unincorporated 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 is also surrounded by the Urban Growth Area Boundary but does not have any adjacent 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 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,

<sup>21</sup> 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 Rural Areas 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.

seniors, 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, 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 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 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,
- Senior/elderly residents,
- People with low incomes,

- 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 xx date. 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, 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 results community feelings toward 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.

## 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, seniors, 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 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.<sup>22</sup>

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

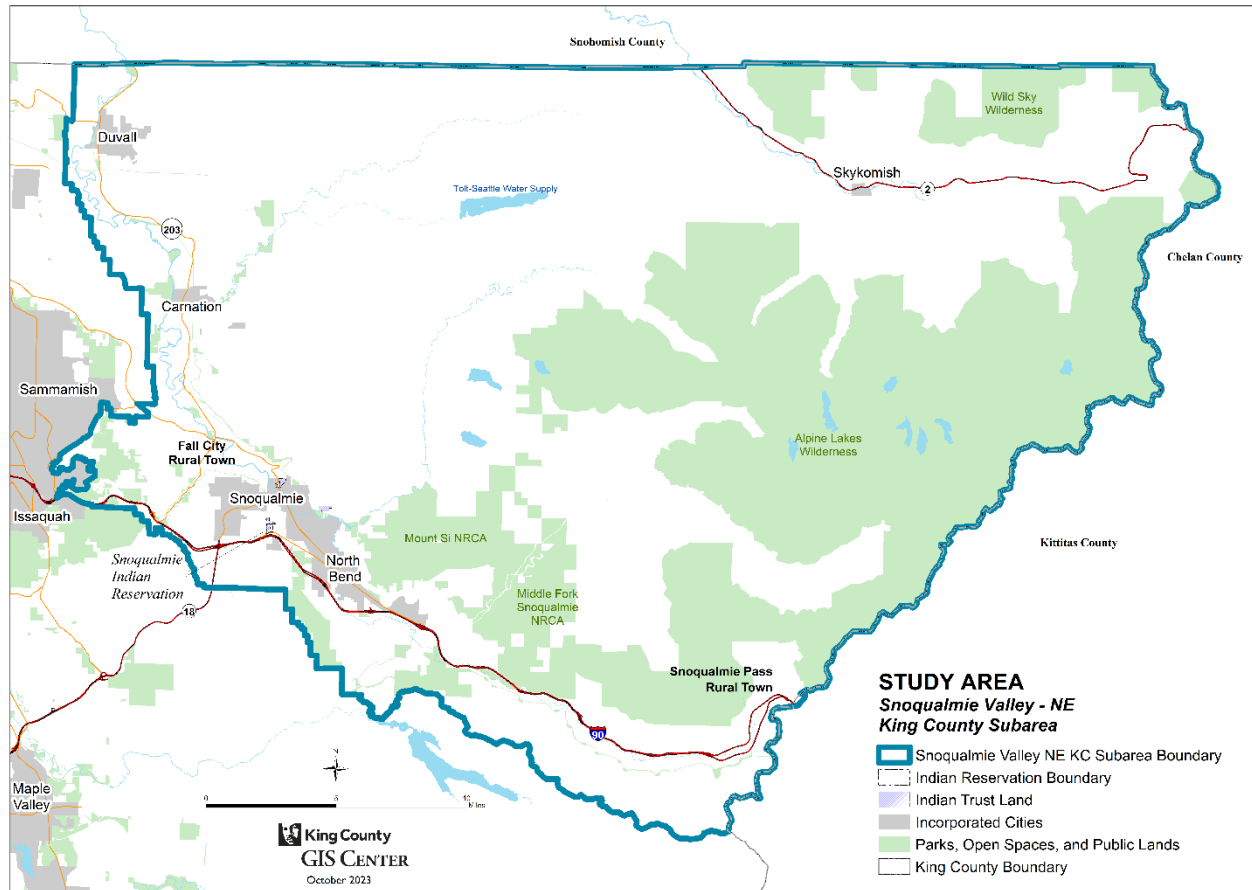
The subarea's boundaries are established by human and natural landmarks, as well as governmental jurisdictions.

- The western border begins at the rural areas 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.

<sup>22</sup> 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 Rural Areas 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 Tualip Tribes. Ancestors of the Snoqualmie and Tualip Tribes depended on fish, animal, and plant resources and traveled widely to harvest these resources.

In 1855, ancestors of the Snoqualmie and Tualip 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.<sup>23</sup>

The timber industry dominated the economy of the subarea during the early years of pioneer settlement.<sup>24</sup> 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 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 Tribe in recent years has become more economically dynamic, benefitting nearby non-Indian tribe communities as well as their own.<sup>25</sup>

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<sup>23</sup> [Link to \*King County Historic Settlement Context 1850-1920\*](#)

<sup>24</sup> [Link to \*King County Historic Settlement Context 1850-1920\*](#)

<sup>25</sup> [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 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

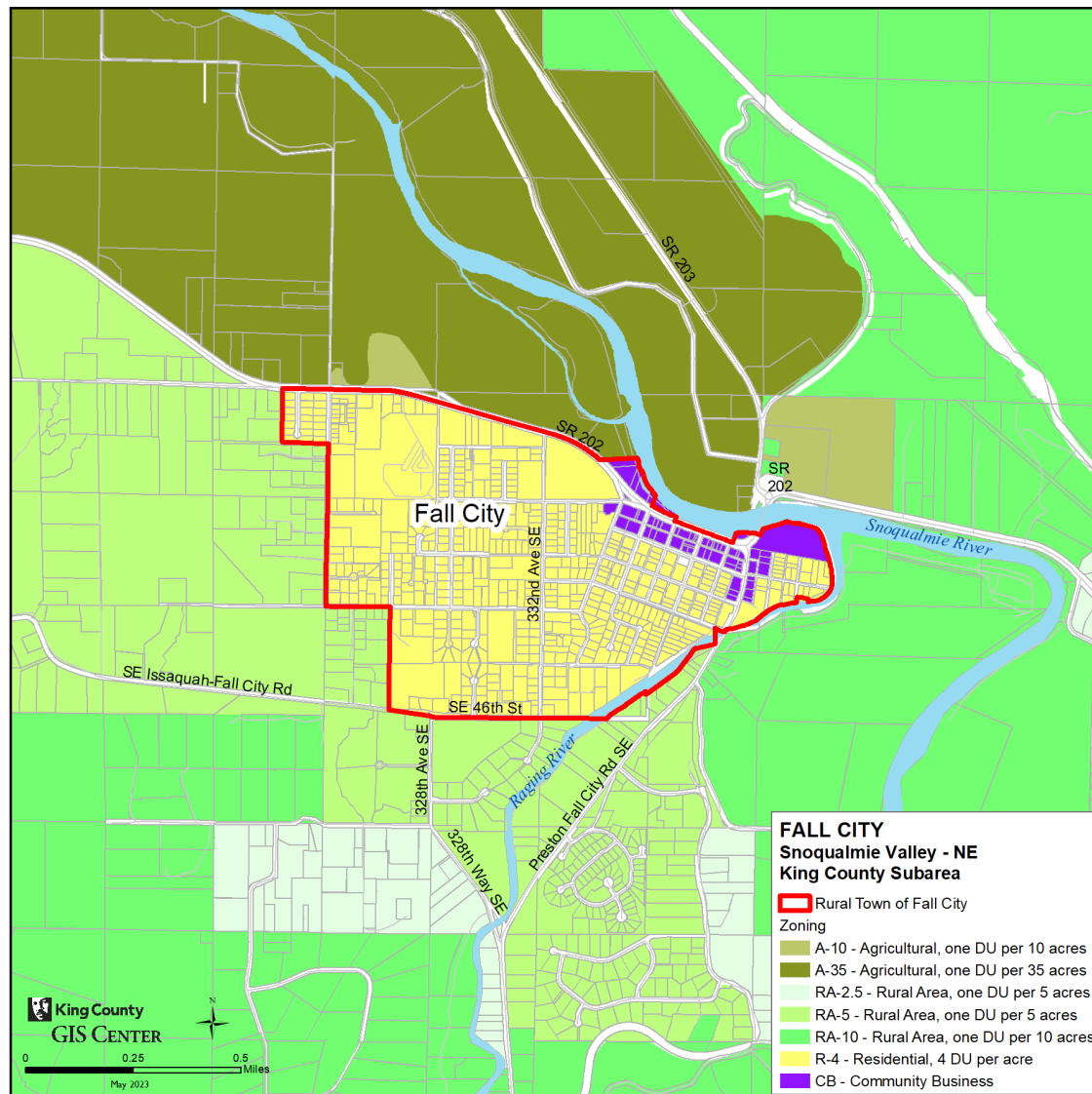
Fall City Rural Town is located at the confluence of the Snoqualmie and Raging rivers, at the intersection of State Routes 202 and 203 and Preston-Fall City Road SE. The commercial core of Fall City is located along State Route 202, across from the Snoqualmie River, and contains a number of small, local 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 areas 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.<sup>26</sup>

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<sup>26</sup> [Link to Fall City Community Association](#)

MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN



#### SNOQUALMIE PASS

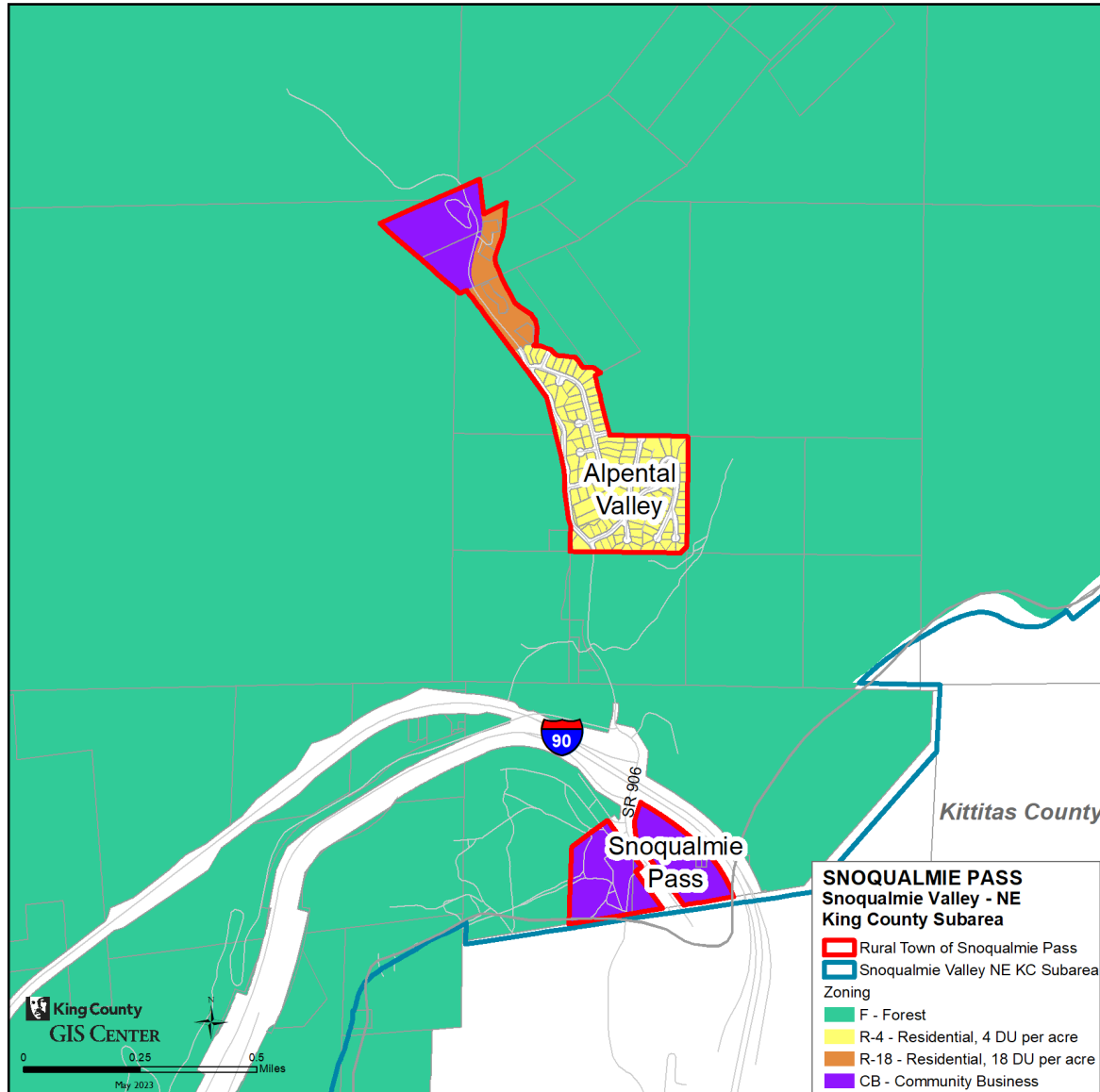
Snoqualmie Pass is located on the Interstate-90 corridor at just over 3,000 feet of elevation. Snoqualmie Pass, as the most direct low point in the Cascade Range between western and eastern Washington to the central Puget Sound, straddles both King County and Kittitas County (most lands are on the Kittitas 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 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 home connections to its services, with a portion of this growth has occurred in Kittitas County.<sup>27</sup> 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**



<sup>27</sup> Snoqualmie Pass Utility District: Facts and Figures, from Tom Hastings, General Manager, Snoqualmie Pass Utility District, provided on October 28, 2022

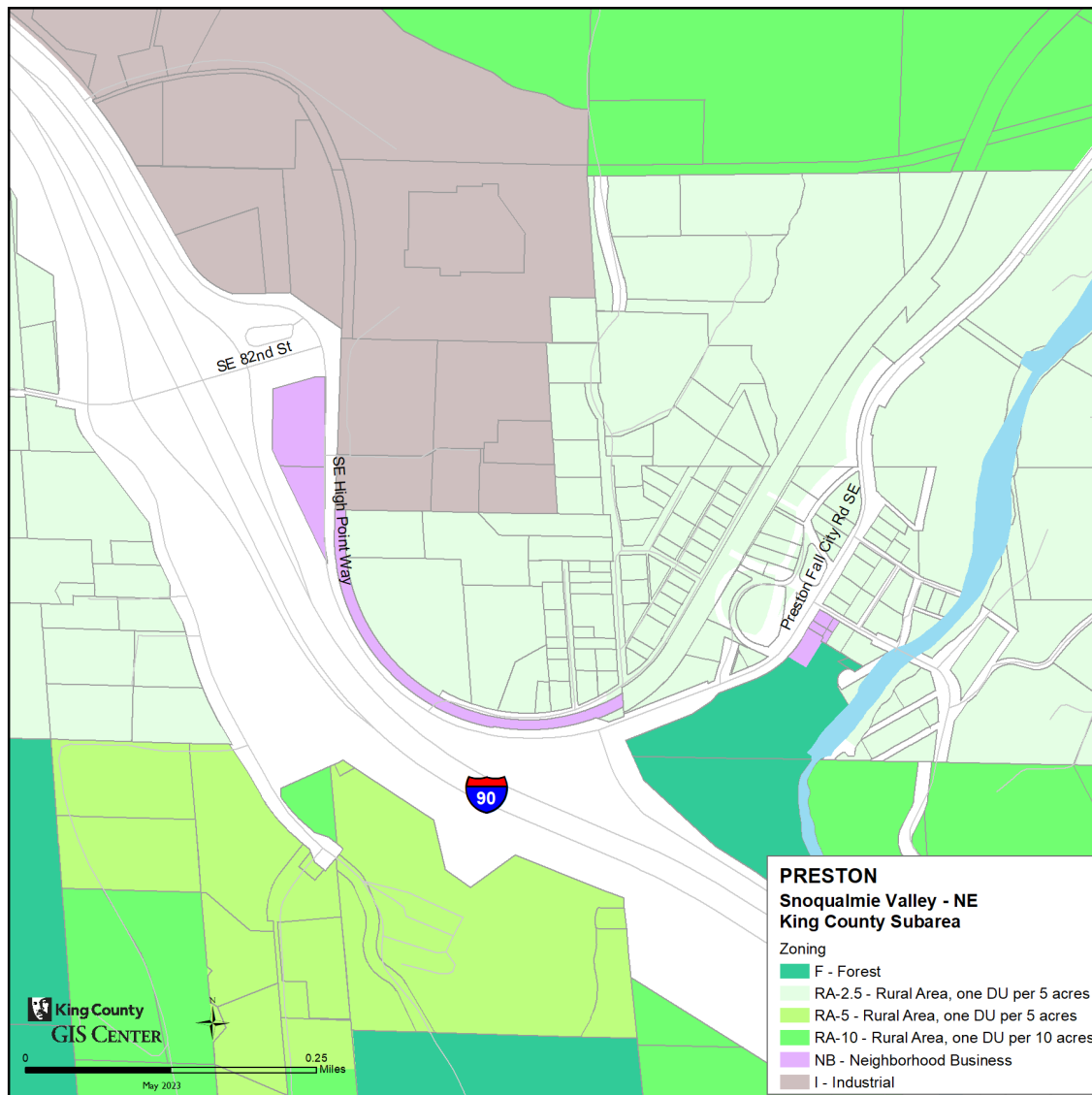
## Small Commercial Areas

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.

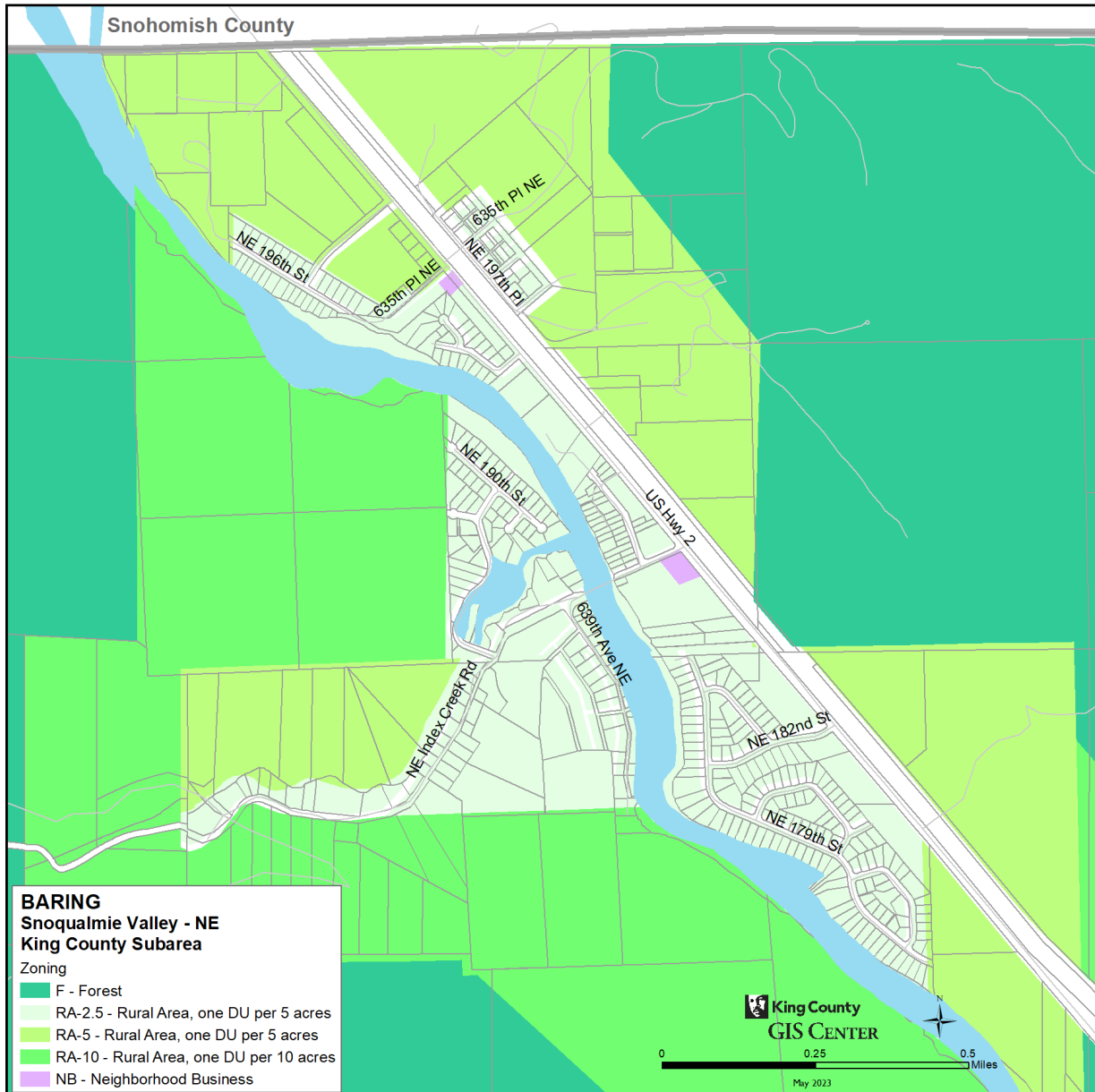
**MAP 5: MAP OF PRESTON AREA**



**BARING**

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

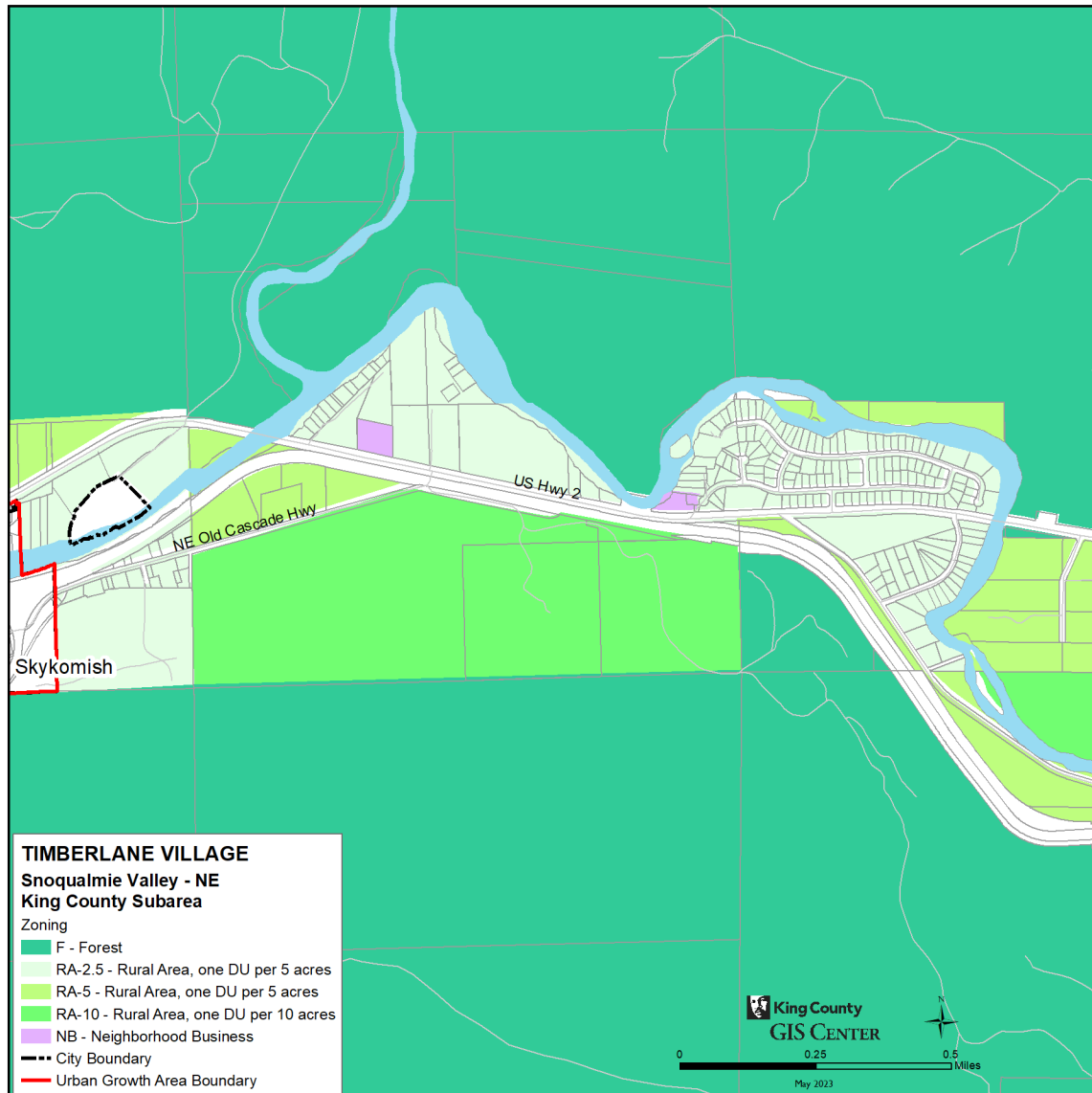
**MAP 6: MAP OF BARING AREA**



**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 according to residents.

**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. Maintaining this limitation on expansion was supported by the community during engagement for the Subarea Plan.

## 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.<sup>28</sup> 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. 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 Tribe, Tulalip Tribes, and Muckleshoot 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 Tribe has a 56.5-acre reservation located in the upper Snoqualmie River basin in King County near Snoqualmie Falls. In 2021 the Snoqualmie Tribe acquired the 12,000-acre Snoqualmie Tribe Ancestral Forest in the Tolt River watershed. In 2023, the 46 acres of land the Snoqualmie 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 Tribe. The Snoqualmie Tribe is the only Indian tribe with trust lands in this planning area.

## Cities/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, which the *Comprehensive Plan* identifies as “Cities in the Rural Area.” These cities are surrounded by the Rural Area and Natural Resource

<sup>28</sup> [Link to \*Census Designated Places\*](#)

Lands and disconnected from the contiguous Urban Growth Area Boundary. The jurisdictions include:<sup>29</sup>

- Carnation
- Duvall
- North Bend
- Snoqualmie
- Skykomish

Cities in the Rural Area participate in the region's planning processes with the suburban cities in King County, along with Bellevue, Seattle, King County, and special purpose districts. The Growth Management Act stipulates that Cities in the Rural Area and their Potential Annexation Areas are to be treated as part of the Urban Growth Area. However, 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.

### Forest Management Lands

Within the subarea 86 percent (758 square miles) of lands are designated by the *Comprehensive Plan* as Natural Resource Lands, including large tracts owned by the tribal, state and federal government. Government landowners within the subarea include the United States Forest Service, Washington State Parks, Washington State Department of Natural Resources, and King County Department of Natural Resources and Parks, and City of Seattle. Large private timber landowners include Weyerhaeuser and Campbell Global.

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<sup>29</sup> Term definitions can be found in this link - [King County Comprehensive Plan](#)



## Population<sup>30</sup>

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. The percentage of youth is slightly higher, with 23 percent versus 21 percent countywide. There are slightly fewer seniors at 13 percent versus 14 percent countywide.<sup>31</sup> 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 is \$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.<sup>32</sup>

Within the subarea, 86 percent of the households identify as White, and only 2 percent speak a language other than English at home, compared to 6 percent of those who speak a language 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
<b>Total Population</b>	<b>26,000</b>	<b>2,225,500</b>
<b>Socioeconomics</b>		
Average household	3	2
Median Age	43	37
Female	49%	50%
Male	51%	50%
Youth (under 18)	23%	21%
Seniors (over 65)	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking	2%	6%
<b>Income and Poverty</b>		
Median household income	\$124,000	\$103,000
Households below poverty line	3%	17%
<b>Race and Ethnicity</b>		
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%
<b>Housing</b>		
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.

<sup>30</sup> 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.

<sup>31</sup> 2020 United States Census

<sup>32</sup> 2020 United States Census

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

These numbers only tell 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 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 non-profits 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 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 non-profits, 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.<sup>33</sup> 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. The subarea is characterized by extensive forest land, most are public lands such as National Forest, Wilderness, State Trust Lands, or are development restricted through King County programs such as the Transfer of Development Rights Program.<sup>34</sup> The Snoqualmie Agricultural Production District, which is 14,931 acres, is a part of

<sup>33</sup> A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades.

<sup>34</sup> Transfer of development rights means the ability to transfer allowable density, in the form of permitted building

the County's Farmland Preservation Program. The Snoqualmie River system is in the long process of being preserved and restored as high-quality habitat for fish and wildlife through a web of plans, programs, coalitions, and individual projects.

Housing types are generally single detached homes 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 to a lesser degree 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 landscapes, infrastructure, and level of services appropriate for its 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.<sup>35</sup> 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.

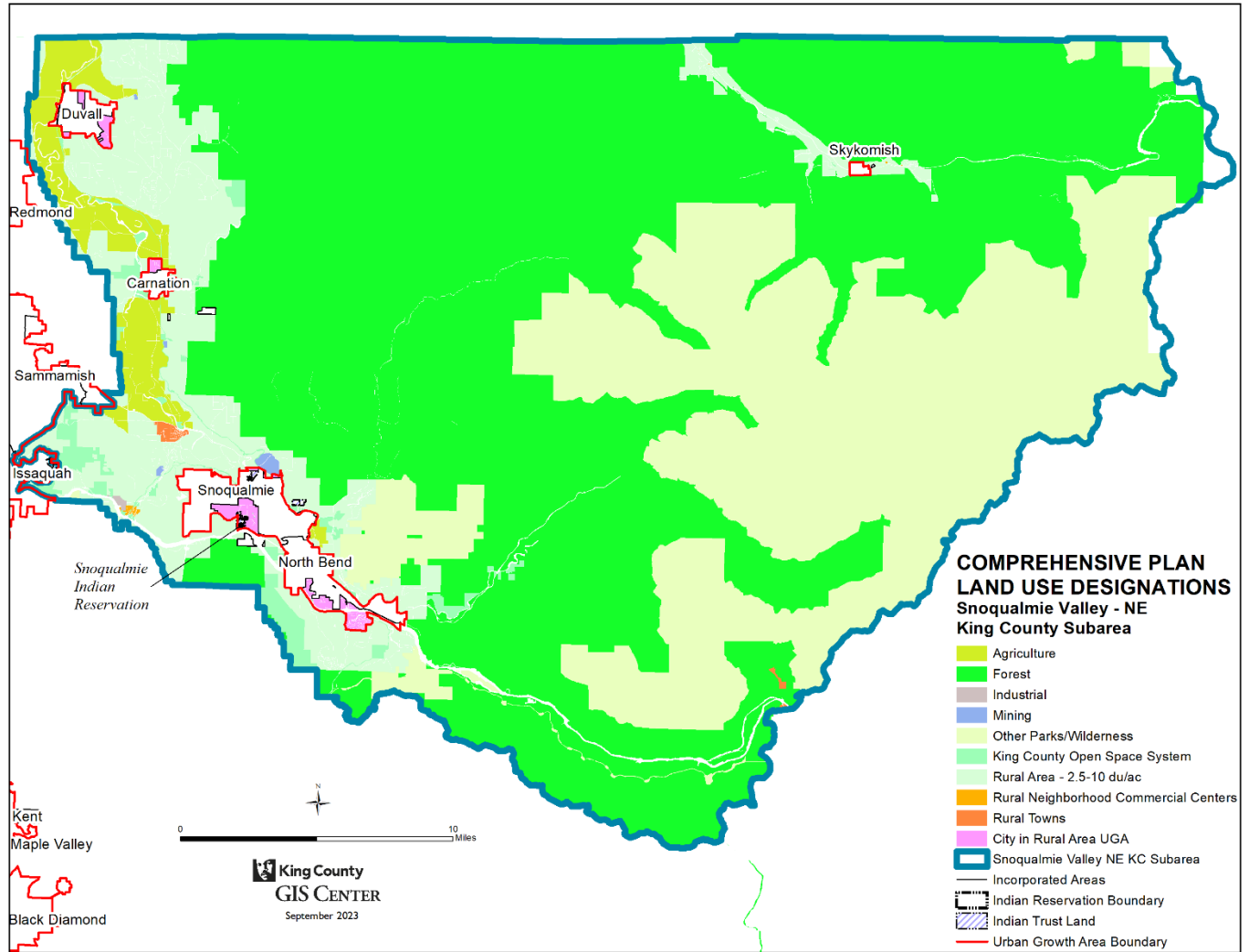
The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial Centers provide primarily shopping and personal services for nearby residents. Offices and multifamily housing, as part of mixed-use developments, are also encouraged in Rural Towns.

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*lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development rights as part of standard subdivision, mobile home park and multifamily project review processes through its TDR Program.*

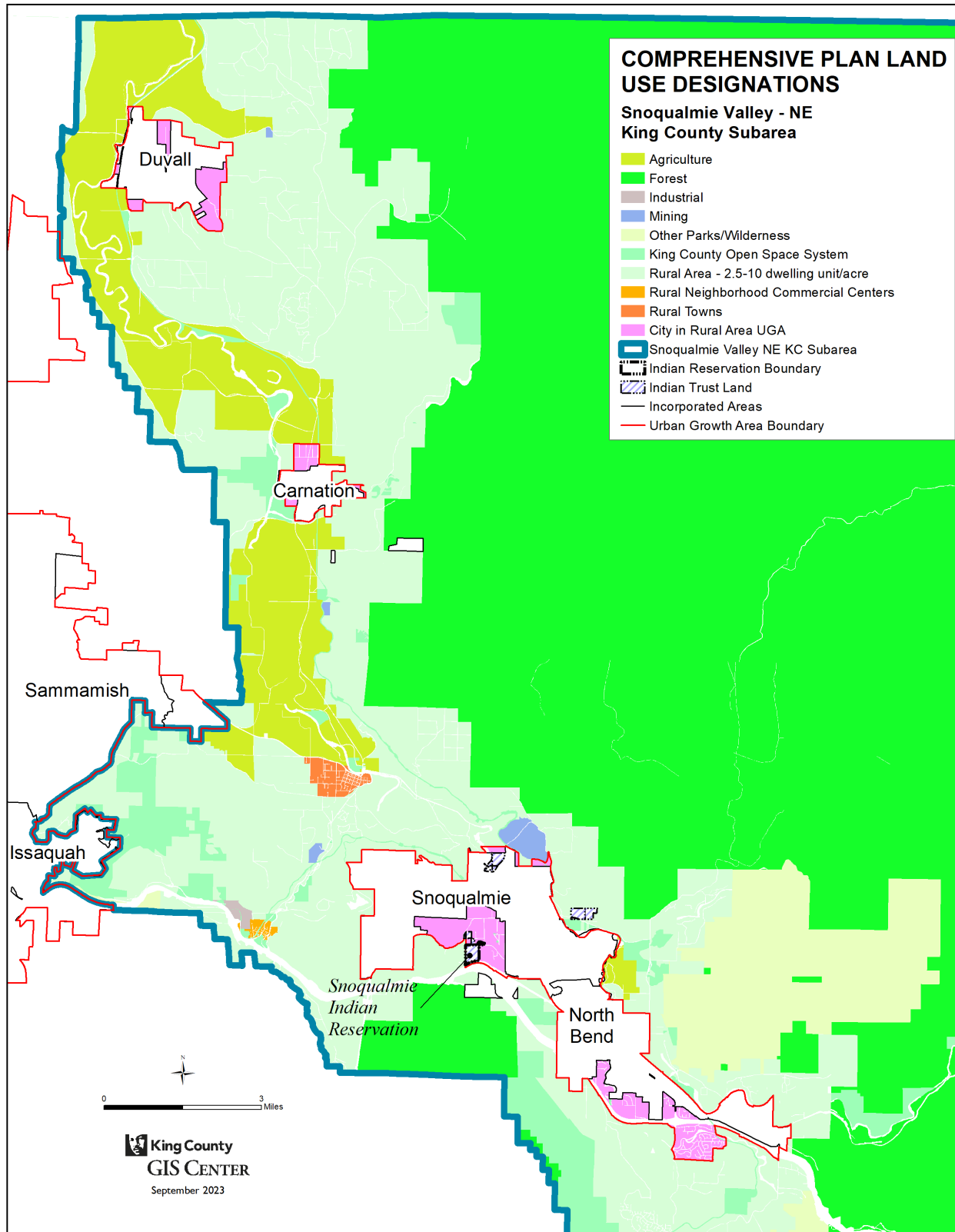
<sup>35</sup> *The Other Parks/Wilderness land use designation includes state parks and natural resource conservation areas and federal wilderness areas in unincorporated King County. The King County Open Space System land use designation includes lands owned and/or managed by King County.*

MAP 8: LAND USE MAP



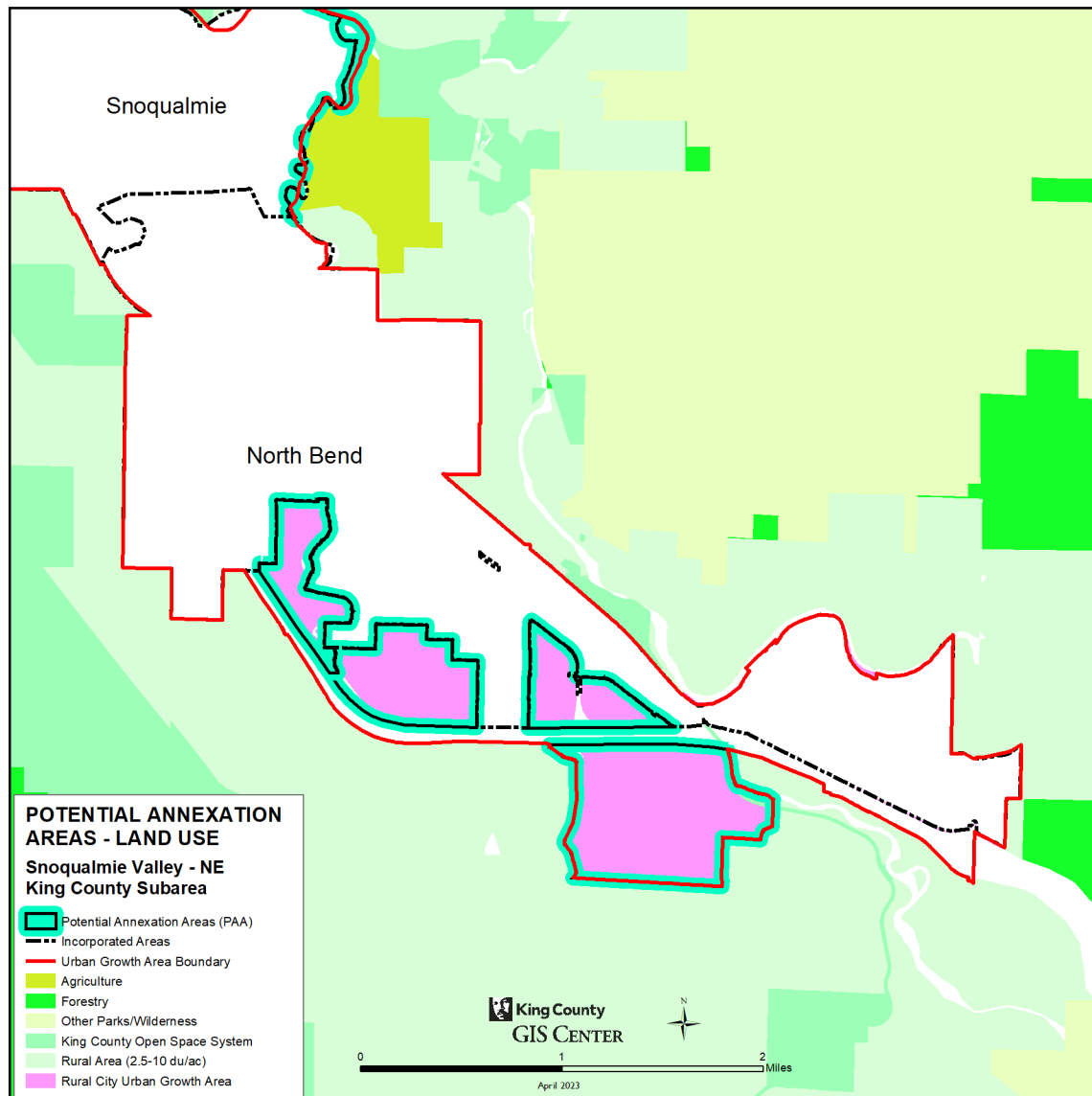


MAP 9: LAND USE MAP – WESTERN PORTION OF SUBAREA

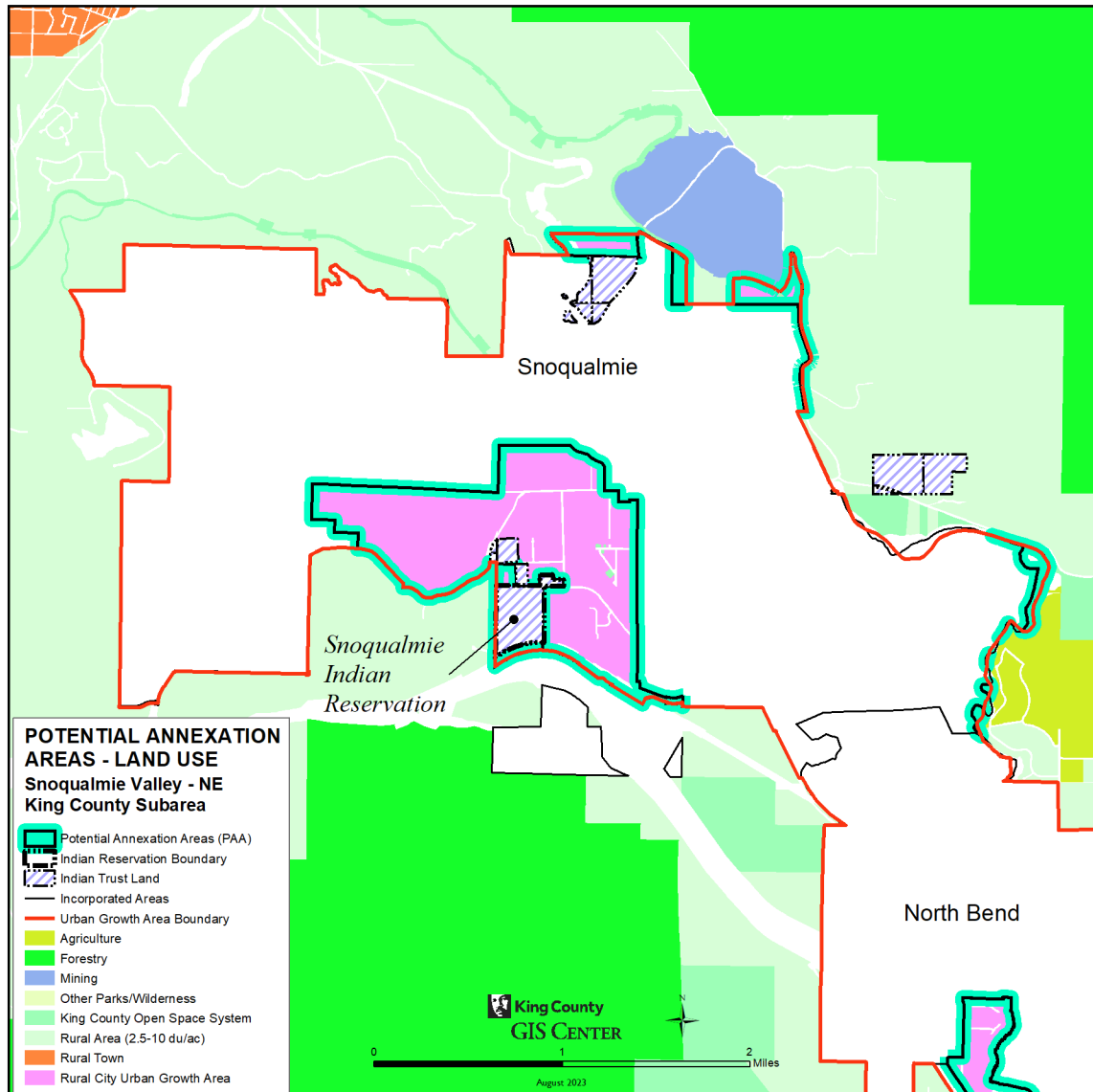


As previously noted, there are several cities in the Rural Area. Each city is surrounded by the Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas that have yet to be annexed and are still unincorporated. These unincorporated urban areas have an "Urban Growth Area 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.

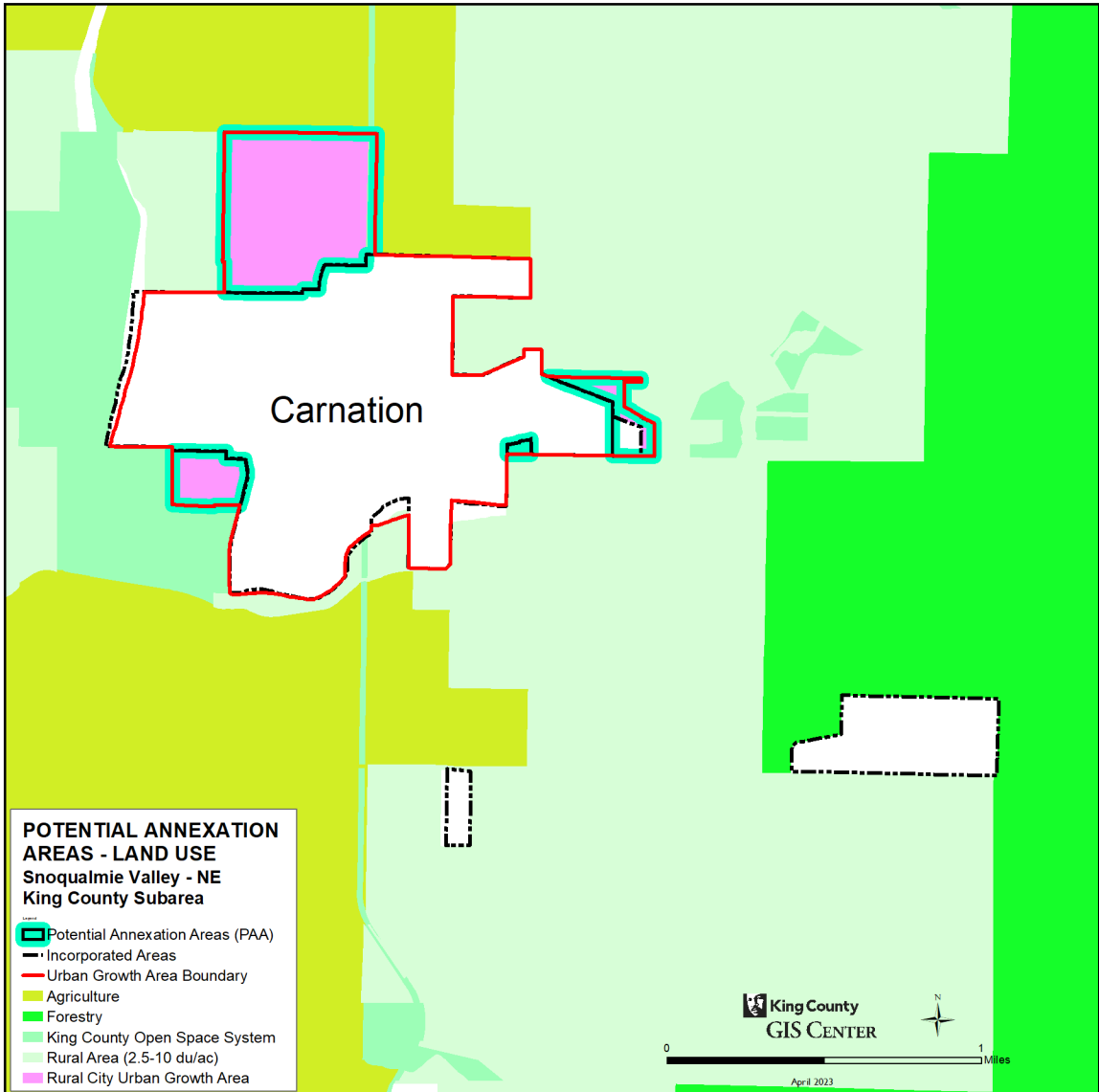
MAP 10: URBAN GROWTH AREA FOR NORTH BEND – LAND USE



MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE – LAND USE

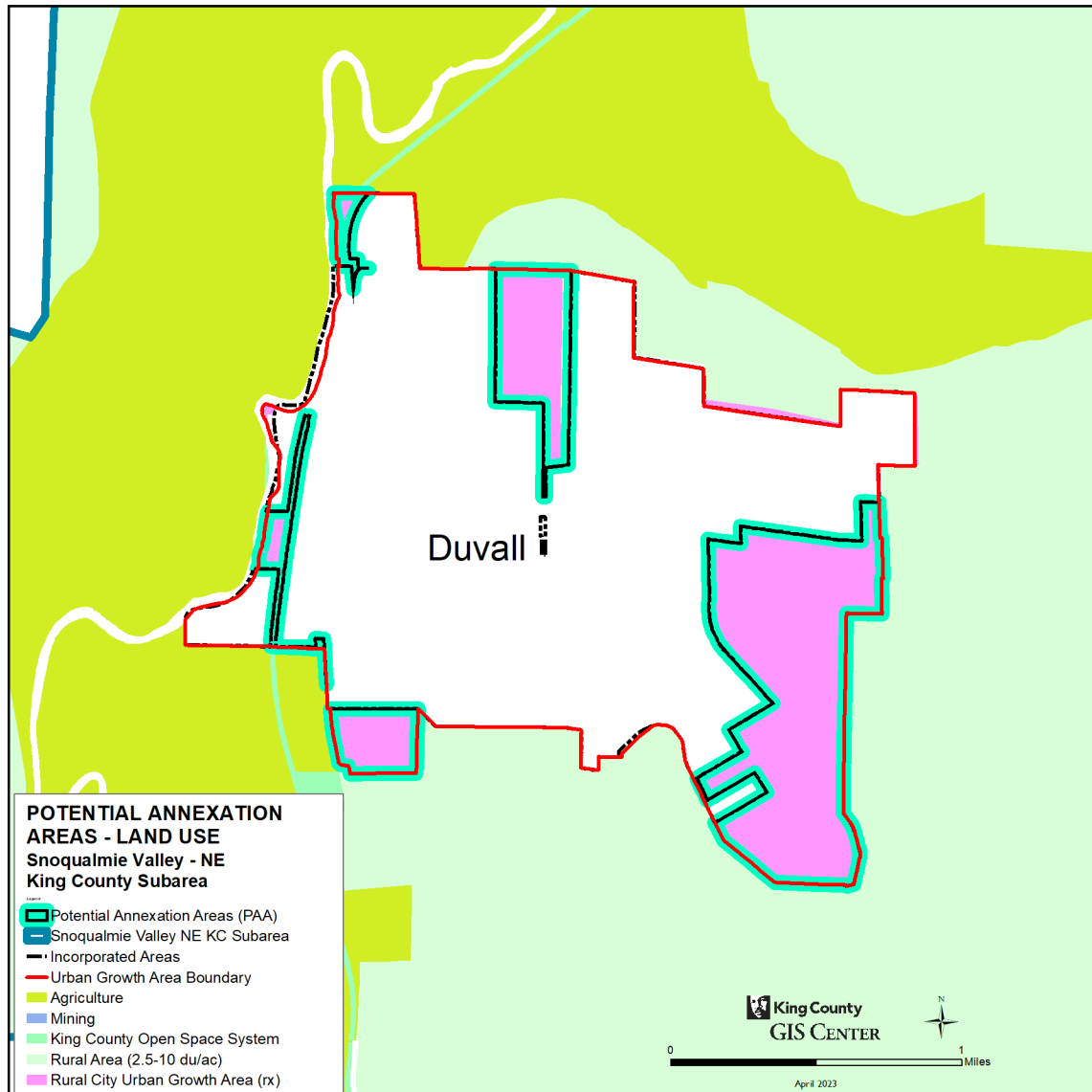


MAP 12: URBAN GROWTH AREA FOR CARNATION – LAND USE





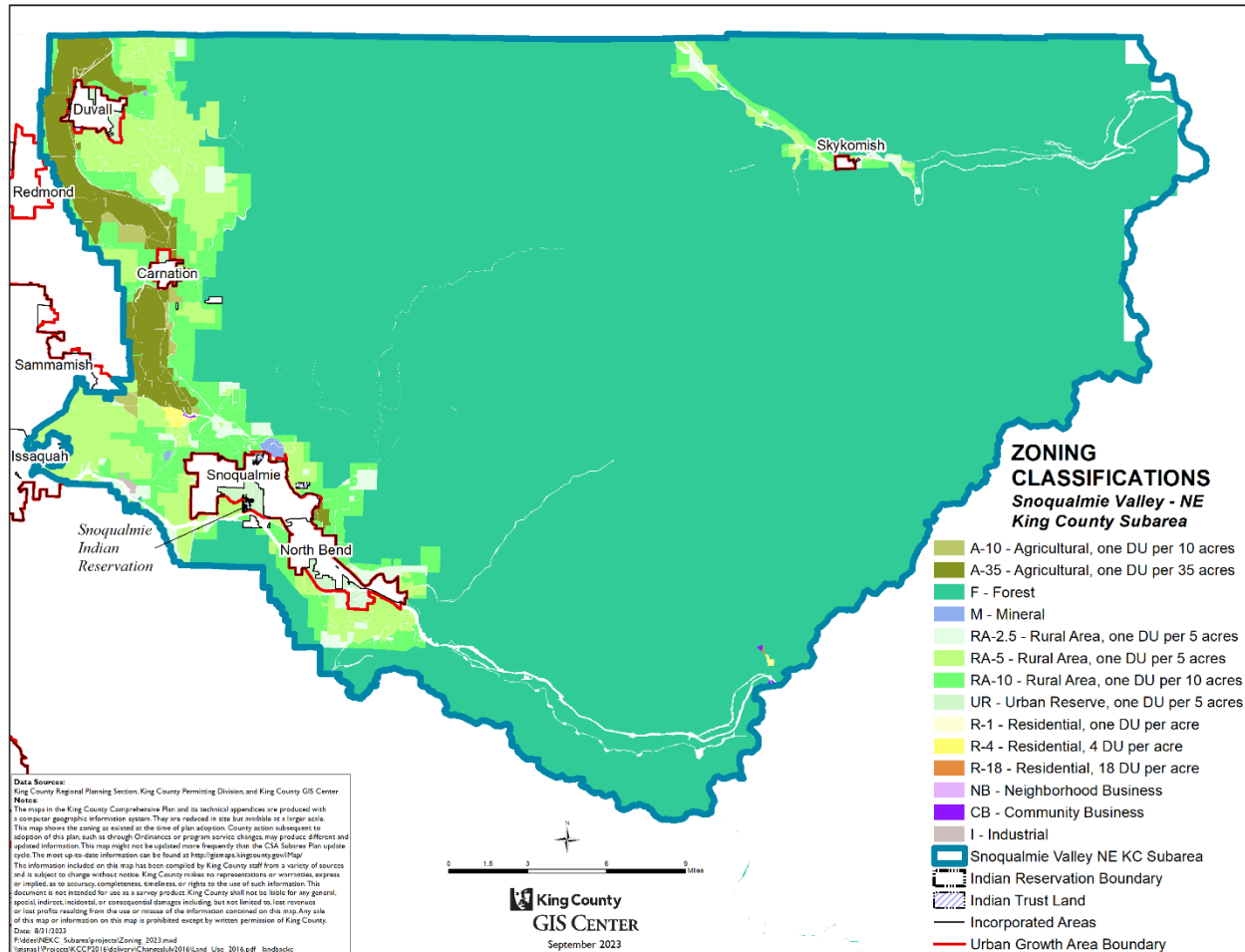
MAP 13: URBAN GROWTH AREA FOR DUVALL – LAND USE



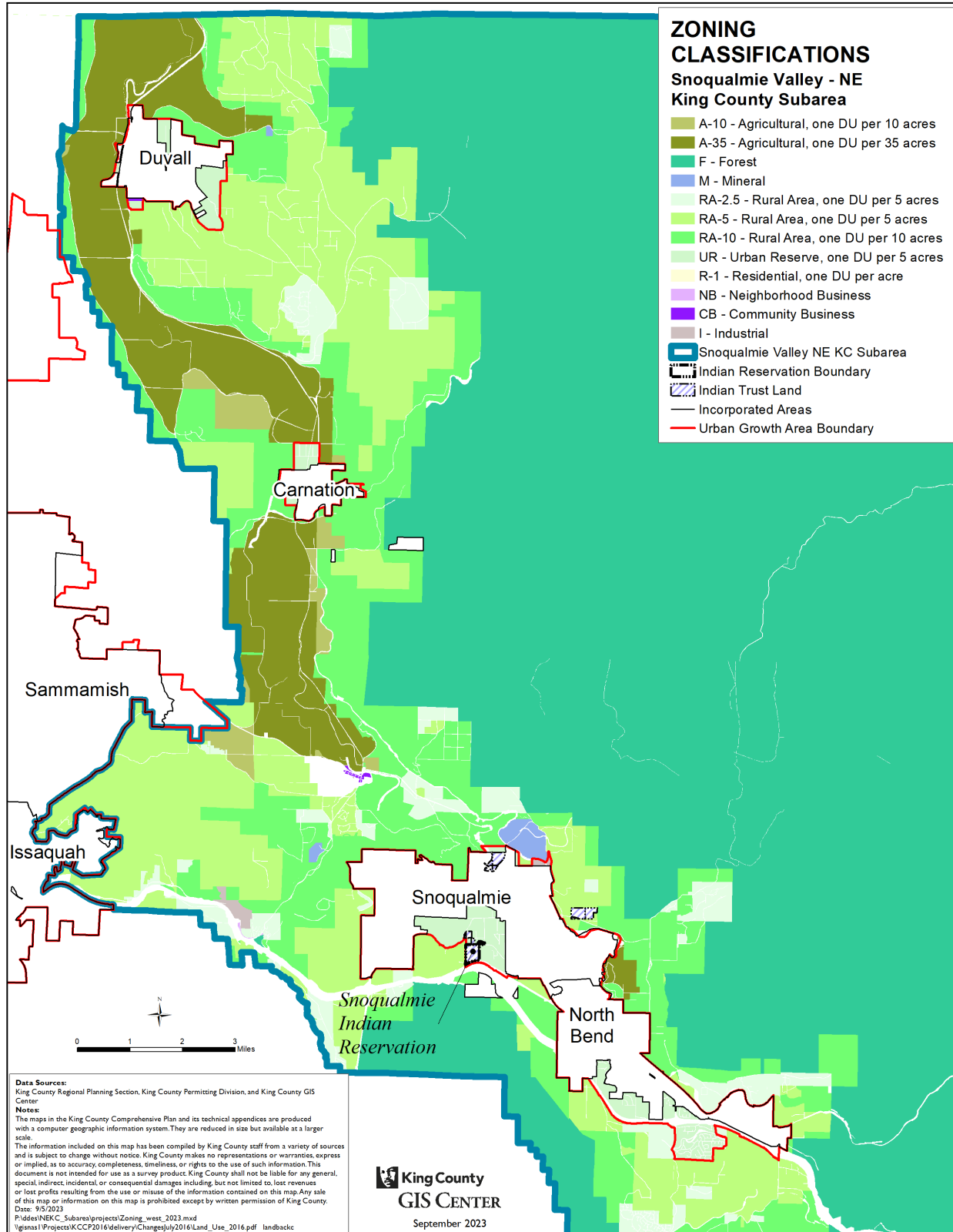
## Zoning Classifications

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.

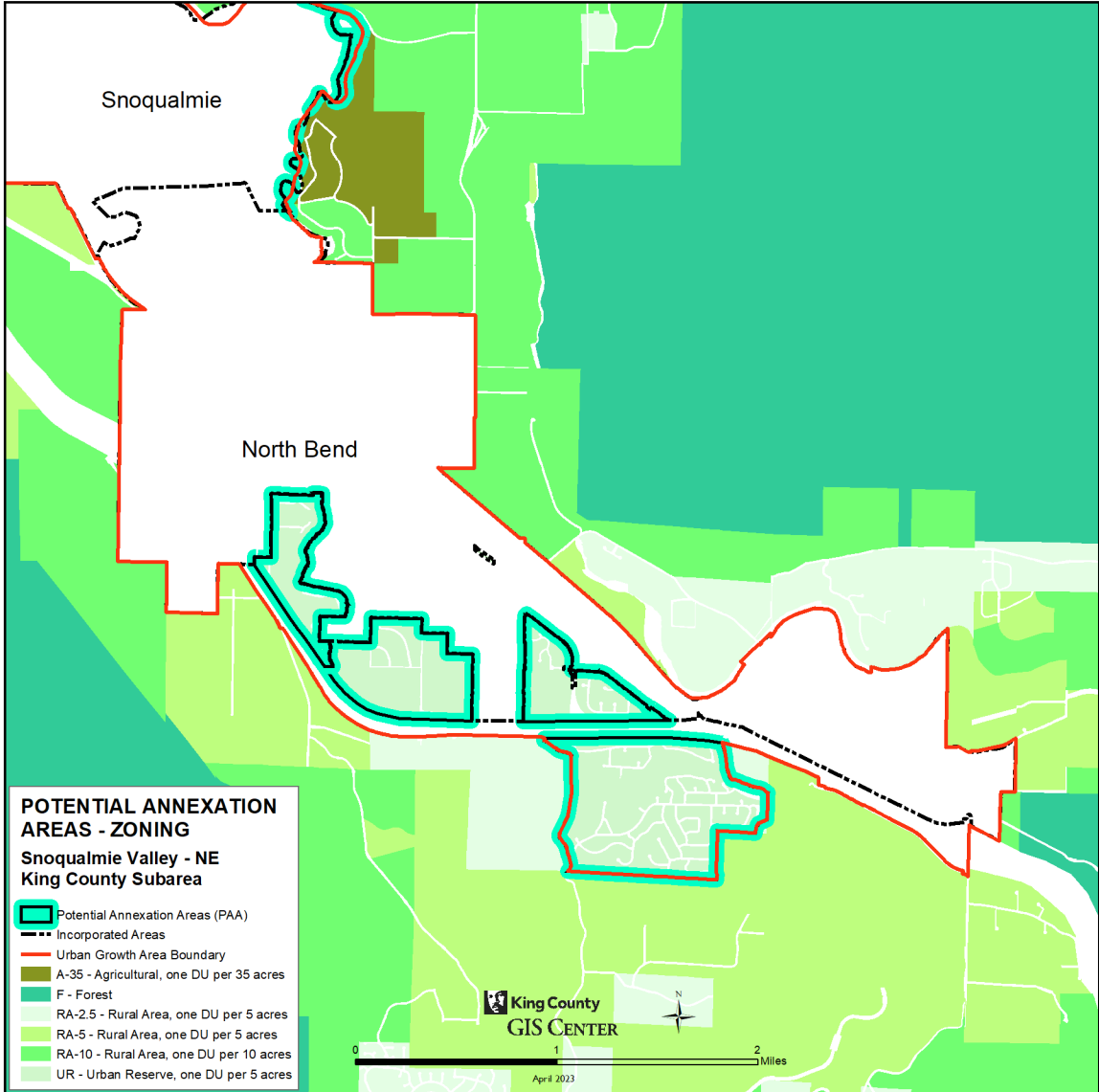
MAP 14: ZONING MAP



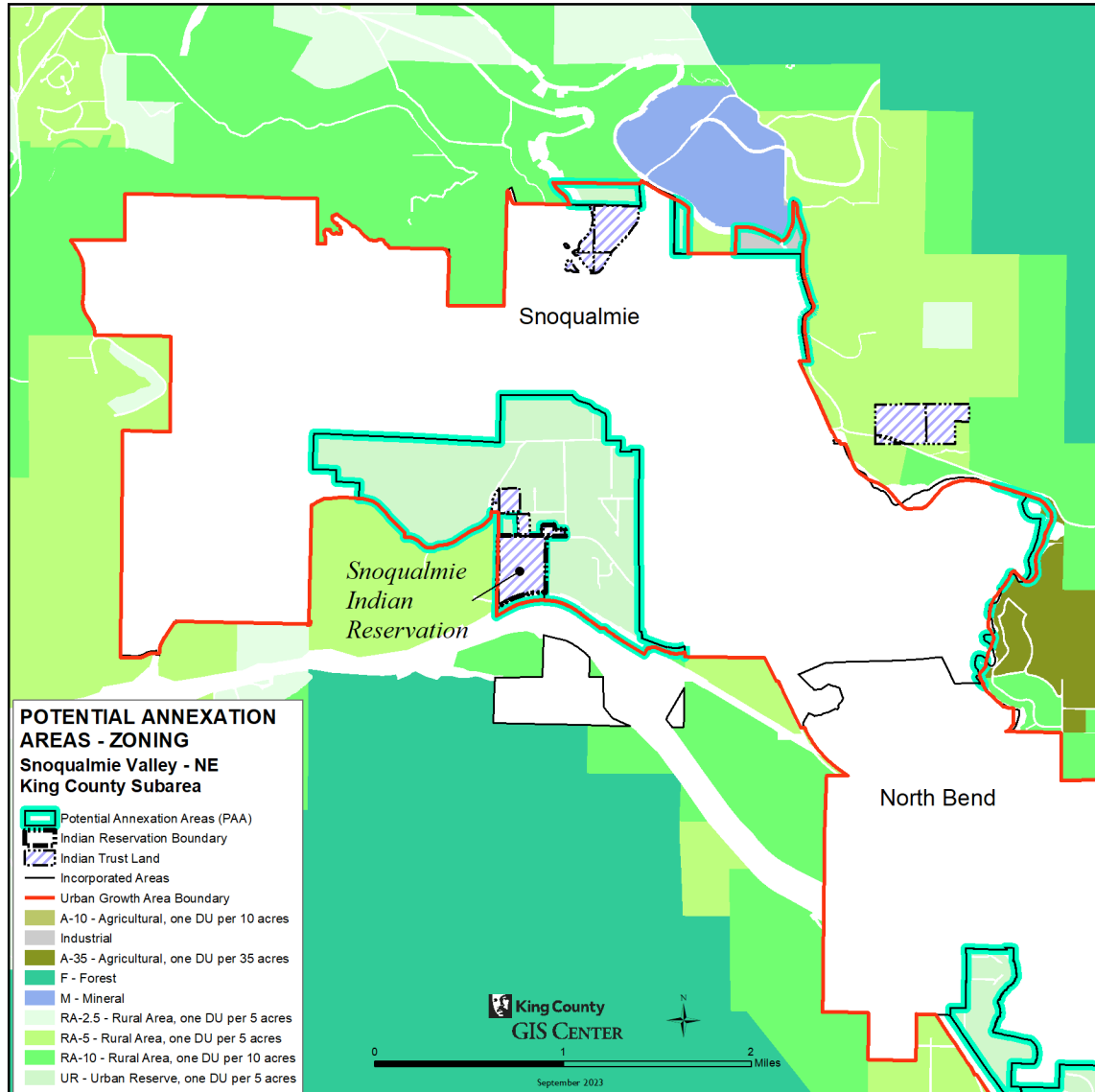
MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA



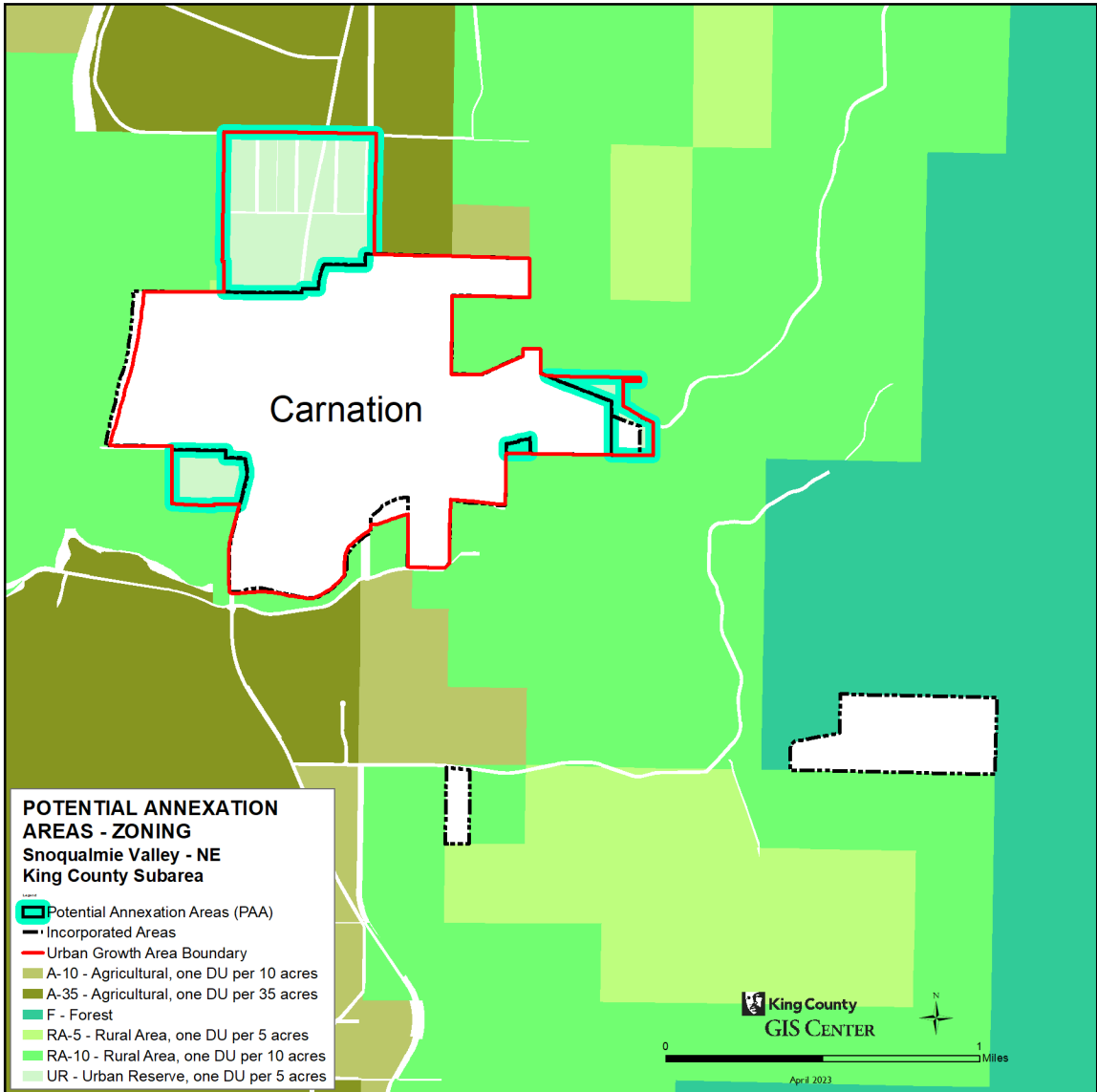
MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS – ZONING



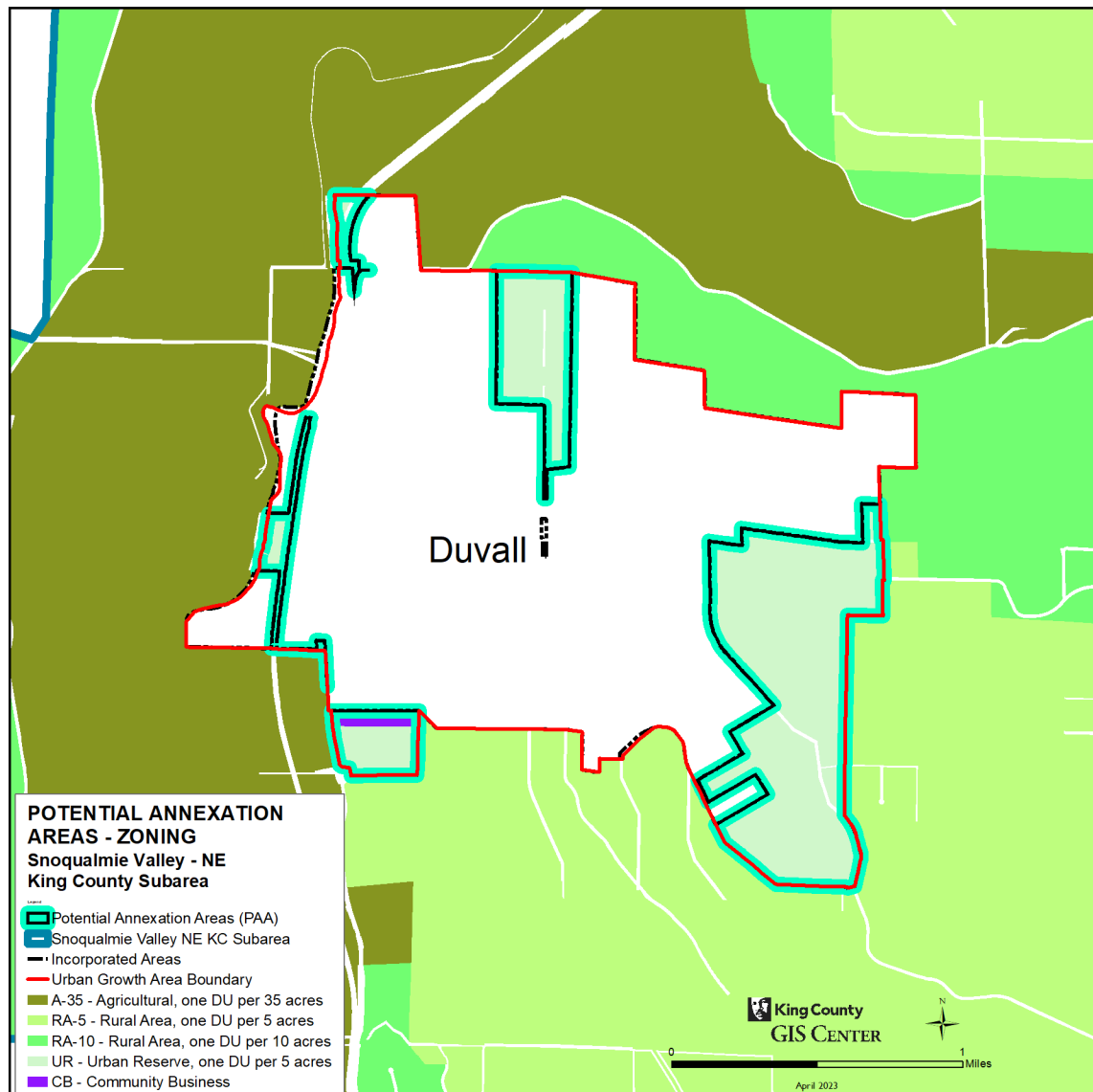
MAP 17: ANNEXABLE AREAS FOR SNOQUALMIE AND ADJACENT LANDS – ZONING



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



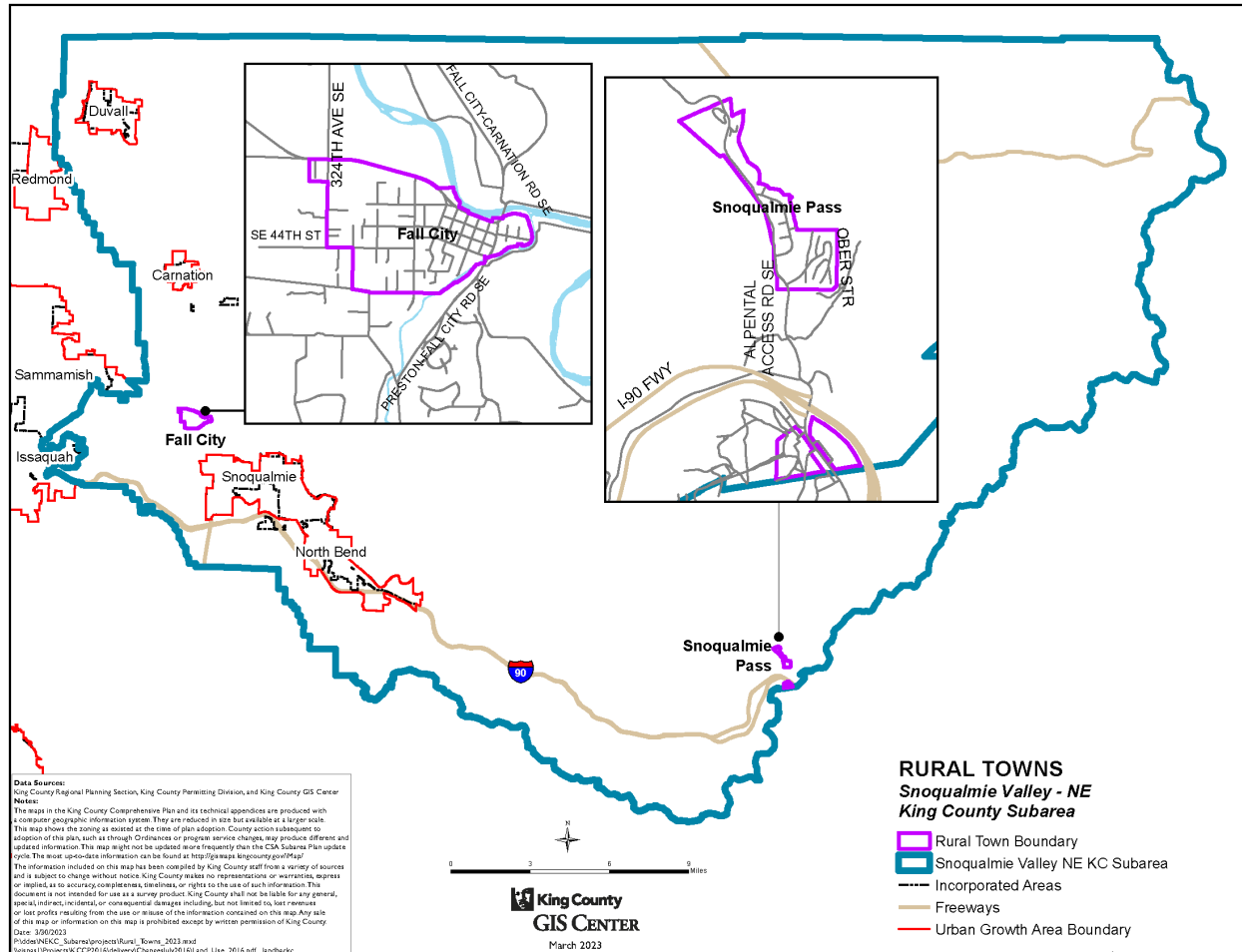
MAP 19: ANNEXABLE AREAS FOR DUVALL AND ADJACENT LANDS – ZONING



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).<sup>36</sup> 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, that is 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.<sup>37</sup> SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the Rural Town, totaling 0.3 acres.

<sup>36</sup> *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.*

<sup>37</sup> [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)<sup>38</sup> 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 multifamily buildings. Further south is a neighborhood zoned at R-4 (Urban Residential, dwelling units per acre).<sup>39</sup>

## 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 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.<sup>40</sup> 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.<sup>41</sup> The Agricultural Production Districts are protected by a combination of *Comprehensive Plan* policies, development regulations, and concentrated development right purchases funded by the

<sup>38</sup> Link to [EK-P03: Alpentel Map Amendment Study - King County](#)

<sup>39</sup> Link to [King County Code Title 21A](#), (Chapter 21A.04 Zones, Maps And Designations)

<sup>40</sup> Link to [King County, "Farmland Preservation Program"](#)

<sup>41</sup> 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.<sup>42</sup> 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.<sup>43</sup> 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.<sup>44</sup>

**TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND PERCENTAGES)<sup>45</sup>**

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 is 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.<sup>46,47</sup>

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.<sup>48</sup> 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.<sup>49</sup>

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

<sup>42</sup>Link to [King County FARMS Report](#)

<sup>43</sup> Link to [King County FARMS Report](#)

<sup>44</sup> 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.

<sup>45</sup> 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.

<sup>46</sup> Link to [King County Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>47</sup> 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 \(usda.gov\)](#)

<sup>48</sup> Link to [King County FARMS Report](#)

<sup>49</sup> Link to [Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan](#)

- Service provider capacity;
- Regulations for non-Agricultural Drainage Assistance Program eligible waterways;<sup>50</sup>
- 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<sup>51</sup>

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 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

<sup>50</sup> [Link to King County Agricultural Drainage Assistance Program](#)

<sup>51</sup> [Link to King County Snoqualmie Fish, Farm, Flood](#)

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 Tribe, Snoqualmie Timber LLC, Campbell Global LLC, and Weyerhaeuser.<sup>52</sup> 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.<sup>53</sup> The County's *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*, encourage the annexation of unincorporated lands that are already urbanized.<sup>54</sup> Snoqualmie Valley/NE King County contains several annexable areas reserved for the Cities in the Rural Area, called Potential Annexation Areas.<sup>55</sup> 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 on existing vacant and underdeveloped parcels within the Rural Area.

<sup>52</sup> [Link to 30-year-forest-plan.pdf \(kingcounty.gov\)](#)

<sup>53</sup> [Link to Revised Code of Washington Chapter 36.70A, section 110](#)

<sup>54</sup> [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

<sup>55</sup> 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 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,<sup>56</sup> maintenance of rural character is a high priority. Maintenance of rural character is identified by 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 2023 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, or is redundant to or inconsistent with the *Comprehensive Plan* items addressed in an implementation plan, or beyond the County's governance roles. Where possible, this information was shared with those responsible for the

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<sup>56</sup> 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 retaining special district overlays and development conditions that preserve its rural and community character.
- SVNE-2** Retain the existing boundaries of the Community Business district 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 by coordinating on land use issues with Kittitas County, ski area, and adjacent land managers.
- SVNE-4** Protect view corridors along I-90 by siting, designing, and visually buffering land uses along the highway to preserve its scenic nature.
- SVNE-5** Maintain the existing role, size, and scale of the Preston Industrial Area through retaining existing zoning and applying development conditions to ensure compatibility with adjacent rural properties.
- SVNE-6** Continue to coordinate with the Valley cities on 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.<sup>57</sup> 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

<sup>57</sup> [Link to \*King County Comprehensive Plan\*](#)

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.<sup>58</sup>

Most of the subarea is zoned rural or resource land. In the rural, agricultural, and forest-zoned areas of the subarea, housing density is limited to between one dwelling unit per 35 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.<sup>59</sup> On its residential-zoned parcels, residential density cannot exceed four dwelling units per acre. In the business district, multifamily 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 *Comprehensive Plan* prohibits sewer service in the Fall City Rural Town.

The Rural Town of Snoqualmie Pass is served by sewer. The Alpental Valley portion of the Rural Town is the only area zoned for residential use, where residential densities include four dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the town closest to the Alpental Ski Area base area. Depending on the size of specific parcels and other development conditions, town homes and small apartment buildings may be supported with this higher density zoning. Both the Alpental Valley portion of the town and the area south of Interstate 90 are zoned for commercial business, which allows multifamily 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 homes 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 with the market-rate housing. The County's Inclusionary Housing Program, which incentivizes development of affordable housing in exchange for density bonuses, only applies in the urban areas of unincorporated King County, Vashon Rural Town, and Snoqualmie Pass Rural Town.

## 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.

<sup>58</sup> [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

<sup>59</sup> All development conditions, including P-suffixes, special district overlays, and demonstration projects areas can be found here: [Property Specific Development Conditions - King County, Washington](#).



There are 218 units of rental housing affordable to income-qualified households in the city of Snoqualmie, although this is outside the subarea boundaries.<sup>60,61</sup>

**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%	45%
Housing units built before 1969	19%	37%

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

Single detached homes make up 6 percent of the total land area, compared to mobile homes, which comprise less than 1 percent of the total land area and are spread throughout the rural lands in the subarea. Multifamily housing comprises only 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.

<sup>60</sup> [Link to King County Income-restricted Housing Database](#)

<sup>61</sup> 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.

## Housing Affordability and Housing Costs

Home values across the subarea 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 Index <sup>62</sup>	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 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 well-being, 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 the Area Median Income.<sup>63</sup> Within the subarea, most affordable housing is in the cities and is intended to also serve the rural areas.

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.

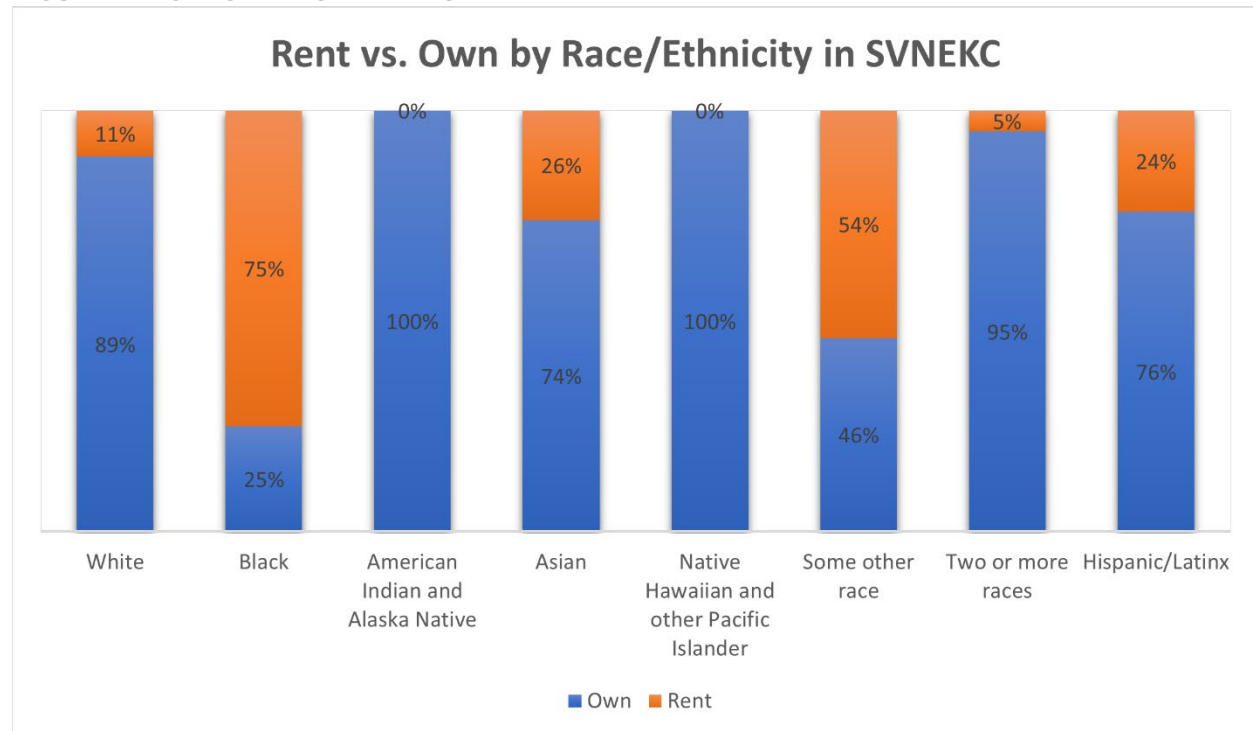
<sup>62</sup> Zillow Home Values Index – data as of April 4, 2023. The Zillow Home Value Index is designed to capture the value of a typical property, not just the homes that sold. It captures several data inputs including, but not limited to, sales transactions, tax assessments, square footage, and location. For more information see [Housing Data - Zillow Research](#)

<sup>63</sup> Link to [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA](#)

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 which identify as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander own their homes; 95 percent of households which identify as being of two or more races own their homes; 89 percent of households which identify as White own their homes; 76 percent of households which identify as Hispanic or Latinx own their homes; 74 percent of households which identify as Asian own their homes; 46 percent of households which identify as being some other race own their homes; and 25 percent of households which 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.<sup>64</sup>

## 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 rural areas. Community members also stated that they want young people to have affordable places to live in the subarea, for seniors to be able to age in place, and housing that is integrated with services. These two community perspectives could be in

<sup>64</sup> Link to [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018](#).

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-7** Work with the Valley cities, 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, in order to protect adjacent Rural Area and Natural Resource Lands from sprawl and pressure to urbanize.
- SVNE-8** Support housing stability programs and affordable housing developments for seniors and veterans near senior service centers located in Cities in the Rural Area that serve residents in the subarea, including those that live in unincorporated King County.
- SVNE-9** 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-10** Support recreation and service industry workers by encouraging the development of diverse housing types in the Snoqualmie Pass Rural Town with strategies such as 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.

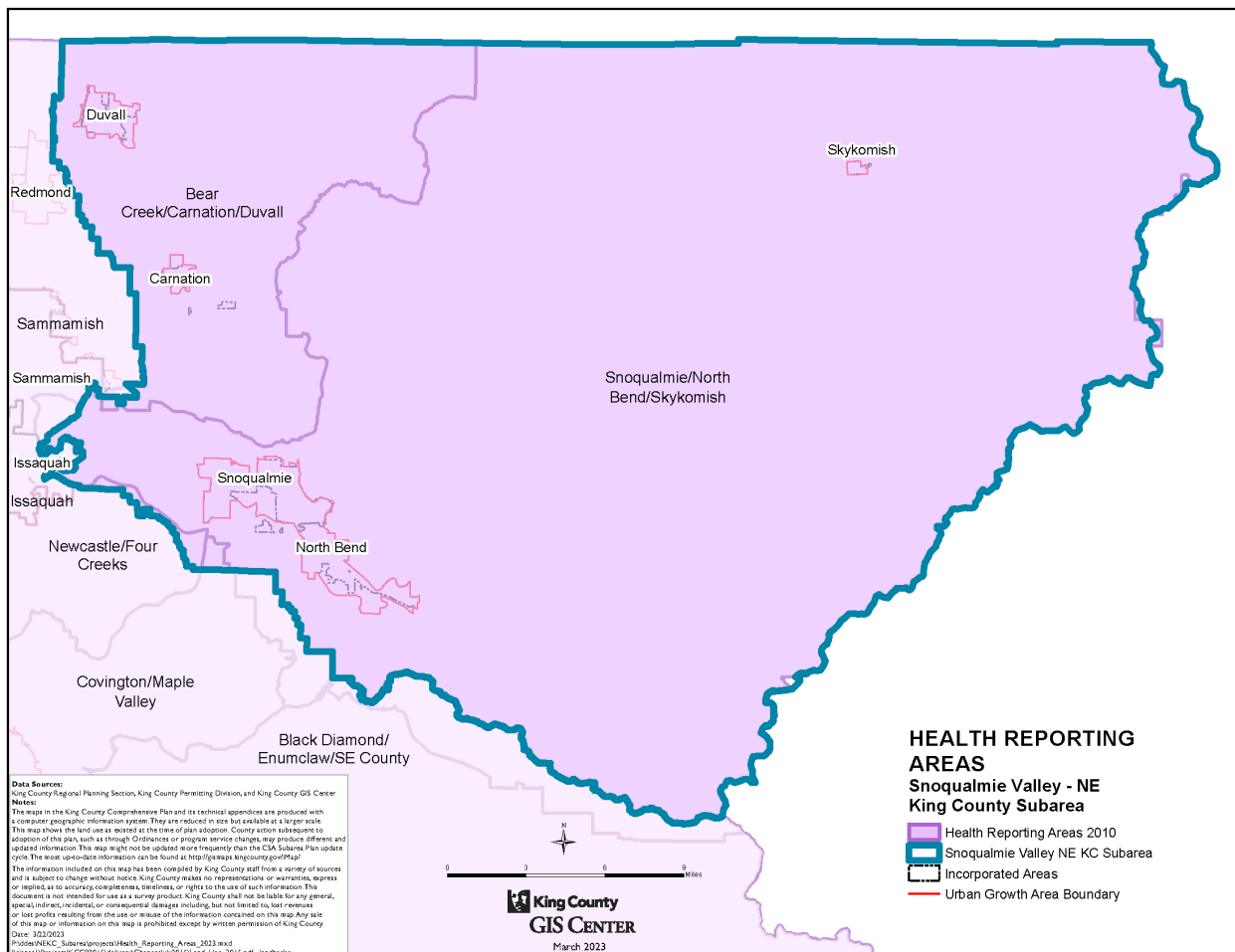
This section focuses on the health and human services priorities for Snoqualmie Valley/NE King County and the partnership role of King County in health and human service delivery, consistent with the *Comprehensive Plan* policy direction.

Consistent with Countywide Planning Policies, 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.

**TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS<sup>65</sup>**

	<b>Snoqualmie/ North Bend/ Skykomish Health Reporting Area</b>  (pop. 49,196)	<b>Bear Creek/ Carnation/ Duvall Health Reporting Area</b>  (pop. 71,722)	<b>King County</b>  (pop. 2.3 million)	<b>Year</b>
<b>General Health Indicators</b>				
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
<b>Health Education/Socioeconomic/Public Safety Indicators</b>				
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
<b>Environmental Health Indicators</b>				
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

<sup>65</sup> 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.

* Statistically different compared to King County			
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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 seniors 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.

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-11** 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-12** 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-13** Support human services, such as mental health services, for the remote communities along the US Highway 2 corridor before and after climate-related events.





## 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 grow 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);<sup>66</sup> Wild and Scenic designated rivers (Middle Fork of the Snoqualmie, Pratt River);<sup>67</sup> National Forests (Mount Baker-Snoqualmie National Forest);<sup>68</sup> designated wilderness areas (Alpine Lakes Wilderness, Wild Sky Wilderness, Henry M. Jackson Wilderness);<sup>69</sup> ski areas (Summit at Snoqualmie Ski Area and most of Stevens Pass Ski Area);<sup>70,71</sup> an Agricultural Production District (Snoqualmie Agricultural Production District);<sup>72</sup> and several other preserved state, county, and private lands. These lands include sites sacred to the Snoqualmie and Tulalip Tribes, such as Snoqualmie Falls for the Snoqualmie 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 northwest direction for approximately 45 miles before combining with the Skykomish River, just

<sup>66</sup> Link to [WA-Official-One-Pager\\_2022.pdf \(scenic.org\)](#)

<sup>67</sup> Link to [Snoqualmie River \(Middle Fork\), Washington \(rivers.gov\)](#)

<sup>68</sup> Link to [Mt. Baker-Snoqualmie National Forest - Home \(usda.gov\)](#)

<sup>69</sup> Link to [Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee \(usda.gov\)](#)

<sup>70</sup> Link to [Seattle's Home Mountain \(summitatsnoqualmie.com\)](#)

<sup>71</sup> Link to [Washington Skiing & Snowboard | Stevens Pass Ski Resort](#)

<sup>72</sup> Link to [Farmland Preservation Program - King County](#)

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.<sup>73</sup>

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.<sup>74</sup> 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.<sup>75</sup> The watershed also includes Griffin Creek, Harris Creek, Miller River, Patterson Creek, Raging River, Tokul Creek, Tolt River, and other tributaries.<sup>76</sup>

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.<sup>77</sup> 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.<sup>78</sup> 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.<sup>79</sup>

<sup>73</sup> Link to [Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust \(mtsgreenway.org\)](https://www.mtsgreenway.org/).

<sup>74</sup> Link to [Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division](#)

<sup>75</sup> Link to [Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division](#)

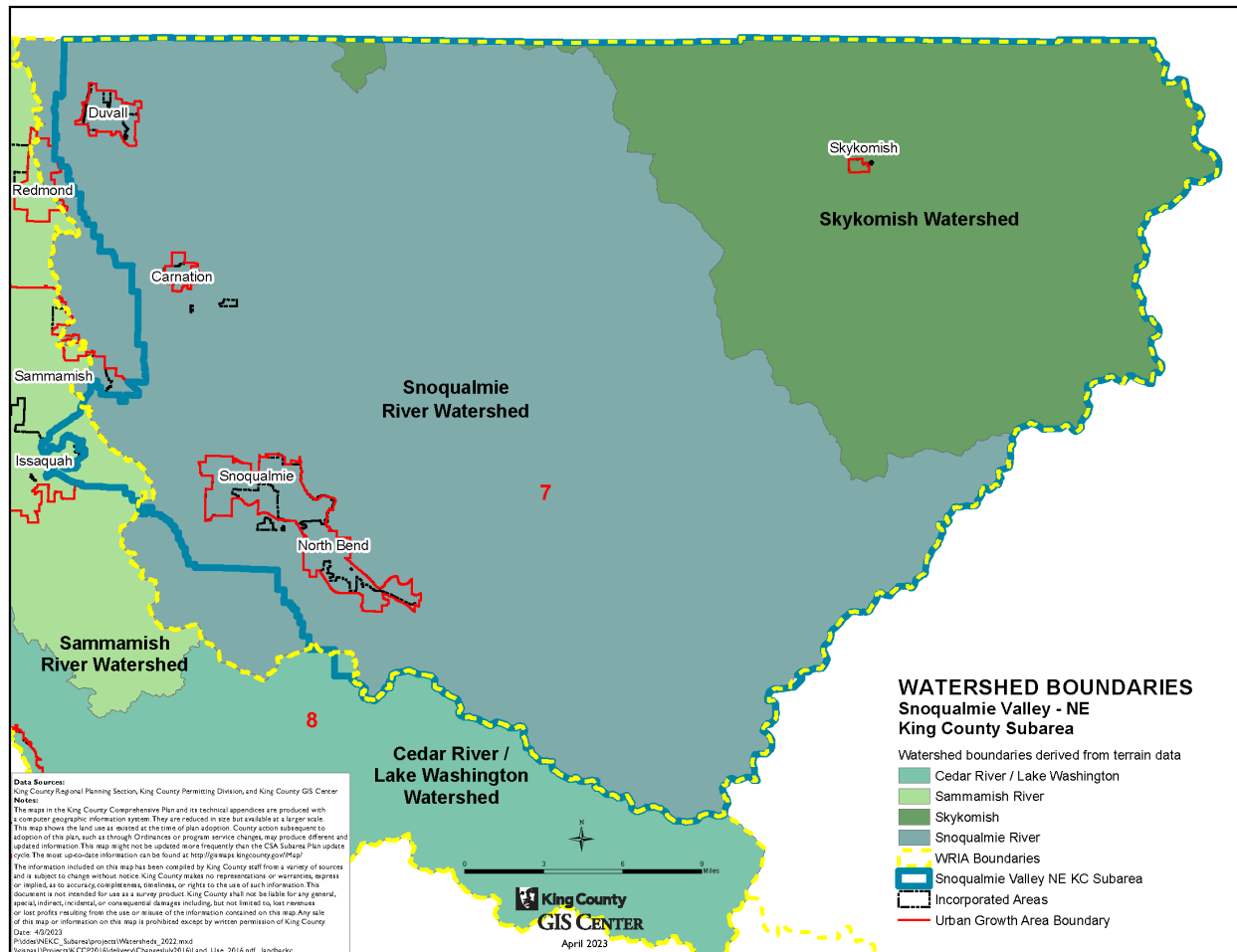
<sup>76</sup> Link to [Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division](#)

<sup>77</sup> Link to [King County, King County Water Quality Monitoring](#)

<sup>78</sup> Link to [U.S. Environmental Protection Agency, Overview of Listing Impaired Waters under CWA Section 303\(d\)](#),

<sup>79</sup> Link to [King County, King County Water Quality Monitoring](#)

## 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.<sup>80</sup> 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.<sup>81</sup>

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.<sup>82</sup> 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.<sup>83</sup>

<sup>80</sup> Link to [Washington State Department of Ecology, In your watershed](#)

<sup>81</sup> Link to [Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip](#)

<sup>82</sup> Link to [King County, Overview Snoqualmie-Skykomish Watershed](#)

<sup>83</sup> Link to [Snoqualmie Watershed Forum](#)



Despite many successes in salmon recovery planning, some species are faring better in recovery 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.<sup>84</sup> 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.<sup>85</sup> 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).<sup>86</sup> The risk rankings of the Snoqualmie and Skykomish were eight and 20, respectively, out of the 71 watersheds in the state.<sup>87</sup>

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.<sup>88</sup>

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 intergovernmental bodies are summarized 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.<sup>89</sup> 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.<sup>90</sup> 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, as well as the Middle and South Forks of the Snoqualmie River.<sup>91</sup> Through these plans and grant programs, the King County Flood

<sup>84</sup> [Link to \*Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip\*](#)

<sup>85</sup> [Link to \*King County Flood Warning Center activation data: Washington Military Department \(MIL\), Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment\*](#)

<sup>86</sup> [Link to \*MIL, Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment\*](#) .

<sup>87</sup> [Link to \*Department of Ecology \(ECY\), Washington State Watershed Risk Assessment\*](#)

<sup>88</sup> [Link to \*King County, "Community Rating System"\*](#)

<sup>89</sup> [Link to \*King County Flood Control District\*](#)

<sup>90</sup> [Link to \*Flood Control District, "About Us"; Flood Control District, "Resident FAQs"\*](#)

<sup>91</sup> [Link to \*King County Flood Control District "Snoqualmie/ South Fork Skykomish River Basin"\*](#)

Control District distributes millions in funding annually for flood risk reduction and mitigation within the basin.

### Snoqualmie Watershed Forum

The Snoqualmie Watershed Forum is a partnership between the Snoqualmie Tribe, Tulalip Tribes, King County, the Valley cities, and the Town of Skykomish to collaboratively work on watershed issues.<sup>92</sup> 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.<sup>93</sup>

### 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.<sup>94</sup> 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.<sup>95</sup>

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.<sup>96</sup>

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:** It is estimated that climate change will have caused between a 9 percent and 16 percent loss to the Cascade Snowpack between 1980 and 2025.<sup>97,98</sup> 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.<sup>99</sup> By midcentury, warm winters are predicted to occur 33 percent to 77 percent of the time.<sup>100</sup> 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

<sup>92</sup> Valley cities include Carnation, Duvall, North Bend, and Snoqualmie.

<sup>93</sup> Link to [Snoqualmie Watershed Forum](#)

<sup>94</sup> Link to [U.S. Environmental Protection Agency \(EPA\), "What Climate Change Means for Washington"](#)

<sup>95</sup> Link to [U.S. Environmental Protection Agency \(EPA\), "What Climate Change Means for Washington"](#)

<sup>96</sup> Link to [King County, "Confronting Climate Change" Infographic](#)

<sup>97</sup> Link to ["A New Look at Snowpack Trends in the Cascade Mountains," Journal of Climate](#)

<sup>98</sup> Link to ["Assessing the Impacts of Global Warming on Snowpack in the Washington Cascades," Journal of Climate](#)

<sup>99</sup> Link to ["State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group](#)

<sup>100</sup> Link to ["State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group](#)

revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing) up to 33 percent of the time.<sup>101</sup>

**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 increased stream temperatures. Approximately 22 percent less summer rain is likely by the 2050s.<sup>102</sup>

**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.<sup>103</sup>

**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.<sup>104</sup>

**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...”.<sup>105</sup> Wildfire also increases risk to power transmission facilities and increased smoke-filled days.<sup>106</sup>

**Increased heat events:** Compared to the 1960s, King County has seen increased heat wave frequency and duration with a longer heat wave season.<sup>107</sup> 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.<sup>108</sup> Extreme heat increases hospitalizations and mortality, disproportionately impacting more heat-sensitive populations – including the elderly, historically underserved communities, people who work outdoors, people experiencing homelessness, and those with chronic medical conditions.<sup>109</sup> 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.<sup>110,111</sup>

**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

<sup>101</sup> Link to [State of Knowledge: Climate Change in Puget Sound \(uw.edu\)](#)

<sup>102</sup> Link to [WRIA 7 Climate Change Impacts to Salmon Issue Paper](#)

<sup>103</sup> Link to [WRIA 7 Climate Change Impacts to Salmon Issue Paper](#)

<sup>104</sup> Link to [State of Knowledge: Climate Change in Puget Sound](#)

<sup>105</sup> Link to [State of Knowledge: Climate Change in Puget Sound](#) Note: compared to 1971-2000.

<sup>106</sup> Link to [State of Knowledge: Climate Change in Puget Sound](#)

<sup>107</sup> Link to [Climate Change Indicators: Heat Waves](#)

<sup>108</sup> 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”](#)

<sup>109</sup> 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...”](#)

<sup>110</sup> Link to [Climate change impacts in King County](#)

<sup>111</sup> Link to [Washington State Department of Health, Washington Tracking Network](#)

suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g. berries).<sup>112</sup>

## 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:<sup>113</sup>

**Clean Water Healthy Habitat**<sup>114</sup> – 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 Plan**<sup>115</sup> – 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 Hazard Management Plan**<sup>116</sup> – 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 Plan**<sup>117</sup> – 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 Plan**<sup>118</sup> – 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 Plan**<sup>119</sup> – 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.

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<sup>112</sup> Link to [State of Knowledge: Climate Change in Puget Sound](#)

<sup>113</sup> There is a plan currently being drafted and reviewed that cover resilience and planning of the agricultural community. Because this plan has not been adopted, it is not included here.

<sup>114</sup> Link to [Clean Water Healthy Habitat - King County](#)

<sup>115</sup> Link to [2020 Strategic Climate Action Plan \(SCAP\) - King County](#)

<sup>116</sup> Link to [King County Flood Management Plan - King County](#) Link to [King County Flood Management Plan - King County](#)

<sup>117</sup> Link to [King County 30-Year Forest Plan - King County](#) Link to [King County 30-Year Forest Plan - King County](#)

<sup>118</sup> Link to [Regional Hazard Mitigation Plan - King County](#) Link to [Regional Hazard Mitigation Plan - King County](#)

<sup>119</sup> Link to [Open Space Plan - King County](#) Link to [Open Space Plan - King County](#)

**Wildfire Risk Reduction Strategy**<sup>120</sup> – 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.

**Land Conservation Initiative**<sup>121</sup> – 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 Plan**<sup>122</sup> – 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 Plan**<sup>123</sup> – 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.<sup>124</sup>

## 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.<sup>125</sup>

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

<sup>120</sup> Link to [king-county-wildfire-strategy-report.pdf \(kingcounty.gov\)](#) Link to [king-county-wildfire-strategy-report.pdf \(kingcounty.gov\)](#)

<sup>121</sup> Link to [King County Land Conservation Initiative - King County](#)

<sup>122</sup> Link to the Washington state Department of Ecology [Watershed Restoration and Enhancement Plan: WRIA 7 Snohomish Watershed](#)

<sup>123</sup> Link to the [Snohomish River Basin Salmon Recovery Plan](#)

<sup>124</sup> Link to [15-year status report on the Snoqualmie & South Fork Skykomish Watersheds](#)

<sup>125</sup> 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.



- 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
- 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 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 to be echoed across the county, and as such are addressed in *Comprehensive Plan* policies that apply to all unincorporated areas.

## Policies

- SVNE-14** 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-15** Support protection of riparian corridors 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-16** Partner with Snoqualmie Valley cities, the Snoqualmie and Tulalip Tribes, and public and private entities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.



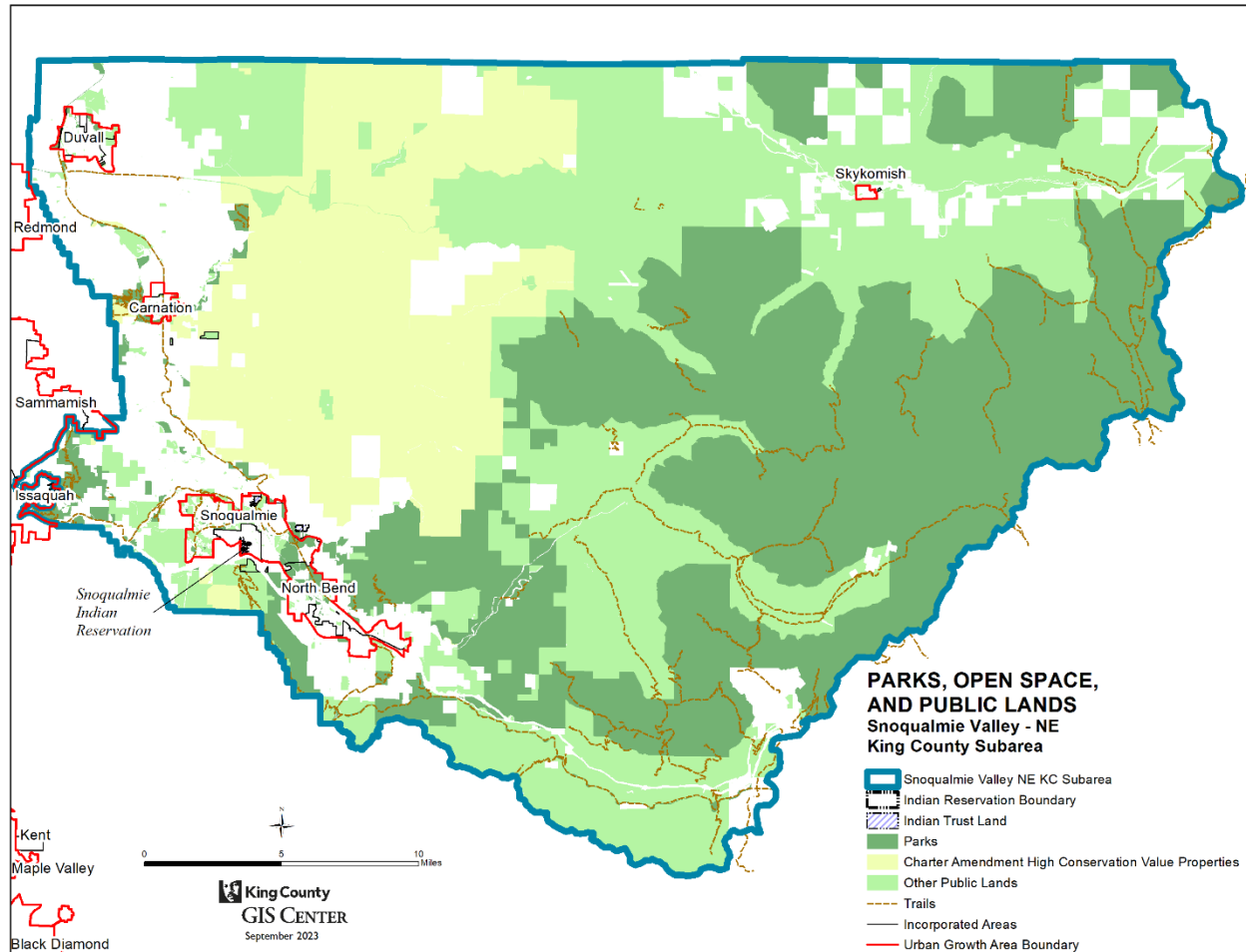
## Chapter 7: Parks and Open Space

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)*, a functional plan of the *Comprehensive 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.<sup>126, 127</sup>

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



Within the subarea, 756 square miles of land is classified as Forest Production District, including both public and private forest, representing 86 percent of the subarea. There are a few County-owned working forest sites within this area, including 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. Downstream of the Snoqualmie Falls, most of the floodplain is zoned for agriculture and lies within the 14,931-acre Snoqualmie Agricultural Production District. Almost 5,000 acres of farmland in the Snoqualmie Agricultural Production District has been protected through King County's Farmland Preservation Program.<sup>128</sup> Within these lands there are many recreation amenities accessing both upland and riverine areas.

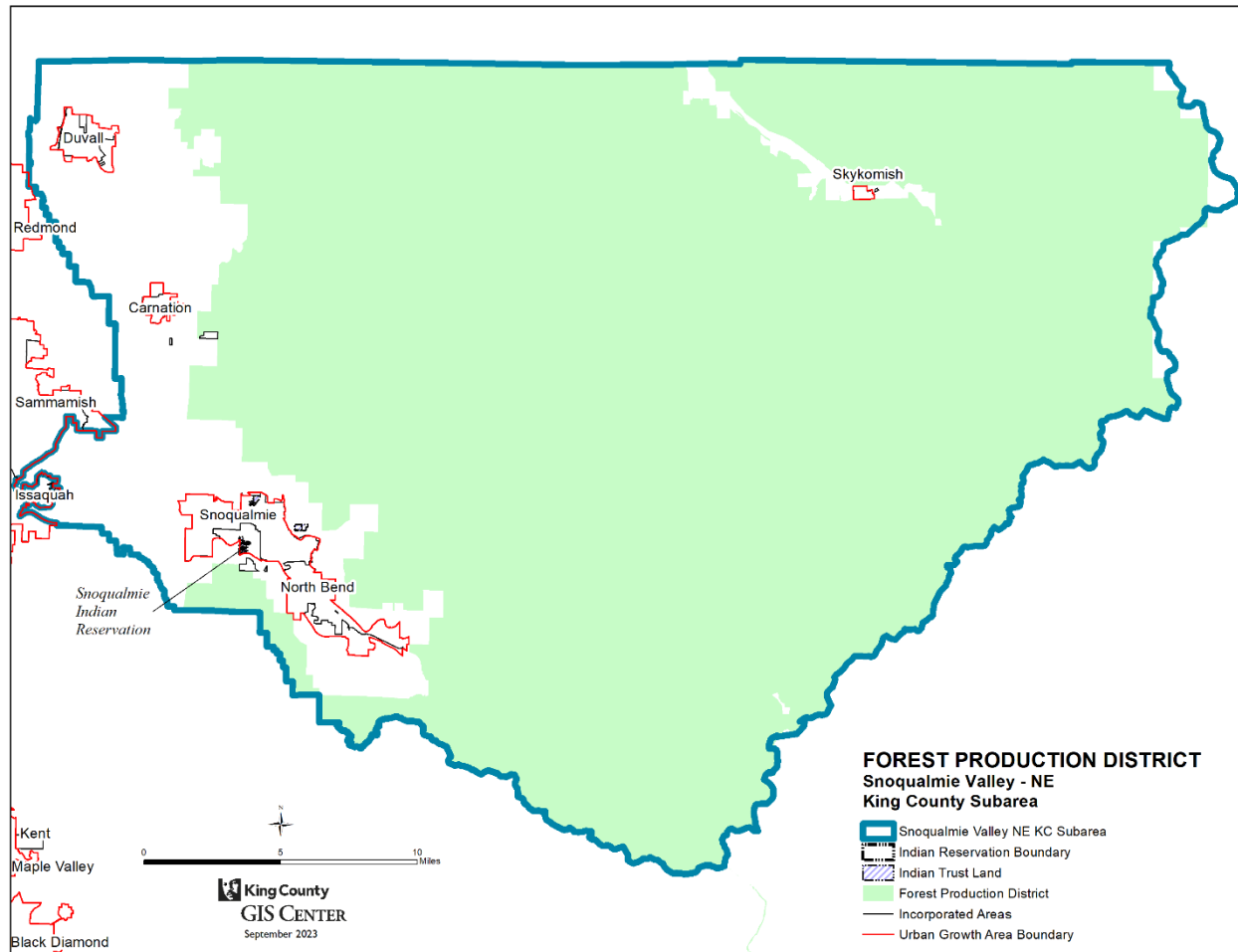
<sup>126</sup> "Functional plans" are defined in King County Code 20.08.132.

<sup>127</sup> Link to [2022 King County Open Space Plan](#)

<sup>128</sup> 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.<sup>129</sup> 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.<sup>130</sup> 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.<sup>131</sup> 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,

<sup>129</sup> Link to [Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities \(mtsgreenway.org\)](https://www.mtsgreenway.org)

<sup>130</sup> Link to [Stevens Pass Greenway | Stevens Pass Greenway](#)

<sup>131</sup> Link to [2022 King County Open Space Plan](#)

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.<sup>132</sup> 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.<sup>133</sup> 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.<sup>134</sup> 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.

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<sup>132</sup> [Link to 2022 King County Open Space Plan](#)

<sup>133</sup> [Link to Open Space Plan - King County, Washington](#)

<sup>134</sup> [Link to Open Space Plan - King County, Washington](#)

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.<sup>135</sup> 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.<sup>136</sup> 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 authorized under Washington State Law to be created for the management, control, improvement, maintenance, and acquisition of parks, parkways, boulevards, and recreational facilities.<sup>137</sup> They are not part of King County government. Metropolitan parks districts, created by a majority vote of residents, have the power to impose permanent property taxes to support public parks and/or recreation facilities and programs.<sup>138</sup> 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 and the same taxing district border as Fire District 38, in unincorporated King County.<sup>139</sup> 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.<sup>140</sup> The Fall City Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is comprised of rural and resource lands.<sup>141</sup> The Fall City Metropolitan Parks District vision is “[a] vibrant integrated park system serving the needs and interests of our diverse community.”<sup>142</sup> 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.

<sup>135</sup> Link to [Mountain Stats \(summitatsnoqualmie.com\)](http://summitatsnoqualmie.com)

<sup>136</sup> Communication with Patrick Stanton, Strategy & Planning Manager, Summit at Snoqualmie Ski Area, November 29, 2022.

<sup>137</sup> Link to [Chapter 35.61 RCW: METROPOLITAN PARK DISTRICTS \(wa.gov\)](http://www.wa.gov)

<sup>138</sup> Link to [MRSC - Metropolitan Park Districts](http://www.mrsc.org)

<sup>139</sup> Link to [Si View Metropolitan Park District \(siviewpark.org\)](http://www.siviewpark.org)

<sup>140</sup> Link to [Fallcitypark\\_Election09.mxd](http://www.fallcityparks.org)

<sup>141</sup> Link to [CompPlan2014-2019.pdf \(fallcityparks.org\)](http://www.fallcityparks.org)

<sup>142</sup> Link to [untitled \(fallcityparks.org\)](http://www.fallcityparks.org)

## 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 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.

**Conservation Futures**<sup>143</sup> – 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**<sup>144</sup> – A strategic and functional plan, this document complies with Washington State Growth Management Act and Washington State Recreation and Conservation Office requirements.

**King County Parks Levy**<sup>145</sup> – 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**<sup>146</sup> – 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 Initiative**<sup>147</sup> – 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,

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<sup>143</sup> [Link to \*King County Conservation Futures - King County\*](#)

<sup>144</sup> [Link to \*Open Space Plan - King County\*](#) [Link to \*Open Space Plan - King County\*](#)

<sup>145</sup> [Link to \*Parks Levy - King County\*](#) [Link to \*Parks Levy - King County\*](#)

<sup>146</sup> [Link to \*King County 30-Year Forest Plan - King County\*](#)

<sup>147</sup> [Link to \*King County Land Conservation Initiative - King County\*](#) [Link to \*King County Land Conservation Initiative - King County\*](#)



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, 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 community was creating greater river access and facilities for camping. Community members stated a desire for better coordination on regional 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 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 Tribe, and the Tulalip Tribes have completed a report recommending coordination among agencies to address recreation overuse.<sup>148, 149</sup>

## Policies

- SVNE-17** Expand recreation programming through grant opportunities and partnerships with the metropolitan parks districts within the subarea.
- SVNE-18** Participate in efforts with Indian tribes and local, state, and federal agencies to address overcrowded trailheads on the Interstate 90 corridor.
- SVNE-19** Support the Fall City Metropolitan Parks District, community-based organizations, and private entities in efforts to provide, manage, and maintain community facilities, gathering spaces, and trails in Fall City.

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<sup>148</sup> [Link to \*The Snoqualmie Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands | Snoqualmie Indian Tribe\*](#)

<sup>149</sup> [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.<sup>150</sup> 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 well-being 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."<sup>151</sup>

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, and population densities lower than needed to support regular transit. As in

<sup>150</sup> Link to [The Transportation/Land Use Connection: Revised Edition \(planning.org\)](#)

<sup>151</sup> Link to [King County Metro Service Guidelines](#)

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 Rural Areas 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 Services<sup>152</sup>
- The King County Metro Strategic Plan for Public Transportation 2021-2031<sup>153</sup>
- The King County Metro Long Range Plan – Metro Connects<sup>154</sup>
- The King County Metro Service Guidelines<sup>155</sup>

## Road Services

The King County Department of Local Services, Road Services Division (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-related resources on critical safety needs, with an emphasis on the core maintenance and operations that form the basis of 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

<sup>152</sup> Link to [Strategic Plan for Road Services](#)

<sup>153</sup> Link to [Strategic Plan for Public Transportation](#)

<sup>154</sup> Link to [King County Metro Long Range Plan](#)

<sup>155</sup> Link to [King County Metro Service Guidelines](#)

- 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**

<b>Asset</b>	<b>Quantity</b>
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

King County Road Design and Construction Standards guide public and private improvements to the county road system. 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 rural areas such as 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*.<sup>156</sup> The Transportation Needs Report includes a comprehensive list of known and forecasted transportation infrastructure needs. The Executive Proposed 2024 Transportation Needs Report, transmitted to Council with the *Comprehensive Plan*, 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.

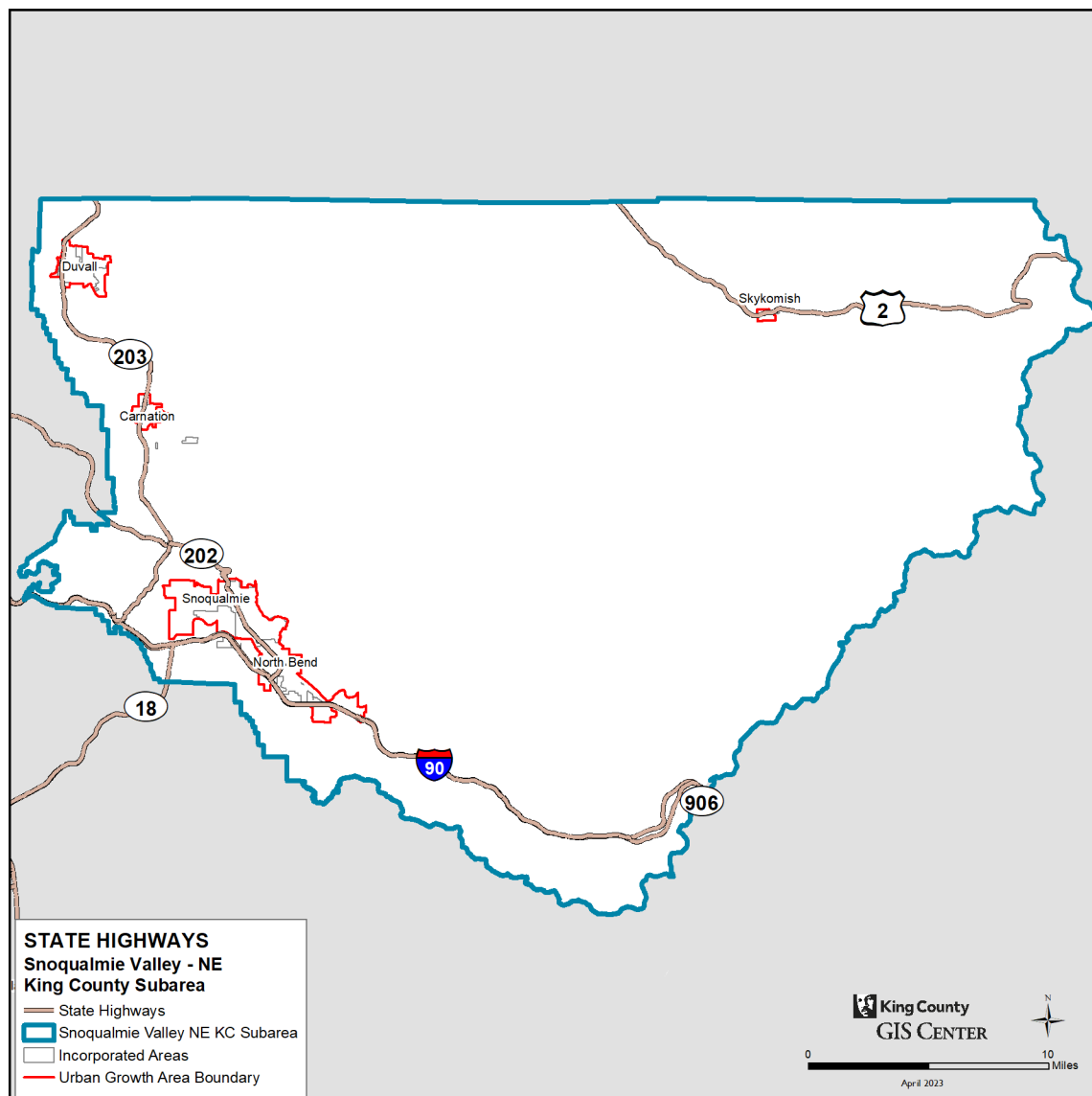
<sup>156</sup> Link to [King County Transportation Needs Report 2020](#)

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 West Snoqualmie Valley Road/Carnation Farm Road.<sup>157</sup> 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**



<sup>157</sup> [Link to \*Historic and Scenic Corridors Project - King County\*](#)



The state highways include several National Scenic Byways and National Heritage Areas. *Comprehensive Plan* Policy T-316 encourages the preservation and enhancement of these 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 urban incorporated 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”<sup>158</sup>, 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.<sup>159</sup> 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.

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<sup>158</sup> Link to [WAC 468-58-010](#)

<sup>159</sup> Link to [Mountains to Sound Greenway](#)

## Public Transportation Services

Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide mobility services in the Snoqualmie Valley/NE King County subarea.<sup>160</sup> The following identifies mobility services that serve the subarea as of November 2022:<sup>161</sup>

- **Snoqualmie Valley Shuttle (operated by Snoqualmie Valley Transit):** service every 90-100 minutes on weekdays only; connects North Bend and Snoqualmie with Fall City and Duvall
- **Route 208 (operated by Metro):** service every 50-70 minutes in the peak, 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 (operated by Metro):** 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 (operated by Metro):** 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
- **Door-to-Door (operated by Snoqualmie Valley Transit):** 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, Fall City, Preston, Carnation, Duvall, and Monroe

Since 2003, Snoqualmie Valley Transit has been providing both fixed route and door-to-door transportation service in the Snoqualmie Valley/NE King County subarea. Snoqualmie Valley Transit also operates a local shuttle loop, referred to as the Cedar Falls Loop, that connects North Bend with the communities of Riverbend and Wilderness Rim. However, as of the writing of this plan in 2023 the Cedar Falls Loop has been suspended due to a driver shortage.

## 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. Residents stated they want safety improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches. 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.

<sup>160</sup> 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 Tribe, with occasionally other funding sources such as cities, assistance programs, and foundations.

<sup>161</sup> 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.

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.

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 seniors. 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, seniors, and other customers with limited physical mobility and better access to health and human services in the area and in surrounding cities.

## Policies

- SVNE-20** Work with communities in the subarea on right-sized mobility solutions that meet and are appropriate for their needs, in alignment with rural levels of transit service as identified by the Metro Transit Service Guidelines and Metro Connects.
- SVNE-21** 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-22** 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-23** Coordinate and work with Washington State Department of Transportation and nearby community members on studying and implementing safety and active transportation improvements to the SE Redmond-Fall City Road portion of State Route 202.
- SVNE-24** Require new sidewalks addressing gaps in existing sidewalk connectivity be constructed within the Fall City Business District Special District Overlay as part of permitting and development activity.
- SVNE-25** 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.





Photo provided by the Snoqualmie 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.<sup>162</sup> 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 areas, in addition to Natural Resource Lands. The cities are the primary providers of services in the Urban Growth Area and may provide certain services to neighboring rural areas.

Community members in the rural areas 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.<sup>163</sup> Facilities and services that primarily benefit rural populations are intended to be in cities adjacent to rural areas or in Rural Towns.

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

<sup>162</sup> [Link to RCW 36.70a.020: Planning goals. \(wa.gov\)](#)

<sup>163</sup> *The provision of facilities and services in the rural area, under state law, are directed to be limited to not create pressure to urbanize these rural areas, and to retain rural character. RCW 36.70.030 (37) discusses limits on the amount and types of services to be provided in these areas, and states the following: "Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems and fire and police protection services associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4)." The definition of "rural character" is shown in a previous footnote in Chapter 1.*

## 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. Public Hospital District No. 4, known as the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend and the surrounding rural areas including Snoqualmie Pass. The district provides several clinics and one hospital in Snoqualmie.<sup>164</sup>

## 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 areas adjacent to the cities. In addition, water is provided to rural community members by Fall City Water District, Sammamish Plateau Water and Sewer District, Snoqualmie Pass Utility District, Water District 119, and Water District 123.

Rural community members 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.

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<sup>164</sup> Link to [About - Snoqualmie Valley Health Snoqualmie Valley Health \(snoqualmiehospital.org\)](https://www.snoqualmiehospital.org)

## 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.

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. The Growth Management Act, *Comprehensive Plan*, and King County Code prohibit sewer service in 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. 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.<sup>165</sup> 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.<sup>166</sup>

## 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

<sup>165</sup> [Link to 202002-Broadband-Access-Study.ashx \(kingcounty.gov\)](#)

<sup>166</sup> See 2020 Broadband Access Study Appendix A, Map 12 for the three unserved broadband zones

access internet services at no cost. The community noted that the COVID-19 pandemic shined a light on the need for reliable digital connectivity.

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 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-26** Support utilities' efforts to maintain a reliable electrical grid with redundant distribution networks in areas that have chronic power outages.
- SVNE-27** The Fall City commercial on-site sewage system shall serve only the existing properties within the Fall City Business District Special District Overlay.
- SVNE-28** Work with internet service providers to increase access to reliable and affordable broadband services for community members in portions of the subarea identified as unserved or underserved in King County's 2020 Broadband Access and Availability Study, or subsequent studies.





## 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 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.<sup>167</sup> Since 2000, employment in the unincorporated area of the subarea has grown by

<sup>167</sup> Puget Sound Regional Council, based on 2020 US Census Bureau Data

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

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	FIRE**	Manufacturing	Retail	Services	WTU***	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
<b>Percent of 2021 Total</b>	20%	2%	7%	2%	24%	9%	28%	9%	

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

\*\* FIRE stands for Finance, Insurance, and Real Estate

\*\*\*WTU stands for Warehousing, Transportation, and Utilities

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.<sup>168</sup> Roughly 75 percent of agricultural business operators own 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.<sup>169</sup>

**TABLE 7: SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020**<sup>170</sup>

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.<sup>171</sup> 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.<sup>172</sup>

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;<sup>173</sup>
- Farm vendor sales by 10.5 percent between 2017 and 2018; and<sup>174</sup>
- Farmer food sales direct to consumers by 76 percent between 2012 and 2017.<sup>175</sup>

The program also provided support during the COVID-19 pandemic, including 22 grants to impacted farms and 27 grants to farmers markets.<sup>176</sup> The program also helped connect farmers to consumers through their internet, where 16 farmers enrolled in programs to support online sales. and 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.<sup>177</sup>

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

<sup>168</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>169</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>170</sup> Data provided from Puget Sound Regional Council, March 28, 2023. Data on mining was requested but had to be suppressed.

<sup>171</sup> [Link to Local Food Initiative](#)

<sup>172</sup> [Link to Local Food Initiative, 2015 report](#)

<sup>173</sup> [Link to Local Food Initiative, 2020 Annual Report](#)

<sup>174</sup> [Link to Farm King County, "Data Center: Farm Economy"](#)

<sup>175</sup> [Link to Farm King County, "Data Center: Farm Economy"](#)

<sup>176</sup> [Link to Local Food Initiative, 2020 Annual Report](#)

<sup>177</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

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 Product 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.

## Snoqualmie Tribe

The Snoqualmie 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.<sup>178</sup> 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 Tribe one of the largest employers in the subarea. In addition to benefitting local employment, the Snoqualmie Tribe uses some of its proceeds to benefit local non-profits, including organizations that support health, youth and family, the environment, the arts, and public broadcasting. Through the Snoqualmie 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

Located on the edge of the community of Preston, in the southwestern corner of the subarea, 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.

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<sup>178</sup> Link to [Economic Impact of the Snoqualmie Indian Tribe](#)



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.

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-29** Support local businesses that are unique to Snoqualmie Valley/NE King County, through such actions as technical assistance.
- SVNE-30** Support outdoor recreation and tourism that encourages local employment and protects the environment, natural resources, and working resource lands, by partnering with land management agencies, cities in the Rural Area, community-based associations, and area residents.
- SVNE-31** Support the experience of visitors at Snoqualmie Pass through coordination with Kittitas County, Washington State Department of Transportation, the ski area, land management agencies, and community-based organizations, while balancing environmental protection.
- SVNE-32** Focus economic uses in the existing commercial areas in Fall City, Snoqualmie Pass, Preston, Baring, and Timberlane Village and in the existing Preston Industrial Area, serving the local rural communities at a size and scale appropriate for the rural area.
- SVNE-33** 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 produced farm products, and marketing of the Valley as an agritourism destination.
- SVNE-34** Support the Fall City community in diversifying its local economy as an agritourism hub for products created and grown in the Snoqualmie Valley Agricultural Production District.



## Chapter 11: Subarea Plan Implementation

Upon adoption by the King County Council, this Subarea Plan will be implemented by the King County Executive. Implementation means the County will act to fulfill the community's vision and the policies contained within this Subarea Plan. Several near-term actions are included in the proposed Ordinance that, would adopt the Subarea Plan. Other actions are happening concurrent with plan adoption which are described in this chapter.

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.
- *Economic Development* policies are a key component of the plan and are part of the County's ongoing work program.
- The updated *Community Needs List* will be transmitted to the Council concurrently with the Executive proposed budget in the fall of 2024.
- *Performance Measures* help the County monitor implementation of the Subarea Plan over time.

The County is committed to realizing the community's vision to the greatest extent possible. This commitment requires ongoing discussion and cooperation between community and the 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 a property-specific development condition in the 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, open space requirements, and suggests exploring tree retention requirements. This change follows a 2023, County-imposed a 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.

### 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. In 2012, the County adopted a special district overlay for Fall City Business District to maintain the existing land uses in the commercial area of the Fall City Rural Town until an alternative wastewater system was in place. Construction of the large on-site sewage system is projected to be complete in 2024.

### 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 (KCC 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.

## Snoqualmie Valley/NE King County Community Service Area Subarea Plan

## 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 2023.

### 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.<sup>179</sup> 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 2023/2024 biennial budget.<sup>180</sup>

## 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.<sup>181</sup> Although these measures will be tracked to

<sup>179</sup> Link to [King County Code Title 2 \(2.16.055.C.1 and 2\)](#)

<sup>180</sup> Link to [King County - File #: 2022-0376](#)

<sup>181</sup> Link to [King County Code Title 2 \(2.16.055.C.3.e\)](#)

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**

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

### 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**

<b>Performance Measure</b>	<b>Data</b>
<b>Support the Snoqualmie Valley agricultural cluster</b>	<ul style="list-style-type: none"> <li>• Report on programs, projects, or actions taken to support the Snoqualmie Valley agricultural community and food system</li> </ul>
<b>Protect riparian corridors and increase resiliency from flooding</b>	<ul style="list-style-type: none"> <li>• Report on programs, projects, or actions taken to maintain healthy riparian environments and mitigate flood risks, such as floodplain risk mitigation and habitat protection and enhance actions</li> </ul>
<b>Ensure residents and businesses have adequate</b>	<ul style="list-style-type: none"> <li>• Report on actions taken or projects designed to increase digital access</li> </ul>



Performance Measure	Data
access to broadband internet service	
Increase access to opportunities and amenities (programs, services, investments, including mobility adds)	<ul style="list-style-type: none"> <li>• Report on investments, improvements, and County programs that support access to opportunities and amenities, with measures of effectiveness where available</li> </ul>
Promote community vitality and economic vitality and condition of Rural Towns and communities	<ul style="list-style-type: none"> <li>• Number of business licenses issued by industry and type</li> <li>• Report on investments in economic development in the subarea</li> </ul>

## Appendix A: Tables and Maps

Shown below is data, charts, and maps that supported the development of the Subarea Plan.<sup>182</sup>

**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 <sup>183</sup>	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.

<sup>182</sup> 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.

<sup>183</sup> 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.

**TABLE 11: ZONING CLASSIFICATIONS**

<b>Zoning Classifications</b>	<b>Total Square Miles</b>	<b>Percentage of Subarea*</b>
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 <sup>184</sup>	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.

<sup>184</sup> 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.

**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<sup>185, 186</sup>**

Unincorporated Place	Total Units	Income-restricted units: 0-30 percent AMI <sup>187</sup>	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

<sup>185</sup> 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.

<sup>186</sup> 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.

<sup>187</sup> AMI stands for Area Median Income 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, based on a four-person household.

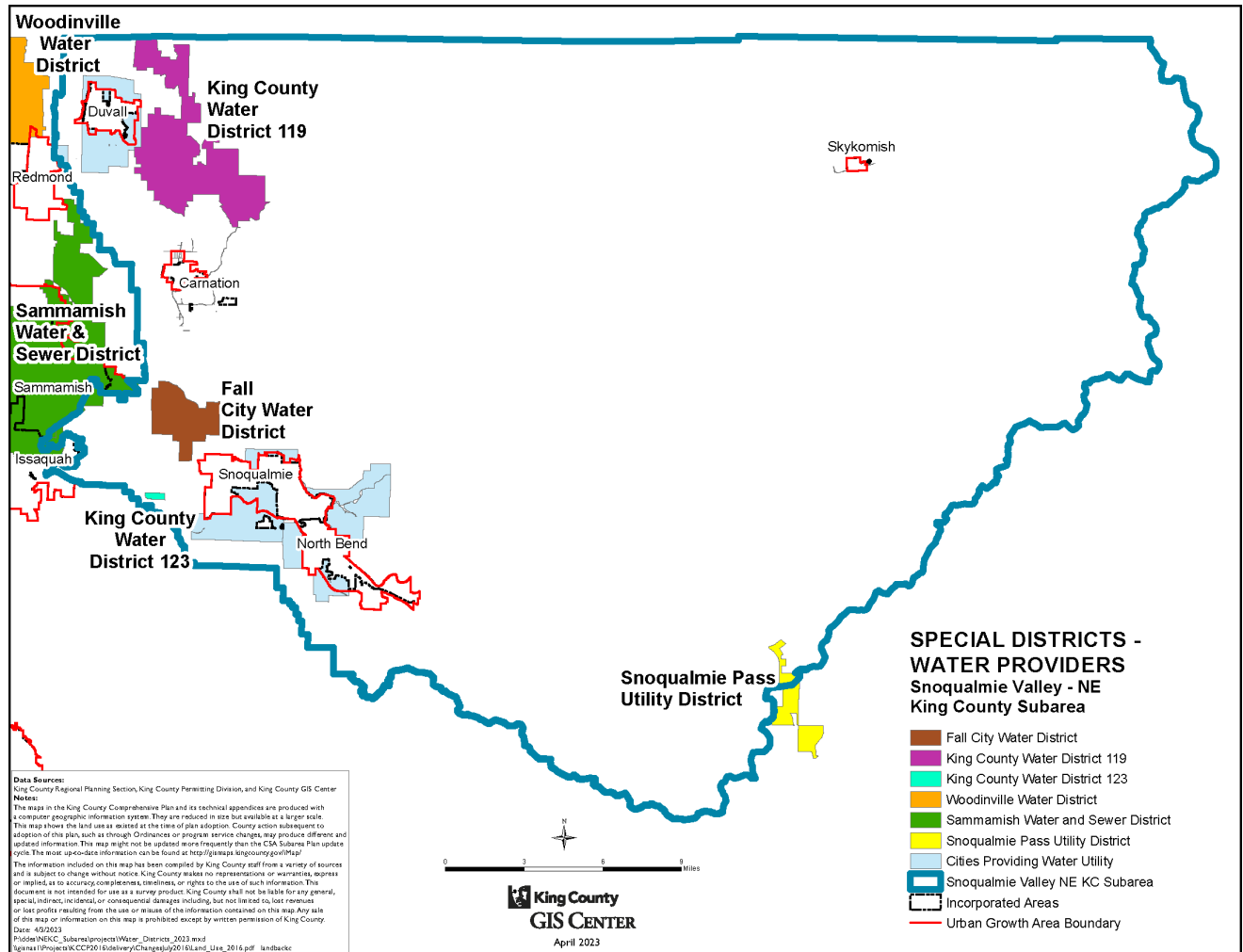
**TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREAS IN SNOQUALMIE VALLEY/NE KING COUNTY<sup>188</sup>**

<b>Cities in the Rural Area</b>	<b>Total Units</b>	<b>Income-restricted units: 0-30 percent AMI</b>	<b>Income-restricted units: 31-50 percent AMI</b>	<b>Income-restricted units: 51-80 percent AMI</b>	<b>Income-restricted units: &gt;80 percent AMI</b>
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

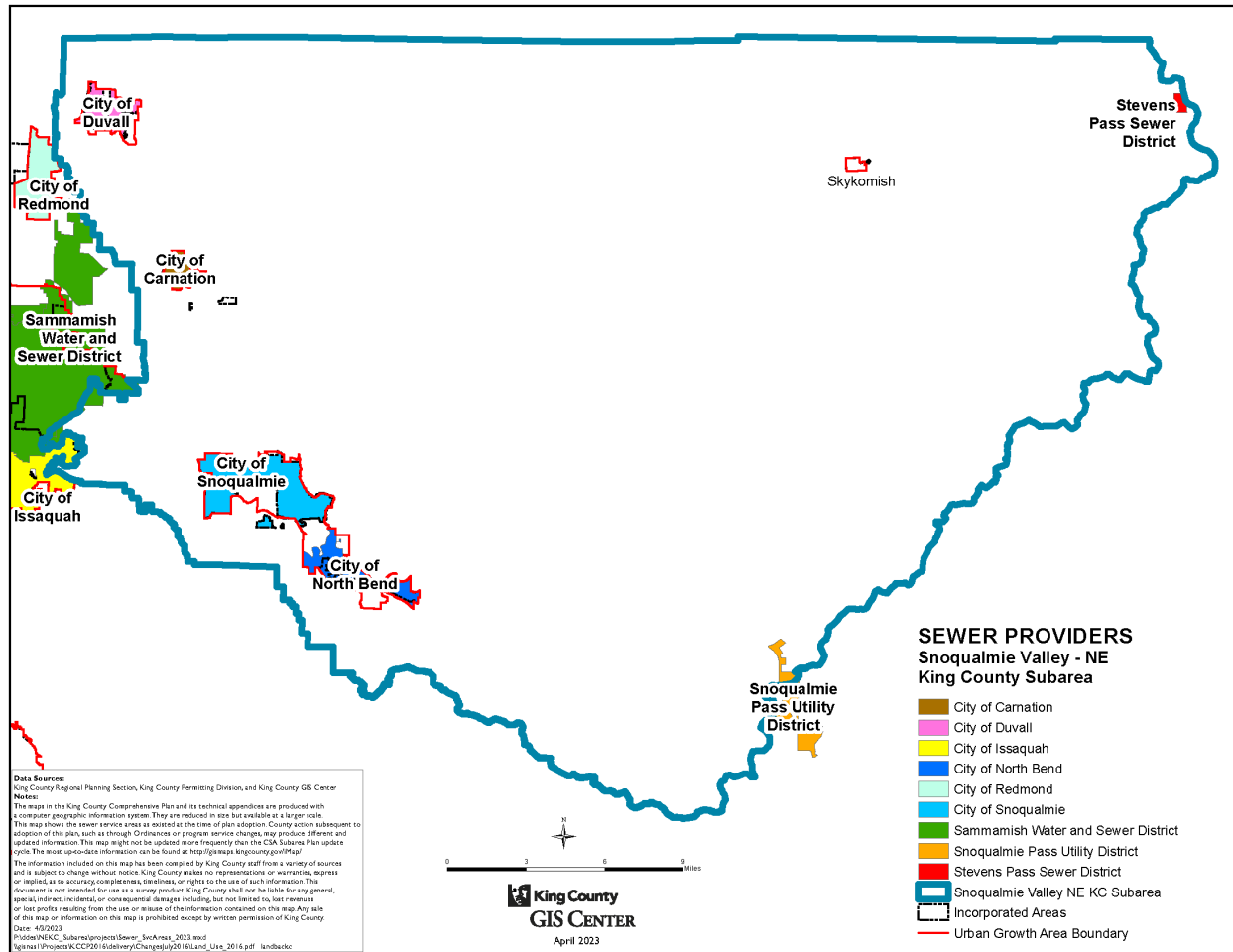
<sup>188</sup> [Link to King County Income-restricted Housing Database](#)

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 26: SNOQUALMIE VALLEY/NE KING COUNTY WATER UTILITY DISTRICTS

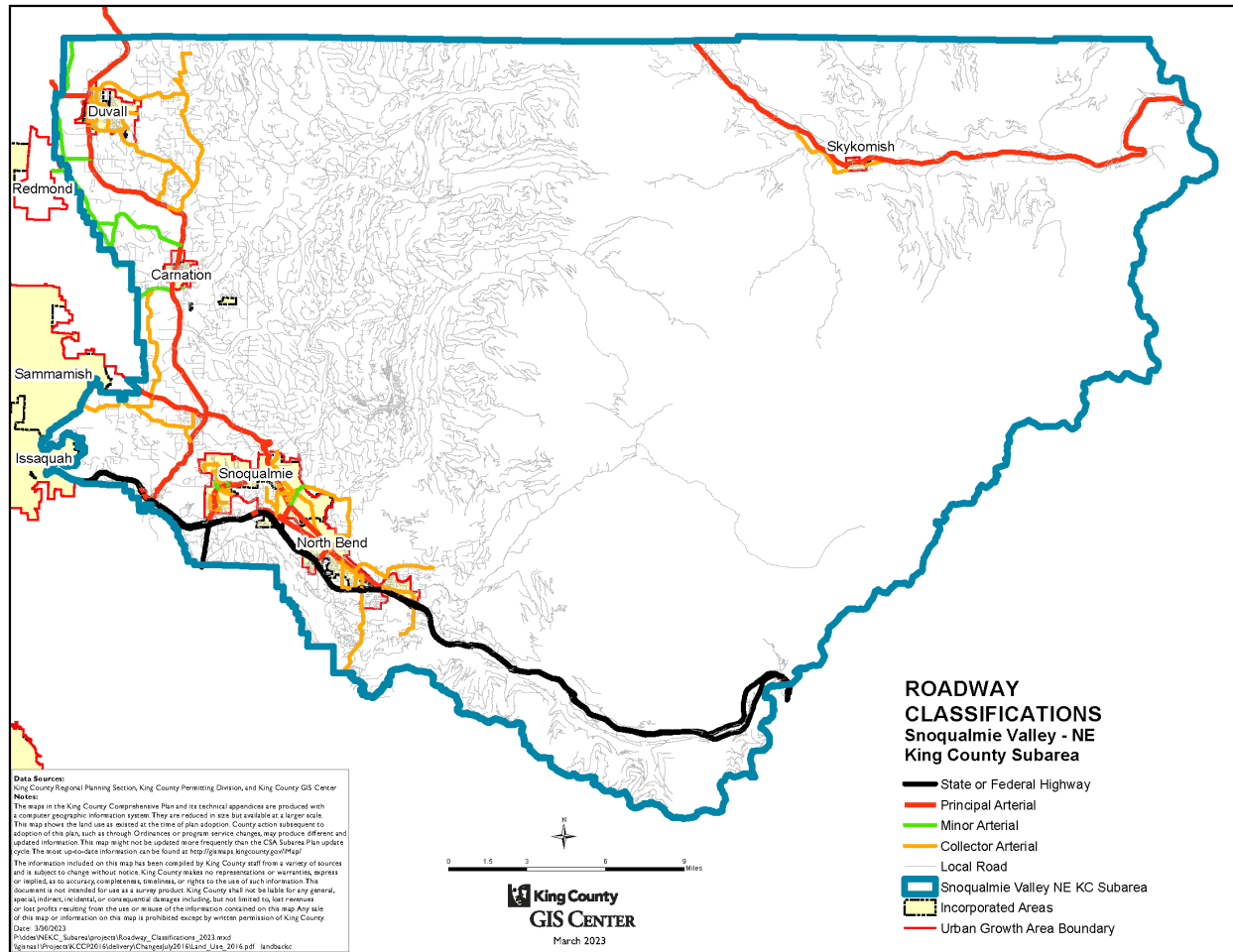


MAP 27: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS

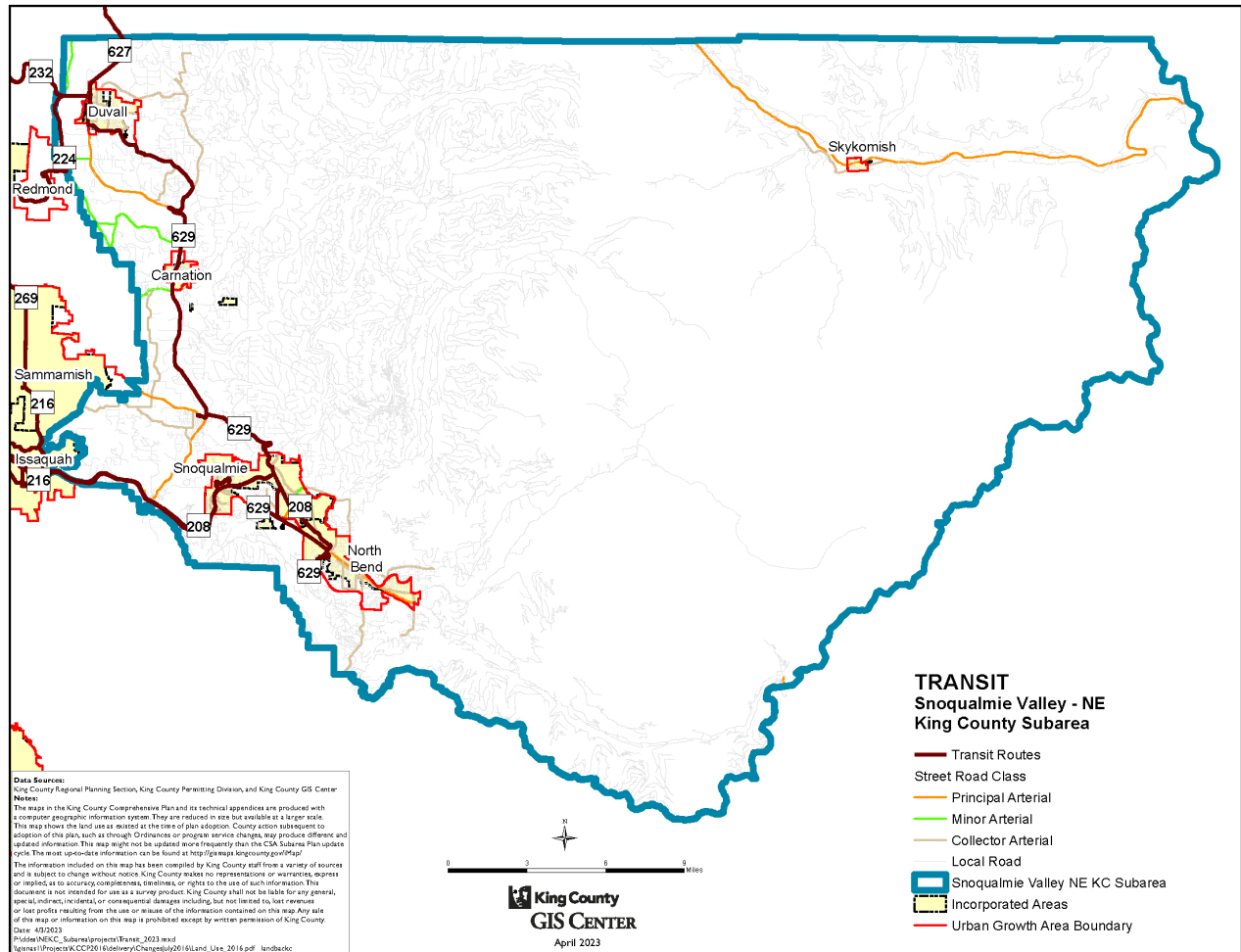




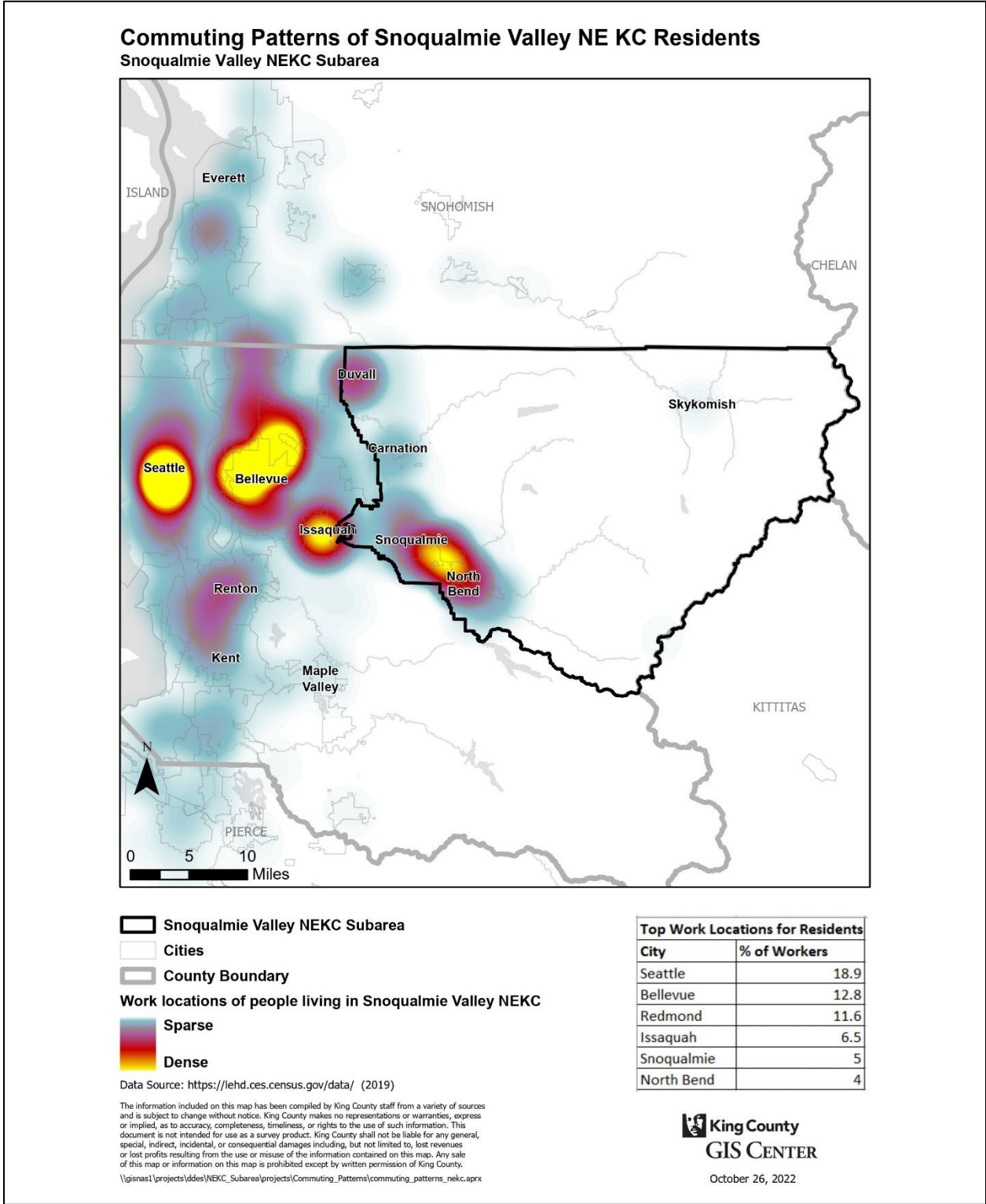
### MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS



### MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE

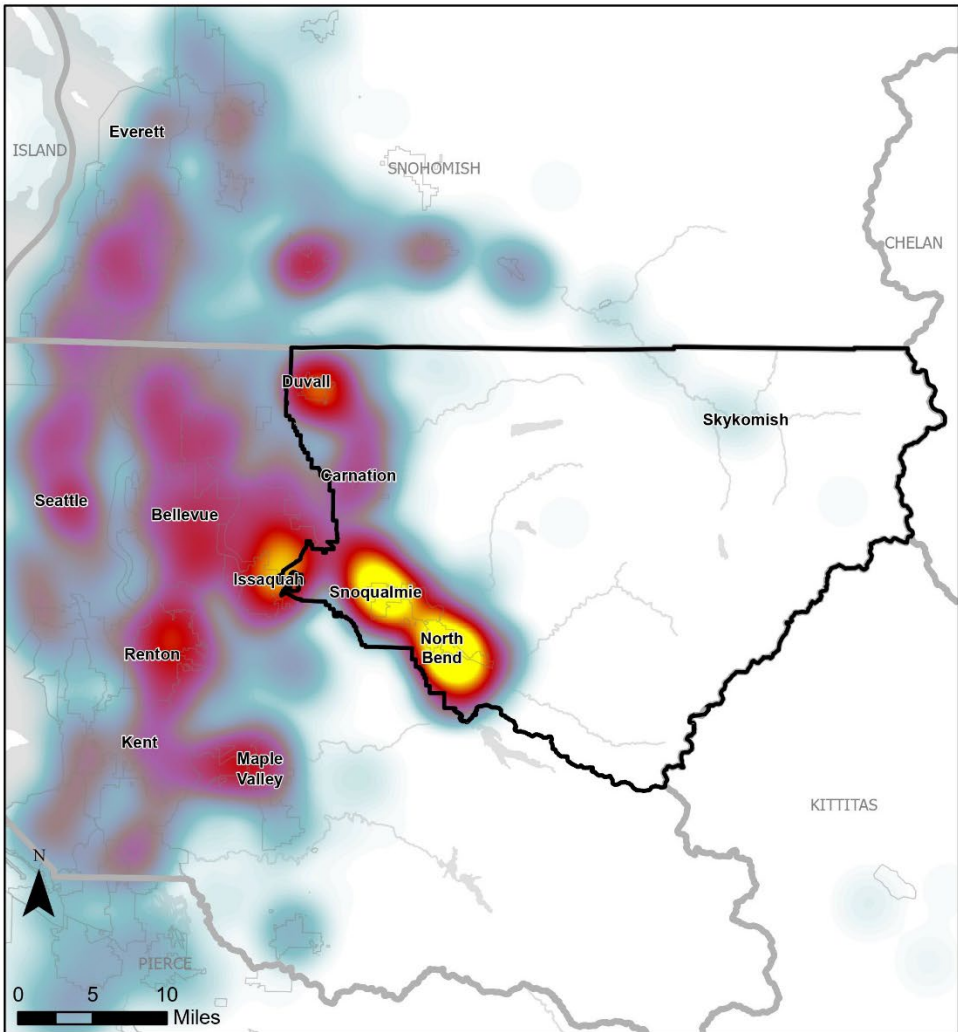


MAP 30: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS



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

Commuting Patterns of Snoqualmie Valley NE KC Workers  
Snoqualmie Valley NEKC Subarea



Snoqualmie Valley NEKC Subarea  
 Cities  
 County Boundary  
**Home locations of people working in Snoqualmie Valley NEKC**  
 Sparse  
 Dense

Data Source: <https://lehd.ces.census.gov/data/> (2019)

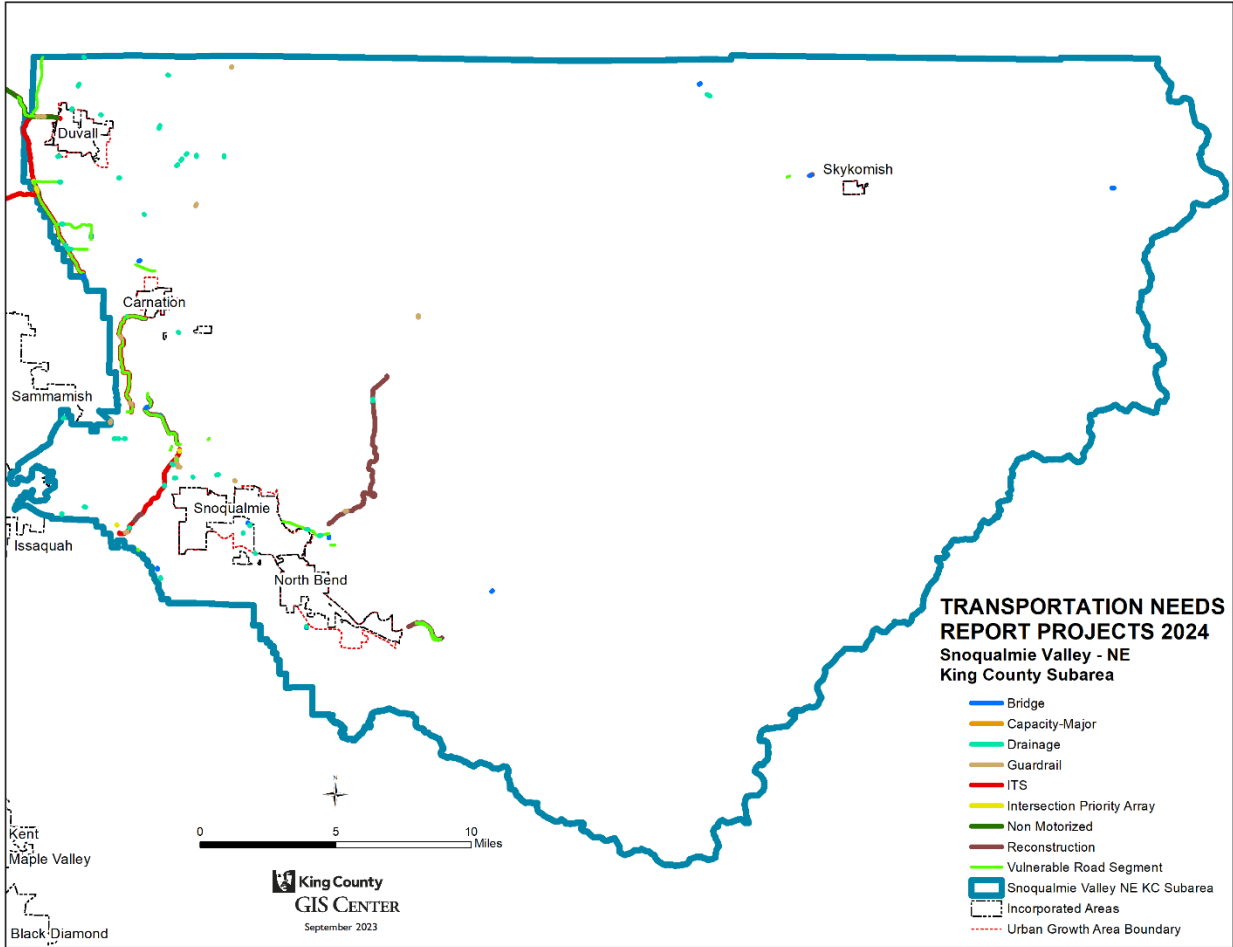
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Top Home Locations of Workers	
City	% of Workers
Seattle	6.2
Bellevue	3.9
Sammamish	3.6
Snoqualmie	3.4
Renton	3
North Bend	3

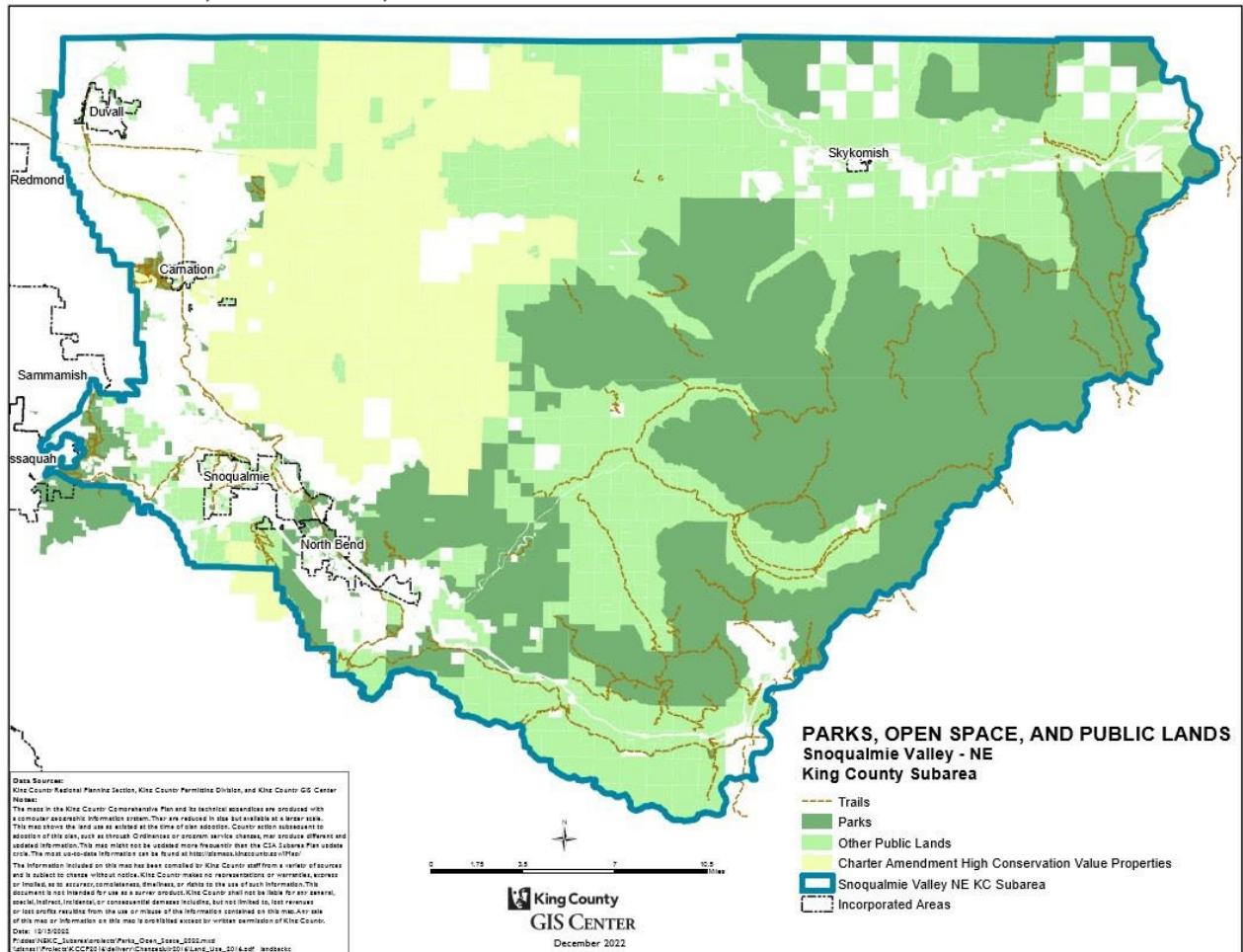
 **King County**  
**GIS CENTER**  
 October 26, 2022

MAP 32: TRANSPORTATION NEED REPORT (TNR) PROJECTS





**MAP 33: 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**

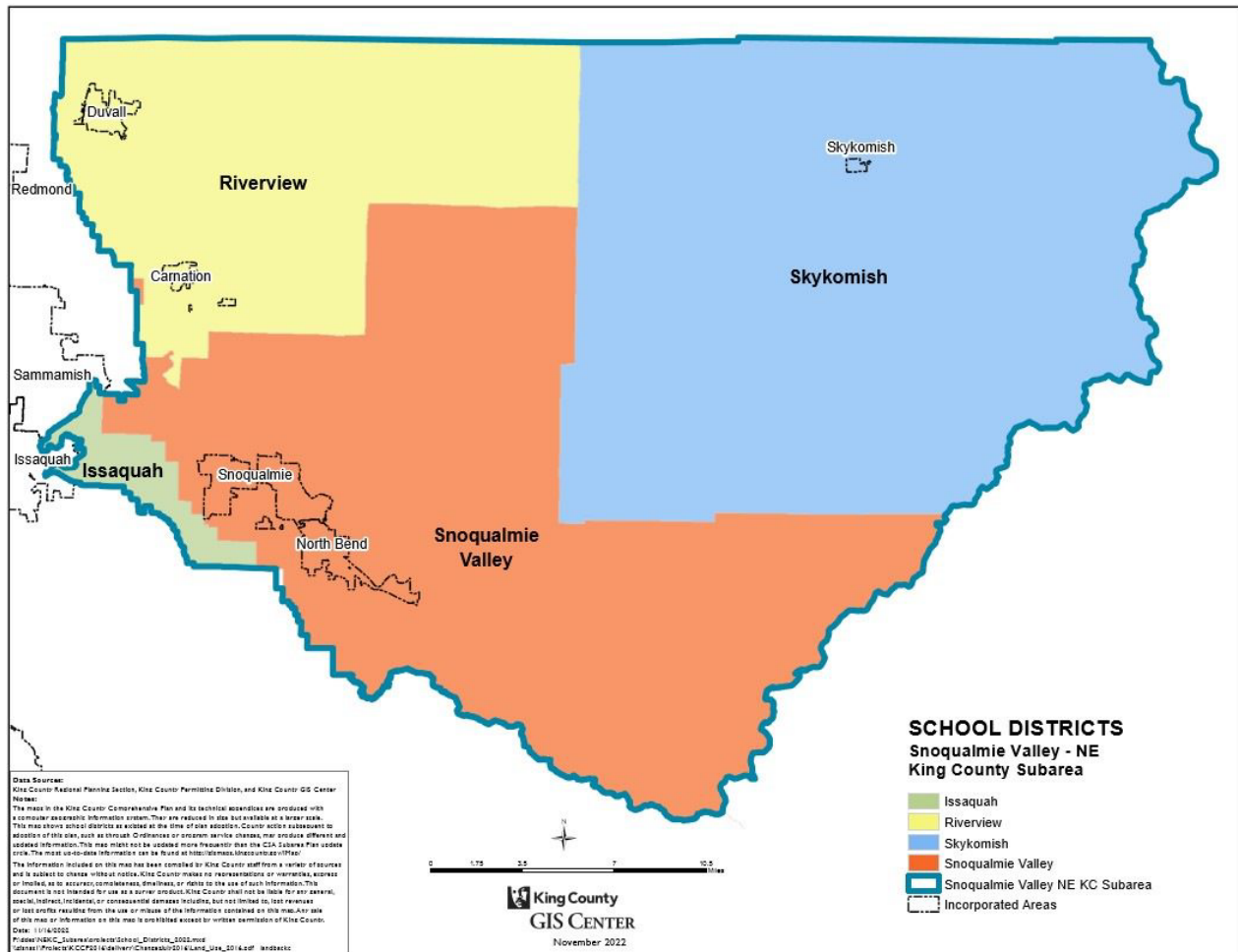
<b>Site Name</b>	<b>King County Parks Classification</b>
Boxley Creek Site	Multi-use
Canyon Creek Natural Area	Multi-use
Duthie Hill Park	Multi-use
Grand Ridge Park	Multi-use
Rattlesnake Mountain Scenic Area	Multi-use
Tanner Landing Park	Multi-use
Tennant Trailhead Park Conservation Easement	Multi-use
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



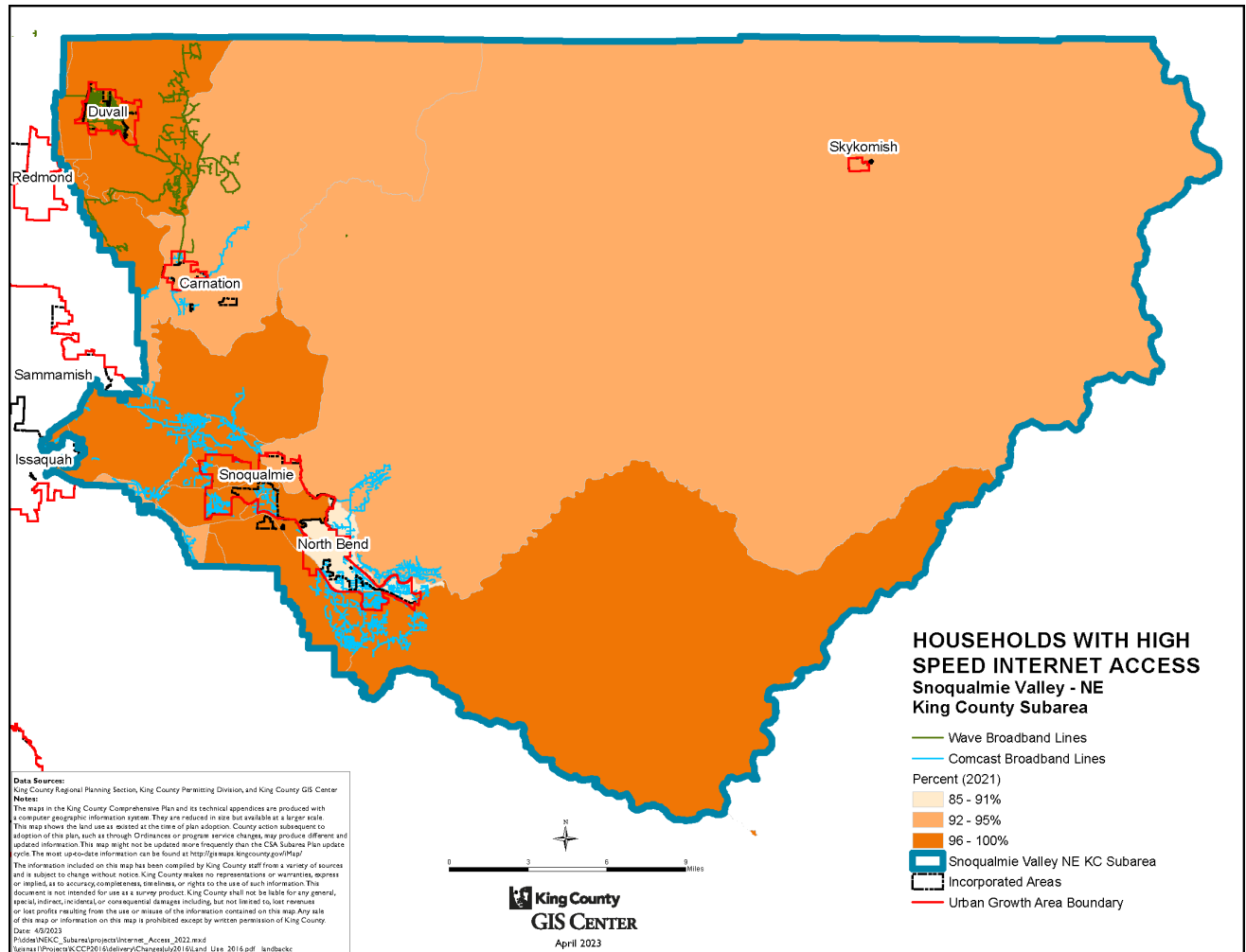
**TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA**

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 34: SCHOOL DISTRICTS**

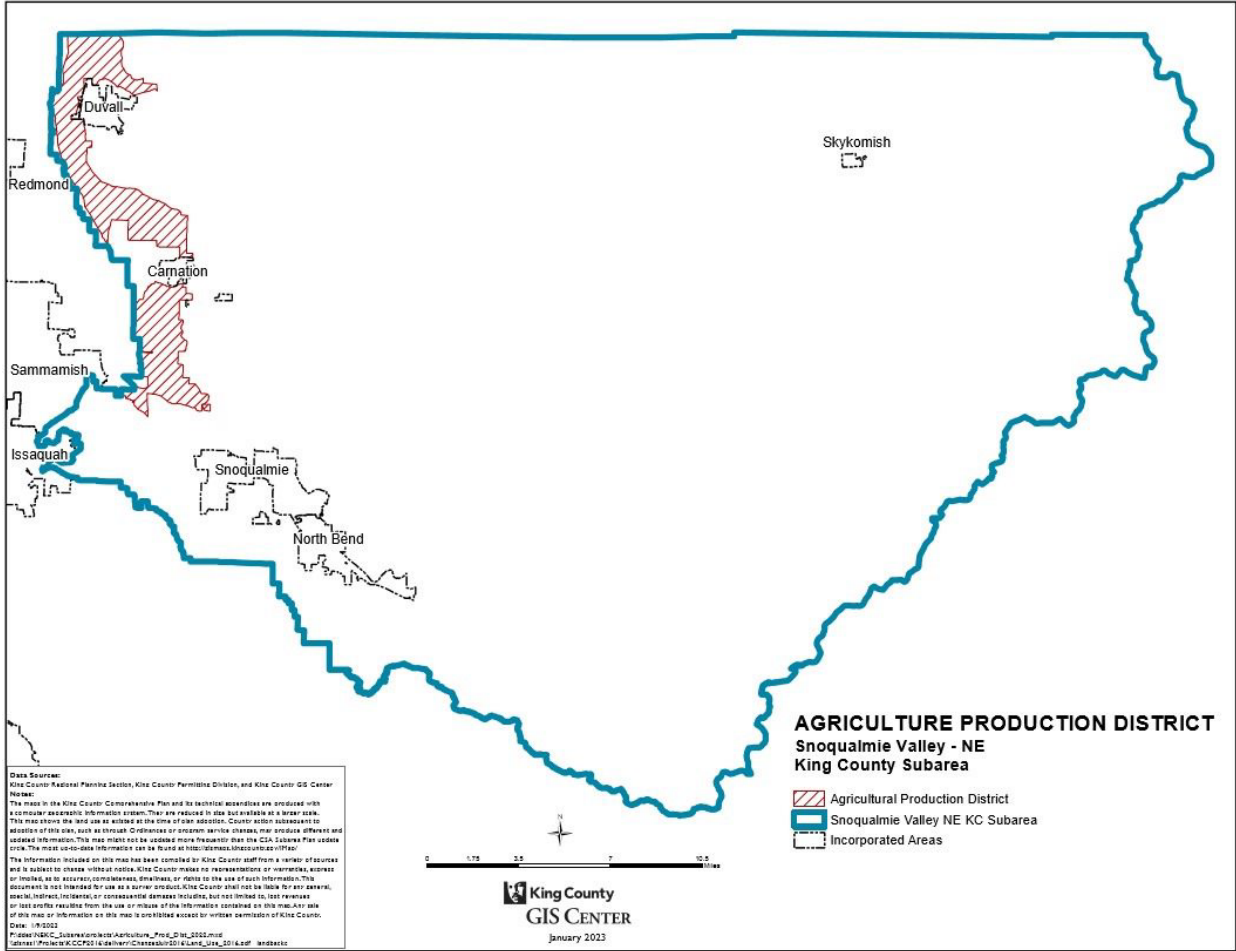


MAP 35: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY<sup>189</sup>



<sup>189</sup> King County Broadband Access Study February 2020

MAP 36: 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:<sup>190</sup>

- Upstream and where the needs are greatest,
- In community partnerships,
- In employees, and
- With accountable and transparent leadership.<sup>191</sup>

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 greatest<sup>192</sup>

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.<sup>193</sup>

### Introduction

King County declared racism a public health crisis via Motion 15655 on July 24, 2020.<sup>194</sup> All of King County government is committed to implementing a racially equitable response to this crisis, centering on 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

<sup>190</sup> The 2016-2022 Equity and Social Justice Strategic Plan is under revision at the time of the writing of this plan.

<sup>191</sup> Link to [King County "Equity and Social Justice Strategic Plan"](#)

<sup>192</sup> Link to [King County "Equity and Social Justice Strategic Plan"](#)

<sup>193</sup> Link to [King County, "Equity Impact Review Process Overview"](#)

<sup>194</sup> 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 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.<sup>195</sup>

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.<sup>196</sup> 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 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

<sup>195</sup> Link to [Tools and Resources - King County Office of Equity, Racial & Social Justice](#)

<sup>196</sup> 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.<sup>197</sup> 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 low-density rural areas. 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 a comprehensive update to its long-range plan for the whole of Snoqualmie Valley/NE King County, 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.<sup>198</sup> 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.<sup>199</sup>

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.<sup>200</sup> 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.

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<sup>197</sup> [Link to Revised Code of Washington Chapter 36.70A](#)

<sup>198</sup> [Link to Revised Code of Washington Chapter 36.70A](#)

<sup>199</sup> [Link to Ordinance 19146](#)

<sup>200</sup> [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.<sup>201</sup> The determinants of equity include:

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- 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 COUNTY**<sup>202</sup>

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 Tribe, a federally recognized sovereign tribal nation, has its tribal reservation within the boundaries of the subarea. The Snoqualmie Tribe was consulted throughout the

<sup>201</sup> [Link to \*King County's Determinants of Equity Report \(2016\)\*](#)

<sup>202</sup> *Figures rounded to an appropriate significant digit.*



Subarea Plan development, totaling six meetings between July 2021 and August 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.<sup>203</sup> 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.<sup>204</sup> About 2 percent of residents use a language 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.<sup>205</sup>

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

<b>Socioeconomics</b>	<b>SV/NEKC</b>	<b>King County</b>
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%
Seniors (over 65)	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking population	2%	6%

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

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

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

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

<sup>203</sup> Link to [Treaty of Point Elliott, 1855 | GOIA \(wa.gov\)](#)

<sup>204</sup> 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.

<sup>205</sup> 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.

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%

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.<sup>206</sup>

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.<sup>207</sup> 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 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,

<sup>206</sup> [Link to Ordinance 16948](#)

<sup>207</sup> [Link to Skyway-West Hill Land Use Strategy Equity Impact Analysis](#)

access services, and encourage personal financial growth. More specifically, the Subarea 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 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).<sup>208</sup> Tribal groups have a historic and continued presence across the region. The subarea is home to the Snoqualmie Tribal

<sup>208</sup> During October of 2022 the Snoqualmie Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie 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.

reservation land and trust lands. It also contains certain federally adjudicated “usual and accustomed places” for treaty-reserved hunting, fishing, and gathering of the Tulalip Tribes and Muckleshoot Tribe.

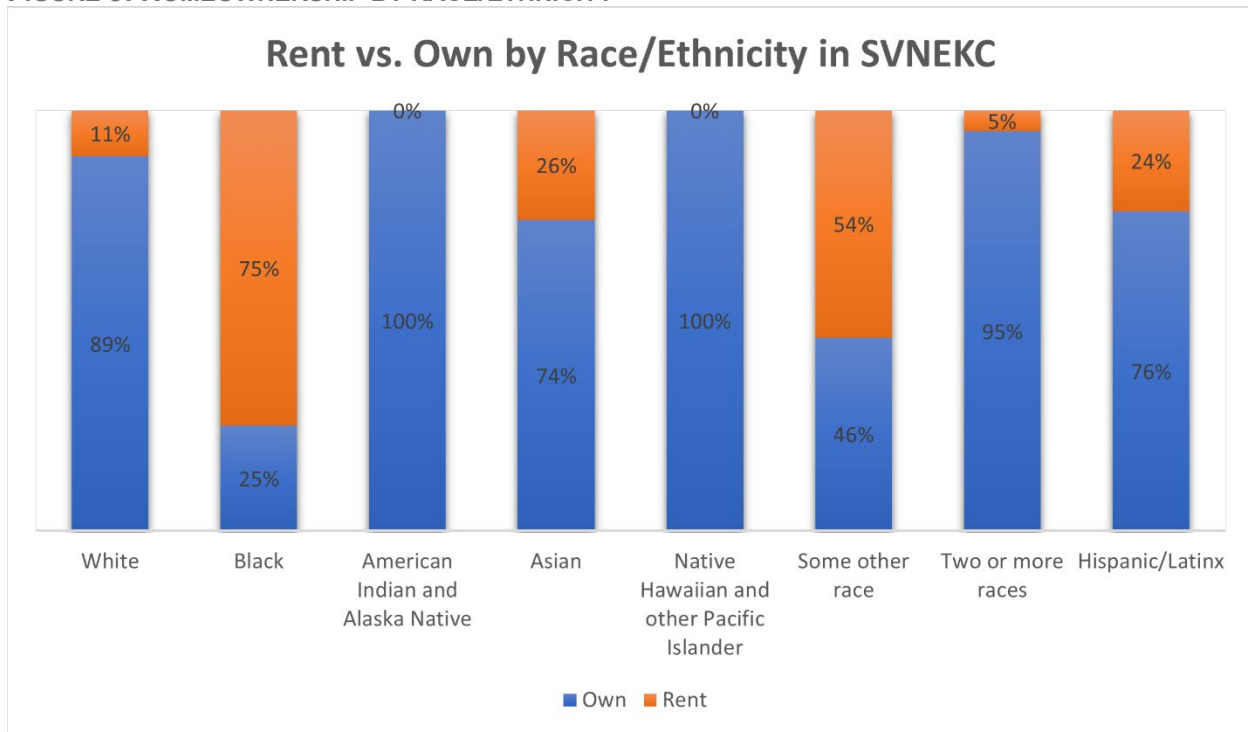
### Black Indigenous and People of Color Community

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 Latinx (5 percent of the population), Asian (5 percent), and two or more races (3 percent).

The strategy for engagement with the Black, Indigenous, and People of Color communities, due 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 members of the Black, Indigenous, and People of Color community. 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/Latinx 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.<sup>209</sup> 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

<sup>209</sup> [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 a language 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.<sup>210</sup>

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

In contrast to previous subarea plans completed recently within unincorporated King County, 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

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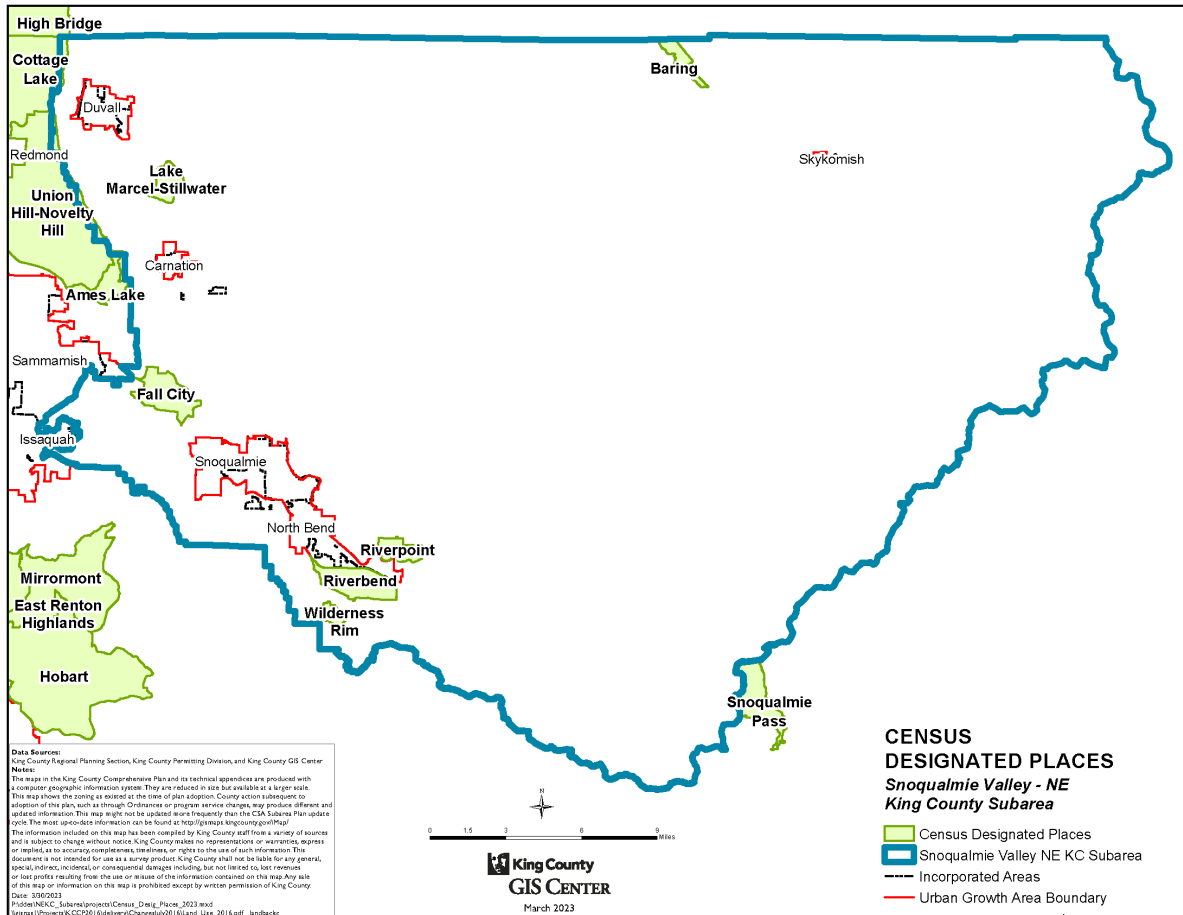
<sup>210</sup> 2019 American Community Survey Public Use Microdata Sample data (census.gov). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.



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

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

**MAP 37: CENSUS DESIGNATED PLACES WITHIN THE SUBAREA**



**PEOPLE WITH LOW INCOMES**

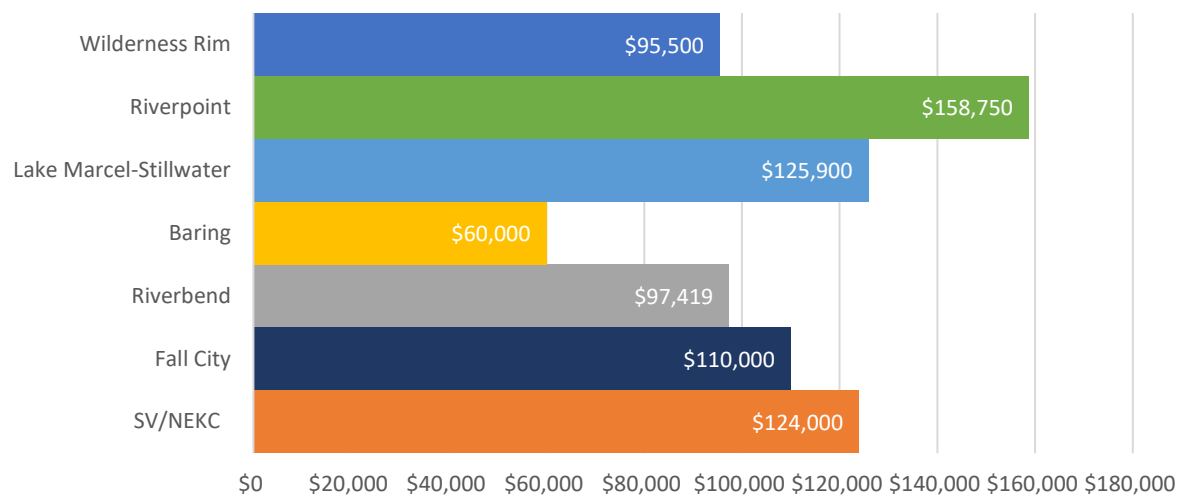
Significant diversity exists in demographic and socioeconomic conditions across the subarea within different communities and neighborhoods. As such, the Subarea Plan can affect each community in different ways. The subarea as a region is relatively affluent compared to King



County, with a median household income of \$124,000 compared to the County's \$103,000.<sup>211</sup> 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).

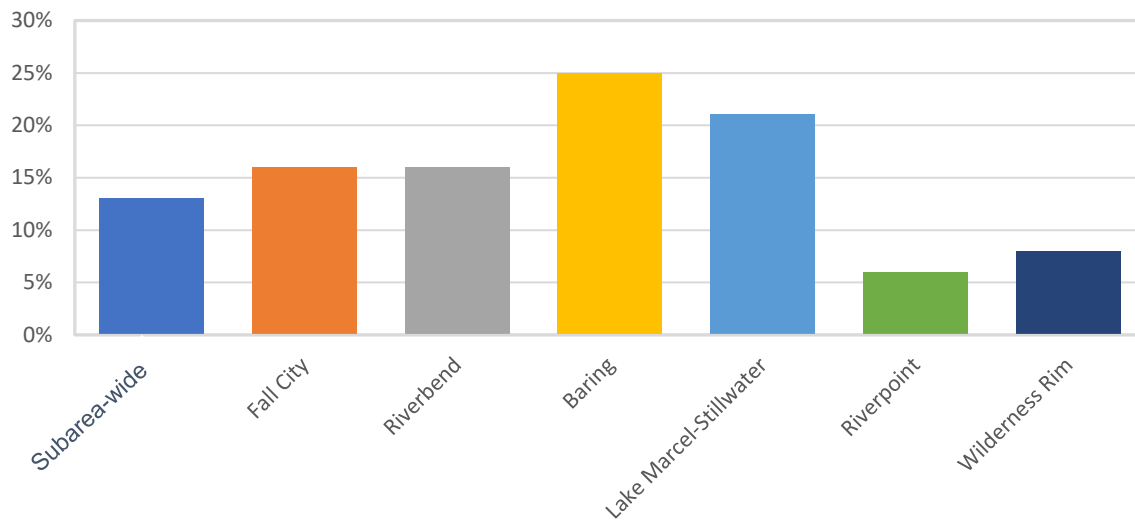
Efforts were made to engage with people who lived in and near the Baring area prior to the public review period, including individual invitations to 79 residents to join a focus group, phone calls asking individuals to be advocates for community input, posting flyers at the Baring store and various locations 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.

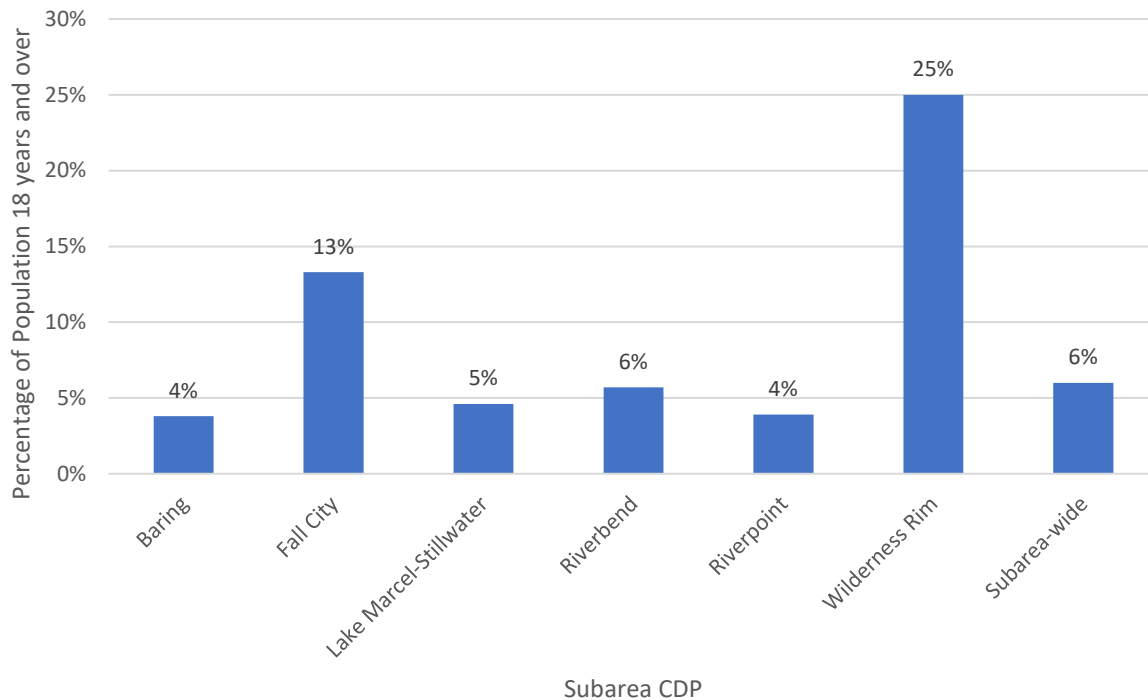
<sup>211</sup> All figures for the subarea include the total population of the Subarea, including the populations of the six Census Designated Places.

**FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65****SENIORS AND ELDERLY RESIDENTS**

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 of seniors 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 seniors. 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**

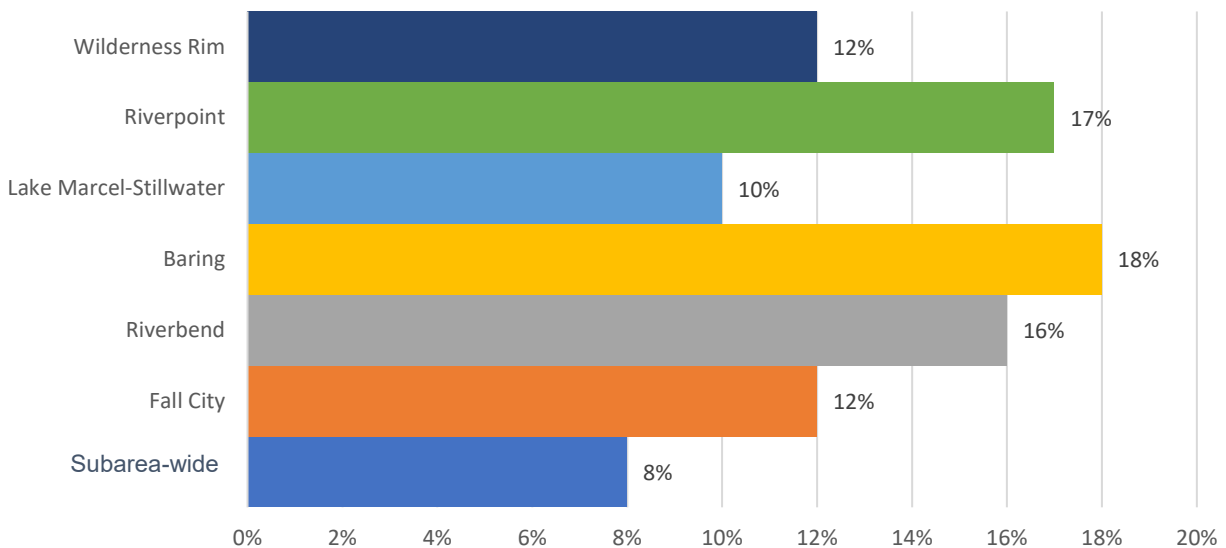
The subarea has a higher percentage of veterans (6 percent) than King County (4 percent). When looking at Census Designated Places, this number increases to 13 percent in Fall City and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health challenges and a plan which encourages 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.<sup>212</sup> 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.<sup>213</sup>

<sup>212</sup> Link to more information on American Community Survey disability questions: [American Community Survey Why We Ask: Disability \(census.gov\)](https://www.census.gov/data/tables/2019/acs/2019-01-01/american-community-survey-why-we-ask-disability.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.

<sup>213</sup> The population of Census Tract 328 includes the incorporated town of Skykomish (population 153) which is not part of the subarea.

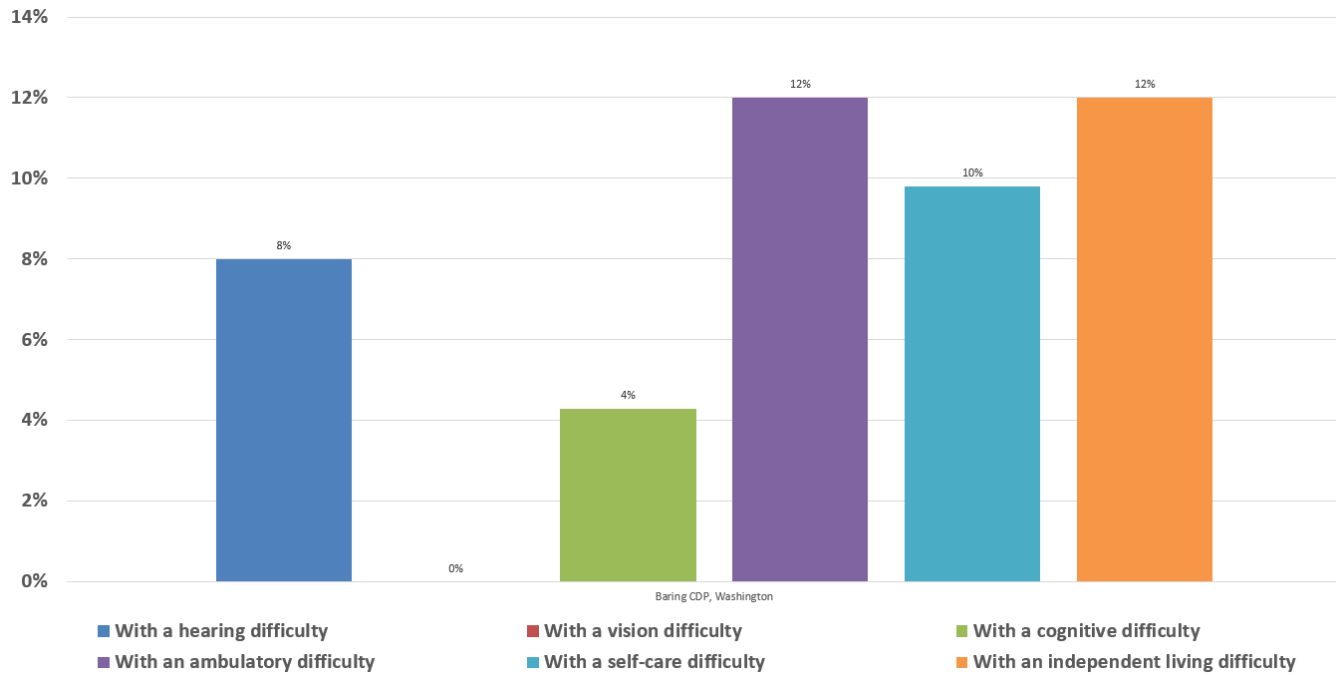
**FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE**

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 rural areas 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.<sup>214</sup> 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.

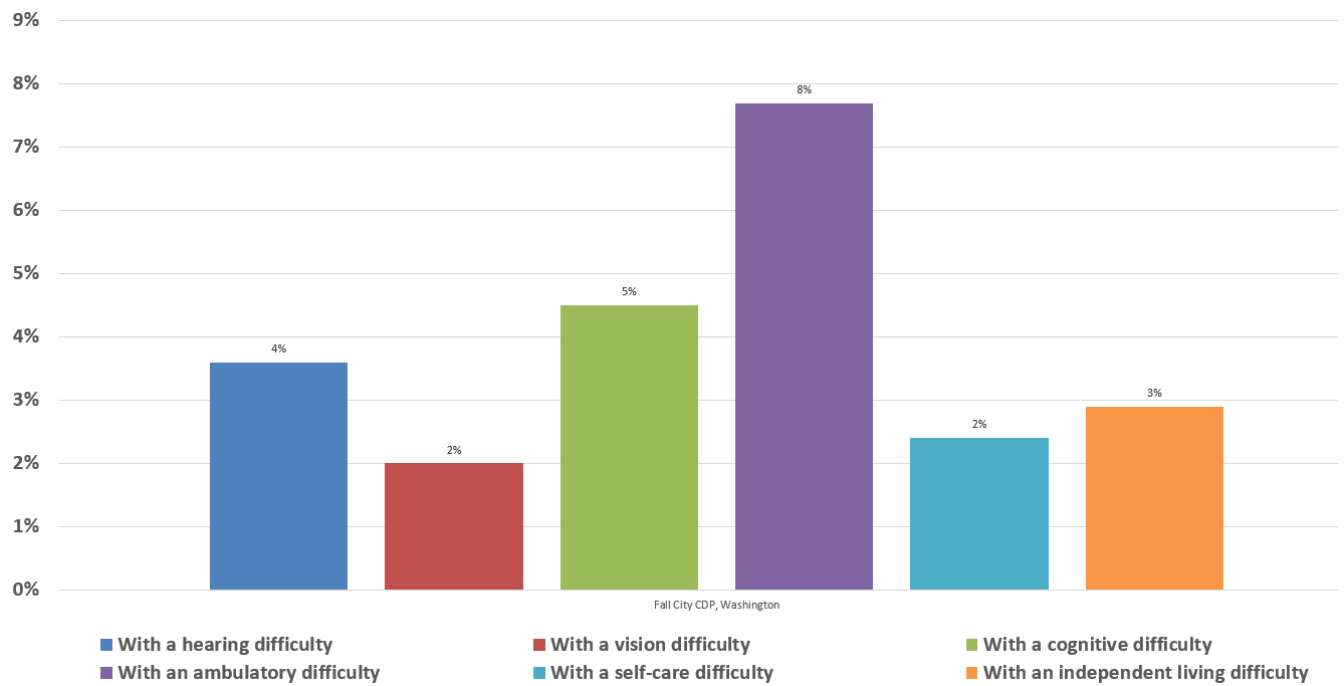
The Figures 8 through 13 show disability type in each Census Designated Place by percentage.

<sup>214</sup> [Link to \*Center for Disease Control and Prevention – Rural Health\*](#)

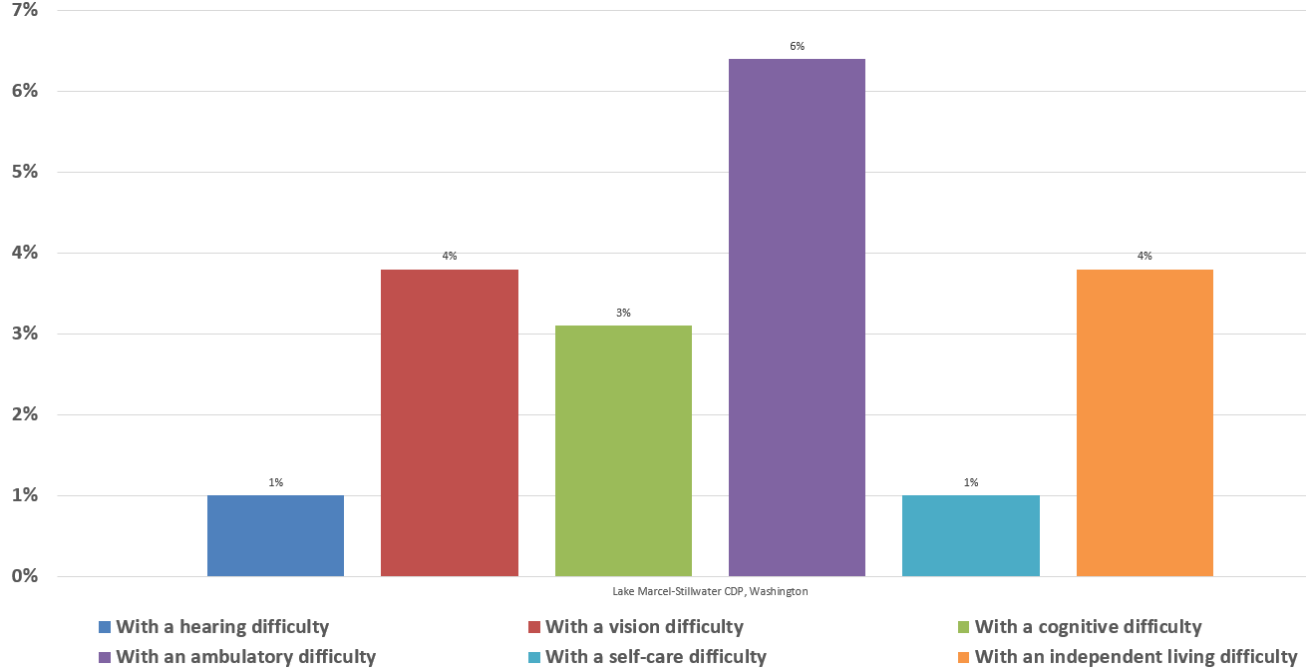
**FIGURE 8: PERCENTAGE OF POPULATION BY DISABILITY TYPE – BARING CENSUS DESIGNATED PLACE**



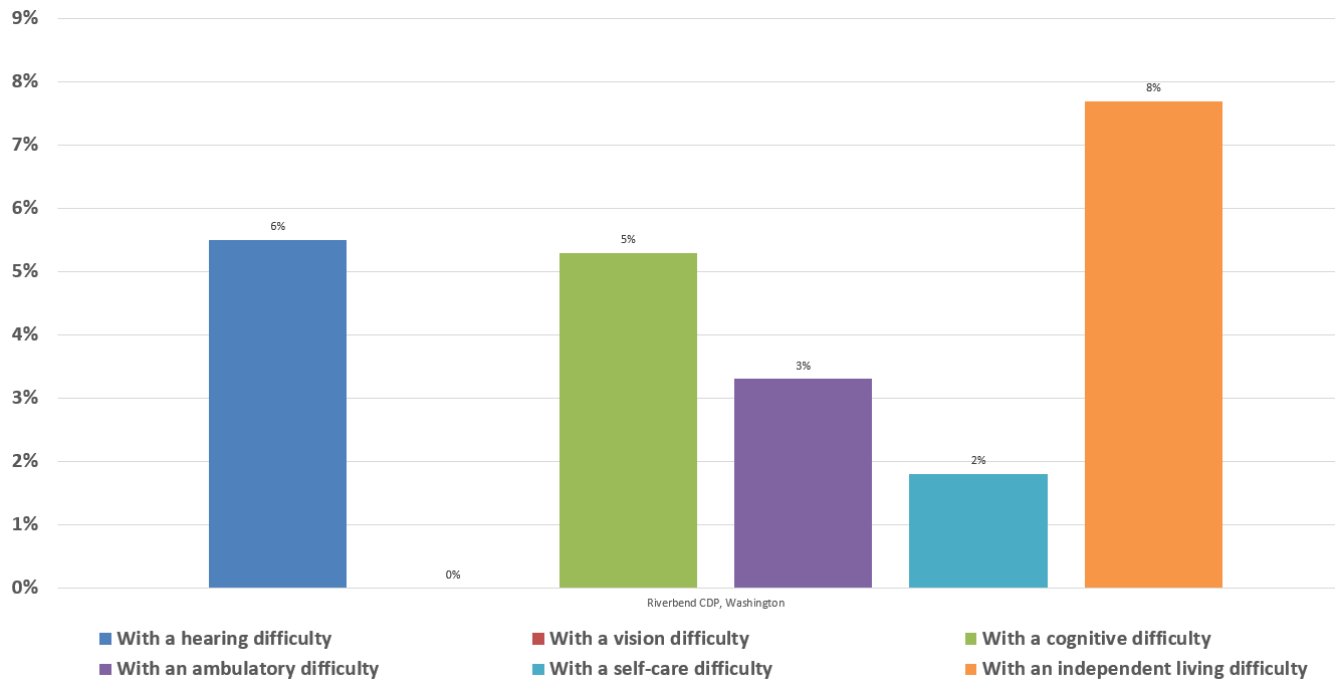
**FIGURE 9: PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CENSUS DESIGNATED PLACE**



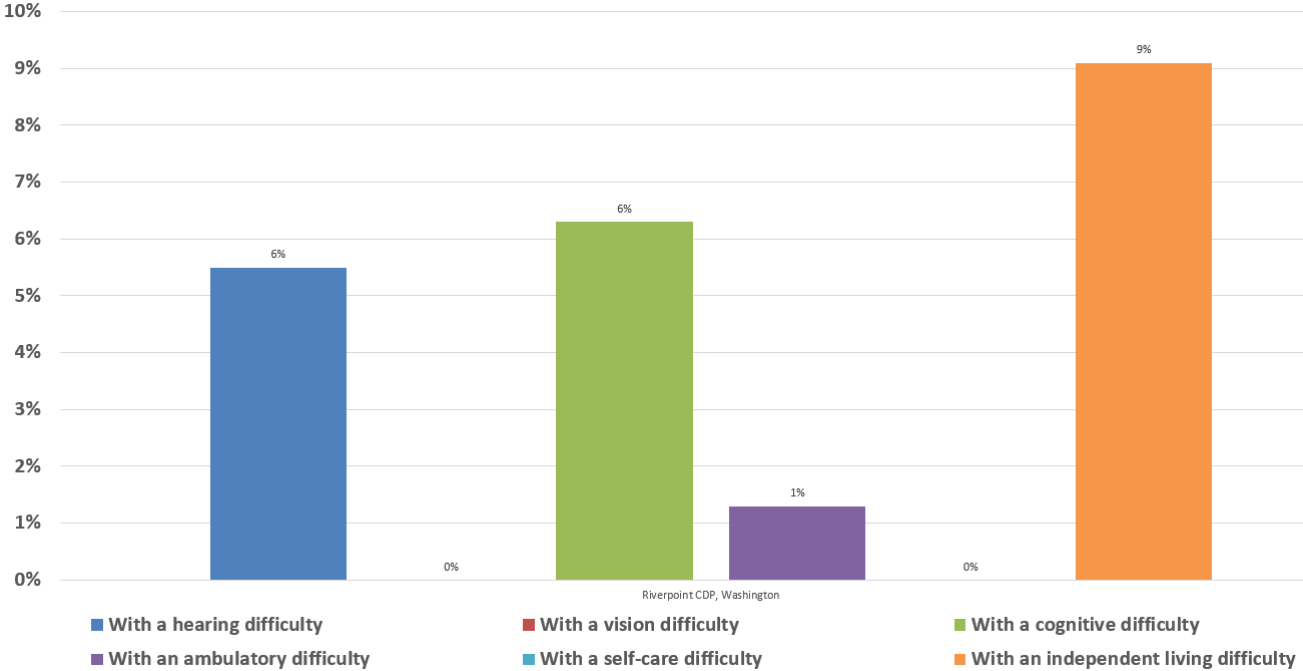
**FIGURE 10: PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER CENSUS DESIGNATED PLACE**



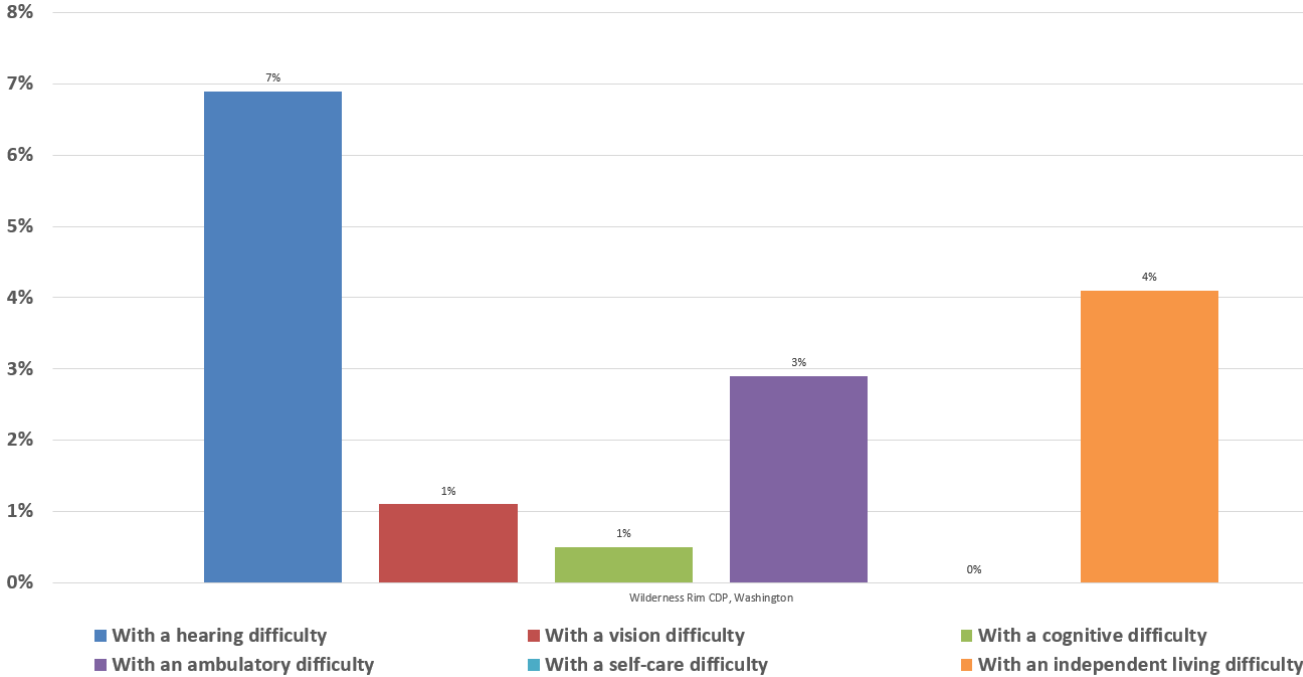
**FIGURE 11: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CENSUS DESIGNATED PLACE**



**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, but 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 community.

#### SECOND PHASE

While the first phase of public engagement for the Subarea Plan was focused on understanding the priorities and concerns of the community, building relationships, sharing knowledge about the Subarea Plan, and identifying interested parties, 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 County<sup>215</sup>

#### 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

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<sup>215</sup> *GovDelivery is a subscription-based service application through which the County sends out bulletins and notifications to subscribers.*

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

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**

Tribes	<p><u>Snoqualmie Tribe</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> <li>• July 20, 2021, an introduction to the Subarea Plan</li> <li>• January 25, 2022, where the Snoqualmie Tribe introduced the “Upper Snoqualmie Resilient River Corridor Management Plan”</li> <li>• June 1, 2022, during a King County Department of Natural Resources and Parks annual meeting</li> <li>• August 31, 2022, a meeting specific to the connection between the Subarea Plan and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan</li> <li>• King County Department of Natural Resources and Parks Annual Meeting on March 8, 2023</li> <li>• August 1, 2023, a dedicated meeting to the Subarea Plan focused on the Snoqualmie Tribe’s comment letter</li> </ul> <p>The conversation in the introductory meeting was geared toward future engagement with the Snoqualmie Tribe and Tribal Members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Snoqualmie 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 Tribe, most of the content discussed specific to the Subarea Plan revolved around the Snoqualmie Tribe’s “Upper Snoqualmie Resilient River Corridor Management Plan” introduced to the County in January 2022 and released to the public the following August.<sup>216</sup> 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</p>
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<sup>216</sup> Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

	<p>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> <p>The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.</p> <p>The meetings with the Snoqualmie Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the "Upper Snoqualmie Resilient River Corridor Management Plan" was obtained and explored to verify no map amendment recommendations would adversely impact this Plan's goals. An example is a policy created to support improved connections of salmon habitat. Most of the subjects covered in this meeting are linked to policies found in the <i>Comprehensive Plan</i>.</p> <p>An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Tribe.</p> <p>The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Snoqualmie Tribe during the public review period. A large portion of comments were dedicated to better representation of the Snoqualmie Tribe and the role it plays in the Snoqualmie Valley as of 2023, including the Tribe's economic significance. Changes resulting from the comment letter and meeting include updating maps to better reflect reservation and trust lands, and the addition of a section in the Economic Development chapter explaining the Tribe's economic role in the area.</p> <p><u>Tulalip Tribes</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> <li>• November 15, 2021, as an introduction to the Subarea Plan,</li> <li>• March 15, 2022, as part of an annual meeting with the King County Department of Natural Resources and Parks</li> <li>• March 8, 2023, as part of an annual meeting with the King County Department of Natural Resources and Parks</li> </ul> <p>During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and were interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for</p>
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	<p>gathering and hunting, and ensuring the lands the Tulalips have access to in 2023 remain available in the future.</p> <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 Tribe</u> Muckleshoot 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 senior activities, 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>



Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley Chamber President voiced concerns regarding living conditions of the workers and lack of needed services. Through engagement with the farming community of the Snoqualmie Valley Agricultural Production District, the County learned there is not a large Black, Indigenous, and People of Color farming community. With some exceptions, the 2023 composition of the farming community is mostly White. Exceptions include a small Hmong community outside of Fall City, a handful of dairy farms who hire migrant workers, and one farm that grows products for an organic community-supported agricultural business, Full Circle Farms. Full Circle Farms was the only farm willing to talk to King County Department of Local Services staff that has a significant amount of Black, Indigenous, and People of Color farmers. The search for Black, Indigenous, and People of Color who farmed was through both using King County Department of Natural Resources and Parks connections and talking to Valley farmers themselves.

King County Department of Local Services staff spoke with the owner of Full Circle Farms, who employs approximately 15 workers, mostly from El Salvador working in the Snoqualmie Valley on H-1 visas. The conversation covered the needs of the workers and their families, specifically human service needs. Also covered were the challenges of making money as a farm owner in King County, and the difficulty of permitting and building code-compliant temporary housing for seasonal workers. Changing zoning for increased housing in the rural area, specifically an agricultural production district, contrasts with the *Comprehensive Plan* and Growth Management Act; however, policies within Chapter 5: Housing and Human Services are being proposed to support housing and human service needs for such populations.

Prior to the public review period other attempts to contact Black, Indigenous, and People of Color populations within the farming community include the Hmong community and a blueberry farmer of South Asian descent. The County contacted the International Rescue Committee regarding immigrant and refugee communities they serve in the subarea, but the Committee said their focus is almost exclusively South King County, and their preference was to wait to get involved until a plan covered that area.

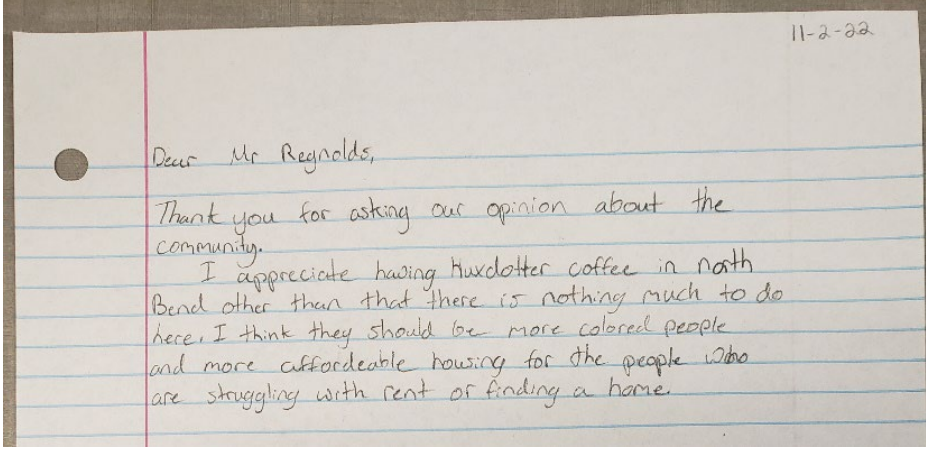
During the Public Review Draft period, King County Department of Local Services staff visited several farms accompanied by Hmong community member Bee Cha and interviewed four Hmong farmers, including Bee. The County offered compensation for the farmers' time in the form of \$100 Visa gift cards, which was accepted by one farmer.

Leads from human service providers opened opportunities to connect with multilanguage learning students at Mt Si High School. The County asked students their aspirations for their community at a class on November 7, 2022, prior to the public review draft. The County introduced proposed policies and

	discussed their significance with the students and how the policies could be improved at a class on June 14, 2023, during the public review period.
English Language Learning Communities	<p><i>Spanish-Speaking Community</i></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"> <li>• They are a hard-to-reach population, especially if one is just dropping in to get feedback on a plan without previous connection</li> <li>• Throughout the pandemic, families within the community found it difficult to communicate, attend school, address daily needs that required online access.</li> <li>• Duvall Highlands, a mobile 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.</li> </ul> <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"> <li>• Visiting La Pasadita, a Salvadorean Bakery in Duvall. King County Department of Local Services staff visited on two occasions after the recommendation.</li> <li>• 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</li> </ul>

	<p>and posted messages at engagement points in the Subarea Plan's development.</p> <p>The County worked with SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a Spanish-speaking senior event on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• There were a few people who lived near the subarea who would often visit family and spend free time in the subarea.</li> <li>• 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: <ul style="list-style-type: none"> <li>○ King County Public Health Eastgate Clinic - March and June of 2022</li> <li>○ Carnation Ixtapa</li> <li>○ La Pasadita, an El Salvadorian bakery in Duvall</li> <li>○ Various locations throughout Baring and Skykomish, courtesy of Road Services Division</li> </ul> </li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>• The County posted on June 17, 2022, to introduce the Subarea Plan and how to participate.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>
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	<p>transit options beyond the Snoqualmie Valley Transit route along State Route 203.</p> <ul style="list-style-type: none"> <li>• Flooding and the road network: Families get stuck in the Valley during flood events.</li> <li>• 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.</li> <li>• 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.</li> <li>• Medical services: There are no urgent care facilities in Duvall, so families must go to Redmond or Snoqualmie.</li> </ul> <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>
Youth	<p><u>Initial engagement with educational/youth organizations</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>As mentioned above, the County had multiple touchpoints with the Snoqualmie Valley Youth Council, Riverview School District Multi-Language</p>

	<p>Lerner administrators, Mt Si High School Multi-Language Learning and students.</p> <p>An example letter from a student in the Mt Si High School Multi-Language Learner class (name removed):</p> 
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As noted previously, further review of socioeconomic and demographic data as part of the Equity Impact Review revealed additional priority populations – people with low incomes, people who are seniors, 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**

Seniors	<ul style="list-style-type: none"> <li>• 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 the senior population and for those with disabilities. Many conversations and presentations centered around increasing transit and mobility options within Snoqualmie Valley.</li> <li>• King County Department of Local Services staff attended an event at the Mt Si Senior Center on May 9, 2022, to speak with senior residents in both English and Spanish. During this event seniors mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.</li> </ul>
People Living with Low Incomes	<ul style="list-style-type: none"> <li>• Interviewed residents of Unincorporated Skykomish on September 22, 2022. <ul style="list-style-type: none"> <li>○ King County Department of Local Services staff emailed 95 individuals to organize a focus group for the community. Due to lack a of response,</li> </ul> </li> </ul>

	<p>individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish.</p> <ul style="list-style-type: none"> <li>○ An Unincorporated Skykomish focus group met on September 2, 2022, and June 28, 2023.</li> <li>● 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.</li> </ul>
Veterans	<ul style="list-style-type: none"> <li>● 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.</li> </ul>
People with Disabilities	<ul style="list-style-type: none"> <li>● The County attended monthly meetings with the Snoqualmie Valley Mobility Coalition.</li> <li>● 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.</li> </ul>

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, seniors, 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/Latinx 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 seniors 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, 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 seniors 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. 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 equity.<sup>217</sup>

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.

<sup>217</sup> Link to [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

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

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
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.

<sup>218</sup> 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.

<sup>219</sup> Link to [K.C.C Title 2, Section 10, Subsection 210](#)

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
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>

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal well-being 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 rural areas, 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 rural areas 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.

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
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>

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
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.

<b>Determinant of Equity<sup>218</sup></b>	<b>Brief Description from KC OERSJ<sup>219</sup></b>	<b>Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity</b>
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan are intended to support local businesses and local economies such as agriculture in the subarea, with the objective of reducing potential for displacement through a strong local economy. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	<p>Neighborhood identity and character give a community its sense of place. the subarea has many communities and neighborhoods which have a strong sense of identity, and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other Determinants of Equity discussed in this table are likely to have the potential to impact whether the subarea communities thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces and encourage improved access to them, and allow for more location-appropriate development to support opportunities for families to remain in proximity and for aging-in-place.</p>



Determinant of Equity <sup>218</sup>	Brief Description from KC OERSJ <sup>219</sup>	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 historic, 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

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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 low-density rural areas. 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><b>SVNE-3 intent:</b> 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 seniors.
- 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 seniors 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><b>SVNE-7 intent:</b> 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. Rural areas are 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><b>SVNE-8 intent:</b> Support housing stability programs and affordable housing development for seniors near existing senior services that serve unincorporated residents.</p>	<p>A direct positive outcome could be increased housing affordable to seniors 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 seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.</p>

<p><b>SVNE-9 intent:</b> 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.</p>	<p>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.</p>
<p><b>SVNE-10 intent:</b> Support housing at Snoqualmie Pass for the local workforce through various programs and incentives.</p>	<p>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.</p>
<p><b>SVNE-11 intent:</b> Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.</p>	<p>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.</p>
<p><b>SVNE-12 intent:</b> 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</p>	<p>A direct positive outcome could be increased physical and mental wellbeing for seniors, 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 seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.</p>
<p><b>SVNE-13 intent:</b> Recognizing Northeast King County as a vulnerable population in terms of climate-related events and treat this as a human service issue.</p>	<p>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 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</p>

	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.
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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><b>SVNE-14 intent:</b> 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 engagement, including during the Mobility and Human Services Focus Group.</p>



<b>SVNE-15 intent:</b> 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 Tribe and Tulalip Tribes.
<b>SVNE-16 intent:</b> 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
<b>SVNE-17 intent:</b> 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, seniors, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim Census Designated Place has the highest veteran population of any Census Designated Place by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this group. Through both engagement and reviewing surveys and analyses conducted by Si View Metropolitan Parks District, it was found there is a need for



	both facilities and programs in the unincorporated portions of their service area.
<b>SVNE-18 intent:</b> Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not.
<b>SVNE-19 intent:</b> Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income. Community members, land managers, and organizations shared that trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.

### 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 seniors, 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
<b>SVNE-20 intent:</b> 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 seniors, 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)
<b>SVNE-22 intent:</b> 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.
<b>SVNE-23 intent:</b> 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.
<b>SVNE-24 intent:</b> 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 seniors 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.

## Services and Utilities feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Improve internet access, availability, and quality to better connect the area.
- Plan for stresses on services like power and emergency services in areas that see large numbers of weekend visitors such as Snoqualmie Pass.
- Increase resilience to the power grid to alleviate chronic outages.
- Provide better access to the dump as garbage service is an issue with wildlife.
- Keep the new large onsite sewage system in the Fall City business district to those in the district and not beyond.
- Focus on improving local infrastructure and services to support economic growth.

Table 30 summarizes the intent behind proposed services and utilities policies supporting equity, racial and social justice, and intended outcomes.

**TABLE 30: PROPOSED SERVICES AND UTILITIES POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p><b>SVNE-28 intent:</b> Work with internet service providers that serve the subarea to improve affordability, coverage, and quality of internet for those underserved or unserved in the subarea.</p>	<p>A direct positive outcome would be increased internet service, quality, and affordability for those who do not already have it available, specifically low-income populations and youth who depend on the internet to learn and complete schoolwork. Both Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group noted that lack of quality internet access is disproportionately high among low-income and immigrant families.</p>

## 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 31: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended Outcomes
<b>SVNE-29 intent:</b> 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.
<b>SVNE-30 intent:</b> 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.
<b>SVNE-34 intent:</b> 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, seniors, 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 32: PROPOSED LAND USE AND ZONING MAP AMENDMENTS AND INTENDED OUTCOMES**

<b>Proposed map amendment</b>	<b>Intended Outcomes</b>
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 Community Service Area Subarea Plan (Subarea Plan). Finally, sources of engagement and documented meetings are listed.

### Tribal Relations

The Snoqualmie Tribe, Tulalip Tribes, and Muckleshoot 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 Tribe

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

- July 20, 2021, as an introduction to the Subarea Plan
- January 25, 2022, where the Snoqualmie 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 Tribe, King County Department of Local Services and Regional Planning

The introductory meeting covered future engagement with the Snoqualmie 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 community 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 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.<sup>220</sup> 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 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.

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<sup>220</sup> Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)



## The Muckleshoot Tribe

The County notified the Muckleshoot 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).<sup>221</sup>

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.

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<sup>221</sup> [Link to \*King County Community Engagement Guide\*](#)

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

Levels of Engagement				
<b>County Informs</b> King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	<b>County Consults</b> King County gathers information from the community to inform county-led interventions	<b>County engages in dialogue</b> King County engages community members to shape county priorities and plans	<b>County and community work together</b> Community and King County share in decision-making to co-create solutions together	<b>Community directs action</b> Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One interaction</li> <li>Term-limited to event</li> <li>Addresses immediate need of county and community</li> </ul>	<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One to multiple interactions</li> <li>Short to medium-term</li> <li>Shapes and informs county programs</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>
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 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 the 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 unincorporated rural areas when compared to cities and urban unincorporated lands. The physical separation of individuals, families, and communities is a natural state of rural areas 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 33: AUDIENCES AND ENGAGEMENT STRATEGIES**

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



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

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 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 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 34: LAND USE FEEDBACK SUMMARY TABLE**

<b>Topic</b>	<b>Result</b>	<b>Reason for Not or Partially Including</b>
<b>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.</b>	Fall City and Preston encourage zoning to continue reflect character and scale.	Preservation of rural character is an issue for all rural areas in the county addressed in the <i>Comprehensive Plan</i> , though certain communities have characteristics requiring unique policies.
<b>Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments.</b>	Policy addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.	Included.
<b>Lack of affordable housing.</b>	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 rural areas. Policies were added to support the development of affordable housing at Snoqualmie Pass, and to coordinate with Valley cities on affordable housing.
<b>New development should be mindful of natural hazards and limit environmental impacts.</b>	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.

Topic	Result	Reason for Not or Partially Including
<b>Preservation of views and natural amenities enjoyed by everyone, including view corridors along scenic byways.</b>	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.
<b>Support to agriculture by protecting farmland, improving drainage, continuing the Fish, Farm, Flood Initiative.</b>	Not included.	Because of the intricately linked and interrelated policies within the <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.

**TABLE 35: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE**

Topic	Result	Reason for Not or Partially Including
<b>Maintenance of rural character through limiting residential development.</b>	Maintained existing residential zoning designations in rural areas.	Included.
<b>Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for seniors.</b>	Policy supporting coordination with Valley cities to increase affordable housing within incorporated areas.	Included.
<b>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.</b>	Policy supporting local workforce housing at Snoqualmie Pass through various programs and incentives.	Included.
<b>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.</b>	Supportive policies are limited to what is described below for seniors 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.
<b>More support for youth mental health services at schools.</b>	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
<b>Better access for seniors in the subarea to services and programs.</b>	Policy supporting partnership with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors in the subarea.	Included.
<b>Better support to veterans and people living with disabilities</b>	Language was added to existing human services to cover these groups, in addition to seniors.	Included.
<b>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.</b>	Policy addressing vulnerable populations in Northeast King County and needs post-disaster.	Included.

TABLE 36: ENVIRONMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<b>Protection of the subarea's forests, rivers, lakes, agricultural valleys and open spaces.</b>	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> .
<b>Continued efforts toward salmon recovery and upholding tribal treaty rights.</b>	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.
<b>Resilience to extreme flooding and other hazards exacerbated by climate change,</b>	A policy to support increased transportation resiliency during	Flooding and climate change related policies in unincorporated areas of the county are covered in the <i>Comprehensive Plan</i> . Transportation

Topic	Result	Reason for Not or Partially Including
<b>increasing agricultural resilience.</b>	<p>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>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>
<b>Wildfire resilience and allocating resources for managing wildfires.</b>	Not included.	<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 37: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<b>Greater access to natural lands and attention to trailhead crowding.</b>	Support efforts between local, state and federal agencies on plans to address overcrowded trailheads on the Interstate 90 and US Highway 2 corridors.	Included.
<b>Greater connections to regional trails.</b>	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> .
<b>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.</b>	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.
<b>Increased recreational programming for children and teens.</b>	Policy that fortifies coordination with metropolitan parks districts regarding recreation programming.	Included.
<b>More parks, playgrounds and other recreational facilities for community members.</b>	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> .
<b>Preservation of historic landmarks and cultural resources.</b>	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
<b>Strengthened partnerships and increased coordination with the Snoqualmie Tribe and Tulalip Tribes.</b>	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 38: TRANSPORTATION FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<b>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.</b>	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> .
<b>Desire for road improvements and enhanced maintenance of roadways and bridges.</b>	A policy to support safety improvements to State Route 906 to better serve area residents and visitors.  Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements.	Aside from the unique situation on State Routes 202 and 906 the need to improve roadway safety is recognized for all unincorporated areas. Because this is a rural area, the ability to enhance roadways and bridges is limited to that of rural level services.
<b>Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.</b>	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
<b>Desire for more transit options in the Snoqualmie Valley, and options for transit along State Route 18 to South King County.</b>	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.
<b>Increased mobility options for seniors, youth, and disabled persons.</b>	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Included.
<b>Desire for facilities to address volume of travelers on US Highway 2.</b>	A policy to encourage Washington State Department of Transportation to improve comfort and usability by adding facilities to the corridor.	Included.

TABLE 39: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<b>Internet access and availability and quality needs to be improved to better connect the area.</b>	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.
<b>Utilities in areas that see large numbers of weekend visitors such as Snoqualmie Pass see stresses on services such as power and emergency services.</b>	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.
<b>More resilience to the power grid is needed to alleviate chronic outages.</b>	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions.	Included.
<b>Garbage service is an issue with wildlife. Better access to the dump as King County residents is needed.</b>	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 all rural areas. 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> .
<b>The Fall City Business District's new large onsite sewage system should not be a tool to expand development and should</b>	A policy to limit the Fall City Business District septic system to only serve those in the business district.	Included.

<b>Topic</b>	<b>Result</b>	<b>Reason for Not or Partially Including</b>
only be for the business district.		

TABLE 40: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<b>Desire to preserve resource-based economies of the subarea.</b>	Not included.	Supporting resource-based economies is an issue in all rural areas of the county and is supported through policy within the <i>Comprehensive Plan</i> .
<b>Economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.</b>	<p>A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District.</p> <p>A policy that supports connecting communities adjacent to the Snoqualmie Valley Agricultural Production District to local farms to help support the farms and local economies.</p>	The issue of flooding specific to farms is covered through <i>Comprehensive Plan</i> policies and functional plans under the <i>Comprehensive Plan</i> such as the Flood Hazard Management Plan.
<b>Desire to support and enhance recreation opportunities and support businesses and organizations in the subarea.</b>	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.
<b>Desired support to existing local businesses, and retention of the existing size and scale of commercial areas.</b>	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.
<b>Desire to limit growth and retain rural character.</b>	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 41: ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE**

<b>Topic</b>	<b>Result</b>	<b>Reason for Not or Partially Including</b>
<b>Retention of rural character subarea-wide.</b>	Included through retention of existing zoning patterns and intensities.	Included.
<b>Preservation of open space/natural lands subarea-wide.</b>	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.
<b>Preserve existing form and character of Preston area.</b>	The update of development conditions within Preston to help retain existing use, scale and character.	Included.
<b>Need to update Fall City Business District Zoning Overlay to reflect existing needs.</b>	Retention of Fall City Business District size and scale, with slight adjustments to reflect changes since last update.	Included.
<b>Adjust Fall City residential zoning to fit size and scale of existing community.</b>	Adjust zoning code to limit densities allowed for Fall City residential subdivisions.	Included.
<b>Greater options for affordable housing, where appropriate.</b>	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.<sup>222</sup> 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.

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<sup>222</sup> 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.<sup>223</sup>

### 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.<sup>224</sup>

<sup>223</sup> [Link to Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com](#)

<sup>224</sup> [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.<sup>225</sup> 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.

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<sup>225</sup> [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 42: 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.<sup>226</sup> 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:

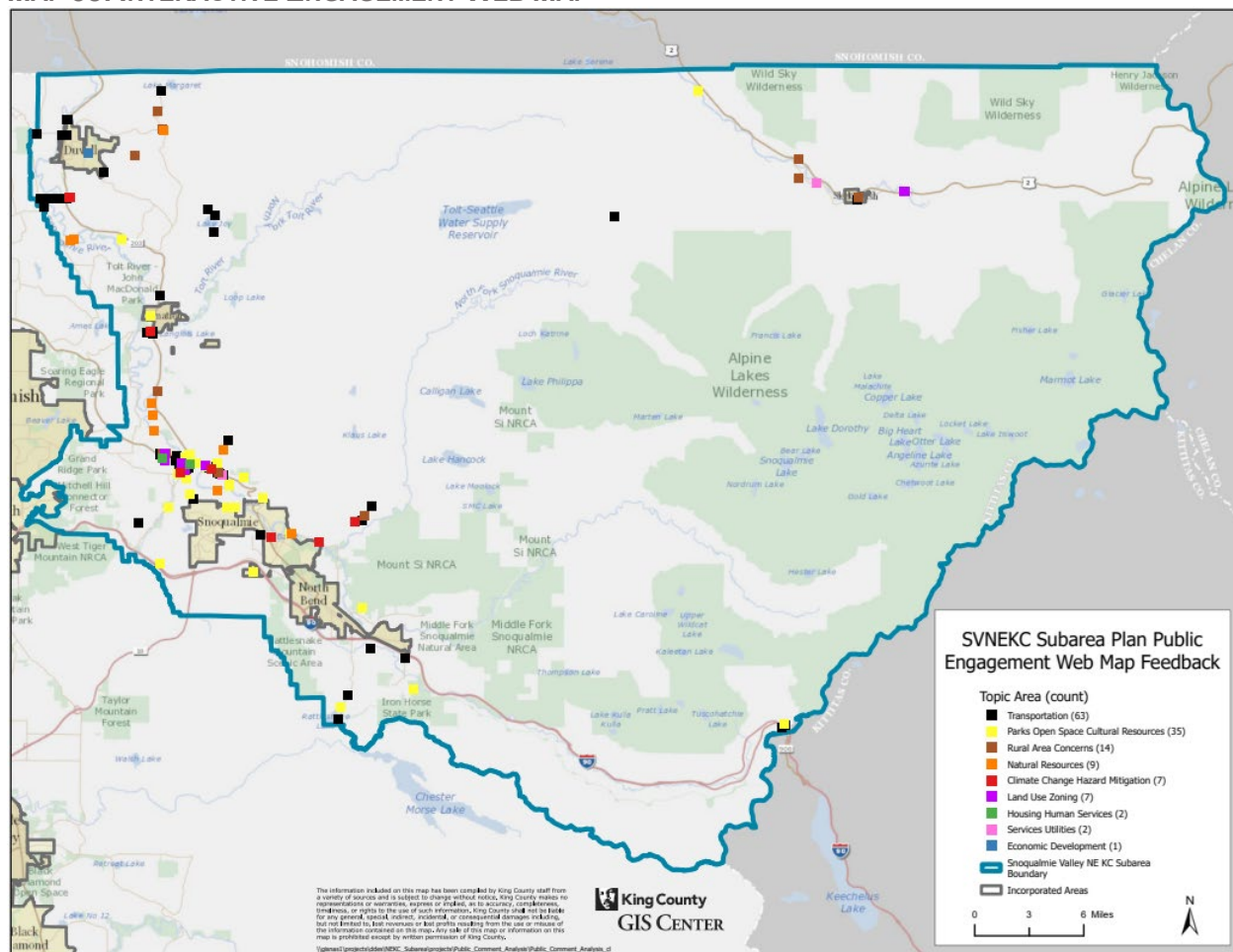
- Climate Change/Hazard Mitigation and Resilience
- Economic Development
- Parks and Open Space Future Land Use/Zoning
- Housing and Human Services
- Natural Resources
- Rural Area Concerns
- Services and Utilities
- Transportation

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

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<sup>226</sup> [Link to \*Northeast King County Subarea Plan Scoping Feedback App \(arcgis.com\)\*](#)

MAP 38: 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





## 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

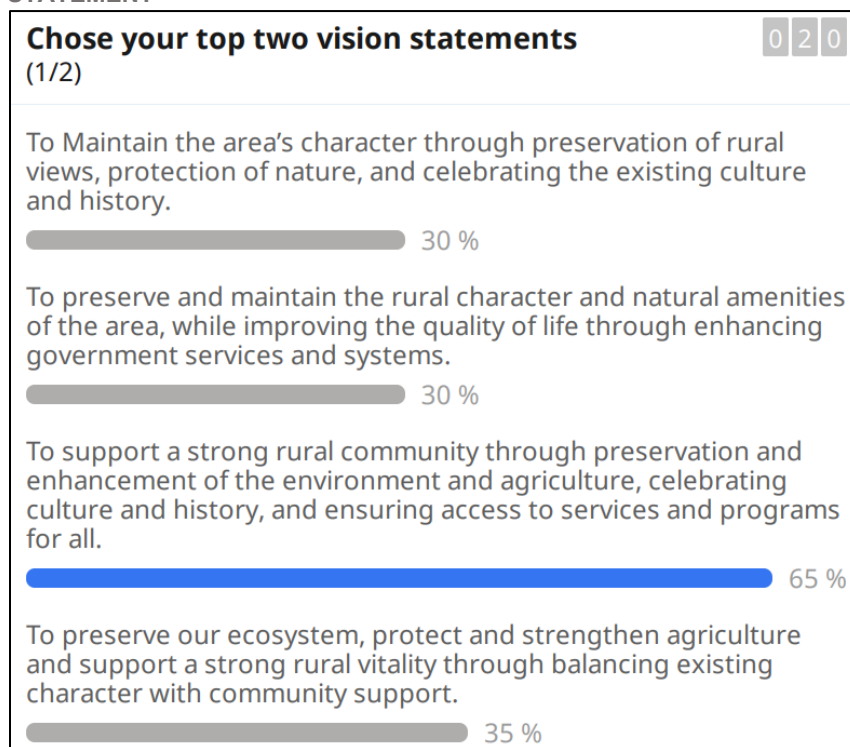
This virtual community event was the official kickoff for developing the vision, guiding principles, and scope for the Subarea Plan. It leveraged engagement during the meeting through interactive word clouds that captured ideas of community members (example below); multiple live question-and-answer periods 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 shared the role of leading and mediating the event with Local Services Director John Taylor and Project Manager Jesse Reynolds. The engagement results of this meeting, along with an online



## FINAL VISIONING AND SCOPING WORKSHOP EVENT ON ZOOM – SEPTEMBER 2022

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.<sup>227</sup> 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
- 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

<sup>227</sup> [Link to Review Draft Overview Video](#)

## 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 rural areas. 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.

## Snoqualmie Valley/NE King County Community Service Area Subarea Plan



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:

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- 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 neighboring rural areas. 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 multifamily 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 seniors 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 funds which are temporary, and will no longer be available once COVID 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 seniors on May 9, 2022. The SeaMar program started 25 years ago and is designed for seniors 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 multi-family, 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 seniors 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 2021<sup>228</sup>
- A Supportive Community For All Community Needs Assessment, May 2019<sup>229</sup>
- Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan<sup>230</sup>
- Fall City Community Survey, September 2022<sup>231</sup>

## Documented Meetings – June 2021 to August 2023

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

**TABLE 43: 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 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

<sup>228</sup> [Link to Si View Metro Parks Community Interest and Opinion Survey Findings Report](#)

<sup>229</sup> [Link to A Supportive Community For All Community Needs Assessment](#)

<sup>230</sup> [Link to Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan](#)

<sup>231</sup> A paper and online survey mailed and emailed by the Fall City Community Association September, 2022. Responses available upon request.

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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



<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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 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
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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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 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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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 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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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 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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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



<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
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
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 Tribe	Indian Tribe	Virtual

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**King County**

**Amendments to Land Use and Zoning Maps**

**Snoqualmie Valley/Northeast King County Community Service Area  
Subarea Plan**

December 2023

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42 **Map Amendment 1: Snoqualmie Valley/Northeast King County – Fall City**  
 43 **Business District**

44 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 45

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46  
 47 Amend Sections, Townships, and Ranges, as follows:  
 48

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7

49  
 50 **ZONING**  
 51

52 1. Remove P-Suffix SV-P27 on the following parcel:  
 53

54






55 2. Remove P-Suffix SV-P28 on the following parcel:  
 56

57

58 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
 59 a. P-Suffix SV-P27; and  
 60 b. P-Suffix SV-P28.  
 61

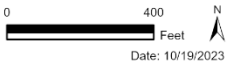
62 **Effect:** Removes two P-Suffix development conditions from parcels in the Fall City Business  
 63 District. P-Suffix SV-P27 requires landscaping as part of park development. P-Suffix SV-P28  
 64 prohibits overnight parking or storage of trucks on the parcel.

### Map Amendment 1: Snoqualmie Valley/Northeast King County – Fall City Business District Zoning Map Amendment

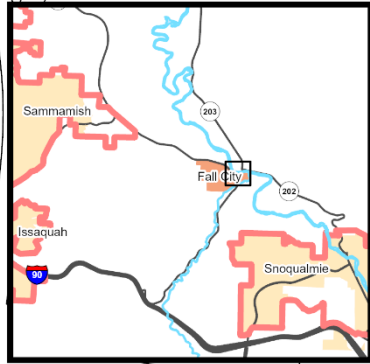
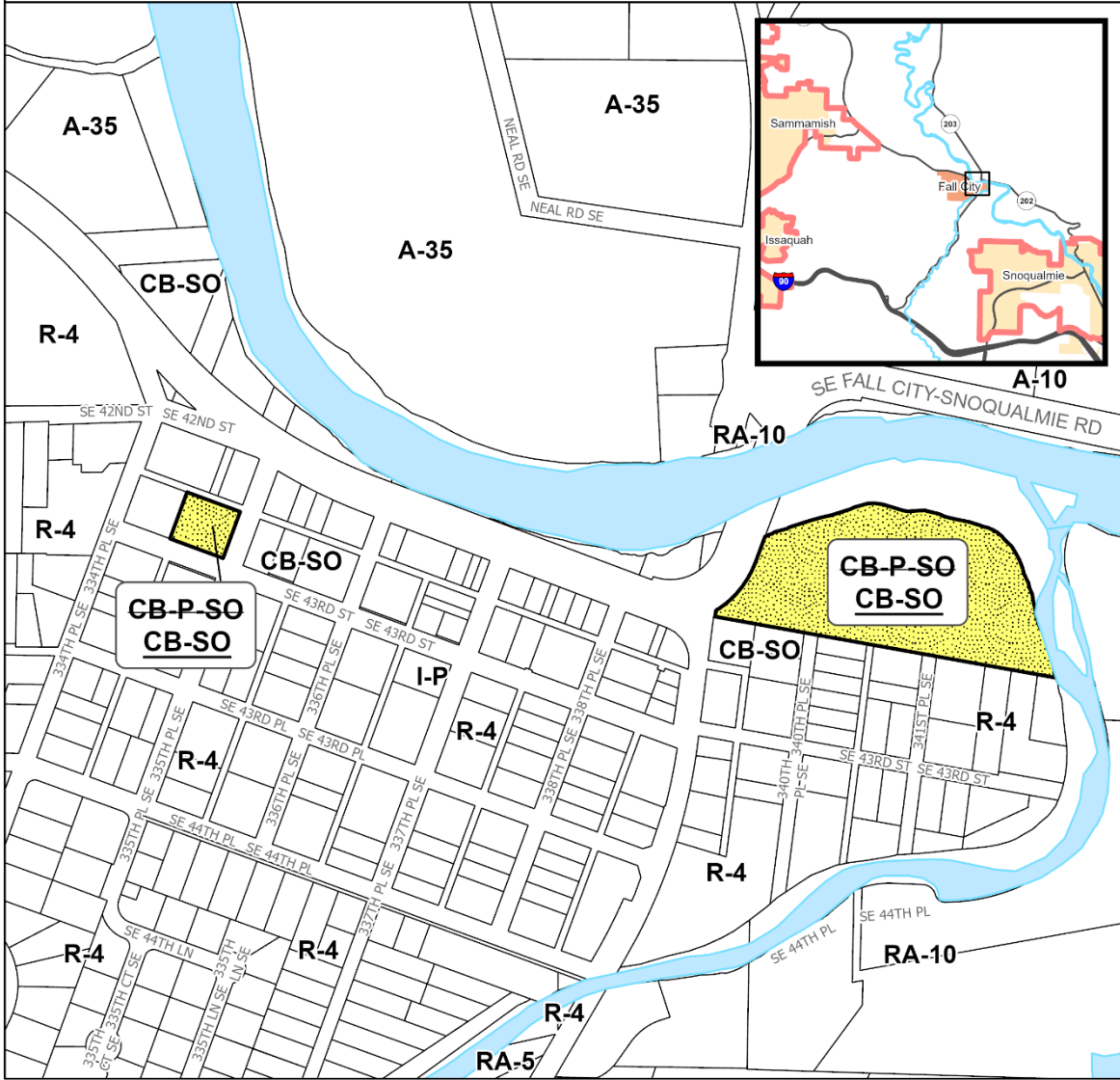
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

- R-4** Urban Residential, 4 dwelling units per acre
- A-10** Agricultural, 10-acre minimum lot area
- A-35** Agricultural, 35-acre minimum lot area
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres

- I** Industrial
- CB** Community Business



P = P-Suffix Condition  
SO = Special District Overlay



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Project: FallCityBusinessDistrict mccombsp

66 **Map Amendment 2: Snoqualmie Valley/Northeast King County – Fall City**  
 67 **Residential Dimensional Standards**

68 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 69

70  
 71 Amend Sections, Townships, and Ranges, as follows:  
 72

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7
Section 16	Township 24	Range 7

73  
 74 **ZONING**  
 75

76 1. Add P-Suffix SV-PXX to the following parcels:  
 77

0279600010	0279600020	0279600030	0279600040
0279600050	0279600060	0279600070	0279600080
0279600090	0279600100	0279600110	0279600120
0279600130	0279600140	0279600150	0279600160
0279600170	0279600180	0279600190	0279600200
0318900010	0318900020	0318900030	0318900040
0318900050	0318900060	0318900070	0318900080
0318900090	0318900100	0318900110	0318900120
0318900130	0318900140	0318900150	0318900160
0318900170	031890TRCT	0732700010	0732700020
0732700030	0732700040	0943100020	0943100100
0943100110	0943100140	0943100143	0943100145
0943100160	0943100197	0943100198	0943100199
0943100200	0943100201	0943100202	0943100203
0943100204	0943100220	0943100221	0943100222
0943100223	0943100235	0943100260	0943100261
0943100262	0943100263	0943100264	0943100265
0943100266	0943100267	0943100268	0943100269
0943100270	0943100271	0943100272	0943100273
0943100274	0943100280	0943100281	0943100282
0943100283	0943100284	0943100285	0943100286
0943100287	0943100288	0943100289	0943100290
0943100300	0943100301	0943100302	0943100304
0943100320	0943100360	0943100361	0943100362
0943100363	0943100365	0943100367	0943100369
0943100371	0943100379	0943100380	0943100381
0943100382	0943100383	0943100384	0943100385
0943100390	0943100398	0943100399	0943100400
0943100401	0943100402	0943100403	0943100404
0943100421	0943100422	0943100424	0943100425
0943100427	0943100439	0943100440	0943100441
0943100442	0943100443	0943100445	0943100446
0943100460	0943100462	0943100464	0943100476
0943100478	0943100479	0943100480	0943100481
0943100482	0943100483	0943100484	0943100485
0943100486	0943100488	0943100500	0943100501



0943100502	0943100503	0943100504	0943100505
0943100506	0943100507	0943100508	0943100509
0943100510	0943100540	0943100560	0943100680
0943100681	0943100683	0943100684	0943100685
0943100687	0943100688	0943100689	0943100690
0943100691	0943100700	0943100701	0943100702
0943100703	0943100704	0943100706	0943100707
0943100723	0943100724	0943100725	0943100726
0943100727	0943100728	0943100729	0943100730
0943100880	0943100881	0943100882	0943100883
0943100884	0943100885	0943100886	0943100887
0943100888	0943100889	0943100890	0943100891
0943100900	0943100921	0943100960	0943100961
0943100962	0943100964	0943100966	0943100980
0943100981	0943100998	0943100999	0943101000
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0943101005	0943101006	0943101018	0943101019
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0943101025	0943101026	0943101027	094310TRCT
1524079009	1524079010	1524079012	1524079013
1524079014	1524079026	1524079028	1524079033
1524079035	1524079036	1524079037	1524079038
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1524079053	1524079054	1524079057	1524079060
1524079072	1524079075	1524079076	1524079077
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1524079104	1524079105	1524079106	1524079107
1524079111	1524079112	1524079113	1524079119
1524079120	1524079121	1524079122	1524079125
1524079126	1524079127	1524079128	1524079130
1524079136	1524079137	1524079138	1524079143
1524079144	1524079150	1524079151	1524079154
1524079155	1524079156	1524079159	1524079174
1524079175	1524079176	1524079177	1524079180
1524079184	1524079187	1524079192	1524079193
1524079194	1524079195	1524079196	1524079197
1524079198	1524079199	152407TRCT	1624079055
1624079065	2412100005	2412100010	2412100015
2412100020	2412100025	2412100030	2412100035
2412100040	2412100045	2412100050	2412100055
2412100060	2427900010	2427900020	2427900030
2427900040	2427900050	2427900060	2427900070
2427900080	242790TRCT	2427910010	2427910020
2427910030	2427910040	2475900475	2475900476
2475900485	2475900490	2475900495	2475900496
2475900505	2475900515	2475900520	2475900525
2475900535	2475900536	2475900550	2475900555
2475900565	2475900566	2475900580	2475900610
2475900655	2475900670	2475900685	2475900700
2475900720	2475900735	2475900740	2475900745
2475900750	2475900755	2475900773	2475900775
2475900777	2475900779	2475900800	2475900835
2475900840	2475900845	2475900850	2475900855

2475900865	2475900895	2475900920	2475900930
2475900945	2475900955	2475900960	2475900965
2475900975	2475900985	2475901021	2475901035
2475901045	2475901060	2475901065	2475901075
2475901090	2475901105	2475901110	2475901120
2475901135	2475901136	2475901155	2475901156
2475901165	2475901170	2475901185	2475901190
2475901191	2481200010	2481200020	2481200030
2481200040	2481200050	2481200060	2481200070
2481200080	2481200090	2481200100	2481200110
2481200120	2481200130	2481200140	2481200150
2481200160	2549000010	2549000020	2549000030
2549000040	2549000050	2549000060	2549000070
2549000080	2549000090	2549000100	2549000110
2561300010	2561300020	2561300030	2561300040
2561300050	2561300060	2561300070	2561300080
2561310010	2561310020	2561310030	2561310040
2561310050	2561310060	2561310070	2561310080
2561310090	2561310100	2561310110	2561310120
3791500010	3791500020	3791500030	3791500040
3791500050	3791500060	3791500070	3791500080
3791500090	3791500100	3791500110	3791500120
5396600010	5396600020	5396600030	5396600040
5396600050	5396600060	5396600070	5396600080
5396600090	5396600100	6022000010	6022000020
6022000030	6022000040	6022000050	6022000060
6022000070	6022000080	6022000090	6022000100
6022000110	6022000120	6022000130	6022000140
6022000150	6022000160	6022000170	6022000180
6022000190	6730700085	6730700090	6730700095
6730700100	6730700105	6730700110	6730700120
6730700121	6730700135	6730700140	6730700160
6730700170	6730700185	6730700190	6730700196
6730700205	6730700206	6730700220	6730700225
6730700230	6730700235	6730700240	6730700255
6730700260	6730700261	6730700335	6730700385
6730700390	8038700005	8038700010	8038700015
8038700020	8038700025	8038700030	8038700035
8038700040	8038700045	8038700050	8038700055
8038700060	8038700065	8038700070	8038700075
8038700080	8038700085	8038700090	8038700095
8038700100	8038700105	8038700110	8039000005
8039000010	8039000015	8039000020	8039000025
8039000030	8039000035	8039000040	8039000045
8039000050	8039000055	8039000060	8039000065
8039000070	8039000075	8039000080	8731210010
8731210020	8731210030	8731210040	8731210050
8731210060	8731210070	8731210080	8731210090
8731210100	8731210110	8731210120	8731210130
873121TRCT	8731710010	8731710020	8731710030
8731710040	8731710041	8731710050	8731710060
8731710070	8731710080	8731710090	8731710100
8731710110	8731710120	8731710130	8731710140

8731710150	8731710160	8731710170	8731710180
8731710190	8731710200	8731710210	

78

79

P-Suffix SV-PXX shall read as follows:

80

81

"To maintain the current predominant development pattern of the medium density residential areas of the Fall City Rural Town:

82

83

A. The density and dimension standards in K.C.C. 21A.12.030 shall apply, except for the following:

84

85

1. Base density: no base density shall apply, except that mobile home parks shall be allowed a base density of six dwelling units per acre;

86

87

2. Minimum lot area: twelve thousand five hundred square feet, or the minimum required by King County Board of Health Code 13.24.020, whichever is greater;

88

89

3. Minimum lot width: sixty feet;

90

4. Minimum street setback: fifteen feet;

91

5. Minimum interior setback: ten feet, except for vehicle access points from garages, carports, or fenced parking areas as required in K.C.C. 21A.12.030.B.16; and

92

93

6. Maximum impervious surface percentage: forty percent. An additional five percent impervious surface percentage may be granted to provide driveway access to a detached garage setback past the footprint of the house;

94

95

B. The design requirements standards in K.C.C. Chapter 21A.14 shall apply, except indoor recreation areas shall not be allowed, unless for senior assisted housing; and

96

97

C. Residential development using a community on-site sewage system or large on-site sewage system may only be permitted if the system:

98

99

1. Only serves existing structures and lots;

100

2. Is not used as a basis to exceed base density for the zone or, if applicable, densities established in special district overlays and/or p-suffixes; and

101

102

3. Is not used to expand existing permitted nonresidential uses in size or scale, establish new permitted nonresidential uses, or serve commercially-zoned properties."

103

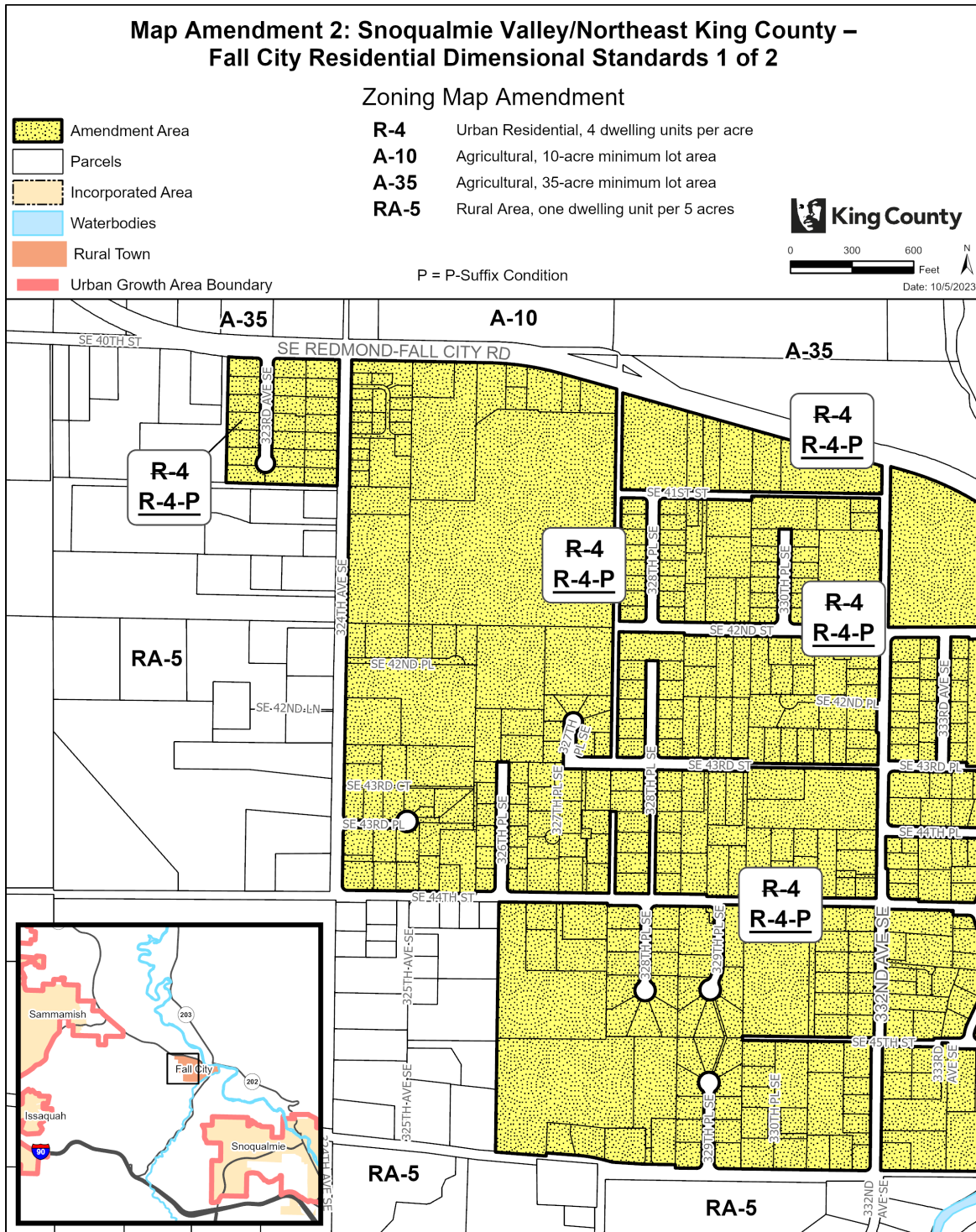
104

105

106

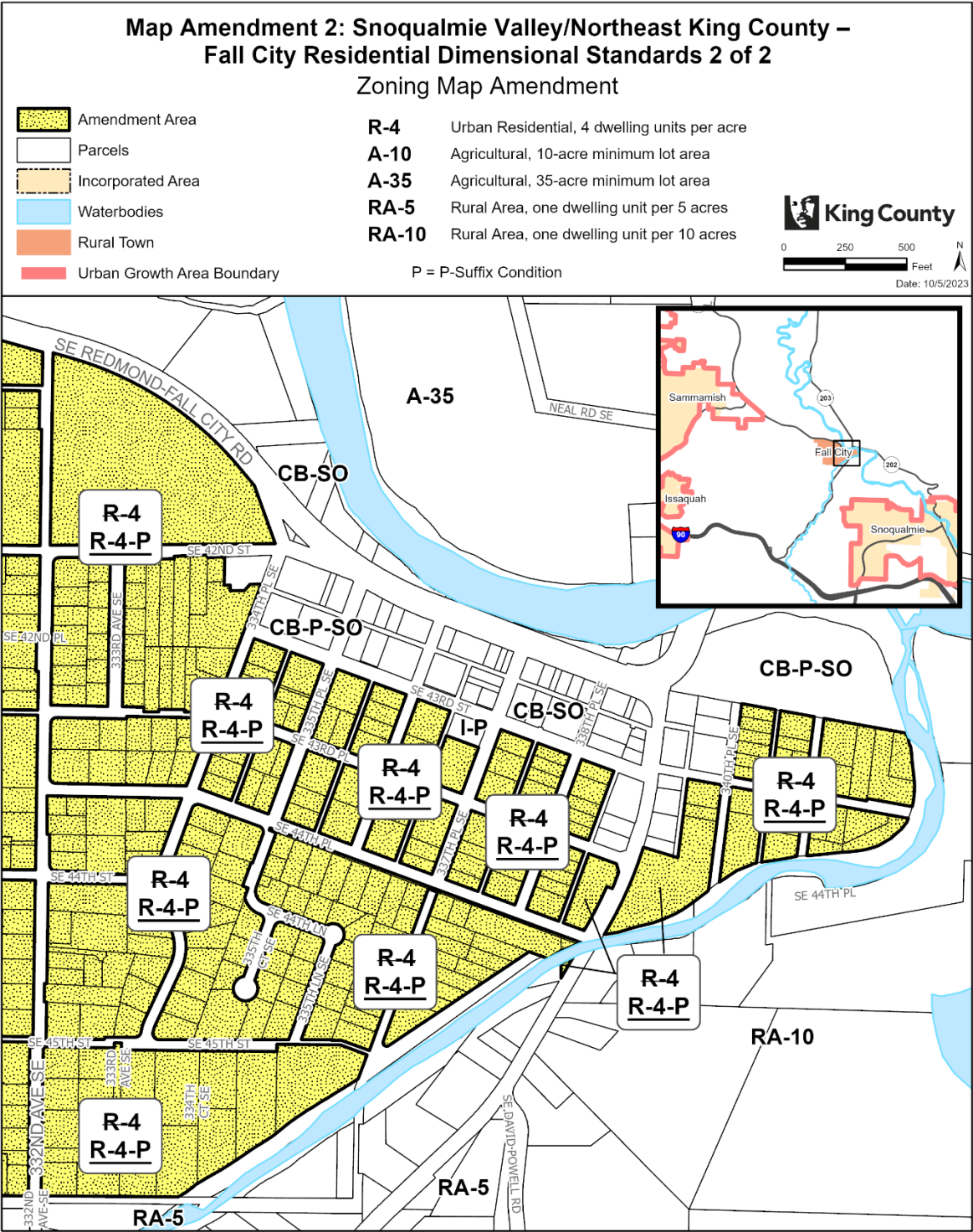
**Effect:** Establishes a P-Suffix development condition in the residentially zoned area of the Fall City Rural Town that imposes additional dimensional standards on residential development.

107



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Project: FallCityResidential\_P\_McCombs



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Project: FallCityResidential\_P\_McCombs

110 **Map Amendment 3: Snoqualmie Valley/Northeast King County – Fall City**  
 111 **Industrial**

112 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 113

114  
 115 Amend Sections, Townships, and Ranges, as follows:  
 116

Section 15	Township 24	Range 7
------------	-------------	---------

117  
 118 **ZONING**  
 119

120 1. Amend P-Suffix SV-P26 on the following parcel:  
 121

2475900595
------------

122  
 123 2. Amend P-Suffix SV-P26 as follows:  
 124

125 ~~"(1. This rezone shall expire and the use shall be discontinued if and when a Community Plan~~  
 126 ~~and area zoning for the property are adopted designating the site for uses inconsistent with the~~  
 127 ~~present use, unless the applicant can demonstrate legal non-conforming use status.~~  
 128

129 2-) 1. The subject property shall be insulated for noise reduction ~~((as illustrated in Exhibit 23~~  
 130 ~~except that the exterior insulation shown shall not be required))~~. If said insulation is not sufficient  
 131 to reduce the noise emitted from the subject property to the standard set out in ~~((KCC))~~ K.C.C.  
 132 Chapter 12.88, then the applicant shall work with ~~((Seattle King County Health Department))~~  
 133 Public Health - Seattle & King County ~~((N))~~ noise ~~((A))~~ abatement staff to further insulate or modify  
 134 the building to achieve this standard.  
 135

136 ~~((3.))~~ 2. All parking shall be ~~((moved to))~~ located on the east and west ends of the property ~~((as~~  
 137 ~~shown on the attached site plan (Exhibit 23))~~ and access from 337<sup>th</sup> Place SE or the alley,  
 138 respectively. Signs, painting, moveable pylons, or similar moveable barriers shall be provided to  
 139 limit parking or stopping of vehicles in front of the building on SE 43rd ~~((St.))~~ Street (i.e., in front of  
 140 the rolling doors) ~~((to that))~~ except as necessary for loading and unloading of things so large they  
 141 must enter or leave the building through the rolling doors.  
 142

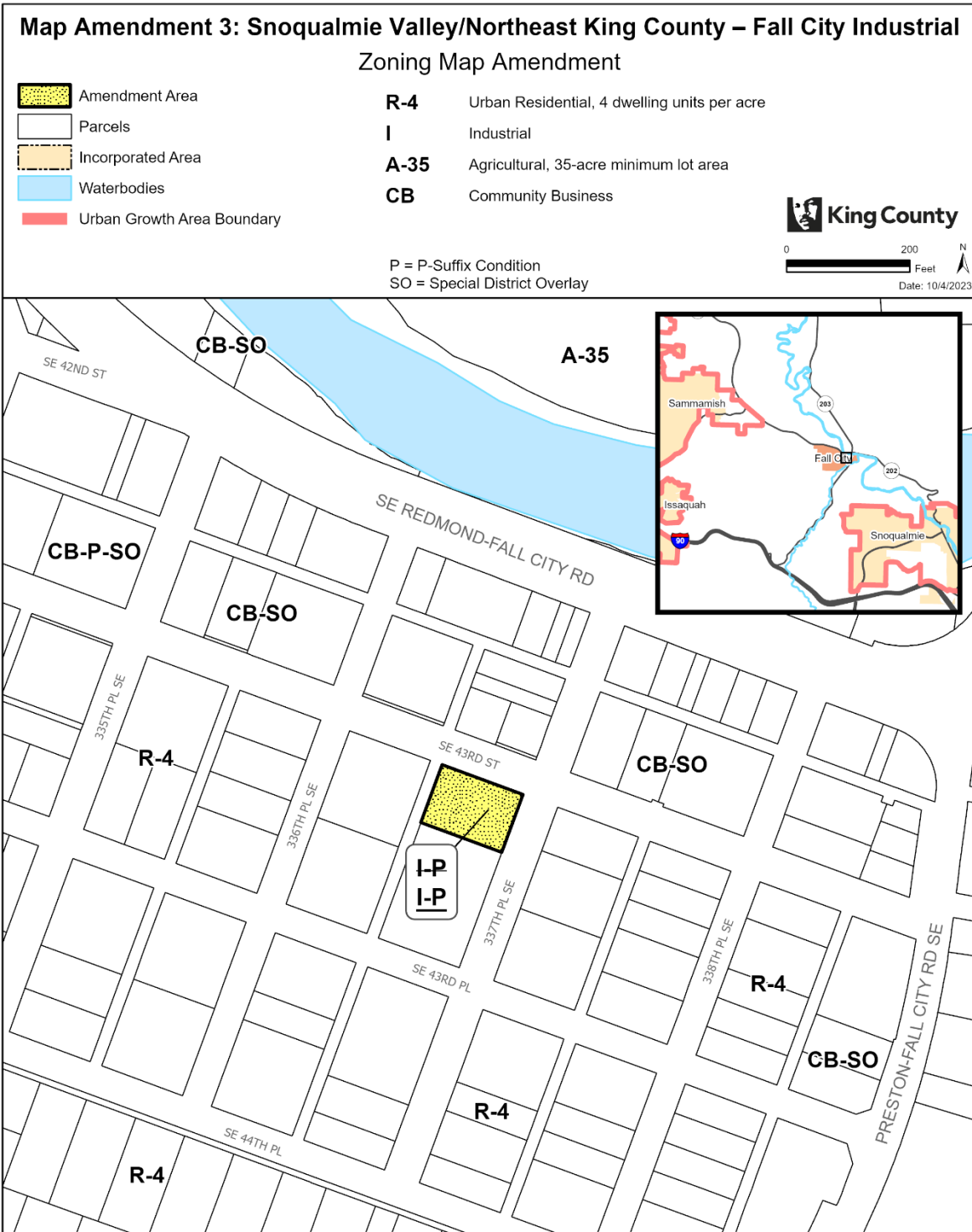
143 ~~((4.))~~ 3. All pounding and grinding activities shall cease when the doors are open.  
 144

145 ~~((5.))~~ 4. The use of the site shall be limited to machine shop and welding activities.  
 146

147 ~~((6. This approval shall not grant the applicant any legal nonconforming use status should the~~  
 148 ~~site not be designated for the permitted use by the Community Plan and area wide zoning. Said~~  
 149 ~~status shall only be determined by Code Enforcement action which should be initiated if and~~  
 150 ~~when the Community Plan indicates a conflict between the proposed use and the plan~~  
 151 ~~designation.~~  
 152

153 ~~7-))~~ 5. All work shall be done in the building other than disassembly and dismantling."  
 154

155 **Effect: Revises the text of P-Suffix SV-P26 to acknowledge the long-standing use as a legal use of**  
 156 **the industrial property while maintaining development conditions that ensure its compatibility**  
 157 **with the adjacent residential and nearby commercial areas.**



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Project: FallCityIndustrial P. McCombs



160 **Map Amendment 4: Snoqualmie Valley/Northeast King County – Preston**  
 161 **Industrial Development Conditions**

162 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 163

---

164  
 165 Amend Sections, Townships, and Ranges, as follows:  
 166

Section 29	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7

167  
 168 **ZONING**  
 169

- 170 1. On the following parcels:  
 171 a. Remove P-Suffix SV-P13; and  
 172 b. Amend P-Suffix SV-P19.  
 173

2924079009	2924079020	2924079053	2924079055
2924079058	6397000000	6893700020	6893700030
689370TR-A	689370TR-B		

- 174  
 175 2. Remove P-Suffix SV-P13 on the following parcel:  
 176

2924079054
------------

- 177  
 178 3. On the following parcels:  
 179 a. Remove P-Suffix SV-P15; and  
 180 b. Amend P-Suffix SV-P19.  
 181

3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

- 182  
 183 4. Amend P-Suffix SV-P19 on the following parcels:  
 184

2924079019	3224079002	3224079023	3224079033
3224079059			

- 185  
 186 5. On the following parcel:  
 187 a. Remove P-Suffix SV-P19; and  
 188 b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).  
 189

2924079009 (portion)
----------------------

- 190  
 191 6. Remove P-Suffix SV-P19 on the following parcel:  
 192

2924079053 (portion)
----------------------

- 193  
 194 7. Amend P-Suffix SV-P19 as follows:  
 195

196 “The ~~((1994 Comprehensive Plan (Policy R-314) recognized))~~ 2024 Snoqualmie Valley/Northeast  
 197 King County Community Service Area Subarea Plan maintains the industrial area adjacent to the  
 198 rural neighborhood of Preston with appropriate zoning for industrial uses provided that any new  
 199 industrial development or redevelopment shall be conditioned and scaled to maintain and protect  
 200 the rural character of the area and to protect sensitive natural features of the environment. In  
 201 order to preserve the rural character and sensitive areas, new rural industrial development shall  
 202 be conditioned consistent with Policy ~~((R-316))~~ R-514 to ensure a scale and nature distinct from  
 203 urban industrial areas. ~~((New development or redevelopment of the parcels for which this~~  
 204 ~~environmental impact statement was prepared shall also meet the conditions identified in the~~  
 205 ~~Environmental Impact Statement requested under Ordinance 9110.))~~  
 206 In addition to meeting the rural industry development standards under K.C.C. Chapter 21A.14,  
 207 the following P-suffix conditions apply to the subject property:

208  
 209 A. Access

210 Controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All  
 211 industrial and commercial uses shall directly connect off-street parking to the access roads.  
 212

213 B. Buffers, trails, and aesthetics

214 In addition to the landscape and buffers requirements under rural industry development  
 215 standards, additional buffering between different land uses and the transition to the Preston rural  
 216 neighborhood shall be required for all new development and redevelopment. Additional buffer  
 217 types and landscaping shall include the following:

218 1. All new development and re-development adjacent to SE High Point Way/Preston-Fall City  
 219 Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other  
 220 trail easements ~~((identified in the village Trail Plan component of the Village Development Plan))~~.  
 221 Landscape design shall be designed in cooperation with the ~~((parks division))~~ department of  
 222 natural resources and parks to promote uniform corridor development of the trail system.

223 2. For new development and re-development easements shall be provided for ~~((all trail~~  
 224 ~~segments identified in the village trail plan component of the Village Development Plan-~~  
 225 ~~Pedestrian))~~ access to the Preston-Snoqualmie trail and other components of the ~~((village trails~~  
 226 ~~plan))~~ trail system shall be provided where feasible for new development and re-development.

227 3. ~~((Each new development and re-development project shall be required to complete their~~  
 228 ~~portion of the Reforestation Program component of the Village Development Plan.))~~ New  
 229 development and re-development shall preserve or restore natural vegetation, forest cover and  
 230 the appearances of affected hillsides to enhance the greenway corridor along Interstate 90 to a  
 231 more natural and rural setting.

232 4. Type II landscaping, ten feet wide on both sides of the trail shall be required along public trails  
 233 or trail easements.

234 5. The site plan of any new development shall maintain the passive open space area located in  
 235 the northeast corner of the site.

236 6. Utilities shall be underground.  
 237

238 C. Building Scale

239 All new development and re-development shall be of a scale, modulation, materials, and color  
 240 that ~~((will transition))~~ are compatible with the surrounding land uses including ~~((village))~~ open  
 241 space, trails, and rural residential neighborhoods.  
 242

243 D. Permitted Uses

244 Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-  
 245 products or wastewater discharge; or new or re-developed paper, chemical, and allied products  
 246 manufacturing uses shall be prohibited.

247 1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for  
 248 expansion of existing buildings to ensure that:

249 a) The visual character of the Rural Area will be protected and enhanced. In addition to the  
 250 decision criteria of ~~((KCC))~~ K.C.C. 21A.44.040, the CUP review process shall focus on the view  
 251 sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible  
 252 from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other  
 253 prominent linear physical feature.

254 b) The proposed use must be functionally compatible with rural uses in the immediate vicinity.  
 255 Functional compatibility requires a determination that the proposed use will not create impacts to  
 256 or demand for public facilities and services beyond that specified in the rural level of service  
 257 standards in the Comprehensive Plan ~~((policy F-303 for water and policy F-313 for sewers))~~.  
 258 Functional transportation compatibility shall consider both rural level of service standards relating  
 259 to concurrency ~~((Comprehensive Plan policy T-305))~~ and whether the increased traffic would  
 260 ~~((conform to SEPA standards, Intersection Standards))~~ and Road Design Standards.

261 c) The proposed new use is dependent upon a location in ~~((a))~~ the Rural Area or Natural  
 262 Resource Lands. The Director should consider the following factors in the CUP review process:

263 · i. The majority of the product(s) being manufactured, processed or sold are primarily  
 264 composed of materials extracted or grown in the Rural Area or Natural Resource Lands.

265 · ii. The majority of the product(s) being manufactured, processed or sold are used or  
 266 consumed in the Rural Area or Natural Resources Lands.

267 · iii. The proposed use provides services predominantly to Rural Area residents, or to other  
 268 uses of the Rural Area or Natural Resource Lands.

269 iv. Examples of such uses include, but are not limited to: food processing, feed mills and  
 270 stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair,  
 271 agricultural product warehousing, and sales facilities for farm/forest products or for products and  
 272 services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural  
 273 Resource Lands.

274 ~~((The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:~~

275 ~~2924079009~~

276 ~~2924079018~~

277 ~~2924079058~~

278 ~~2924079055~~

279 ~~2924079056~~

280 ~~d) Any parcel governed by a basic use agreement between the property owner and the Preston~~  
 281 ~~community shall not be subject to the requirements of Subsection d.1.(c) and the department of~~  
 282 ~~development and environmental local services shall apply the provisions of the basic use~~  
 283 ~~agreement as conditions of project approval. The basic use agreement shall include provisions~~  
 284 ~~that are generally consistent with the basic use agreement recorded under Auditor File NO.~~  
 285 ~~9708190805 and the following shall be used as a guideline for the required provision.~~

286 ~~(4))~~ 2. Limitations on Use of Property: ~~((All industrial uses made of the property shall be limited~~  
 287 ~~to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in~~  
 288 ~~Areas designated as Rural, and accessory uses.))~~ In addition to the use provisions in K.C.C.

289 Chapter 21A.12, ((T))the following uses shall ~~((additionally))~~ be prohibited: slaughterhouses;  
 290 tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel;  
 291 concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge  
 292 permit; campgrounds; bowling center; shooting range; dry-cleaning plants; industrial launderers;  
 293 vector waste receiving facility; outdoor advertising service; miscellaneous equipment rental;  
 294 automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat  
 295 dealers; auto supply stores (although auto supply wholesale distribution shall not be prohibited);  
 296 gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public  
 297 agency animal control facility; transfer station; adult use facility; any use that extracts

298 groundwater for sale of bottled water outside of the property; and casinos and gambling uses.  
 299 Recycling and waste receptacles may be located outdoors, but must be screened from view from  
 300 outside the property.

301 ~~((2))~~ 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: The property  
 302 owner shall not acquire any interest on abutting or adjacent property for the purpose of expanding  
 303 the size of Industrial or commercially-zoned land that currently exists in the Preston vicinity. The  
 304 property owner shall not request or otherwise pursue the rezoning of any abutting or adjacent  
 305 property for industrial use. "Adjacent" means any land in unincorporated King County that is  
 306 located within two miles of the boundaries of the Preston industrial area.

307 ~~((3))~~ 4. Prohibition on extension of water service to properties outside of the Preston Water  
 308 Association boundaries: The property owner shall not vote for or encourage any extension of  
 309 water service to properties outside the existing boundaries of the Preston Industrial Park Water  
 310 Association for any new residential, commercial, or industrial use. An Intertie Agreement with  
 311 Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.

312 ~~((2-))~~ 5. For industrial buildings already built or for new buildings having vested applications,  
 313 tenant improvements and changes of use completely within existing structures shall not be  
 314 subject to this P-suffix condition. ~~((However, P-suffix conditions for new development and  
 315 redevelopment established under Ordinance 11653 in 1994 will continue to apply.~~

#### 316 E. Environment

317 ~~1. All new development or re-development for which this Environmental Impact Statement was  
 318 prepared, shall meet all reasonable conditions and mitigations identified in the Environmental  
 319 Impact Statement requested under Ordinance 9110 as determined necessary by the Director of  
 320 Development and Environmental Services.~~

321 ~~2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow  
 322 durations between the 1/2 of the 2 year and the 100 year events.~~

323 ~~3. Any new stormwater discharges shall provide source control best management practices and  
 324 treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall  
 325 remove a minimum of 90 percent of the total suspended solids, and result in the removal of at  
 326 least 50% of total phosphorus.~~

327 The subject property consists of tax lots:

328 ~~2924079009 2924079020 2924079018~~

329 ~~2924079055 2924079058 2924079056~~

330 ~~2924079019 3224079002~~

331 ~~3224079033 3224079059 3224079004~~

332 ~~3224079133 3224079004 3224079124~~

333 ~~3224079125 3224079126 3224079128~~

334 ~~3224079129 3224079130 2924079053~~

335 ~~The 1994 Comprehensive Plan identified two areas of Preston that may be developed under  
 336 specific development conditions. These properties were designated in the Snoqualmie  
 337 Community Plan and Area Zoning for future consideration for industrial use))"~~

338

339 8. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.

340

341 9. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.

342

343 **Effect: Updates and consolidates P-suffix development conditions applying to the Preston**  
 344 **Industrial area by:**

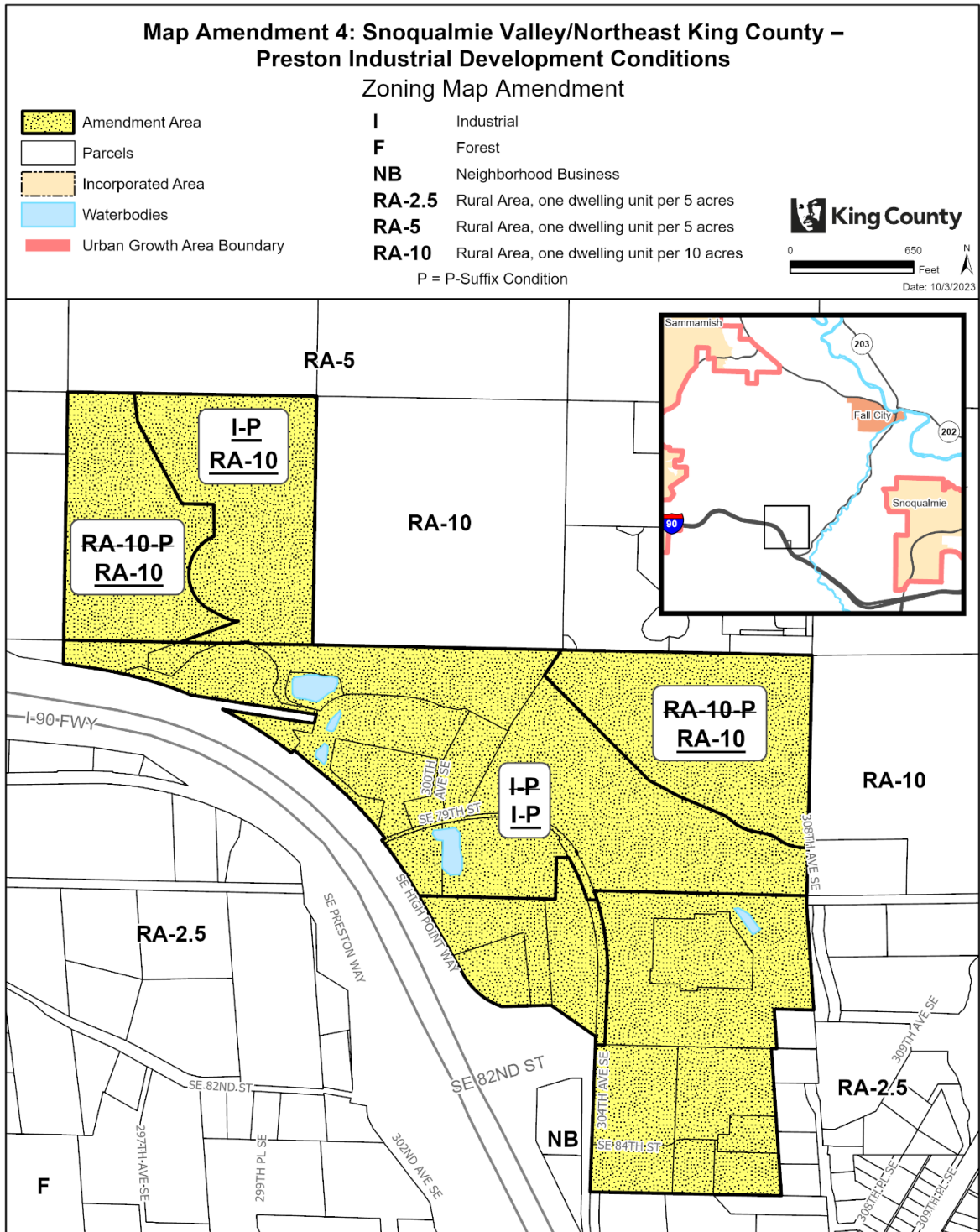
345

346 • **Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.**

347

348 • **Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.**

- 349
- 350 • **Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.**
- 351
- 352 • **Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating**
- 353 **applicable landscaping, open space, and utility provisions from the removed P-Suffixes and**
- 354 **updating and simplifying terminology.**
- 355
- 356 • **Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston**
- 357 **Industrial area that has been acquired by the Department of Natural Resources and Parks for**
- 358 **inclusion in the King County Open Space System.**
- 359
- 360 • **Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.**



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Project: PrestonIndustrialPark P. McCombs

361

362 **Map Amendment 5: Snoqualmie Valley/Northeast King County – Preston Mill**  
 363 **Development Conditions**

364 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 365

---

366  
 367 Amend Sections, Townships, and Ranges, as follows:  
 368

Section 33	Township 24	Range 7
------------	-------------	---------

369  
 370 **ZONING**  
 371

372 1. Remove P-Suffix SV-P12 on the following parcels:  
 373

6893300370	6893300375	6893300380	6893300385
6893300620 (portion)			

374  
 375 2. Remove P-Suffix SV-P17 on the following parcels:  
 376

3324079013	6893300620 (portion)
------------	----------------------

377  
 378 3. Remove P-Suffix SV-P21 on the following parcels:  
 379

3324079013	6893300401	6893300620
------------	------------	------------

380  
 381 4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel:  
 382

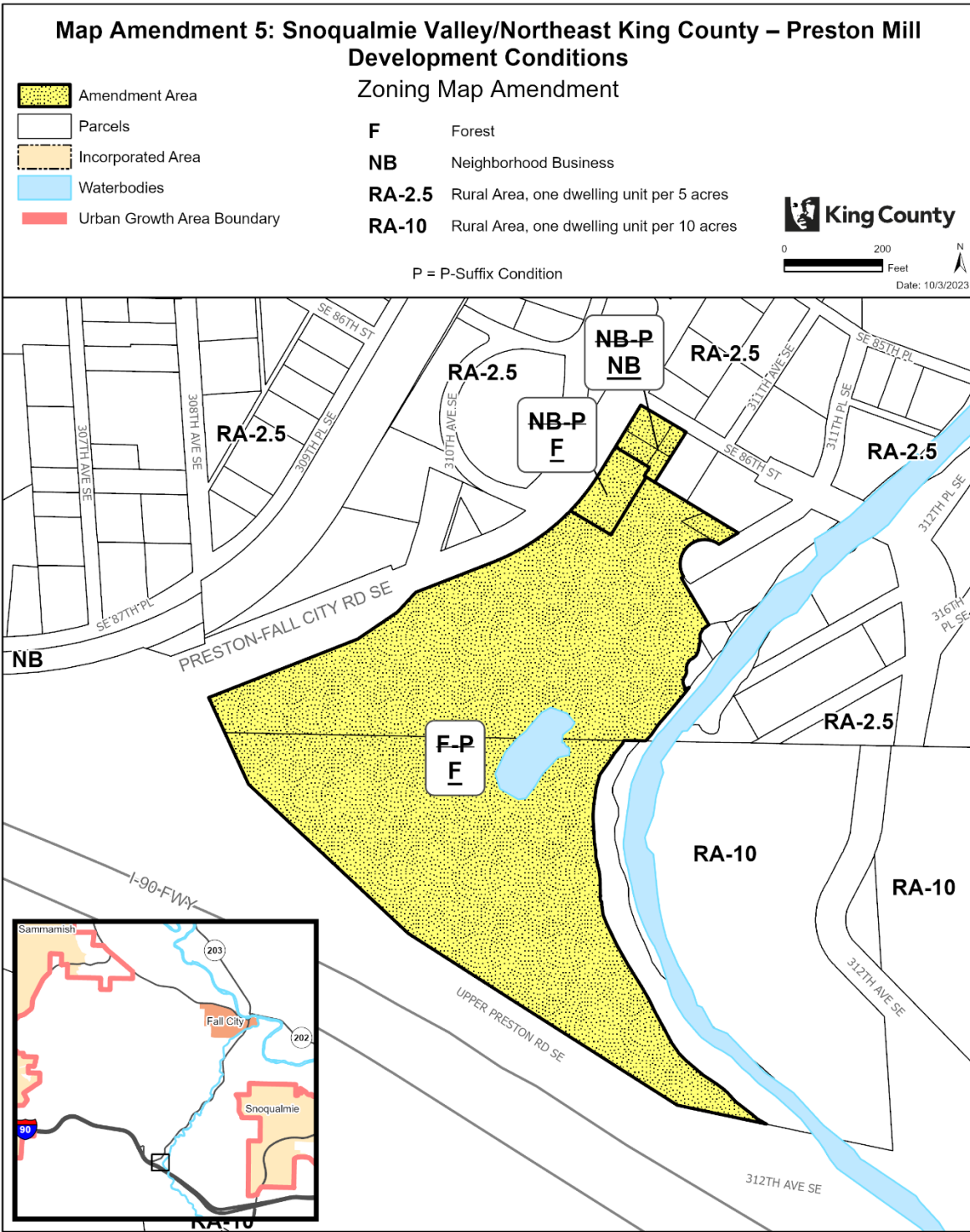
6893300620 (portion)
----------------------

383  
 384 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
 385 a. P-Suffix SV-P12;  
 386 b. P-Suffix SV-P17; and  
 387 c. P-Suffix SV-P21.  
 388

389 **Effect:** Amends the zoning on the portion of one parcel and removes several overlapping  
 390 development conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the  
 391 former Preston Mill site in the rural unincorporated area of Preston as follows:  
 392

- 393 • Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned  
 394 Neighborhood Business.
- 395
- 396 • Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and  
 397 guide development of the former Preston Mill site.
- 398
- 399 • Amends the zoning classification from Neighborhood Business to Forest on a portion of a  
 400 property acquired by King County Department of Natural Resources and Parks currently  
 401 designated King County Open Space System.
- 402
- 403 • Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.  
 404





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Project: PrestonMill P. McCombs

406 **Map Amendment 6: Snoqualmie Valley/Northeast King County – Raging River**  
 407 **Quarry Open Space and P-Suffix Development Condition**

408 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
 409 COUNTY ZONING ATLAS

410

411

412 Amend Sections, Townships, and Ranges, as follows:

413

Section 22	Township 24	Range 7
------------	-------------	---------

414

415 **LAND USE**

416

417 1. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the  
 418 following parcel:

419

2224079033

420

421 **ZONING**

422

423 1. Remove P-Suffix SV-P31 from the following parcel:

424

2224079033

425

426 2. Amend the zoning from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres) on the  
 427 following parcel:

428

2224079033

429

430 3. Amend P-Suffix SV-P31 as follows:

431

432 "1. The quarry operation shall be subject to approval of grading permits which (except as  
 433 otherwise provided by these conditions) shall be consistent with the operational concept  
 434 illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

435

436 1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4.5  
 437 acre)) parcels ~~((adjacent to the northwest (excluded from this reclassification);))~~ shall be fenced in  
 438 a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as  
 439 required by ((KCC)) K.C.C. 21A.22.060. ~~((This condition shall be of no further force or effect in  
 440 the event the northwest parcel is subsequently reclassified to M when new area zoning is  
 441 adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum  
 442 150 foot setback shall be maintained from property authorized to be developed for residential  
 443 use, of which not less than 75 feet shall be on the M zoned property. Except for the required  
 444 fencing, the 150 foot setback area shall be subject to a native growth protection easement.))~~

445

446 2. The applicant shall obtain a grading permit yearly from the King County Department of  
 447 ~~((Development and Environmental Services (DES)))~~ Local Services, Permitting Division  
 448 (Permitting), and be subject to the ~~((conditions))~~ applicable requirements of ((King County  
 449 ordinances 3408 and 1488)) K.C.C. Chapters 16.82 and 21A.22. Any subsequent modification to  
 450 equipment due to technology may be subject to additional standards at that time.

451

- 452 3. In order to insure compliance with the conditions of this permit, the applicant shall post the  
453 following bonds and maintain the following insurance: A. Surety bond in the amount of ~~(((\$25,000))~~  
454 \$65,000, B. ~~(((\$5,000))~~ \$13,500 cash operating bond, and C. Site reclamation bond in the amount  
455 of ~~(((\$25,000))~~ \$65,000~~((,))~~. These bonds shall be maintained at full value at all times and King  
456 County shall be named as an assign. The requirement for posting these bonds with King County  
457 may be waived if similar bonds are posted with the State of Washington in an amount at least  
458 equal to the monetary requirements stated above and for the purposes intended by King County.  
459
- 460 4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m., Monday through Friday;  
461 provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4 p.m.,  
462 Monday through Friday, and 8:00 a.m. to 4:30 p.m., Saturday, provided, however, that activity  
463 shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE  
464 INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE  
465 ~~((MANAGER)) DIRECTOR OF ((THE DEPARTMENT OF DEVELOPMENT AND~~  
466 ~~ENVIRONMENTAL SERVICES)) PERMITTING.) Maintenance of equipment may occur on the  
467 site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of  
468 equipment is permissible during non-operating hours provided that in no event shall such  
469 equipment be started and tested outside the approved operating hours.  
470~~
- 471 5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to  
472 park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be  
473 permitted to park or queue on the Preston-Fall City Road.  
474
- 475 6. All blasting to be performed at the site shall be "confined" blasts and shall be done in  
476 accordance with State and Federal regulations. The preparation and actual blasting operation  
477 shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be  
478 confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m.,  
479 Monday through Friday. Notice shall be given to local area residents at least five minutes prior to  
480 detonation. Notice shall either be by way of a bell, siren, or whistle and audible within the  
481 surrounding area for at least a distance of one mile from the site. ~~((See Condition No. 28; under~~  
482 ~~"sound/noise".))~~ Explosive materials shall ~~((only))~~ not be stored on the subject property ~~((with~~  
483 ~~the prior approval of the Department of Development and Environmental Services))~~.  
484
- 485 7. No removal of vegetation shall be permitted within ~~((200))~~ two feet of the Raging River or  
486 lower than the ~~((300-foot))~~ three hundred-foot contour, whichever is greater (except to  
487 accommodate the necessary drainage ditches). These demarcation lines shall be clearly staked  
488 and maintained during the mining process.  
489
- 490 8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of  
491 obstructions.  
492
- 493 9. Rehabilitation of the subject property shall be done in conformance with the provisions of  
494 ~~((KCC))~~ K.C.C. 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be  
495 stockpiled in such a manner as to prevent sedimentation from entering the natural drainage  
496 system. The site operators shall work in close cooperation with King County Conservation  
497 District as rehabilitation work is undertaken. As final topography is progressively achieved,  
498 rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.  
499
- 500 10. The applicant shall provide signs indicating truck operations, such as "caution - truck  
501 crossing." The specific character and location of the signs shall be determined by the  
502 Washington State Department of Transportation or the ~~((King County Department of Public~~

503 ~~Works))~~ Local Services, Road Services Division. A flag shall be affixed to the signs when  
 504 operations are being conducted at the site and removed when operations are not being  
 505 conducted. ~~((The King County Department of Development and Environmental Services))~~  
 506 Permitting may require the applicant to provide flaggers when the volume of truck traffic at the  
 507 site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant  
 508 shall notify ~~((the Building and Land Development Division))~~ Permitting at least ~~((48))~~ forty-eight  
 509 hours prior to commencing continuous or ~~(("highball"))~~ trucking operations (continuous operations  
 510 shall generally mean an average, over a four hour period, in excess of one truck leaving or  
 511 entering the site every ~~((5))~~ five minutes.

512  
 513 11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry  
 514 working area, at least as far as the quarry office and scale, shall be paved and such paving shall  
 515 be maintained to the satisfaction of ~~((the King County Department of Public Works and~~  
 516 ~~Department of Development and Environmental Services))~~ Permitting to reduce the carriage of  
 517 direct and debris onto the Preston-Fall City Road, areas of corrugated or corduroy roadway  
 518 and/or a wheel wash facility may be required.

519  
 520 12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael  
 521 Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so  
 522 much of that distance as is necessary to reasonably mitigate noise and visual impacts of the  
 523 quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby  
 524 residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the  
 525 specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight.  
 526 The analysis shall be reviewed by ~~((the King County Department of))~~ Public Health - Seattle &  
 527 King County and ~~Department of Development and Environmental Services))~~ Permitting, and an  
 528 opportunity for review shall be provided to adjacent property owners.

529  
 530 13. The applicant shall construct rock berms or acoustical walls around the rock crusher,  
 531 screener, and other similar types of stationary and semi-stationary noise producers. Said berms  
 532 or walls shall be constructed to the satisfaction of ~~((the King County Department of))~~ Public  
 533 Health ~~((Environmental Health Division))~~.

534  
 535 14. No signs, other than signs required by ~~((KCC))~~ K.C.C. Chapter 21A.20 and these conditions,  
 536 are authorized.

537  
 538 15. The site operator shall, at all times, comply with ~~((King County Ordinance 3139 (noise control~~  
 539 ~~ordinance)))~~ K.C.C Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle &  
 540 King County shall have the responsibility of monitoring the applicant's proposed quarry operation  
 541 and shall make periodic site inspections and noise evaluations, at the expense of the site  
 542 operators, in order to assure continued compliance with ~~((King County Ordinance 3139))~~ K.C.C.  
 543 Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle & King County ~~((shall~~  
 544 ~~have the authority))~~ shall have the authority to require monitoring devices to be located on or  
 545 adjacent to the site to assure compliance with King County noise regulations. should noise occur  
 546 in excess of the allowed levels off the site, the operators shall be notified and immediate steps to  
 547 correct the violation must be taken. Failure to implement corrective measures in a timely fashion  
 548 may result in the imposition of a Stop Work Order and, if necessary, other enforcement  
 549 measures.

550  
 551 16. In the event that extraction activities cease for a period in excess of ~~((120))~~ one hundred  
 552 twenty days, all trucks and equipment shall be stored and maintained in a ~~((workmanlike))~~  
 553 professional manner to ~~((i))~~ ensure the site does not become an unsightly storage facility, until

554 such time as excavations are recommenced. No maintenance of equipment, except as  
 555 necessary for preservation, shall be allowed during periods that the quarry is inactive for a period  
 556 of ~~((120))~~ one hundred twenty days or more.

557  
 558 17. The issuance of the grading permit does not relieve the operators from obtaining other  
 559 required State and local permits. However, the applicant shall be excused from compliance with  
 560 any condition which is rendered unlawful to perform as the result of denial of a required permit.

561  
 562 18. If for any reason the conditions of the required grading permit are violated, operations on the  
 563 subject property shall cease and work shall not resume until remedial action has been  
 564 accomplished to the satisfaction of ~~((the King County Department of Development and  
 565 Environmental Services))~~ Permitting.

566  
 567 19. ~~((The granting of this rezone))~~ This development condition does not imply approval of any  
 568 permit(s) which may be required for site rehabilitation.

569  
 570 20. The applicant shall provide quarterly reports to ~~((the Department of Development and  
 571 Environmental Services))~~ Permitting, indicating the amount of rock removed from the site, the  
 572 number of truck trips generated and the number, size, and dates of all blasts.

573  
 574 21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall  
 575 be periodically moved to take maximum advantage of the shielding effect of topography. This  
 576 condition shall be specifically reviewed at the time of each grading permit renewal.

577  
 578 22. At the time of application for grading permits, ~~((the Department of Development and  
 579 Environmental Services))~~ Permitting shall cause to be reviewed, by appropriate state and county  
 580 agencies, the condition of the bridge which provides access to the subject property across Raging  
 581 River, including measures taken to protect the bridge and their effect on the flow of the Raging  
 582 River. If corrective actions are required, conditions may be imposed upon the grading permit, or,  
 583 if necessary, the grading permit may be denied, to assure that the necessary corrections are  
 584 made.

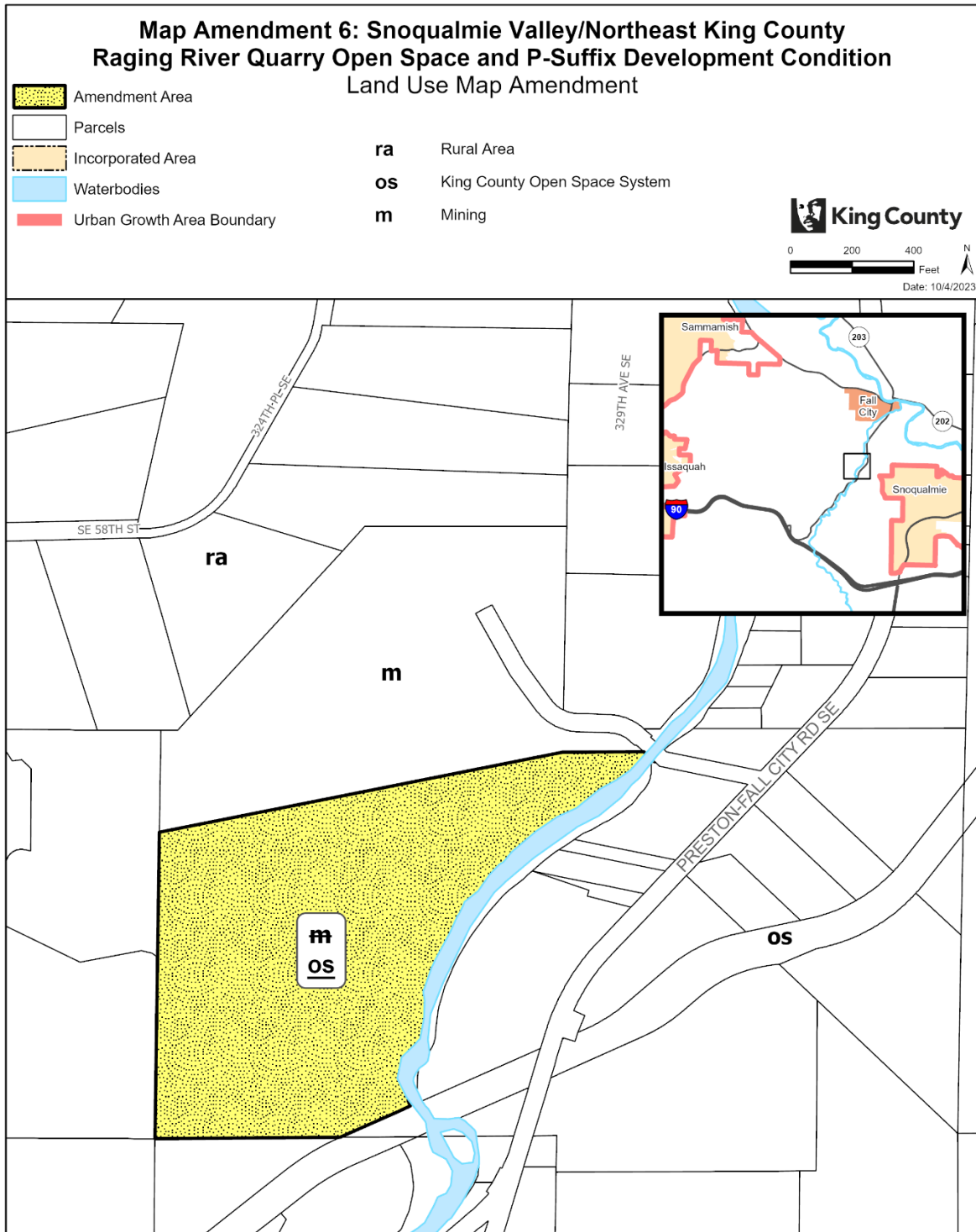
585  
 586 23. The blast warning signal shall be modulated, directed, or otherwise controlled to reduce its  
 587 impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of  
 588 the signal for one mile radius area from the location of the blast.

589  
 590 24. The quarry operator shall be responsible for any damage to nearby properties, including  
 591 domestic water supply wells, attributable to blasting on the subject property. Claims for any such  
 592 damage shall be the responsibility of the affected property owner and the quarry operator to  
 593 handle directly between themselves, but a failure of the quarry operator to respond in good faith  
 594 to any such claim may be cause for denial of future grading permits, or prohibition or restriction  
 595 upon future blasting."

596  
 597 **Effect: Amends the land use and zoning of parcels located west of Preston Fall City Road SE as**  
 598 **follows:**

- 599  
 600 • **On the southern parcel, amends the land use designation from Mining to King County Open**  
 601 **Space system, amends the zoning classification from M (Mineral) to RA-10 (Rural Area, 1**  
 602 **dwelling unit per 10 acres), and removes P-Suffix SV-P31.**  
 603  
 604 • **On the northern parcel, amends P-Suffix SV-P31 for consistency with current codes and King**

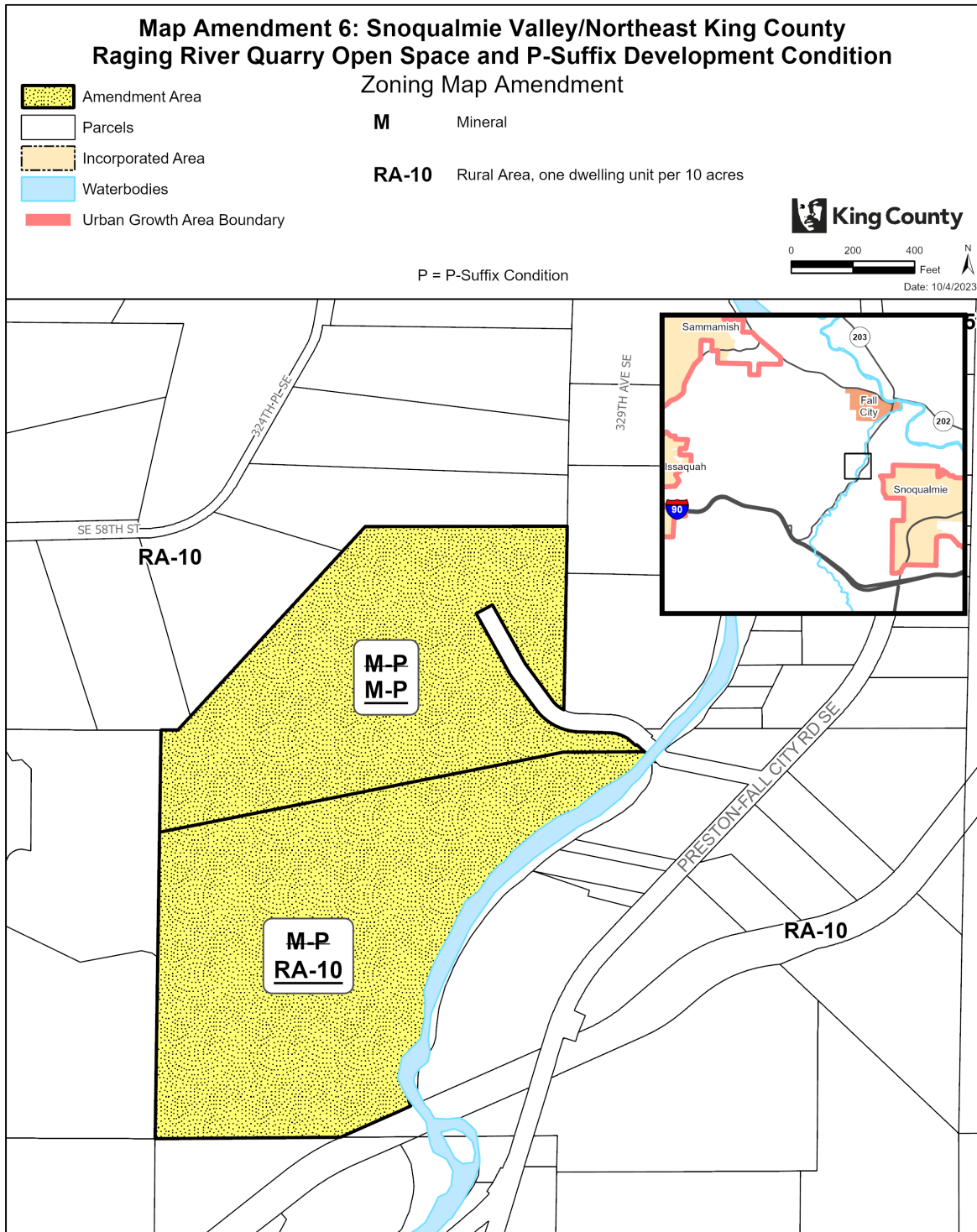
605 **County department references.**



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607

608 **Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge**  
 609 **Development Conditions**

610 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
 611 COUNTY ZONING ATLAS

612

613

614 Amend Sections, Townships, and Ranges, as follows:

615

Section 12	Township 24	Range 6
Section 13	Township 24	Range 6
Section 14	Township 24	Range 6
Section 22	Township 24	Range 6
Section 23	Township 24	Range 6
Section 24	Township 24	Range 6
Section 25	Township 24	Range 6
Section 26	Township 24	Range 6
Section 7	Township 24	Range 7
Section 8	Township 24	Range 7
Section 17	Township 24	Range 7
Section 18	Township 24	Range 7
Section 19	Township 24	Range 7
Section 30	Township 24	Range 7

616

617

**LAND USE**

618

619 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the  
 620 following parcels:

621

1324069001	1324069038	1324069041	1324069042
1724079011	1824079010	1824079011	1824079012
1824079016	1824079106	1824079114	1924079001
1924079004	1924079035	1924079041	1924079091
2424069157	2524069048	2524069056	2524069057
2524069107	2524069111	2524069117	2524069122
3024079005	3024079006		

622

623

624 2. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the  
 625 following parcel:

626

2624069032
------------

627

**ZONING**

628

629 1. On the following parcels:

630

a. Remove P-Suffix ES-P02; and

631

b. Remove P-Suffix ES-P09.

632

0724079009	0724079012	0724079014	0724079015
0724079016	0724079021	0724079022	0724079026
0724079027	0824079013	0824079014	0824079025
0824079026	0824079031	0824079032	0824079045

0824079048	0824079049	0824079059	0824079060
0824079061	0824079070	0824079071	0824079072
0824079073	0824079075	0824079076	0824079077
0824079079	1224069003	1224069008	1224069010
1224069012	1224069013	1224069015	1224069017
1224069018	1224069019	1224069021	1224069022
1224069026	1224069027	1224069028	1224069030
1224069031	1224069032	1224069045	1224069055
1224069056	1224069058	1224069061	1224069062
1224069063	1224069064	1224069065	1224069066
1224069067	1224069068	1224069069	1224069070
1224069071	1224069073	1224069074	1224069077
1224069078	1224069079	1224069080	1224069090
1224069091	1224069093	122406TR-B	122406TR-X
1324069001	1324069001	1324069010	1324069011
1324069012	1324069018	1324069019	1324069020
1324069021	1324069023	1324069024	1324069025
1324069026	1324069027	1324069028	1324069029
1324069030	1324069031	1324069033	1324069034
1324069035	1324069036	1324069037	1324069038
1324069039	1324069041	1324069042	1324069043
1324069044	1324069045	1324069046	1324069047
1324069048	1324069049	1324069050	1324069051
1324069052	1324069055	1324069056	1324069062
1324069063	1324069064	1324069065	1424069004
1424069017	1424069018	1424069030	1424069031
1424069032	1424069033	1424069034	1424069035
1424069036	1424069037	1424069038	1424069039
1424069042	1424069044	1424069045	1424069046
1424069047	1424069048	1424069049	1424069054
1424069056	1424069057	1424069066	1424069068
1424069069	1424069071	1424069072	1424069073
1424069074	1424069075	1424069076	1424069077
1424069078	1424069079	1424069080	1424069082
1424069083	1424069084	1424069095	1724079002
1724079003	1724079009	1724079010	1724079011
1724079012	1724079013	1724079014	1724079016
1724079018	1724079019	1724079020	1724079021
1724079022	1724079026	1724079030	1724079032
1724079033	1724079034	1724079035	1724079039
1724079040	1724079041	1724079044	1724079045
1724079046	1724079047	1724079048	1724079049
1724079051	1724079052	1724079053	1724079055
1724079057	1724079058	1724079059	1724079060
1724079061	1724079062	1724079063	1724079064
1724079065	1724079066	1824079001	1824079002
1824079003	1824079004	1824079005	1824079006
1824079007	1824079009	1824079010	1824079011
1824079012	1824079013	1824079014	1824079015

1824079016	1824079017	1824079018	1824079019
1824079020	1824079021	1824079022	1824079023
1824079024	1824079025	1824079026	1824079027
1824079029	1824079030	1824079031	1824079032
1824079033	1824079034	1824079035	1824079036
1824079037	1824079038	1824079039	1824079040
1824079041	1824079042	1824079044	1824079045
1824079046	1824079047	1824079048	1824079049
1824079050	1824079051	1824079052	1824079053
1824079054	1824079055	1824079056	1824079057
1824079058	1824079059	1824079060	1824079061
1824079062	1824079064	1824079065	1824079066
1824079067	1824079068	1824079069	1824079070
1824079071	1824079072	1824079073	1824079074
1824079075	1824079076	1824079077	1824079078
1824079079	1824079080	1824079081	1824079082
1824079083	1824079084	1824079085	1824079086
1824079087	1824079088	1824079089	1824079090
1824079091	1824079092	1824079095	1824079096
1824079097	1824079098	1824079099	1824079100
1824079101	1824079102	1824079103	1824079104
1824079105	1824079106	1824079107	1824079108
1824079109	1824079110	1824079111	1824079112
1824079113	1824079114	1824079115	1824079117
182407TR-A	182407TR-B	182407TRCT	1924079001
1924079002	1924079003	1924079004	1924079014
1924079015	1924079018	1924079019	1924079025
1924079028	1924079030	1924079031	1924079032
1924079035	1924079036	1924079037	1924079038
1924079039	1924079040	1924079041	1924079042
1924079050	1924079065	1924079066	1924079067
1924079069	1924079070	1924079071	1924079072
1924079073	1924079074	1924079075	1924079076
1924079077	1924079078	1924079079	1924079080
1924079082	1924079083	1924079084	1924079085
1924079086	1924079087	1924079088	1924079089
1924079090	1924079091	1924079092	1924079093
1924079094	1924079095	1924079096	1924079097
1924079098	1924079099	1924079100	2224069004
2224069014	2224069028	2224069036	2224069037
2224069040	2224069083	2224069089	2224069090
2224069091	2224069113	2224069113	2224069115
2224069127	2224069128	2224069135	2224069136
2324069005	2324069008	2324069019	2324069023
2324069024	2324069112	2324069127	2324069128
2324069142	2324069146	2324069151	2324069153
2324069154	2324069155	2324069159	2324069160
2324069161	2324069162	2324069163	2324069164
2324069165	2324069166	2324069167	2324069168

2324069169	232406TRCT	2424069002	2424069005
2424069008	2424069009	2424069022	2424069025
2424069027	2424069031	2424069032	2424069035
2424069036	2424069037	2424069038	2424069039
2424069040	2424069147	2424069148	2424069151
2424069152	2424069153	2424069154	2424069155
2424069156	2424069157	2424069158	2524069014
2524069028	2524069030	2524069034	2524069036
2524069038	2524069039	2524069040	2524069041
2524069046	2524069048	2524069049	2524069050
2524069050	2524069051	2524069052	2524069053
2524069053	2524069054	2524069055	2524069056
2524069057	2524069058	2524069059	2524069062
2524069063	2524069064	2524069065	2524069066
2524069066	2524069067	2524069068	2524069070
2524069071	2524069072	2524069073	2524069074
2524069075	2524069077	2524069078	2524069079
2524069080	2524069081	2524069082	2524069083
2524069084	2524069086	2524069087	2524069088
2524069090	2524069091	2524069092	2524069093
2524069094	2524069095	2524069096	2524069097
2524069098	2524069099	2524069100	2524069101
2524069102	2524069103	2524069104	2524069105
2524069106	2524069107	2524069108	2524069109
2524069110	2524069111	2524069112	2524069113
2524069114	2524069115	2524069116	2524069117
2524069118	2524069119	2524069120	2524069121
2524069122	2524069123	3024079005	3024079006
3024079007	3024079010	3024079020	3024079020
3024079032	3024079034	3024079035	3024079036
3024079039	3024079040	3024079041	3024079041
3024079043	3024079044	3024079047	3024079048
3024079049	3024079051	3024079058	3024079059
3024079063	3024079064	3024079072	3024079073
3024079074	3024079075	3024079076	3024079077
3024079086	3024079095	3024079096	3024079097
3024079098	3024079109	3024079112	3024079113
3024079114	3024079115	3024079116	3024079117
3024079119	3281300006	3281300007	3281300009
3281300010	3281300015	3281300021	3281300031
3281300050	3281300075	3281300085	3281300100
3281300105	3281300115	3281300125	3281300130
3281300135	3281300145	3281300155	3281300160
8088800010	8088800020	8088800030	8088800040
8088800050	8088800060	8088800070	8088800080
8088800090	8088800100	8088800110	8088800120
8088800130	8088800140	8088800150	8088800160
8088800170	8088800190	8088800200	8088800205
8088800210	8088800220		

633 2. Remove P-Suffix ES-P02 on the following parcels:

634

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

635

636 3. On the following parcels:

- 637 a. Remove P-Suffix ES-P02;  
 638 b. Remove P-Suffix ES-P09; and  
 639 c. Remove P-Suffix ES-P12.

640

2224069059	2324069122	2324069125	2424069008
2424069009	2424069151	2524069075	2524069100
2524069105	2524069107	2524069111	2524069112
2524069113	2624069032		

641

642 4. On the following parcels:

- 643 a. Remove P-Suffix ES-P02; and  
 644 b. Remove P-Suffix ES-P12.

645

2424069143	2524069001
------------	------------

646

647 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- 648 a. P-Suffix ES-P02;  
 649 b. P-Suffix ES-P09; and  
 650 c. P-Suffix ES-P12.

651

652 **Effect:**

653

- 654 • **Amends the land use designation from Rural Area to King County Open Space Systems on**
- 655 **parcels owned by King County Department of Natural Resources and Parks. The land use**
- 656 **designations would indicate the long-term intended use of the properties for open space,**
- 657 **recreational, and environmental benefits.**
- 658
- 659 • **Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel**
- 660 **owned by City of Issaquah. The land use designation would indicate the long-term intended**
- 661 **use of the property for open space, recreational, environmental benefits, and forest**
- 662 **management.**
- 663
- 664 • **Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands**
- 665 **on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community**
- 666 **Plan by specifying that the area shall retain its rural designation and that new subdivisions**
- 667 **shall be require clustering.**
- 668
- 669 • **Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands**
- 670 **on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community**
- 671 **Plan by specifying development requirements to be followed for subdivisions and short**
- 672 **subdivisions.**
- 673
- 674 • **Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands**
- 675 **on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community**
- 676 **Plan by specifying that any development application submitted after January 9, 1995 shall be**
- 677 **processed consistent with the Urban Planned Development Agreement that controlled the**

678        **now-constructed Grand Ridge development.**

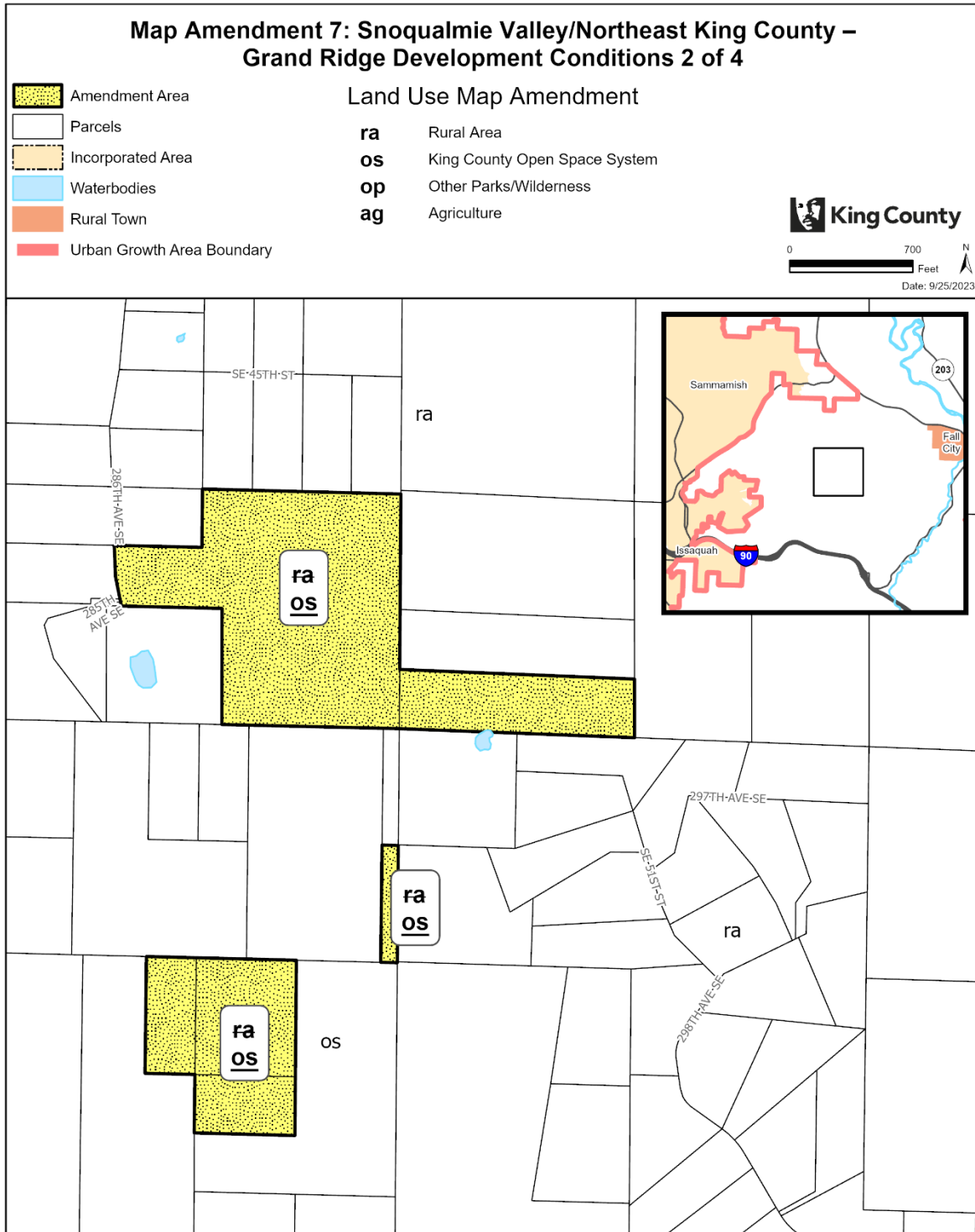
679

680        • **Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.**

681

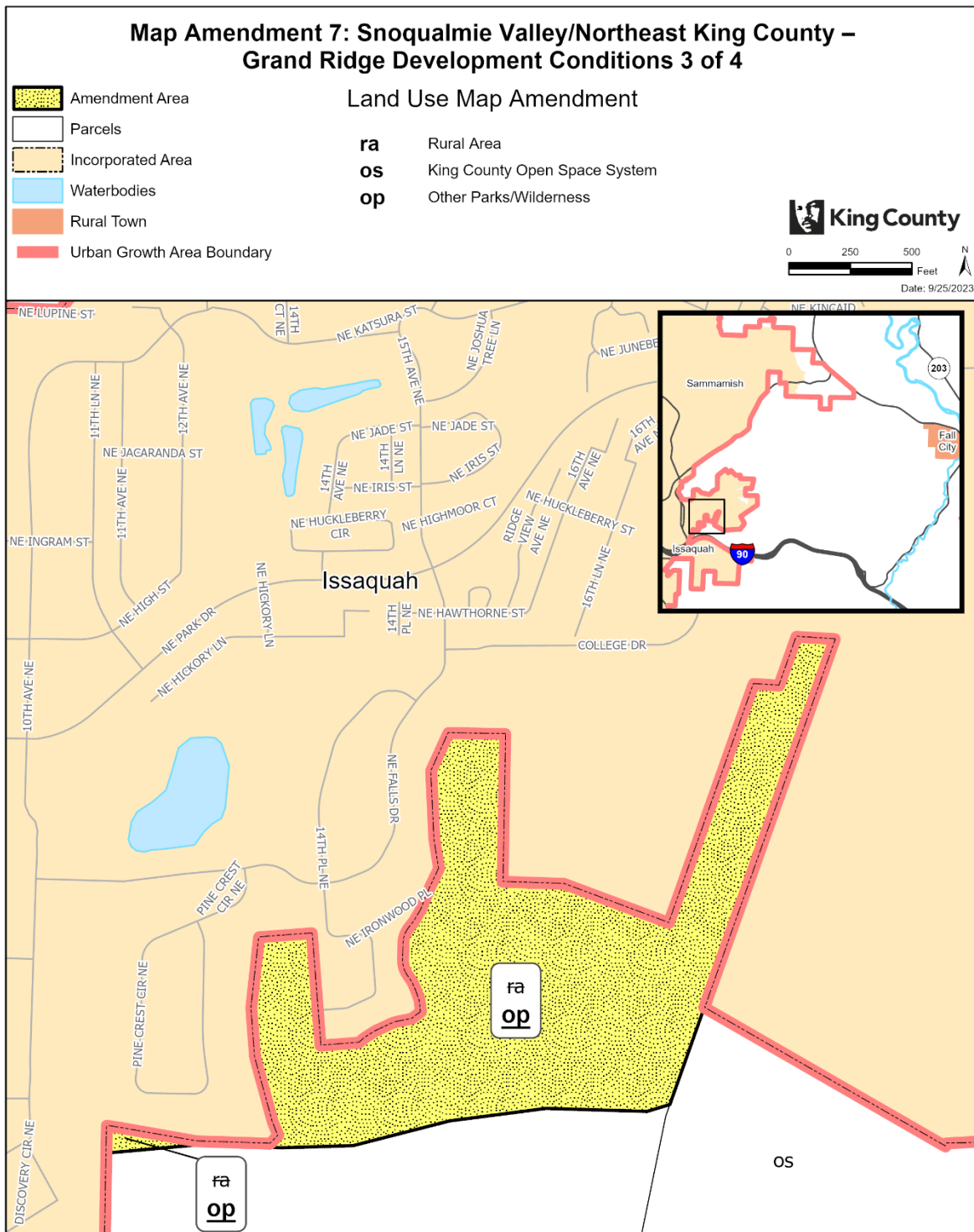






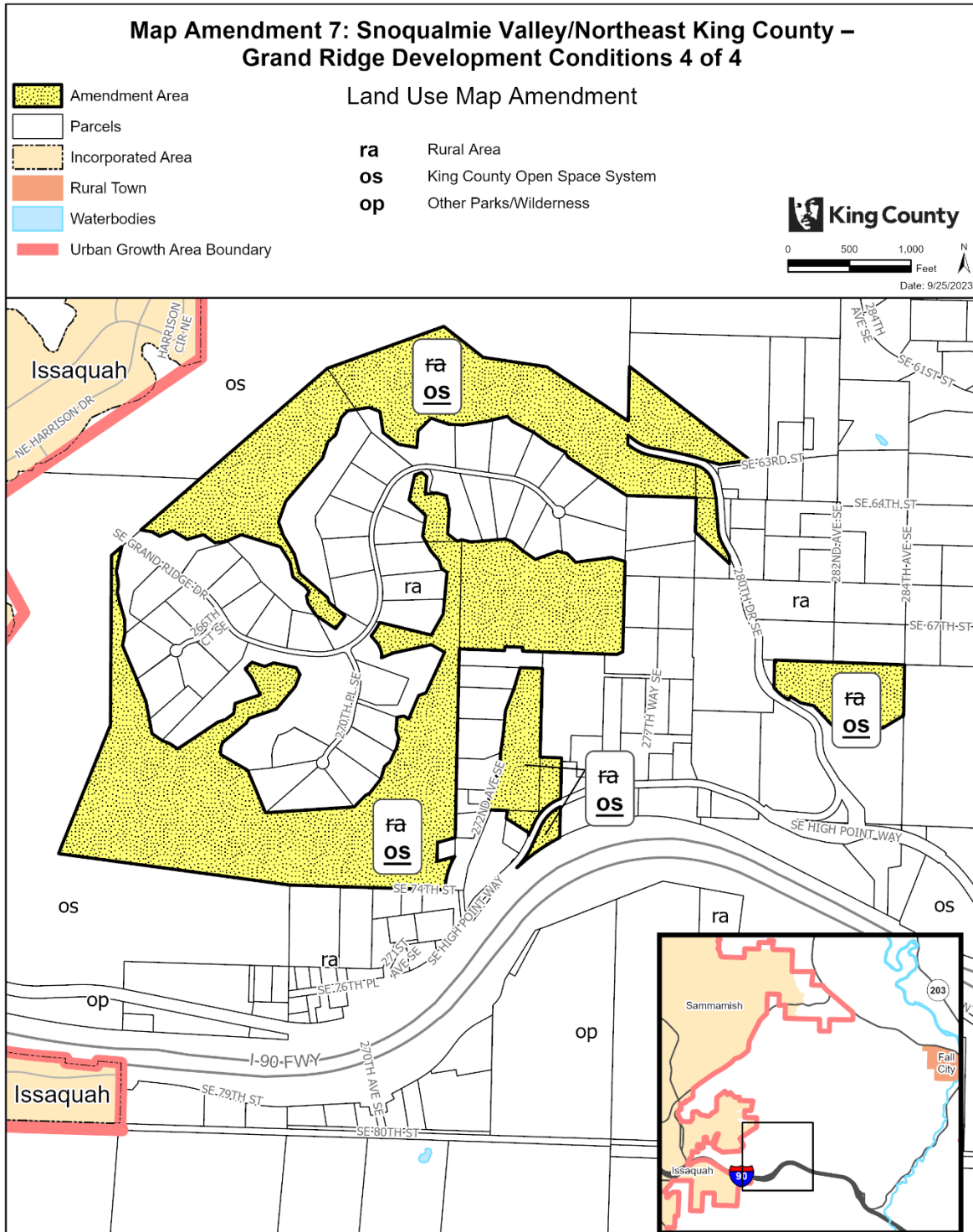
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Project: GrandRidge-alt2 P. McCombs



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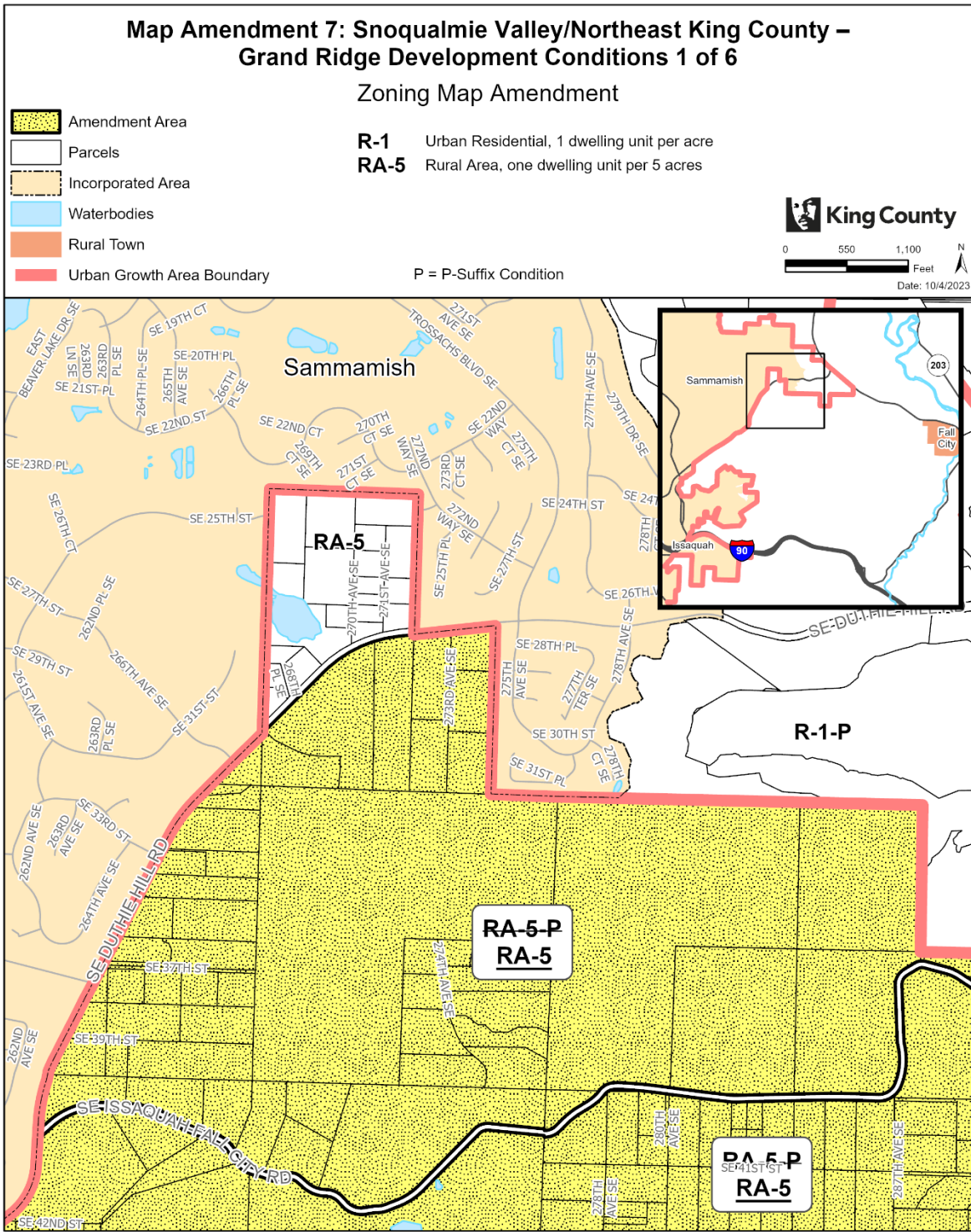
Project: GrandRidge-alt2 P. McCombs



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Project: GrandRidge-alt2 P. McCombs





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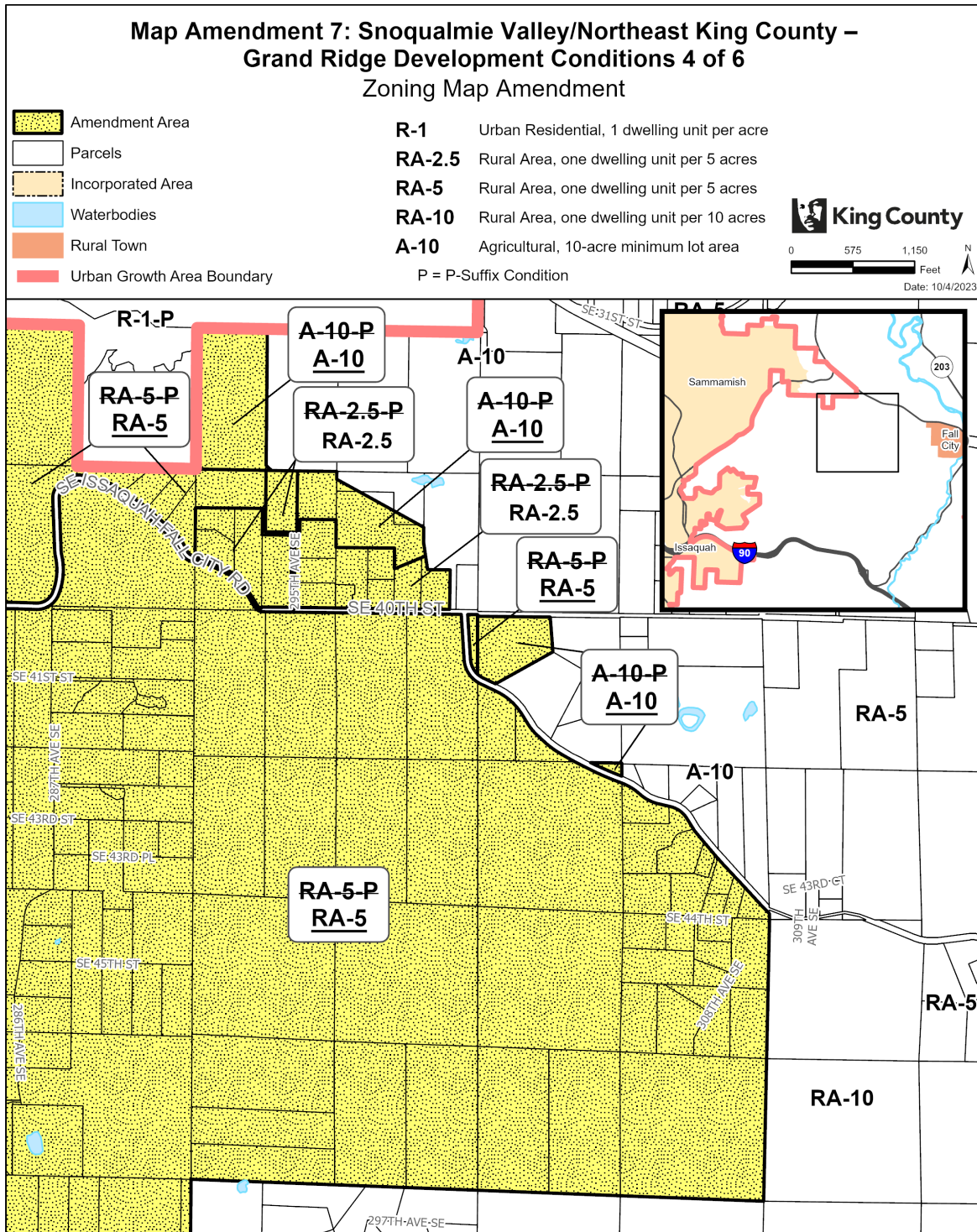
Project: GrandRidge-alt2 P. McCombs





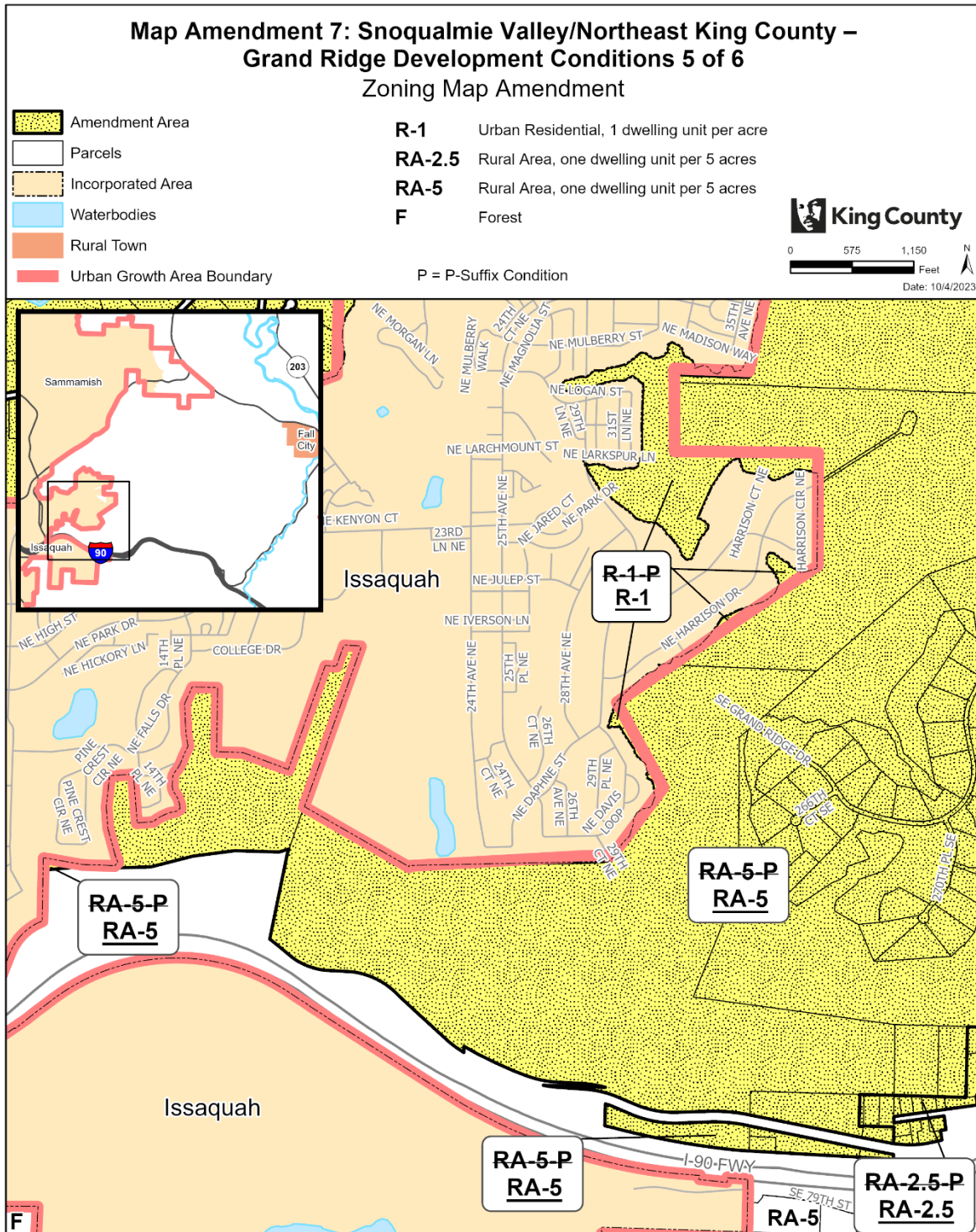






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



Project: GrandRidge-all2 P. McCombs



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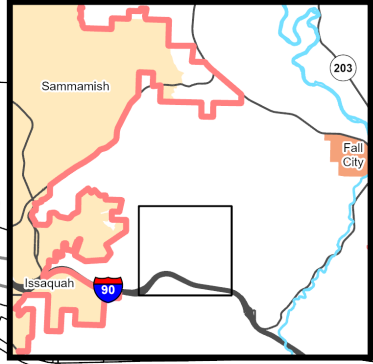
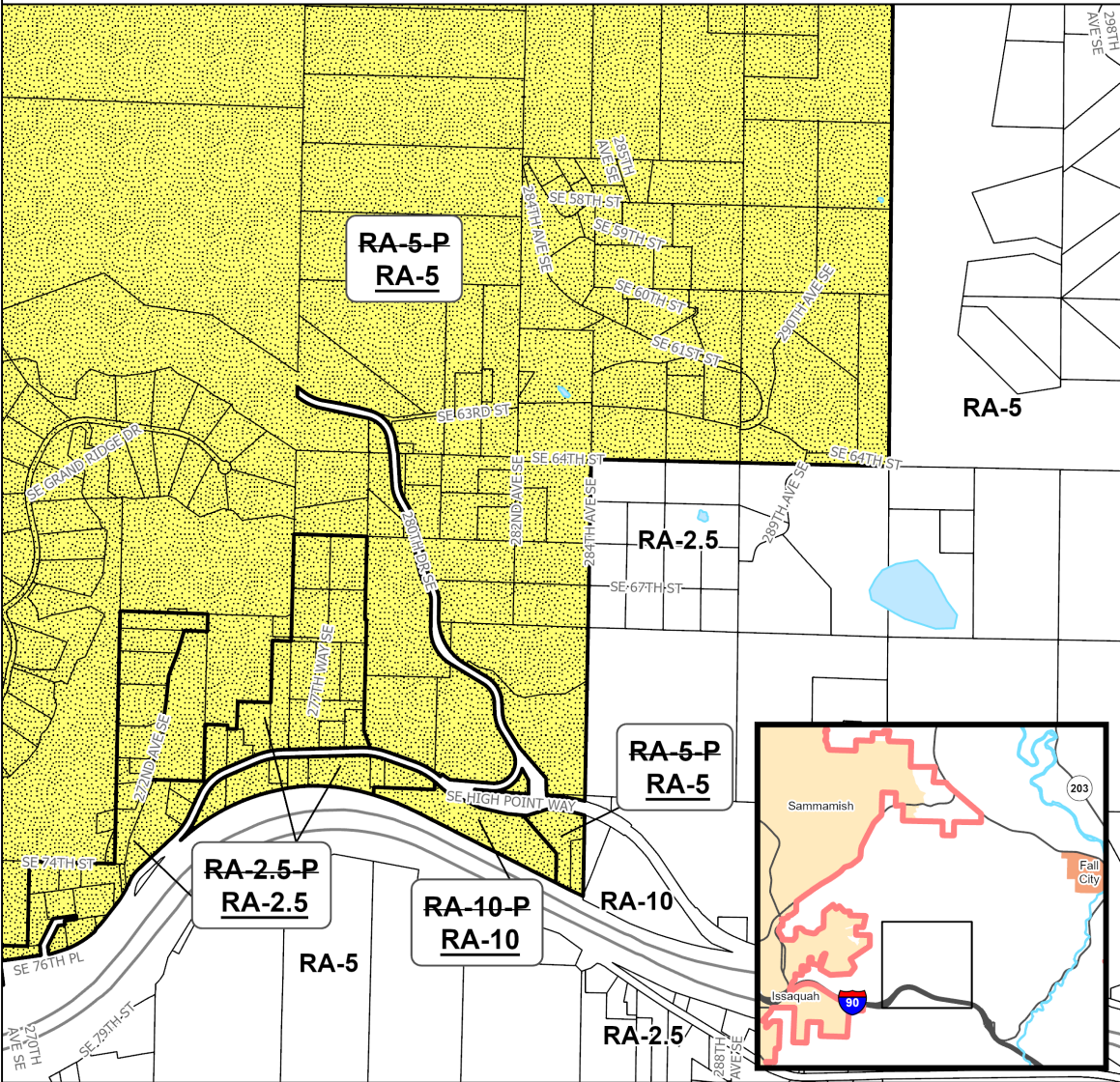
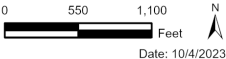
Project: GrandRidge-alt2 P. McCombs

### Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 6 of 6 Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- RA-2.5** Rural Area, one dwelling unit per 5 acres
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres

P = P-Suffix Condition



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Project: GrandRidge-all2 P. McCombs

692 **Map Amendment 8: Snoqualmie Valley/Northeast King County – Snoqualmie Mill**  
 693 **Development Condition**

694 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
 695 COUNTY ZONING ATLAS

696  
 697  
 698 Amend Sections, Townships, and Ranges, as follows:  
 699

Section 20	Township 24	Range 8
Section 28	Township 24	Range 8
Section 29	Township 24	Range 8
Section 32	Township 24	Range 8
Section 33	Township 24	Range 8

700  
 701 **LAND USE**

702  
 703 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the  
 704 following parcel:

705

706  
 707 **ZONING**

708  
 709 1. Remove P-Suffix Development Condition SV-P18 from the following parcels:  
 710

2024089017	2024089017	2024089020	2024089035
2824089011	2924089009	2924089017	2924089017
2924089018	2924089019	2924089032	2924089036
3224089080	3324089031		

711  
 712 2. Amend the zoning from I (Industrial) to UR (Urban Reserve) on the following parcels:  
 713

714

715  
 716 3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following  
 717 parcel:

718

719  
 720 4. Amend the zoning from I (Industrial) to M (Mineral) on the following parcel:

721

722  
 723 5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.

724 **Effect:**

- 725  
 726 • **Amends the land use designation from Rural Area to King County Open Space System of a**  
 727 **parcel acquired by the King County Department of Natural Resources and Parks.**  
 728  
 729 • **Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning**



730 **between King County and the City of Snoqualmie and established development standards**  
731 **associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill**  
732 **Site. This change would reflect that: much of the area has been annexed by the City of**  
733 **Snoqualmie, which is working with a developer on a planned commercial/industrial**  
734 **application within the city limits; and the areas outside of the Urban Growth Area are no**  
735 **longer associated with the expansion of the City of Snoqualmie and can be guided by King**  
736 **County Code development regulations.**

737

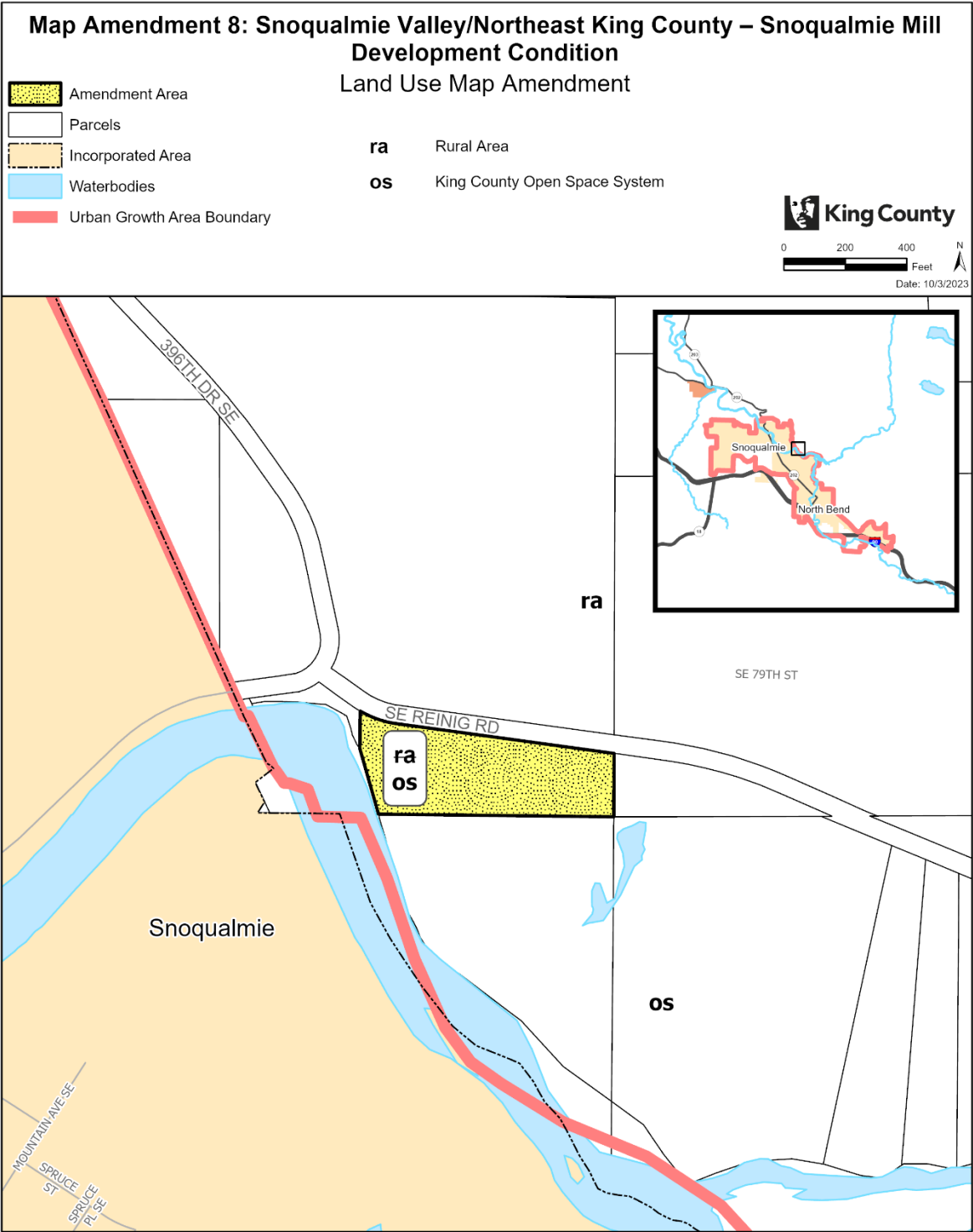
738 • **Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban**  
739 **Growth Area adjacent to the City of Snoqualmie.**

740

741 • **Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a**  
742 **portion of a vacant parcel outside the Urban Growth Area boundary.**

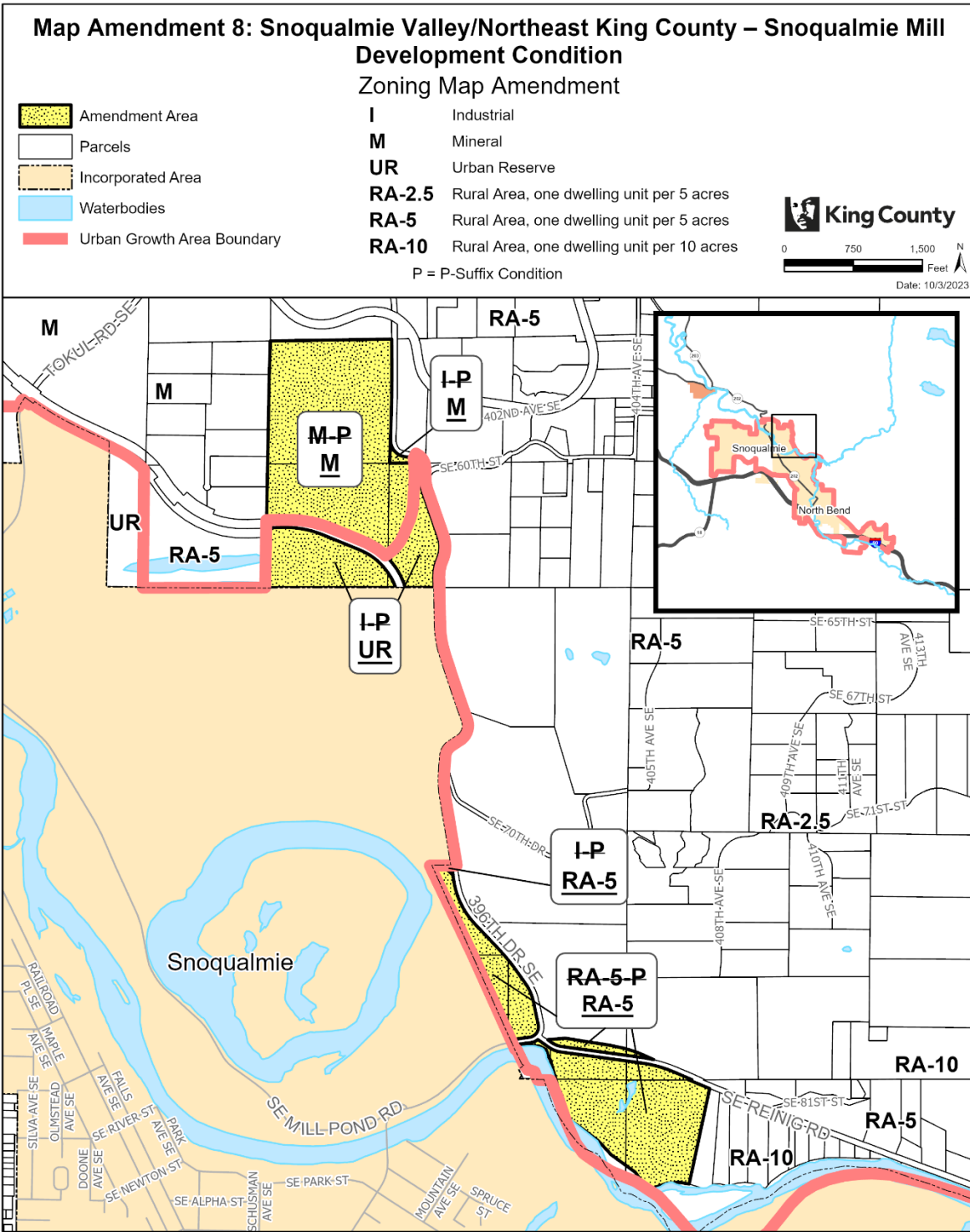
743

744 • **Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the**  
745 **Rural Area.**



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Project: SnoqualmieMill P. McCombs



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Project: SnoqualmieMill P. McCombs



748 **Map Amendment 9: Snoqualmie Valley/Northeast King County – Snoqualmie Pass**  
 749 **Landscape Buffering and Alternative Housing Demonstration Project Area**

750 AMENDMENT TO THE KING COUNTY ZONING ATLAS

751

752

753 Amend Sections, Townships, and Ranges, as follows:

754

Section 4	Township 22	Range 11
-----------	-------------	----------

755

756 **ZONING**

757

758 1. Remove P-Suffix EK-P03 from the following parcel:

759

0422119001 (portion)
----------------------

760

761 2. On the following parcels:

762

a. Remove P-Suffix EK-P03;

763

b. Add P-Suffix SV-PXX; and

764

b. Apply the “Alternative Housing Demonstration Project” (-DPA) established in K.C.C. 21A.55.125.

765

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

766

767 P-Suffix SV-PXX shall read as follows:

768

769 “Upon proposed development of any building greater than twenty-five feet high, a one-hundred-  
 770 foot landscape buffer with Type 1 landscaping in accordance with K.C.C. 21A.16.040 is required  
 771 adjacent to the Interstate-90 right-of-way. The landscaping shall be the composition of adjacent  
 772 mature forest cover, to preserve the quality of landscape views within the Mountains to Sound  
 773 Greenway. The only exception to the landscaping buffer would be for the development of a  
 774 regional trail, if approved by the King County Department of Natural Resources and Parks, Parks  
 775 Division.”

776

777 3. Repeal P-Suffix Development Condition EK-P03 from the Zoning Atlas.

778

779 **Effect: Changes zoning classification and development conditions on the Snoqualmie Pass Rural**  
 780 **Town, including:**

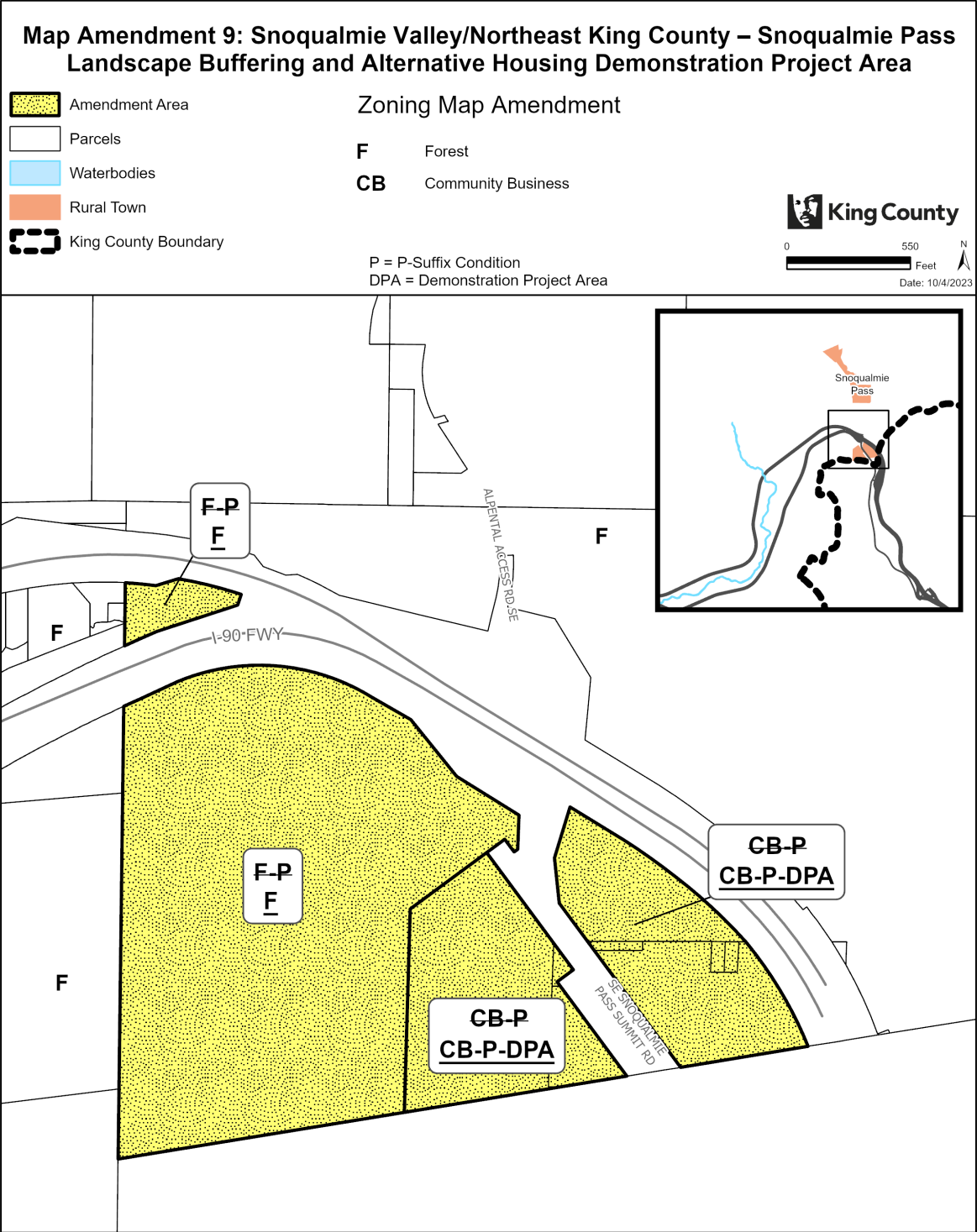
781

- 782 • **Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-**  
 783 **Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted 1997 when**  
 784 **Snoqualmie Pass was part of the East King County Community Planning Area, is replaced**  
 785 **by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer on CB-zoned parcels**  
 786 **south of Interstate-90.**
- 787 • **Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CB-zoned parcels**  
 788 **in the Snoqualmie Pass Rural Town. The Alternative Housing Demonstration Project Area**  
 789 **encourages private market development of housing options that are affordable to different**  
 790 **segments of the county’s population, such as seasonal workers employed at the ski area**  
 791 **and supporting recreational and tourism amenities. The Alternative Housing**  
 792 **Demonstration Project is amended as part of the amendments to the King County Code in**  
 793 **this ordinance.**

794

795  
796

- Repeals P-Suffix EK-P03 from the Zoning Atlas.



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Project: AlternativeHousingDPA mccombsp

797

798 **Map Amendment 10: Snoqualmie Valley/Northeast King County – Other Parks and**  
 799 **Wilderness Increase**

800 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

801

802

803 Amend Sections, Townships, and Ranges, as follows:

804

Section 25	Township 24	Range 6
Section 24	Township 24	Range 7
Section 26	Township 24	Range 7
Section 30	Township 24	Range 7
Section 12	Township 25	Range 7
Section 23	Township 25	Range 7
Section 3	Township 26	Range 7
Section 11	Township 23	Range 8
Section 12	Township 23	Range 8
Section 7	Township 23	Range 9

805

806 **LAND USE**

807

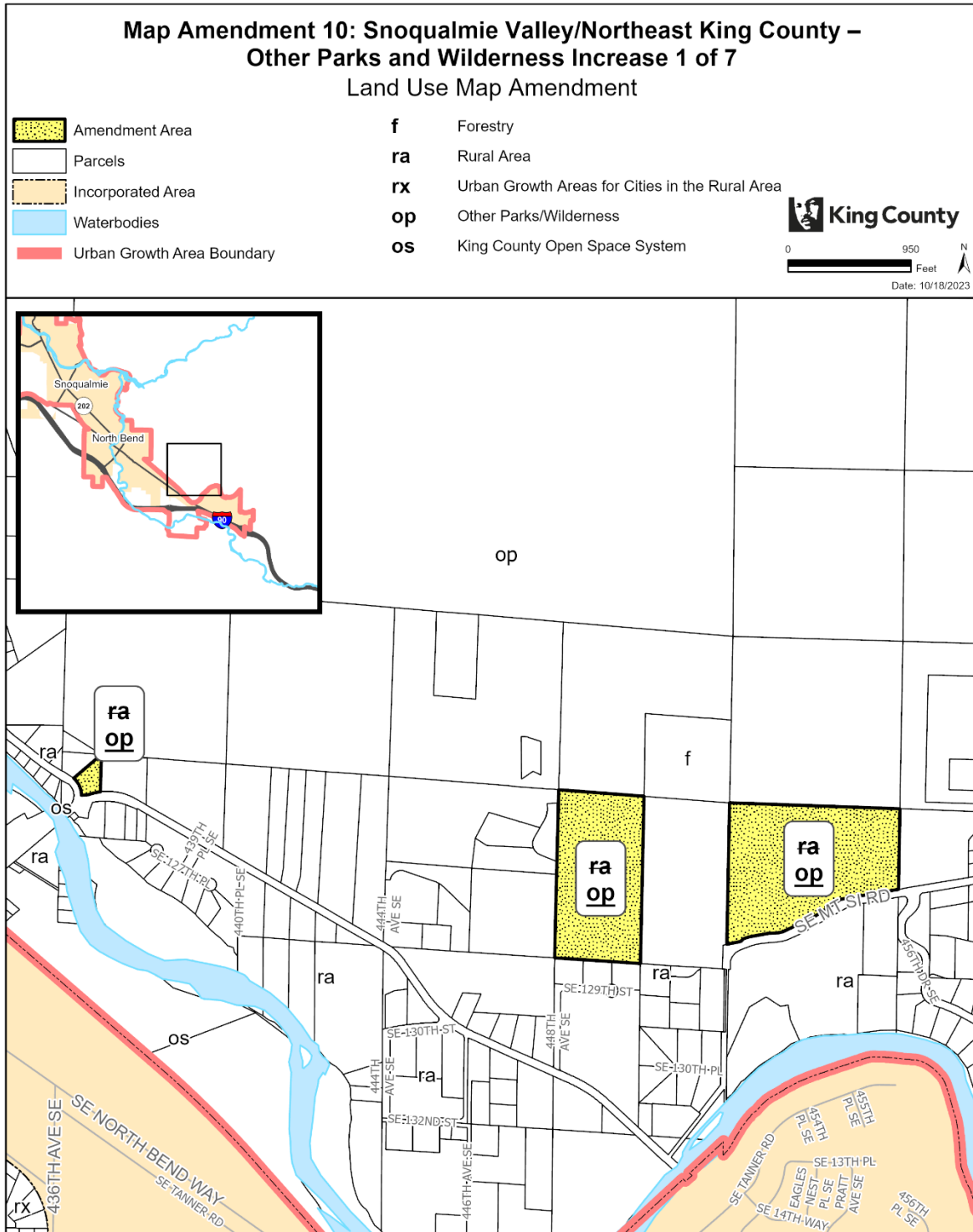
808 1. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks/Wilderness) on the following  
 809 parcels:

810

0723099005 (portion)	0723099009 (portion)	0723099033	0723099052
1123089021	1123089031	1223089068	1225079006
2325079025	2424079031	2424079034	3024079100
3281300340	3281300350	3980300245	4047200005
4047200010			

811

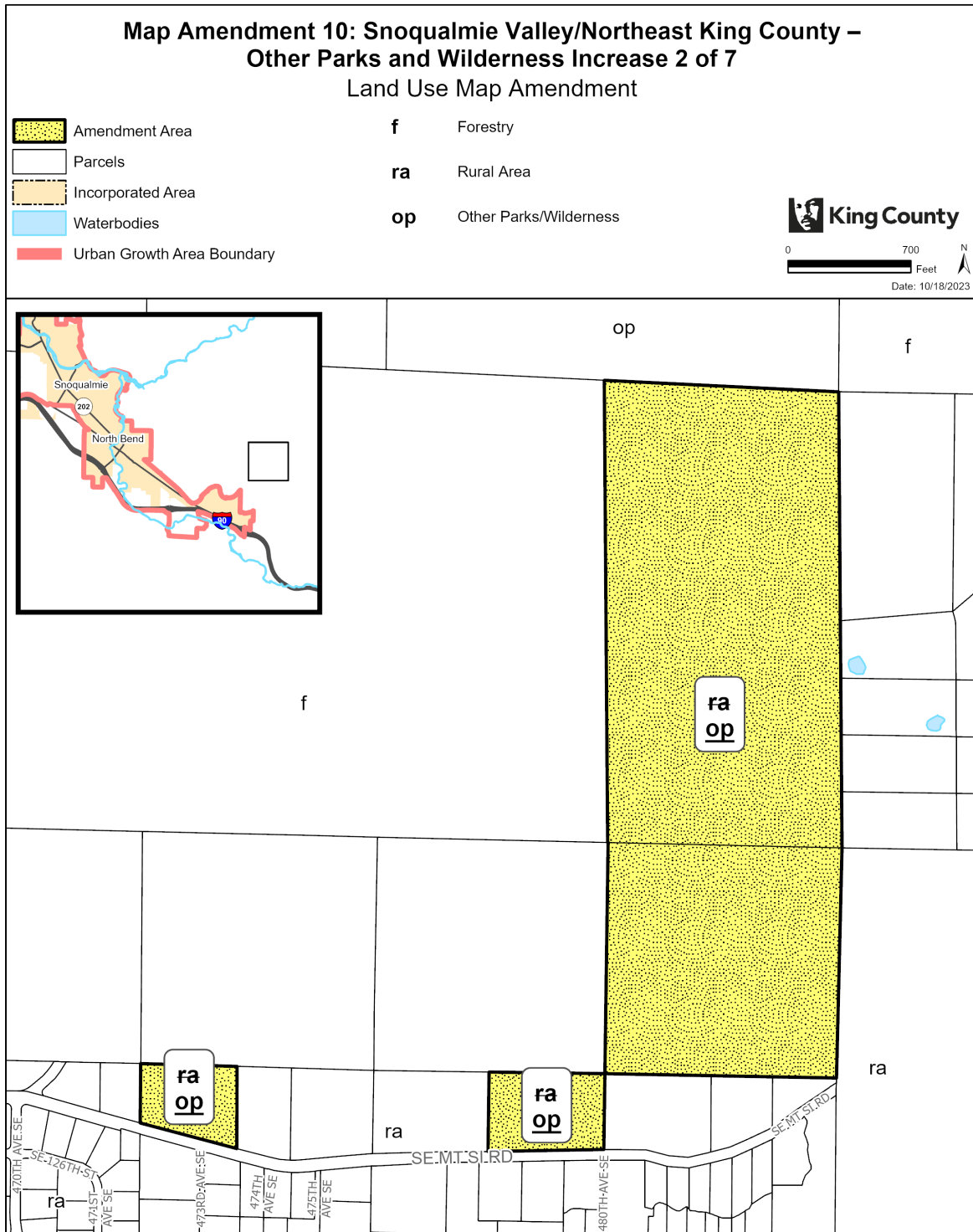
812 **Effect:** Amends the Comprehensive Plan designation of parcels owned by various public  
 813 agencies to Other Parks/Wilderness. This designation would indicate their long-term use as part  
 814 of a contiguous and functional open space system that includes recreation, natural areas, working  
 815 resource lands, and trail and wildlife habitat corridors.



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Project: 5VNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp

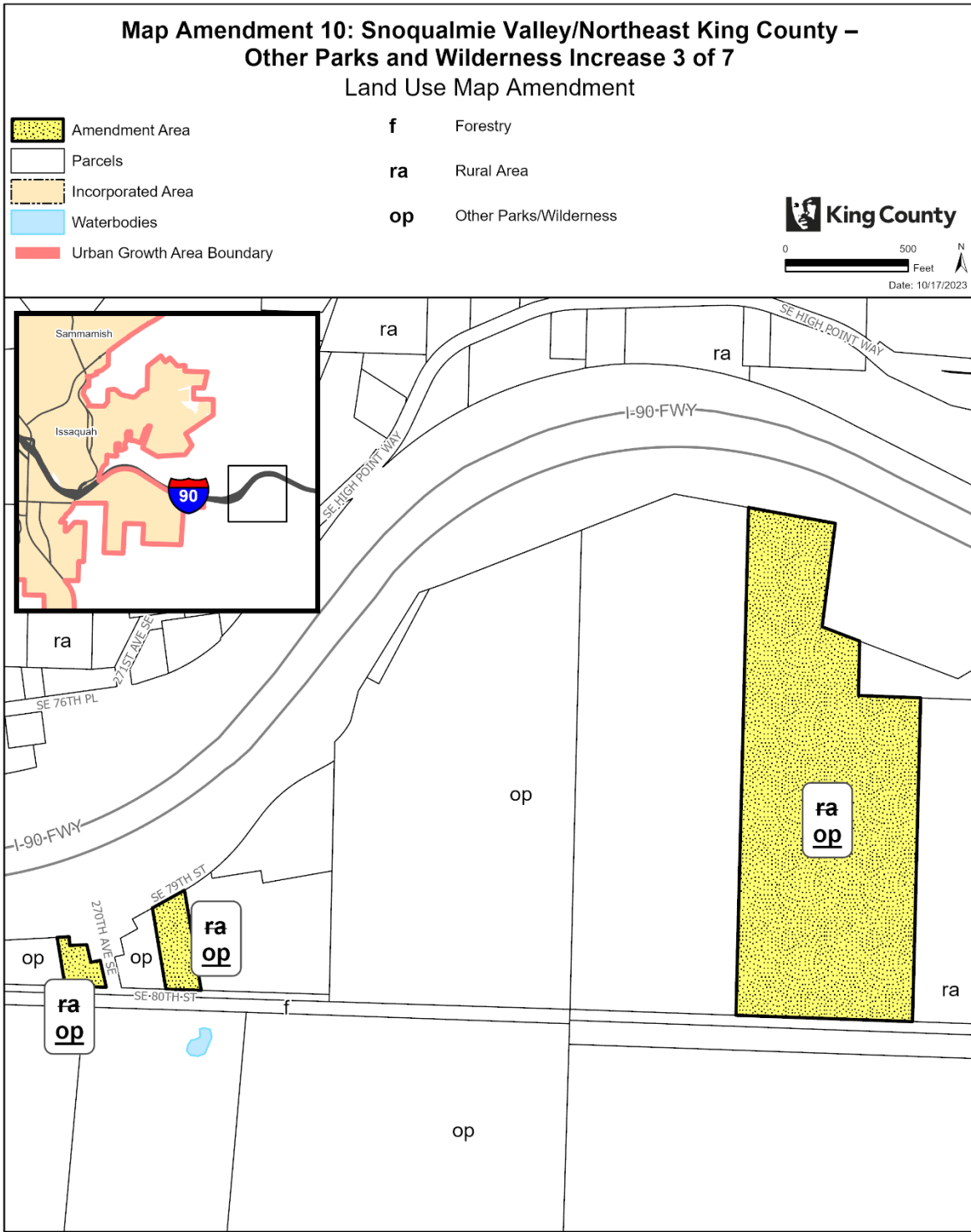
816



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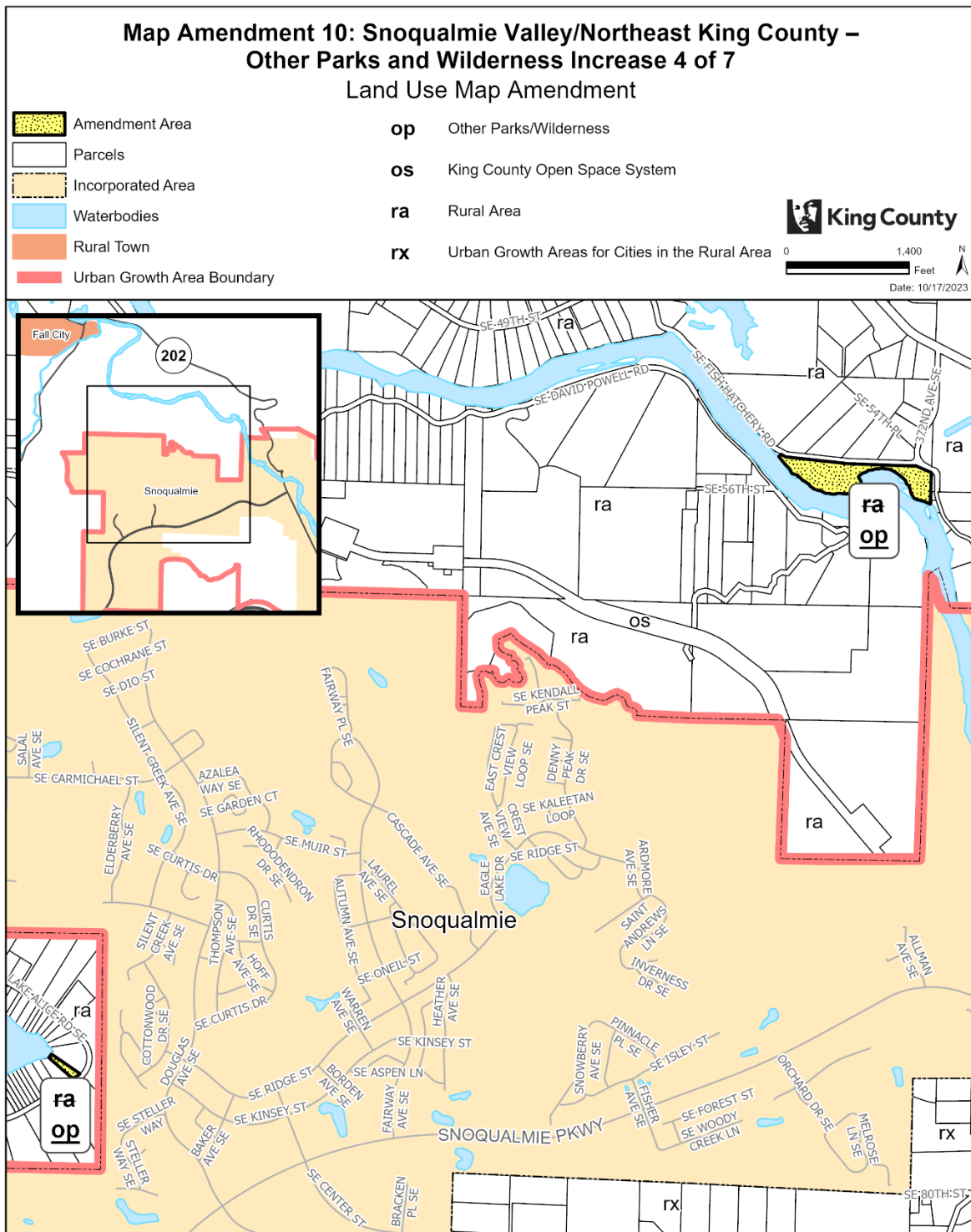
Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp

817



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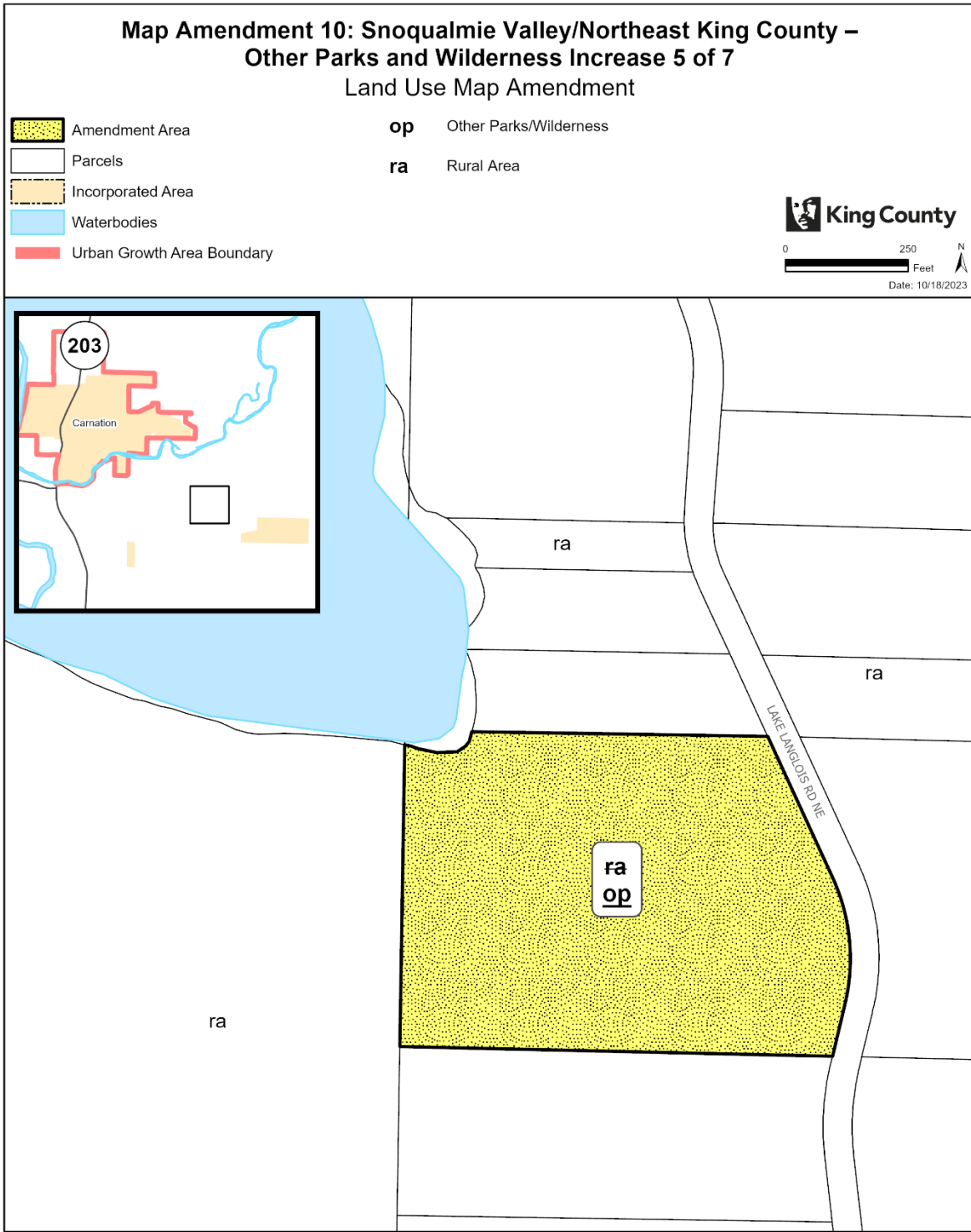
Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccomp



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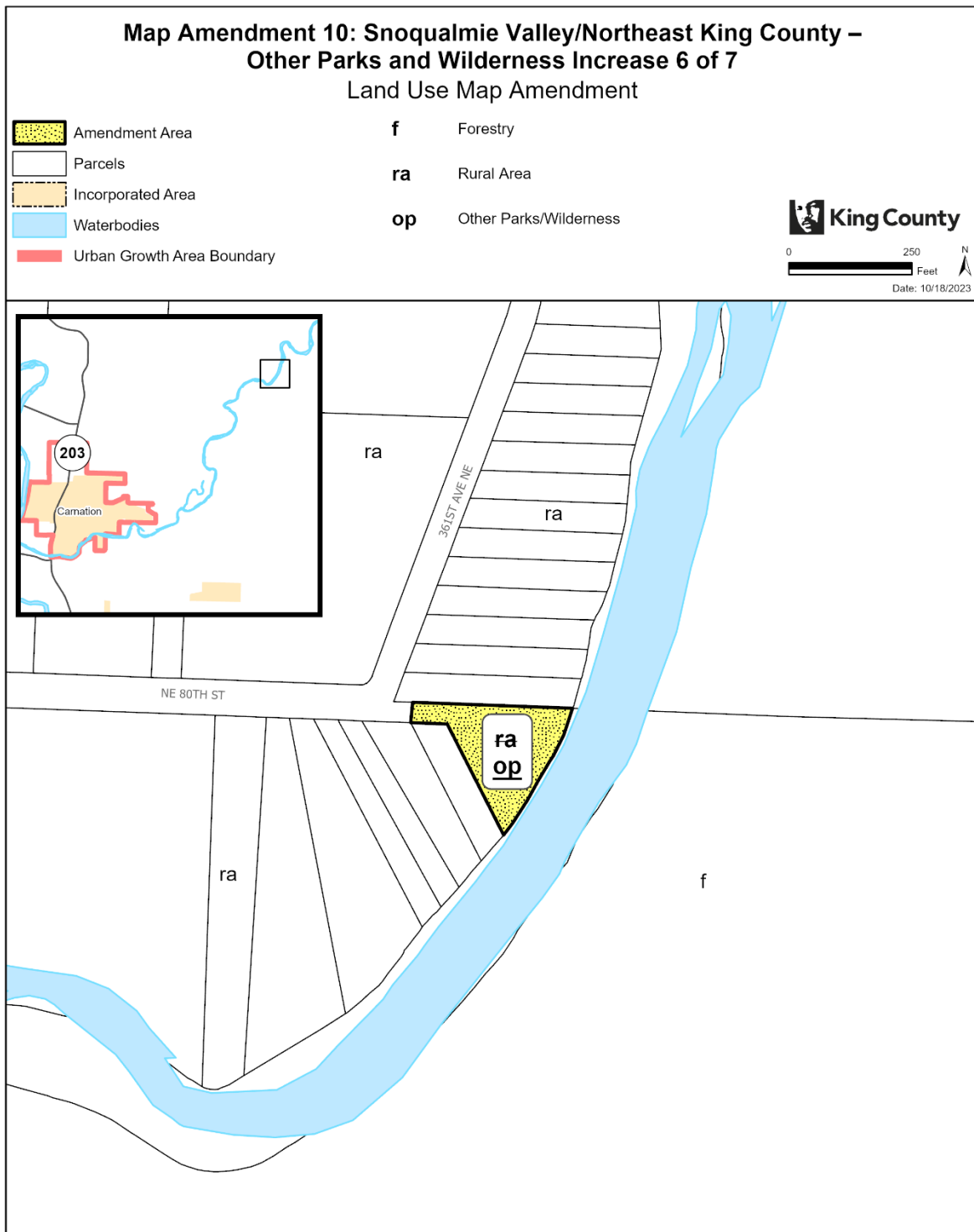
Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp





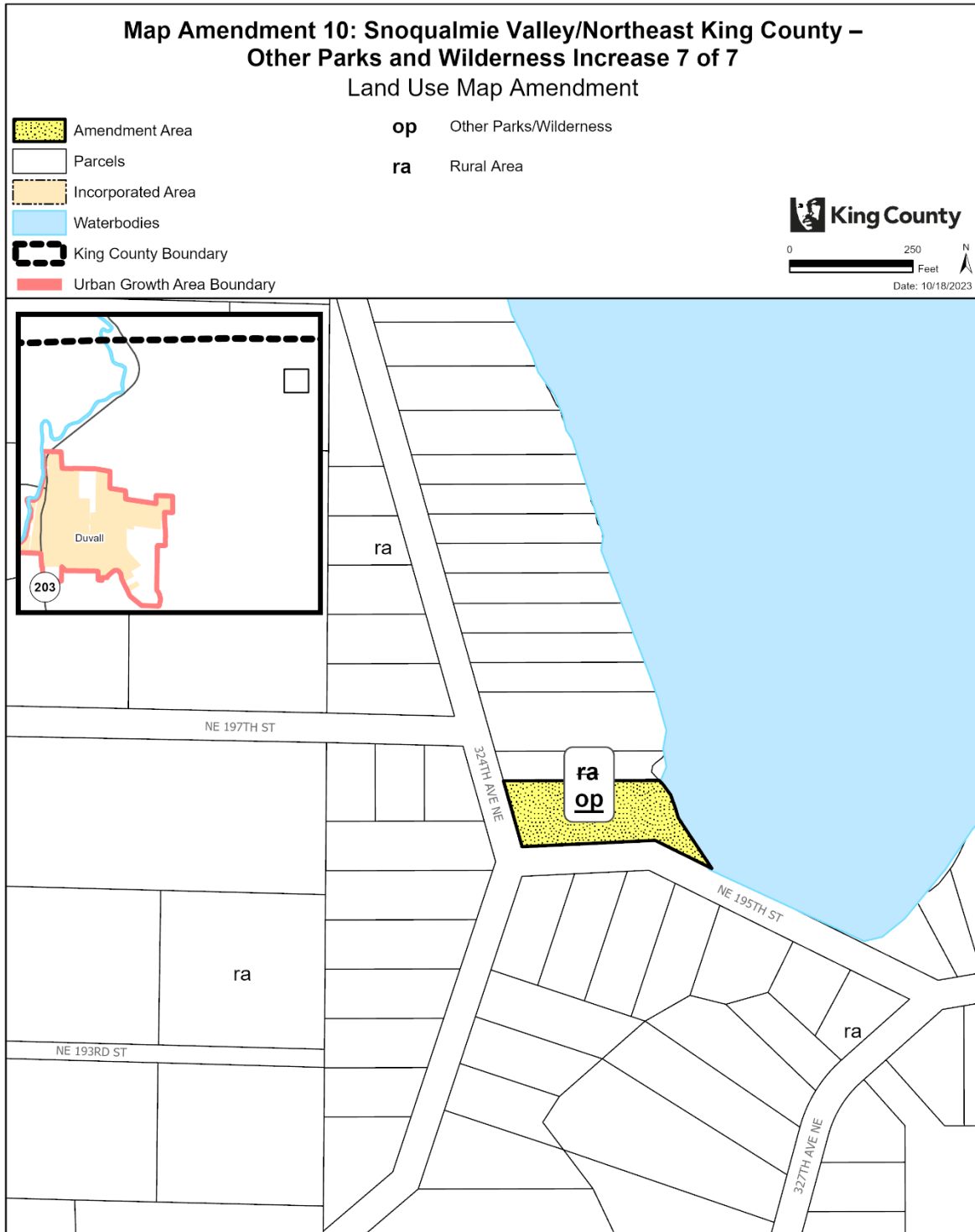
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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp

823 **Map Amendment 11: Snoqualmie Valley/Northeast King County – Rural Forest**  
 824 **Demonstration Project**

825 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 826

827  
 828 Amend Sections, Townships, and Ranges, as follows:  
 829

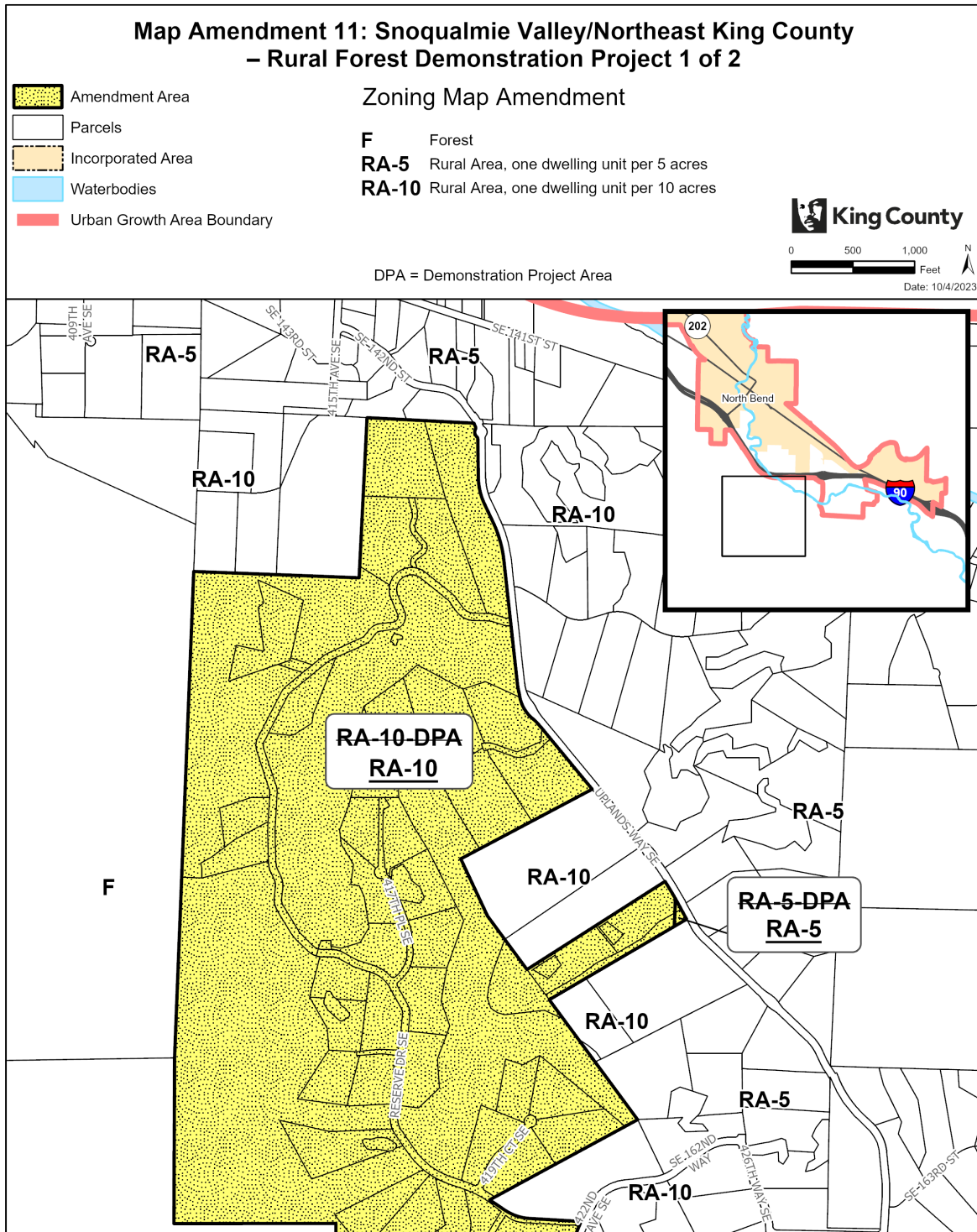
Section 16	Township 23	Range 8
Section 21	Township 23	Range 8
Section 22	Township 23	Range 8
Section 27	Township 23	Range 8
Section 28	Township 23	Range 8

830  
 831 **ZONING**  
 832

833 1. Remove “Rural Forest Demonstration Project” (-DPA) established in K.C.C. 21A.55.050 on the  
 834 following parcels:  
 835

8835770010	8835770020	8835770030	8835770040
8835770050	8835770060	8835770070	8835770080
8835770090	8835770100	8835770110	8835770120
8835770130	8835770140	8835770150	8835770160
8835770170	8835770180	8835770190	8835770200
8835770210	8835770220	8835770230	8835770240
8835770250	8835770260	8835770270	8835770280
8835770290	8835770300	8835770310	8835770320
8835770330	8835770340	8835770350	8835770360
8835770370	883577TR-H	883577TR-I	883577TR-K
883577TRCT	8835780010	8835780020	8835780030
8835780040	8835780050	8835780060	8835780070
8835780080	8835780090	8835780100	8835780110
883578TRCT	883580TRCT		

836  
 837 **Effect:** Removes the Rural Forest Demonstration Project Area (K.C.C. 21A.55.050) overlay from  
 838 applicable parcels. This change would reflect that the demonstration project has expired and is  
 839 proposed for repeal in the King County Code in this ordinance.



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Project: RuralForestDPA P. McCombs

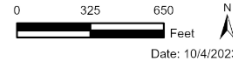
840

### Map Amendment 11: Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project 2 of 2

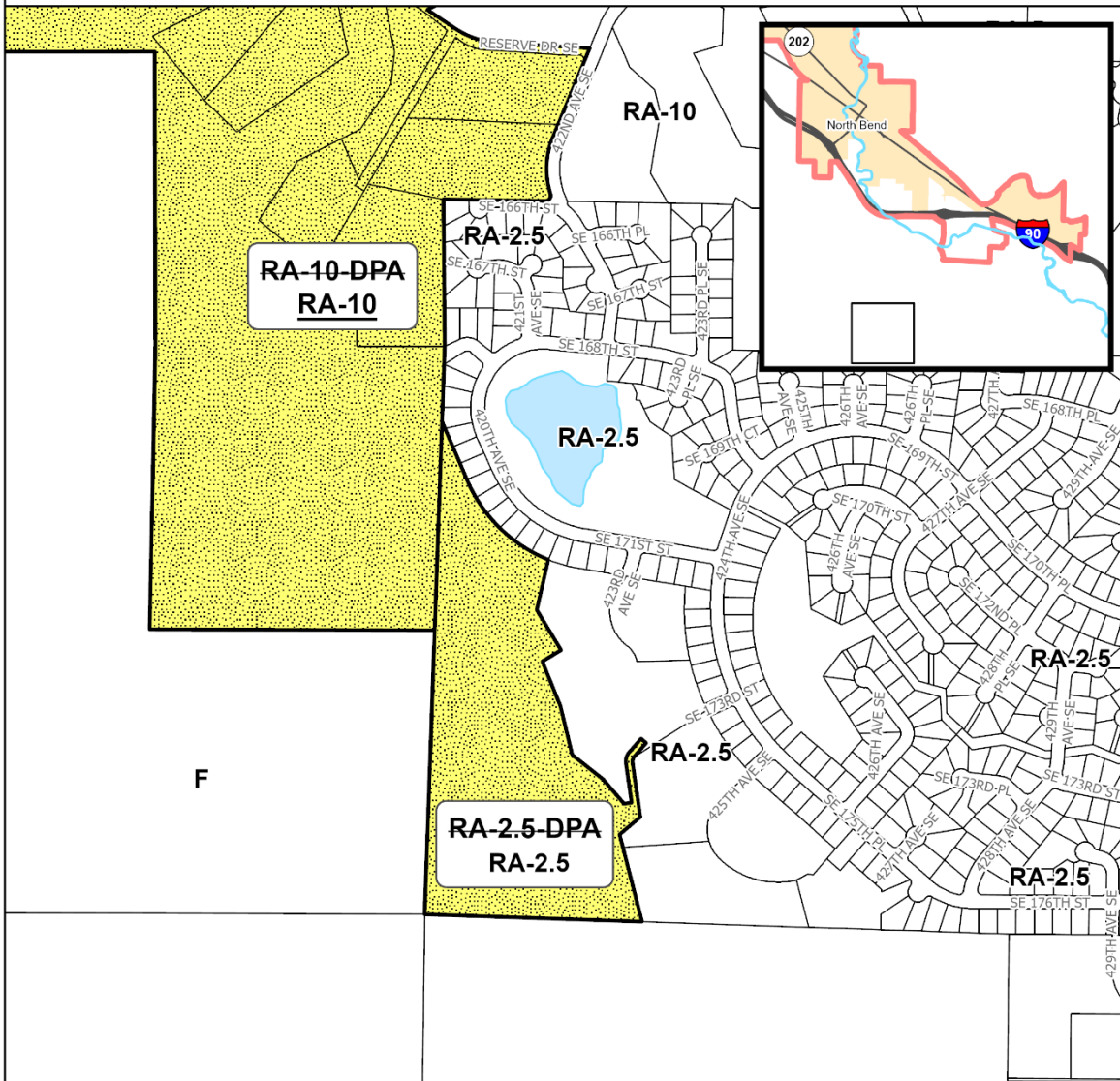
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

#### Zoning Map Amendment

- F** Forest
- RA-2.5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres



SO = Special District Overlay  
DPA = Demonstration Project Area



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Project: RuralForestDPA P. McCombs

842 **Map Amendment 12: Snoqualmie Valley/Northeast King County – Rural Clustering**  
 843 **Development Conditions**

844 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
 845

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846  
 847 Amend Sections, Townships, and Ranges, as follows:  
 848

Section 16	Township 23	Range 8
Section 17	Township 23	Range 8
Section 17	Township 23	Range 9
Section 18	Township 23	Range 9

849  
 850 **ZONING**  
 851

852 1. Remove P-Suffix SV-P23 from the following parcels:  
 853

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

854  
 855 2. Remove P-Suffix SV-P36 from the following parcels:  
 856

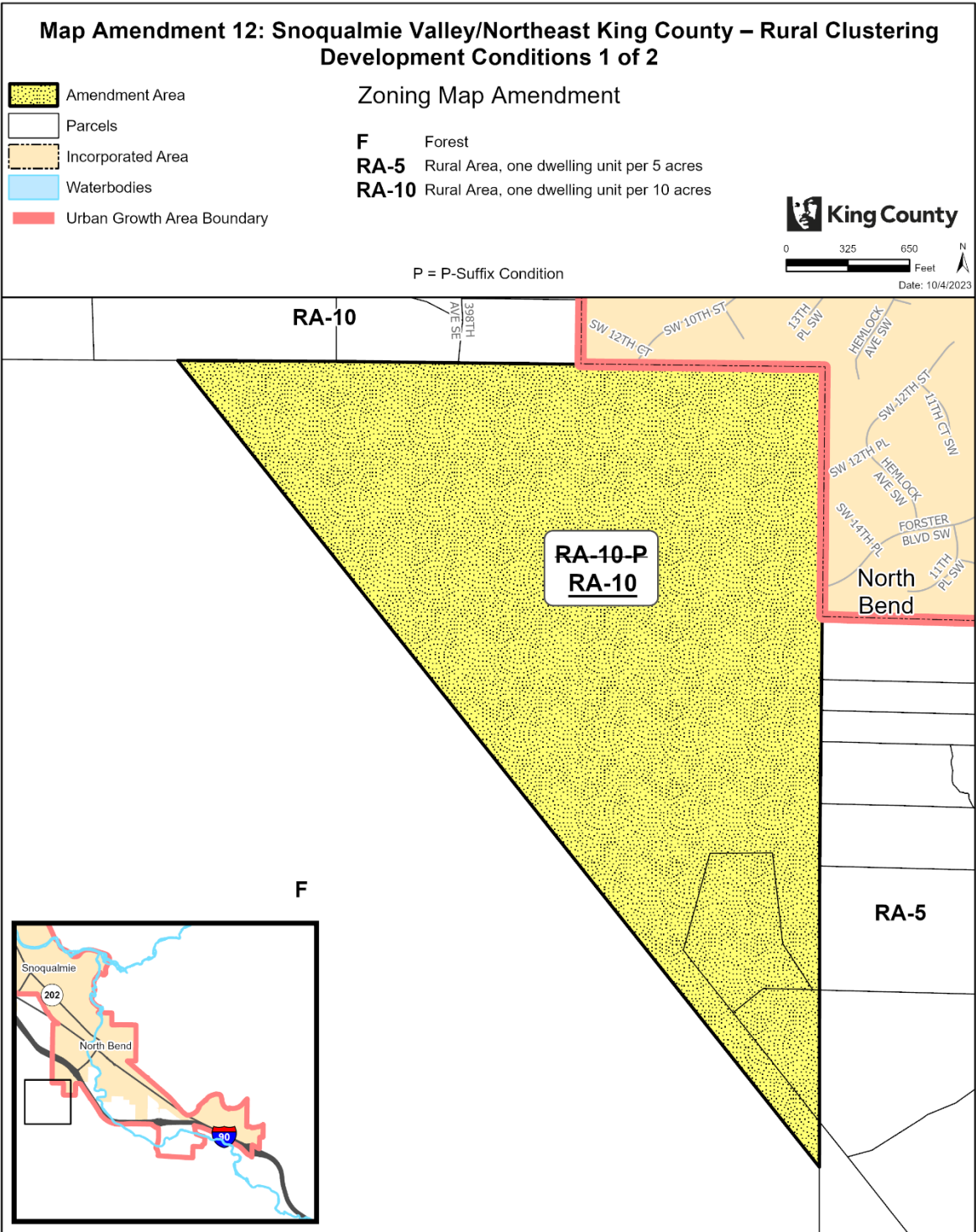
1623089034 (portion)	1723089005	1723089006 (portion)
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857  
 858 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
 859 a. P-Suffix SV-P23; and  
 860 b. P-Suffix SV-P36.

861  
 862 **Effect:**

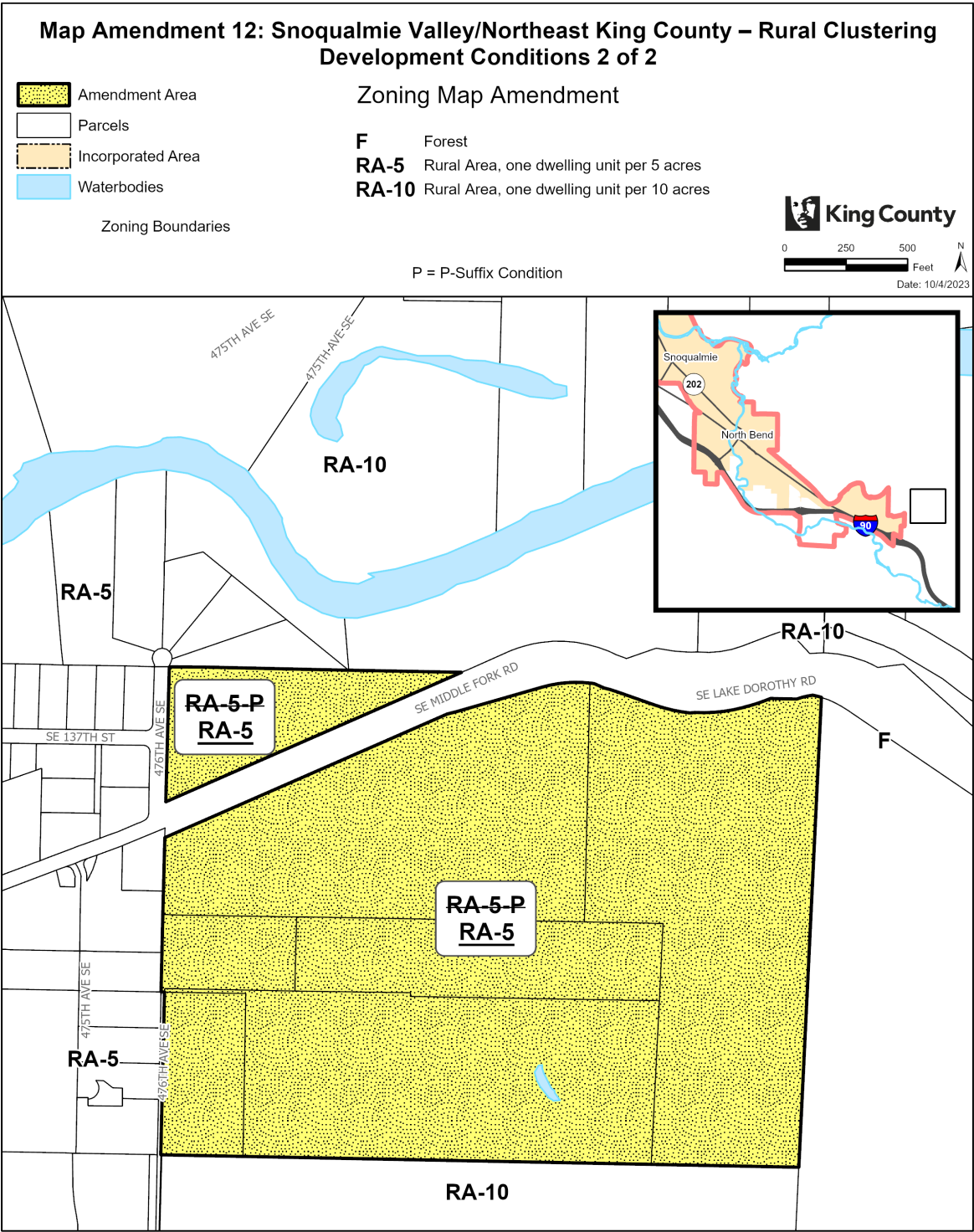
- 863 • **Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 ("Parcels**  
 864 **13, 27, 33, 35, 36, 37 Located in Section 18, Township 23, Range 9:) that requires clustering**  
 865 **of residential development of the parcels.**
- 866 • **Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36**  
 867 **("Development Clustered on 50 acres") that requires clustering of residential development**  
 868 **of the parcels. Clustering would still permitted on the parcels under the King County code**  
 869 **if future development occurs.**
- 870 • **Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.**





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Project: RuralClustering; P. McCombs



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Project: RuralClustering\_P\_McCombs

873 **Map Amendment 13: Snoqualmie Valley/Northeast King County – Land Use and**  
 874 **Zoning Alignment**

875 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
 876 COUNTY ZONING ATLAS

877

878

879 Amend Sections, Townships, and Ranges, as follows:

880

Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

881

882 **LAND USE**

883

884 1. Amend land use designation from "ag" (Agriculture) to "ra" (Rural Area) on the following parcels:

885

2825079027
------------

886

887 2. Amend land use designation from "m" (Mineral) to "ag" (Agriculture) on the following parcels:

888

1726079027 (portion)
----------------------

889

890 3. Amend land use designation from "ra" (Rural Area) to "ag" (Agriculture) on the following parcels:

891

0125069008 (portion)	2526069036	2526069047 (portion)	3425079116 (portion)
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892

893 4. Amend land use designation from "ra" (Rural Area) to "f" (Forestry) on the following parcels:

894

1426079015	1426079067 (portion)	1426079068 (portion)	1426079069 (portion)
2326079001 (portion)	2326079004	2526119001 (portion)	3026129001 (portion)
3124079017			

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5. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "ra" (Rural Area) on the following parcels:

0278100005	0278100010	0278100015	0278100025
0278100055	0278100070	0278100075	0278100080
0278100085	0278100105	0278100110	0278100120
0278100130	0278100140	0278100152	0278100155
0278100165	0278100175	3224079005	3224079028
3224079039	3224079058	3224079062	3224079091
3224079133	3324079008	3324079009	3324079023
3324079027	3324079028	3324079029	3324079031
3324079032	3324079034	3324079059	3324079060
3324079061	3324079071	3324079073	3324079076
3324079077	6893300007	6893300015	6893300025
6893300035	6893300045	6893300050	6893300055
6893300065	6893300070	6893300075	6893300080
6893300085	6893300095	6893300105	6893300110
6893300120	6893300130	6893300134	6893300135
6893300160	6893300165	6893300170	6893300175
6893300180	6893300185	6893300190	6893300195
6893300205	6893300210	6893300215	6893300220
6893300225	6893300230	6893300235	6893300240
6893300245	6893300255	6893300260	6893300265
6893300270	6893300275	6893300280	6893300285
6893300290	6893300295	6893300310	6893300315
6893300335	6893300340	6893300345	6893300350
6893300355	6893300365	6893300405	6893300410
6893300430	6893300435	6893300440	6893300450
6893300455	6893300460	6893300470	6893300495
6893300510	6893300525	6893300530	6893300535
6893300565	6893300570	6893300586	6893300595
6893300600	6893300605	6893300625	6893300640
6893300650	6893500010	6893500020	6893500030

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## ZONING

1. Amend the zoning from F (Forest) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following parcels:

1426079020	1426079021	1426079022	1426079023
1426079024	1426079025	1426079026	

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910

2. Amend the zoning from A-35, Potential M (Agricultural, 35-acre minimum lot area, Potential Mineral) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

1124079028 (portion)	3126079011 (portion)	3626069013 (portion)	3626069018 (portion)
----------------------	----------------------	----------------------	----------------------

911  
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3. Amend the zoning from F, Potential M (Forest, Potential Mineral) to F (Forest) on the following parcels:

0224079001	3223099013
------------	------------

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4. Amend the zoning from NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 dwelling unit per 2.5 acres) on the following parcel:

3224079023 (portion)
----------------------

919  
920  
921  
922

5. Amend the zoning from RA-10 (Rural Area, 1 dwelling unit per 10 acres) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

1124079011 (portion)	1524079049 (portion)
----------------------	----------------------

923  
924  
925  
926

6. Amend the zoning from A-10 (Agricultural, 10-acre minimum lot area) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

0825079023 (portion)
----------------------

927  
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930

7. Amend the zoning from F (Forest) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

0623089022 (portion)
----------------------

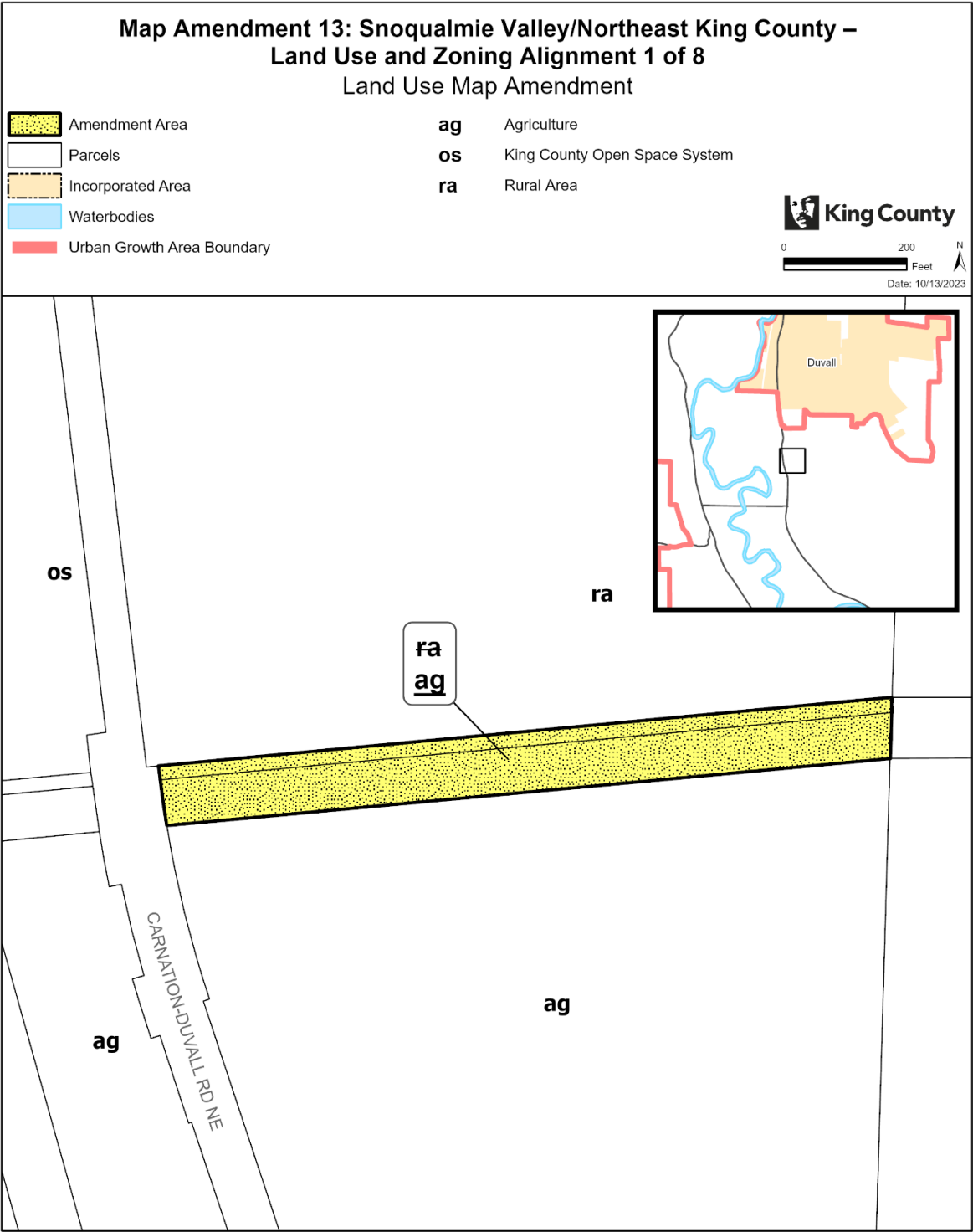
931  
932

**Effect: Aligns the land use designations and zoning classifications of unincorporated land in the Snoqualmie Valley/Northeast King County Community Service Area by:**

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- Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.
- Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.
- Amending the land use designation from Rural Area to Agriculture on parcels with portions within the Snoqualmie Agricultural Production District.
- Amending the land use designation from Rural Area to Forestry on parcels and portions of parcels near the boundary of the Forest Production District.
- Amending the land use designation from Rural Neighborhood Commercial Center to Rural Area on rural residential parcels in the Preston area.
- Amending the zoning classification from F to RA-5 on rural residential parcels at the east edge of the Rural Area near the Forest Production District.
- Amending the zoning classification from A-35, Potential M to A-35 on portions of parcels near the Snoqualmie River within or partially within the Snoqualmie Agricultural Production District.
- Amending the zoning classification from F, Potential M to F on two parcels. One is located at the edge of the Forest Production District northeast of Fall City and the other is located in the Forest Production District south of Interstate-90, adjacent to Iron Horse State Park.
- Amending the zoning classification from NB to RA-2. on a linear property with the Preston

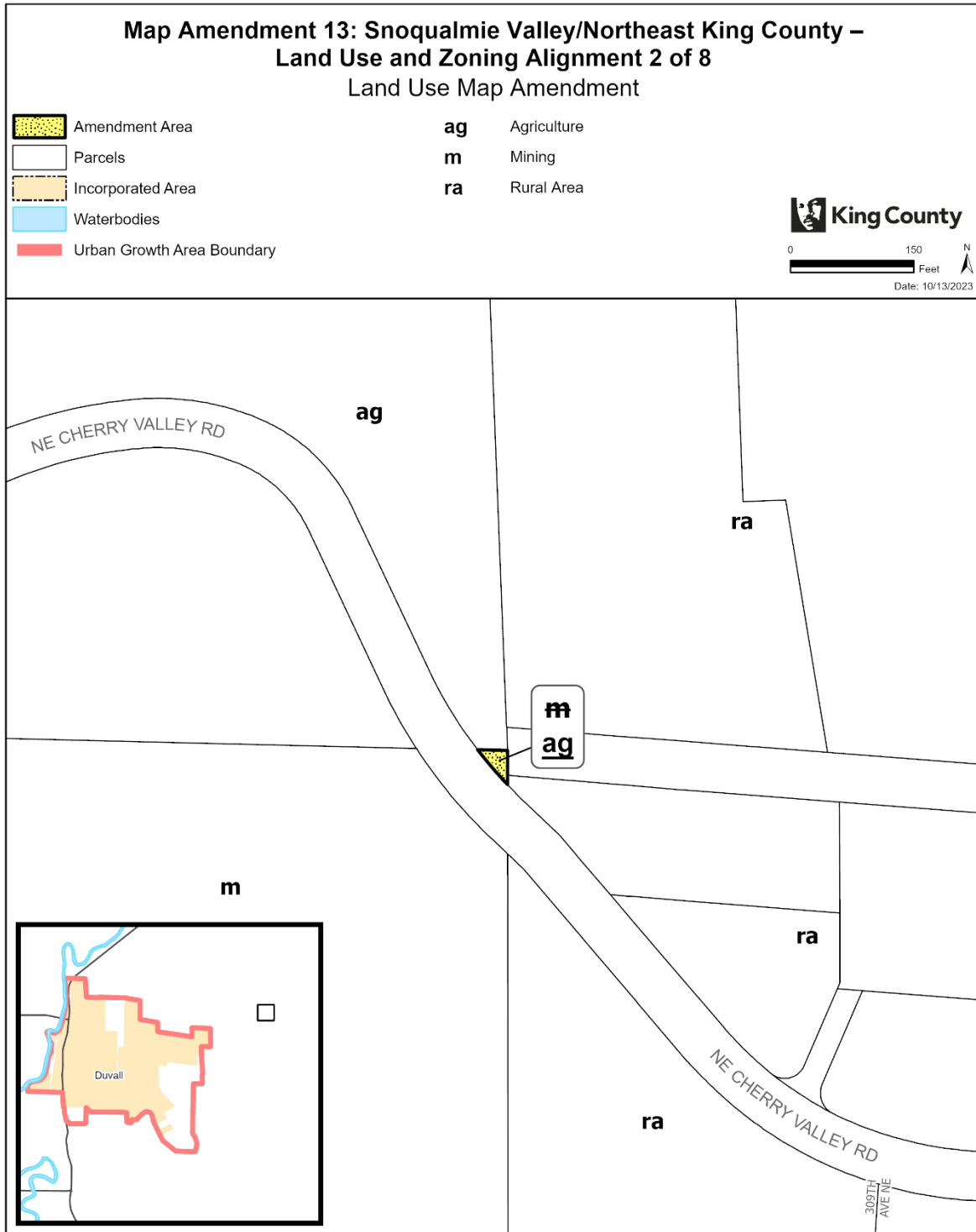
- 963        **Snoqualmie Trail next to Jim Ellis Memorial Regional Park.**  
964  
965        • **Amending the zoning classification from RA-10 to A-35 on portions of parcels located near the**  
966        **Snoqualmie Agricultural Production District.**  
967  
968        • **Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near**  
969        **the Snoqualmie Agricultural Production District.**  
970  
971        • **Amending the zoning classification from F to RA-10 on a portion of a parcel south of**  
972        **Interstate-90 near the Forest Production District.**



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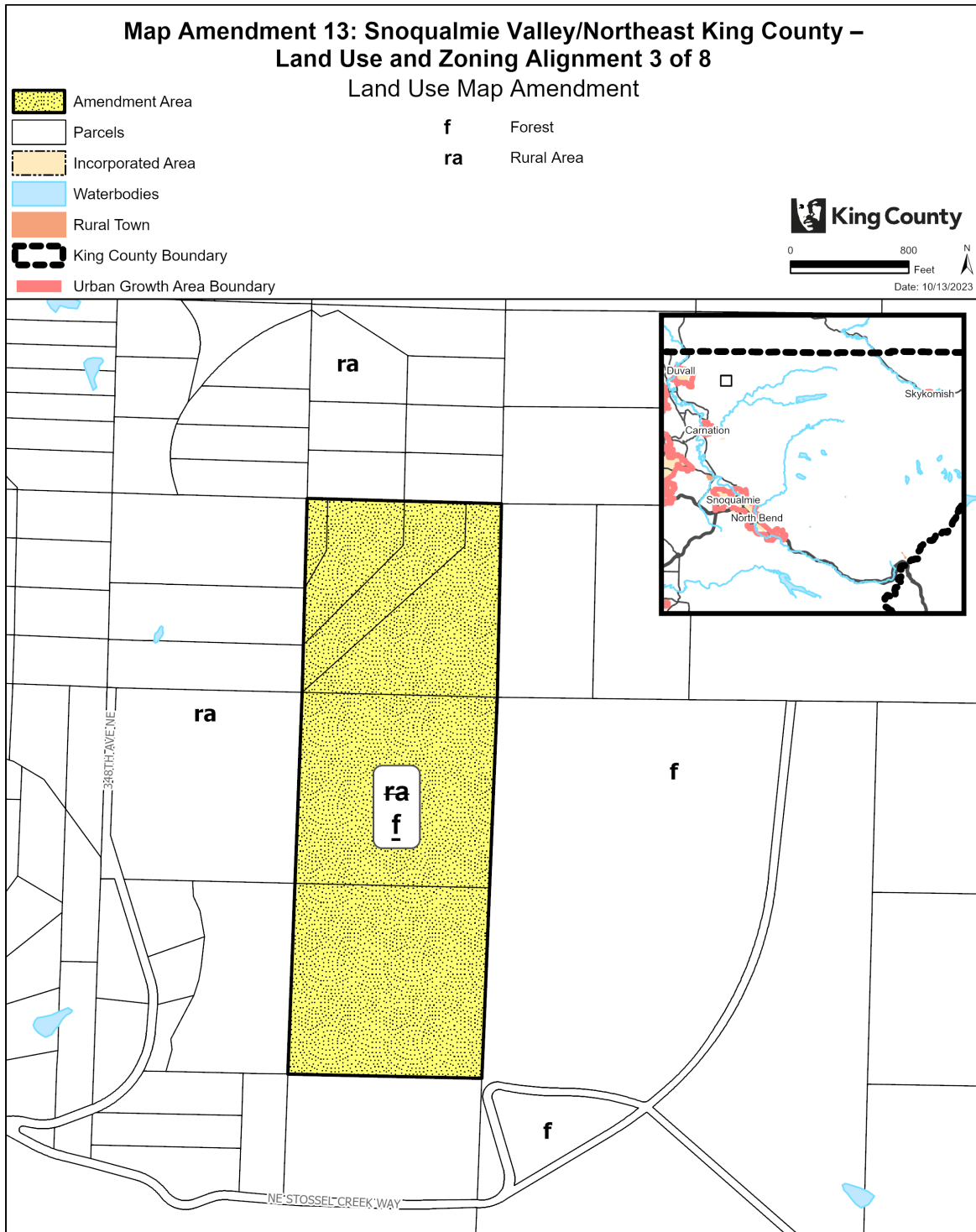
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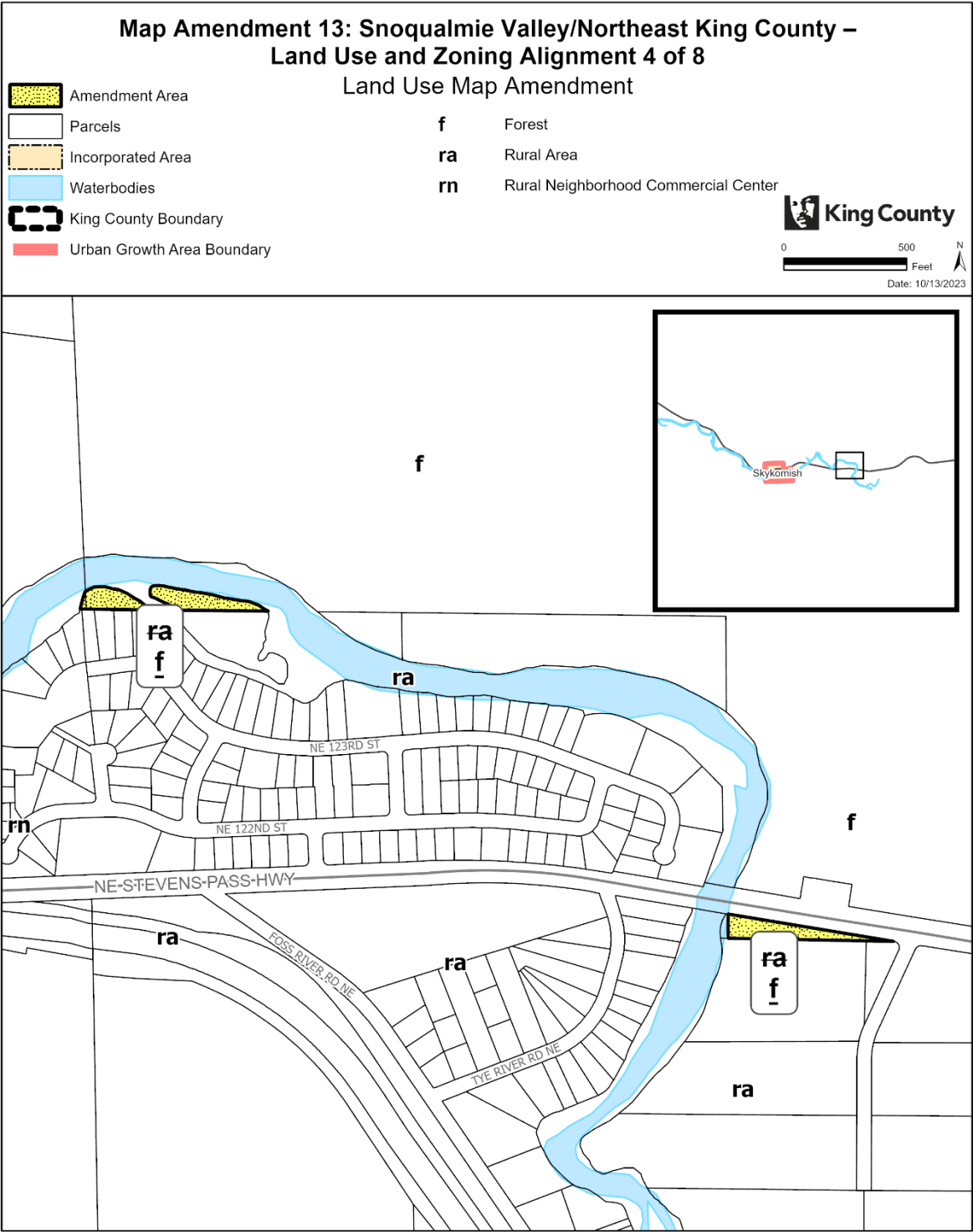
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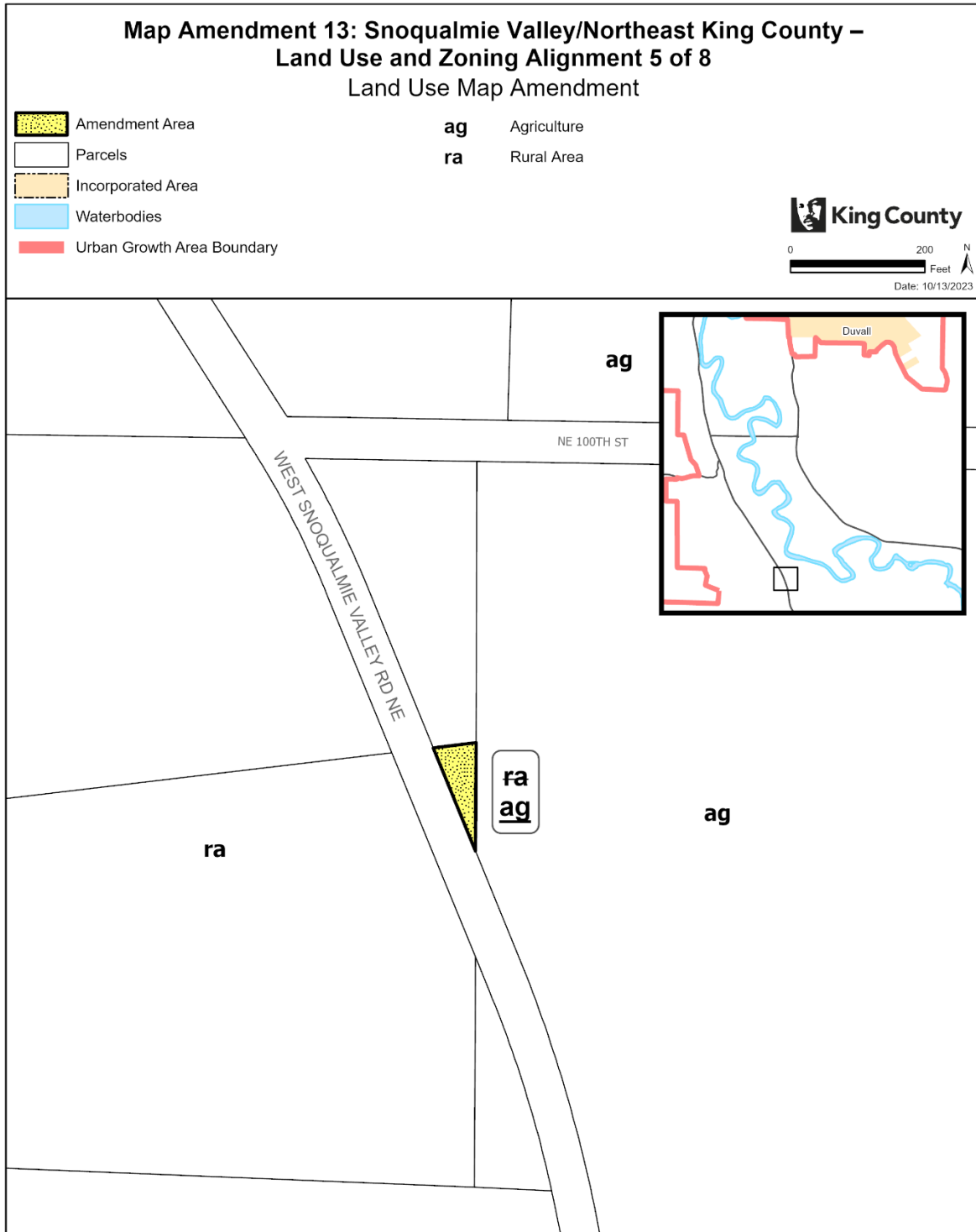
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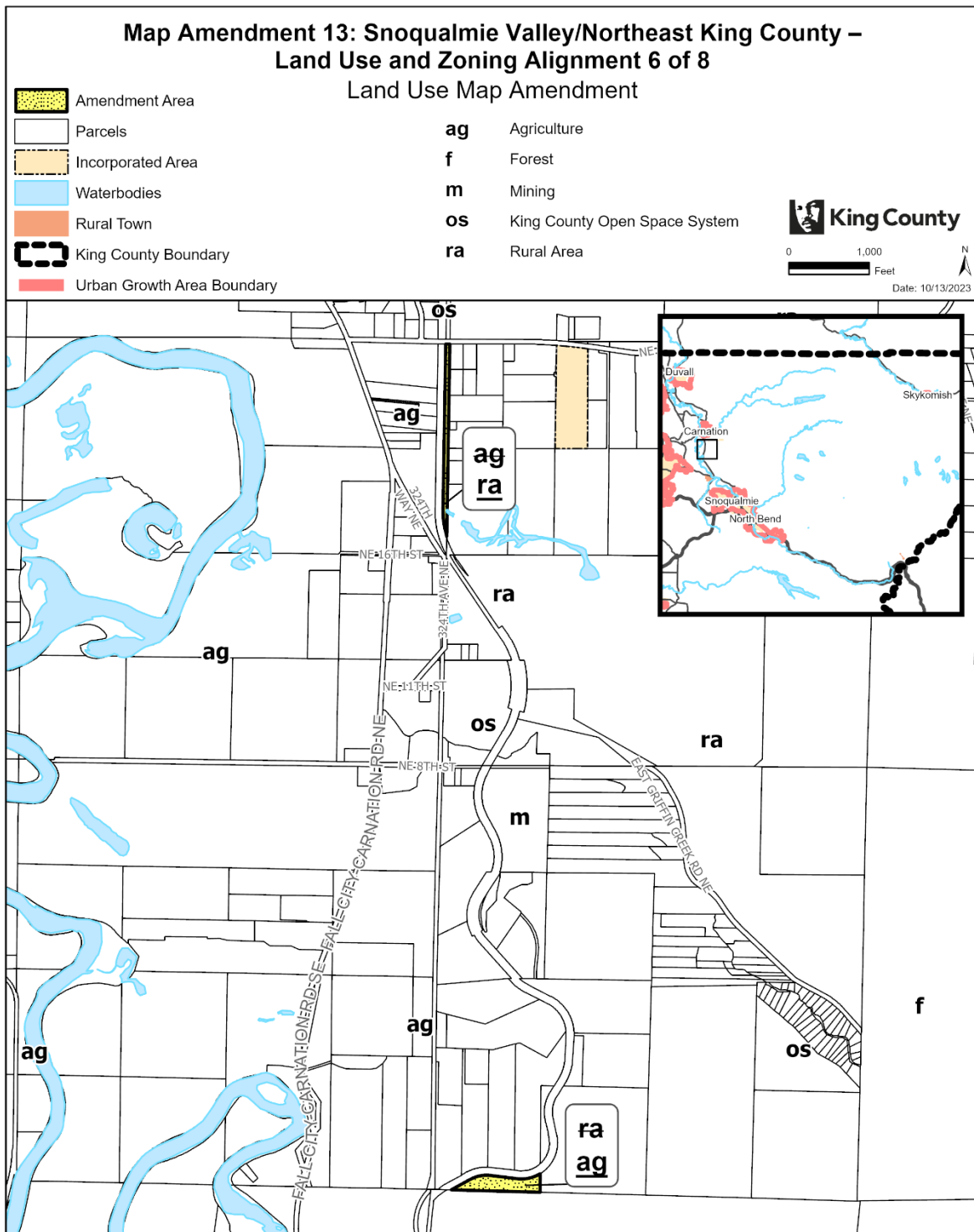
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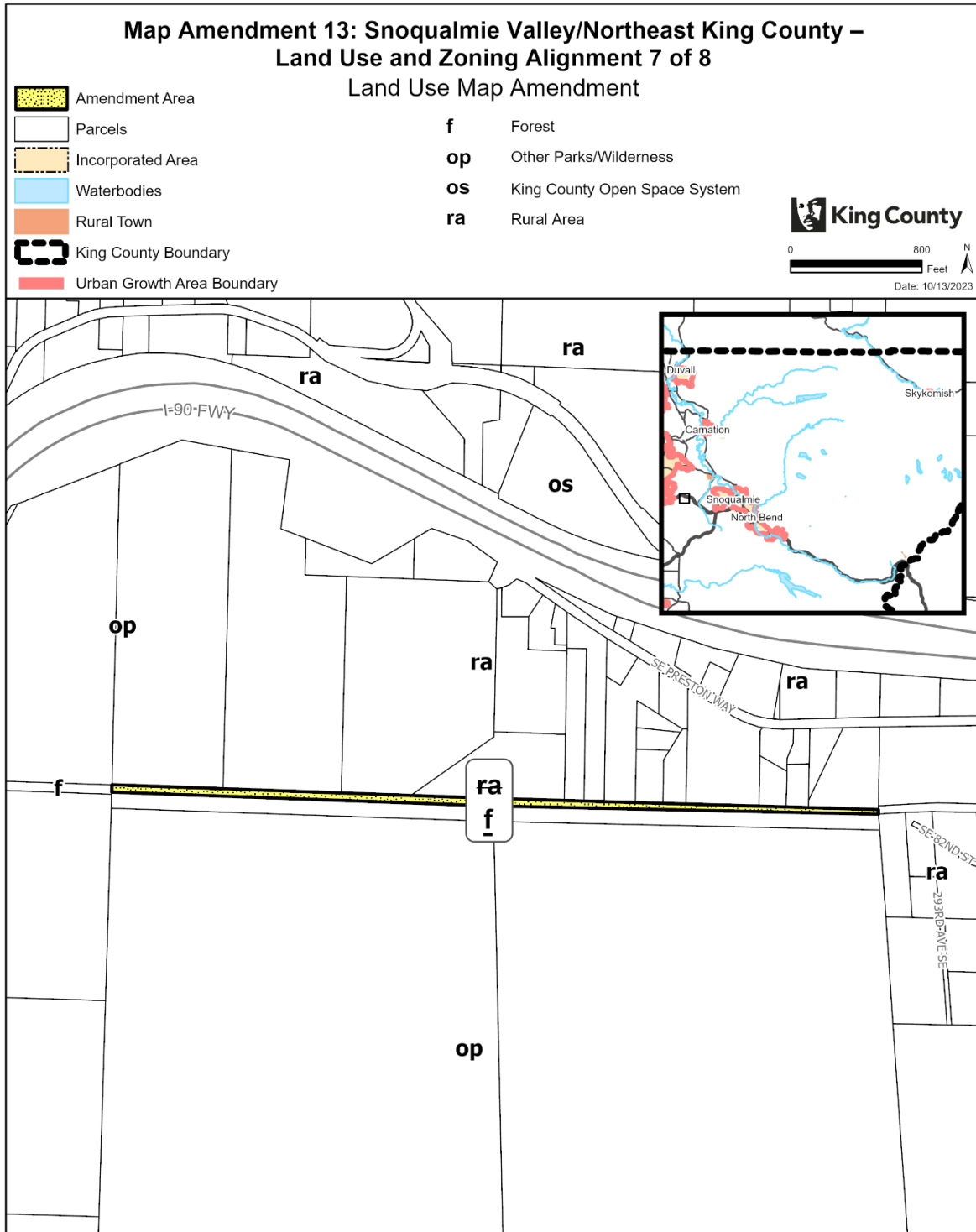
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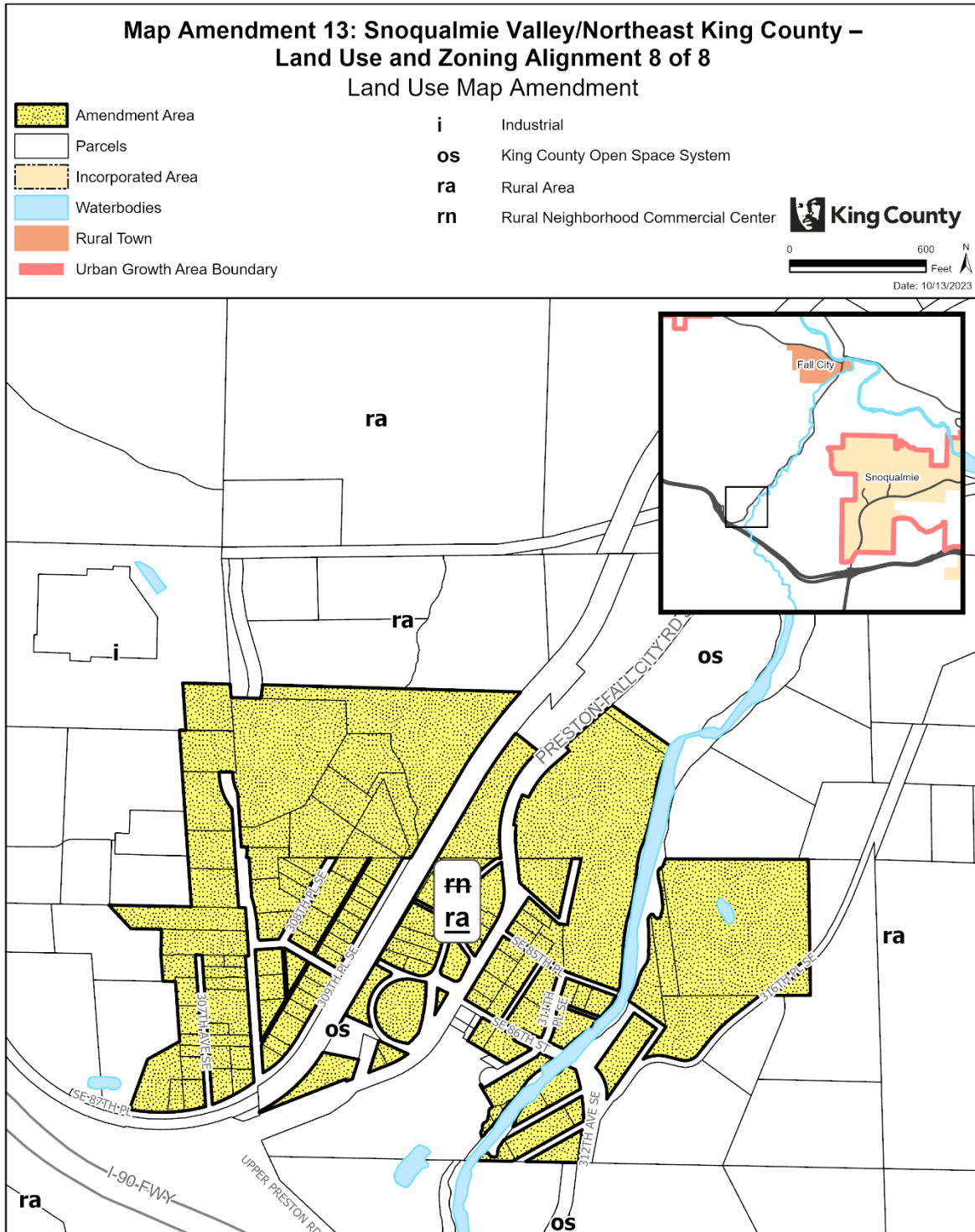
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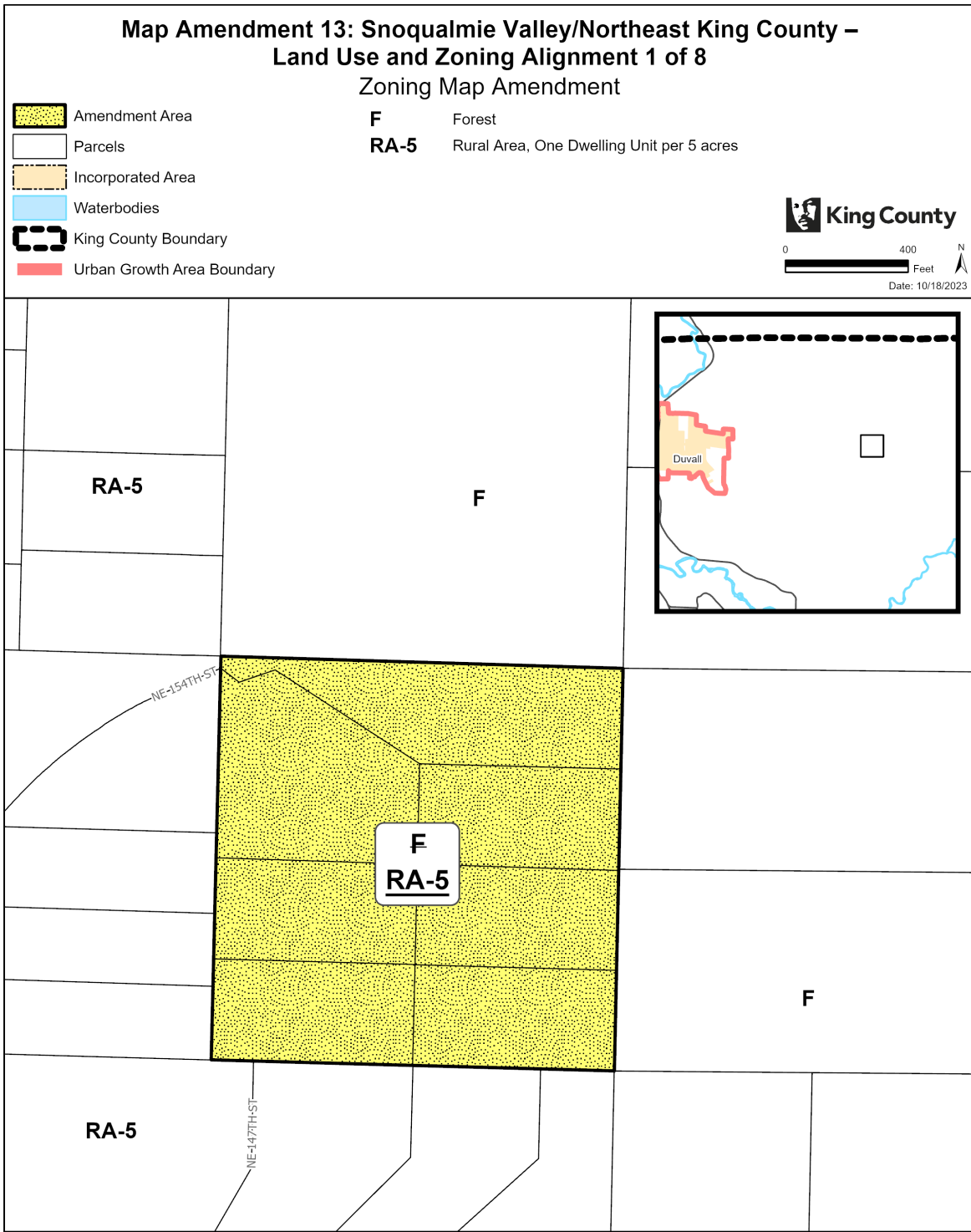


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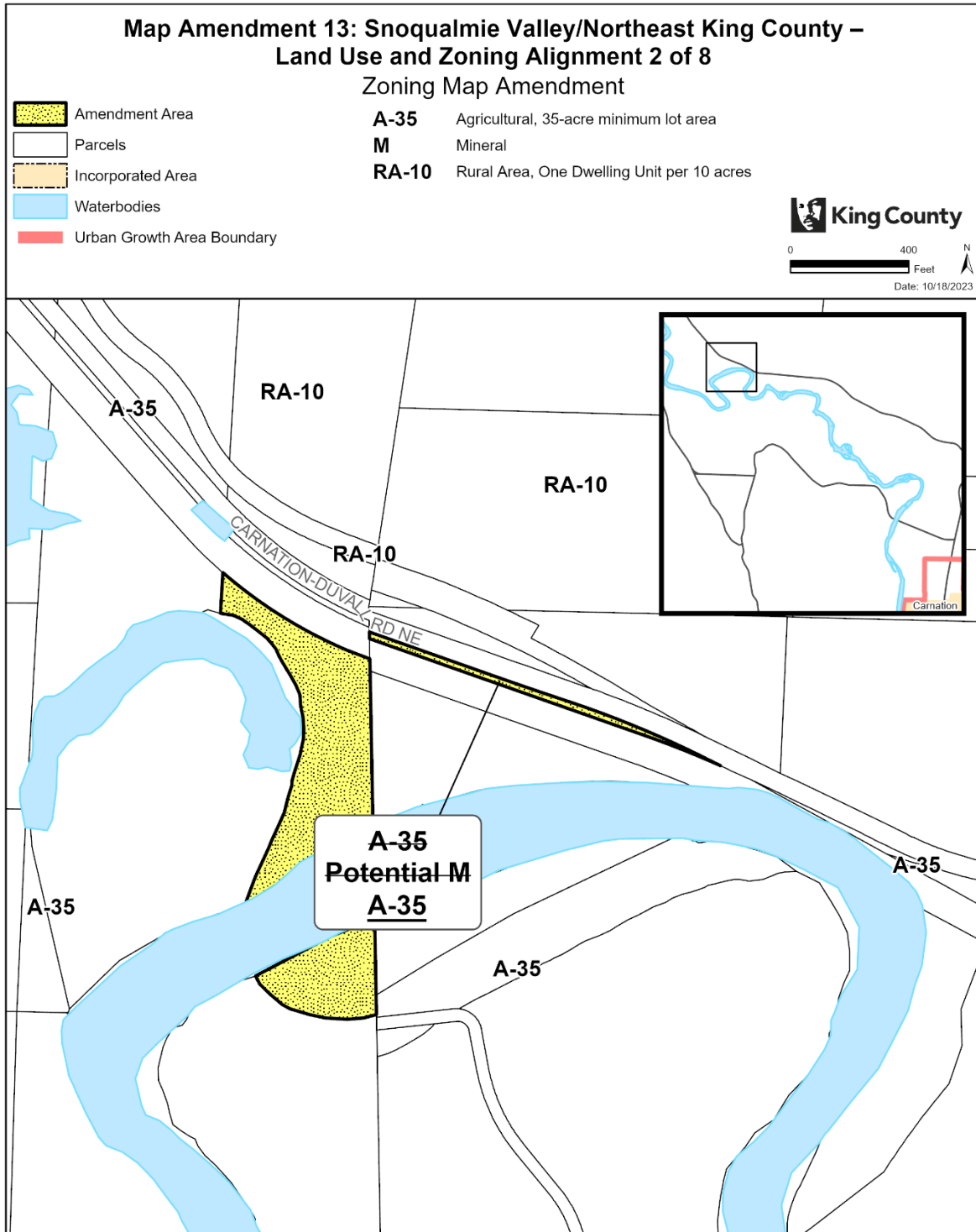
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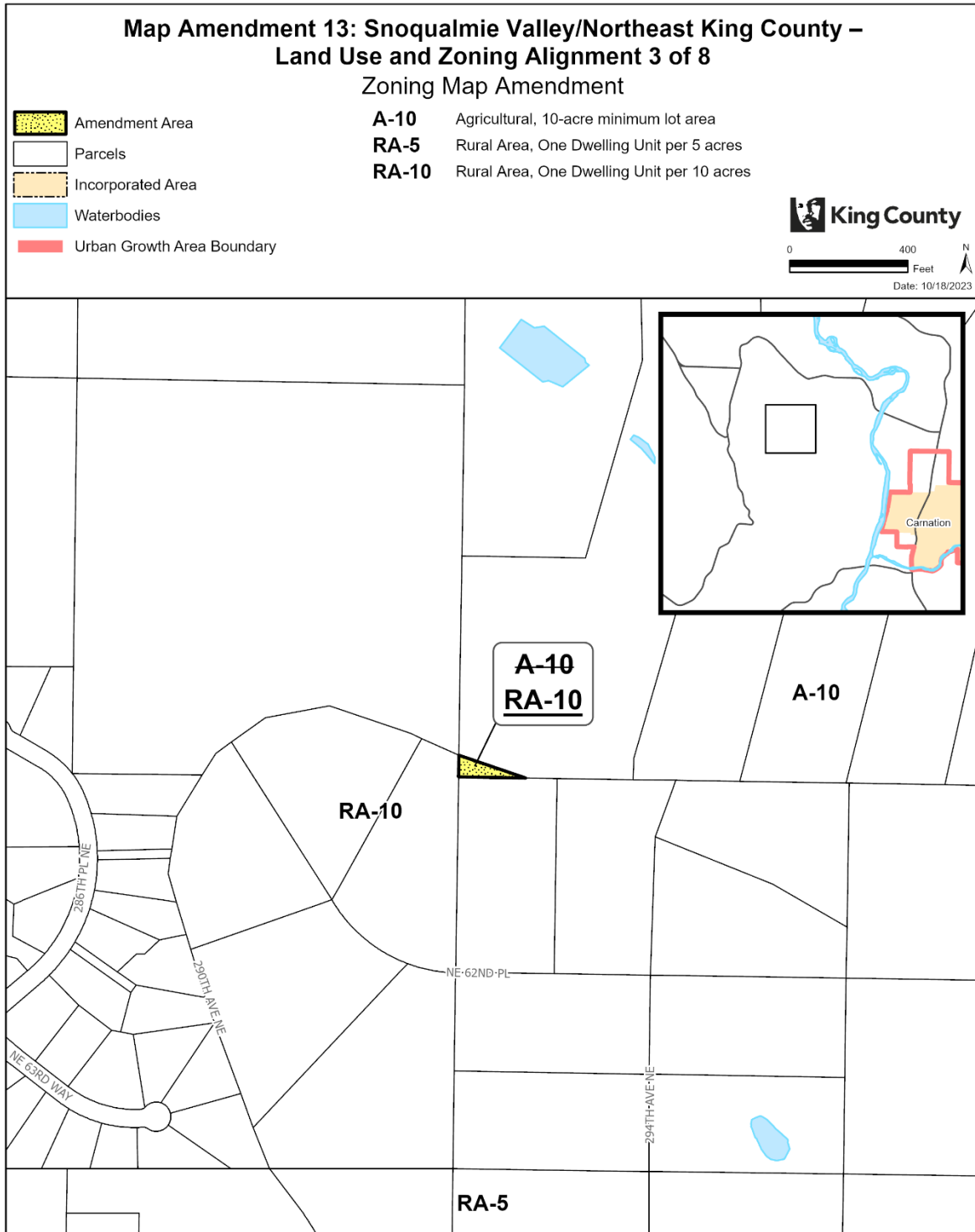
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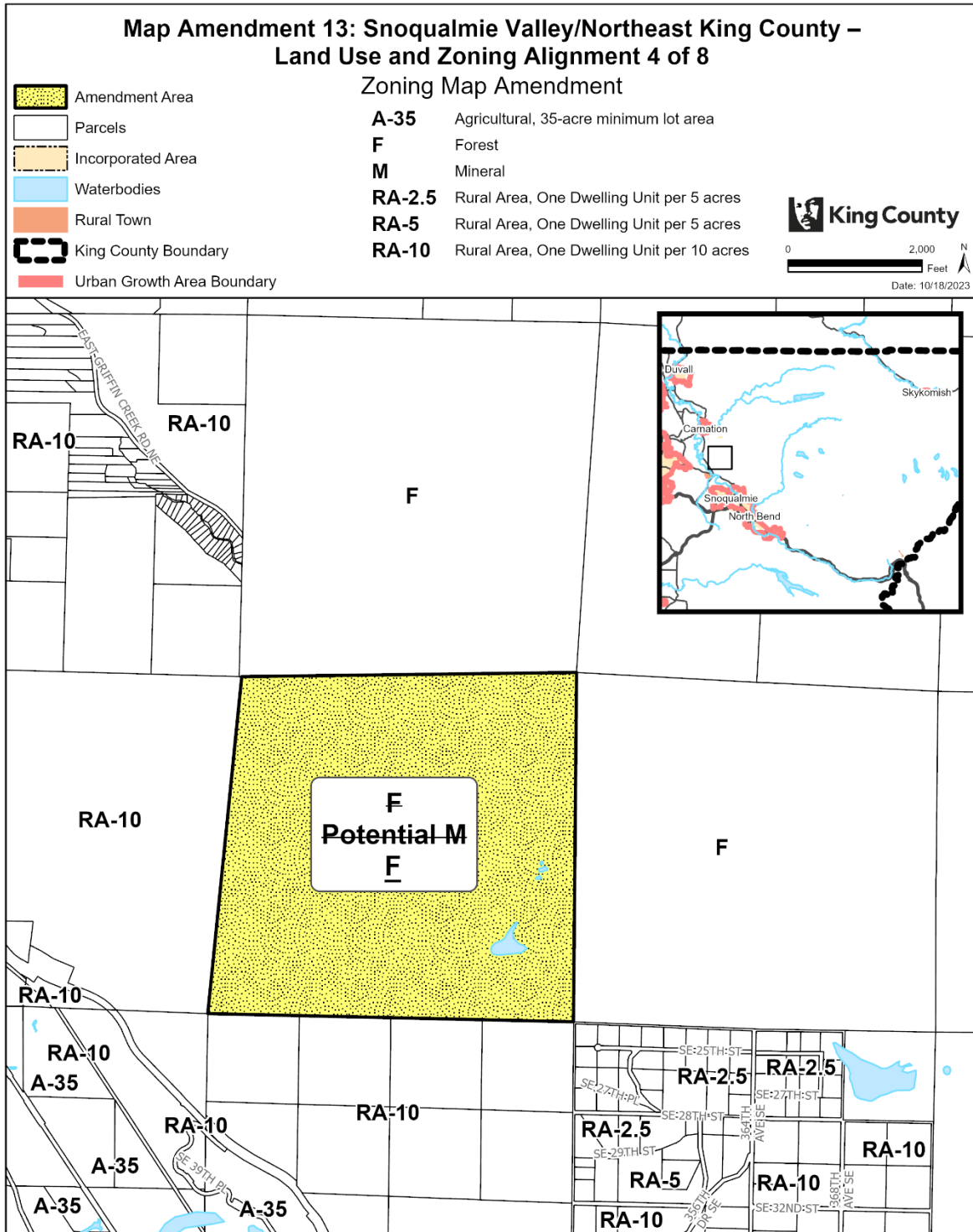
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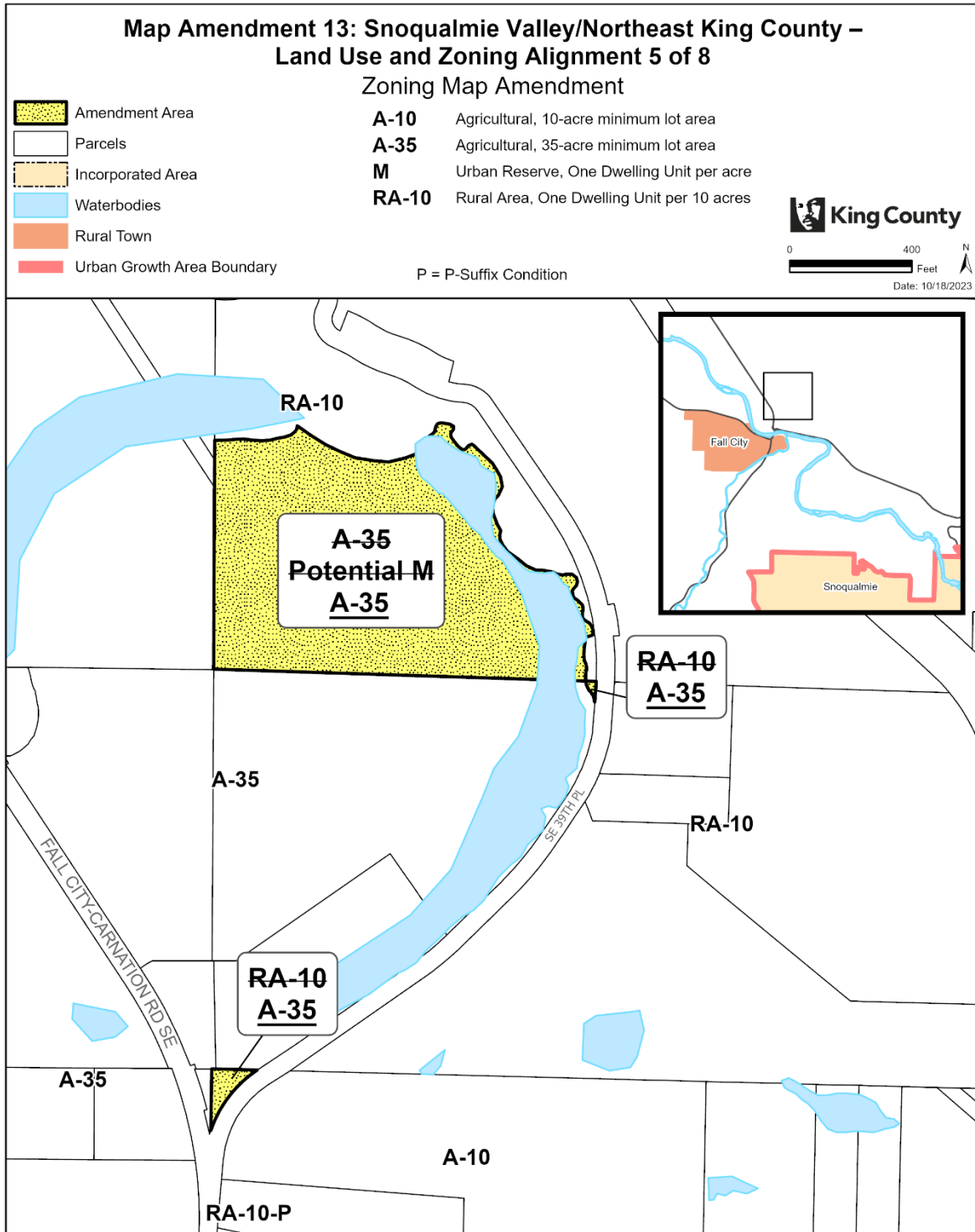
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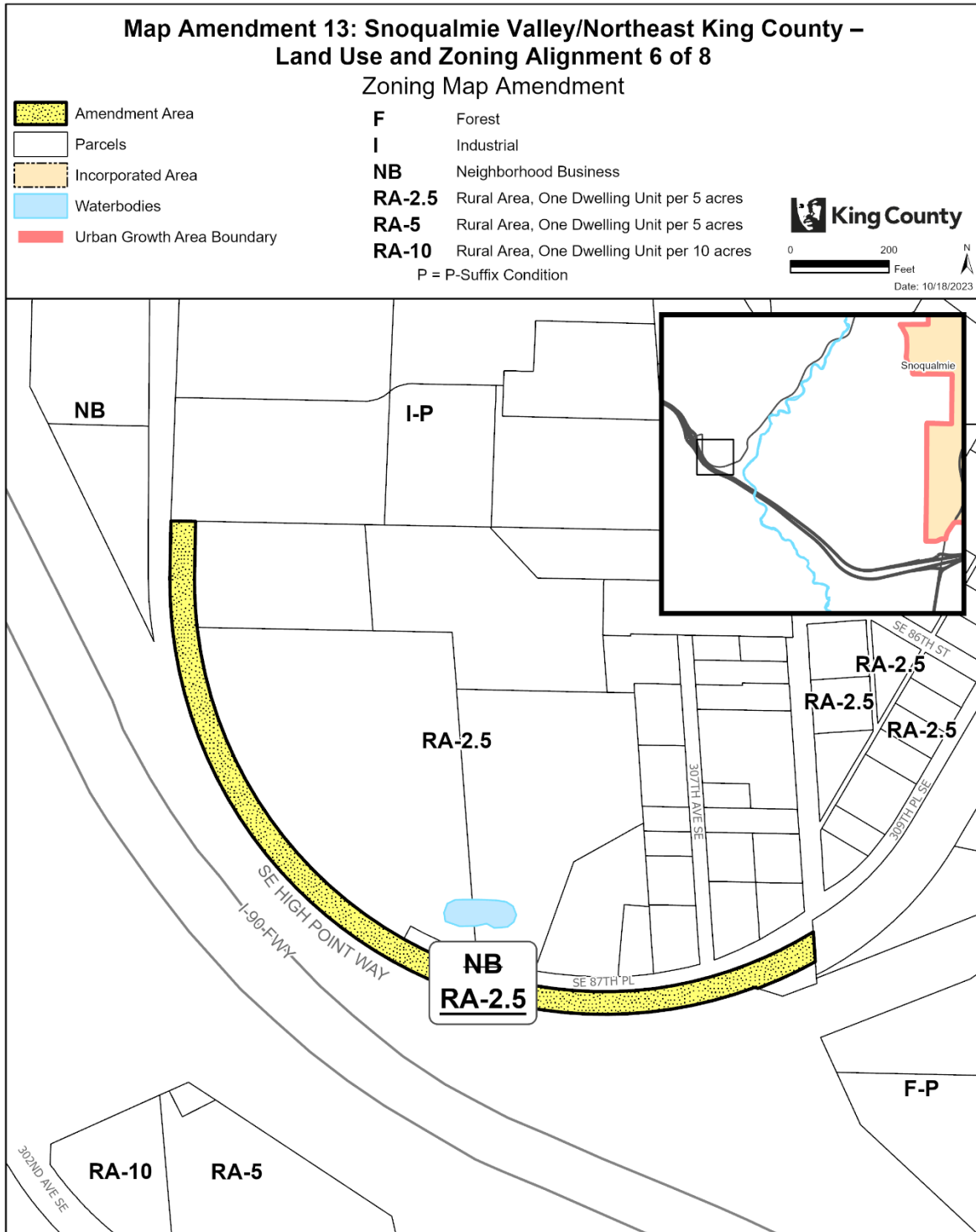
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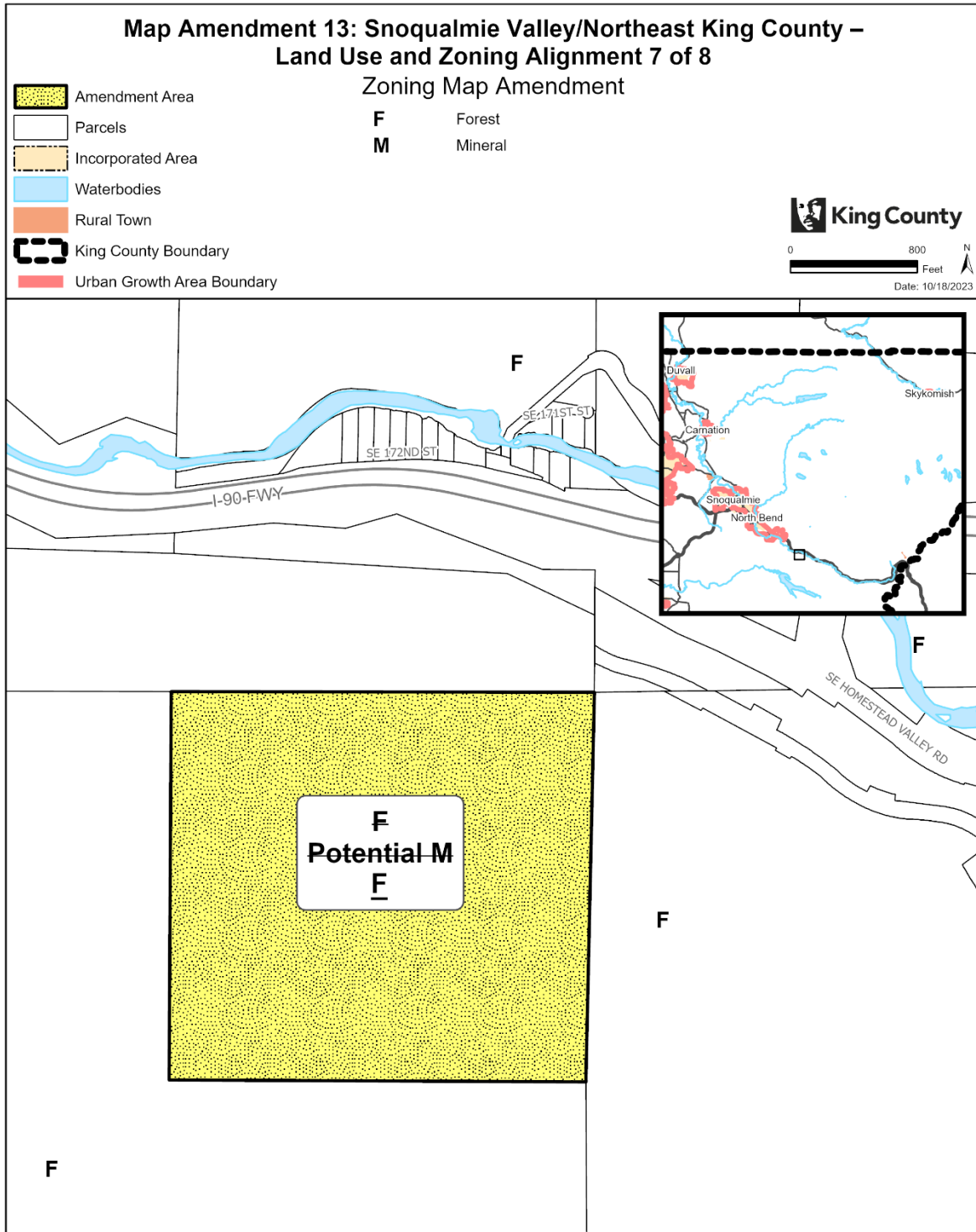
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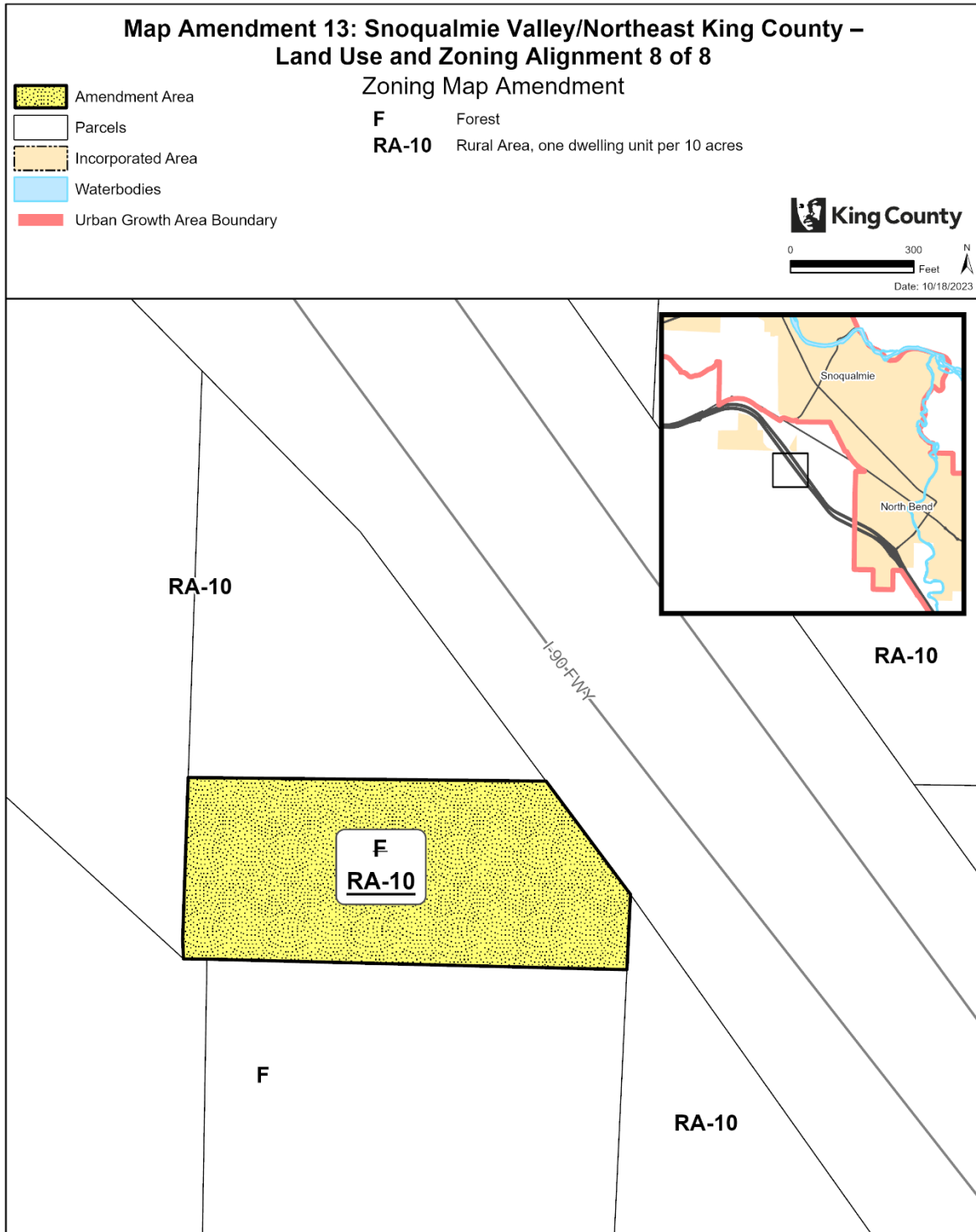
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Project: SVNEKC\_LU\_and\_ZN\_Align\_cl mcombsp

989 **Map Amendment 14: Snoqualmie Valley/Northeast King County – Removal of**  
 990 **Development Conditions from Previously Annexed Areas**

991 AMENDMENT TO THE KING COUNTY ZONING ATLAS

992

993

994 Amend Sections, Townships, and Ranges, as follows:

995

Section 13	Township 23	Range 8
Section 14	Township 23	Range 8
Section 19	Township 23	Range 9
Section 27	Township 24	Range 6

996

997 **ZONING**

998

999 1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- 1000 a. P-Suffix SV-P25;
- 1001 b. P-Suffix SV-P30;
- 1002 c. P-Suffix SV-P32;
- 1003 d. P-Suffix SV-P33;
- 1004 e. P-Suffix SV-P34;
- 1005 f. P-Suffix SV-P37; and
- 1006 g. P-Suffix ES-P21.

1007

1008 **Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This**  
 1009 **change would align with the fact that the P-Suffix development conditions do not apply on any**  
 1010 **parcels in unincorporated King County due to annexations.**

1011

## Fall City Subdivision Moratorium Work Plan Report

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December 2023



**King County**

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## I. 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.<sup>1,2,3</sup> 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.<sup>4</sup> 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.

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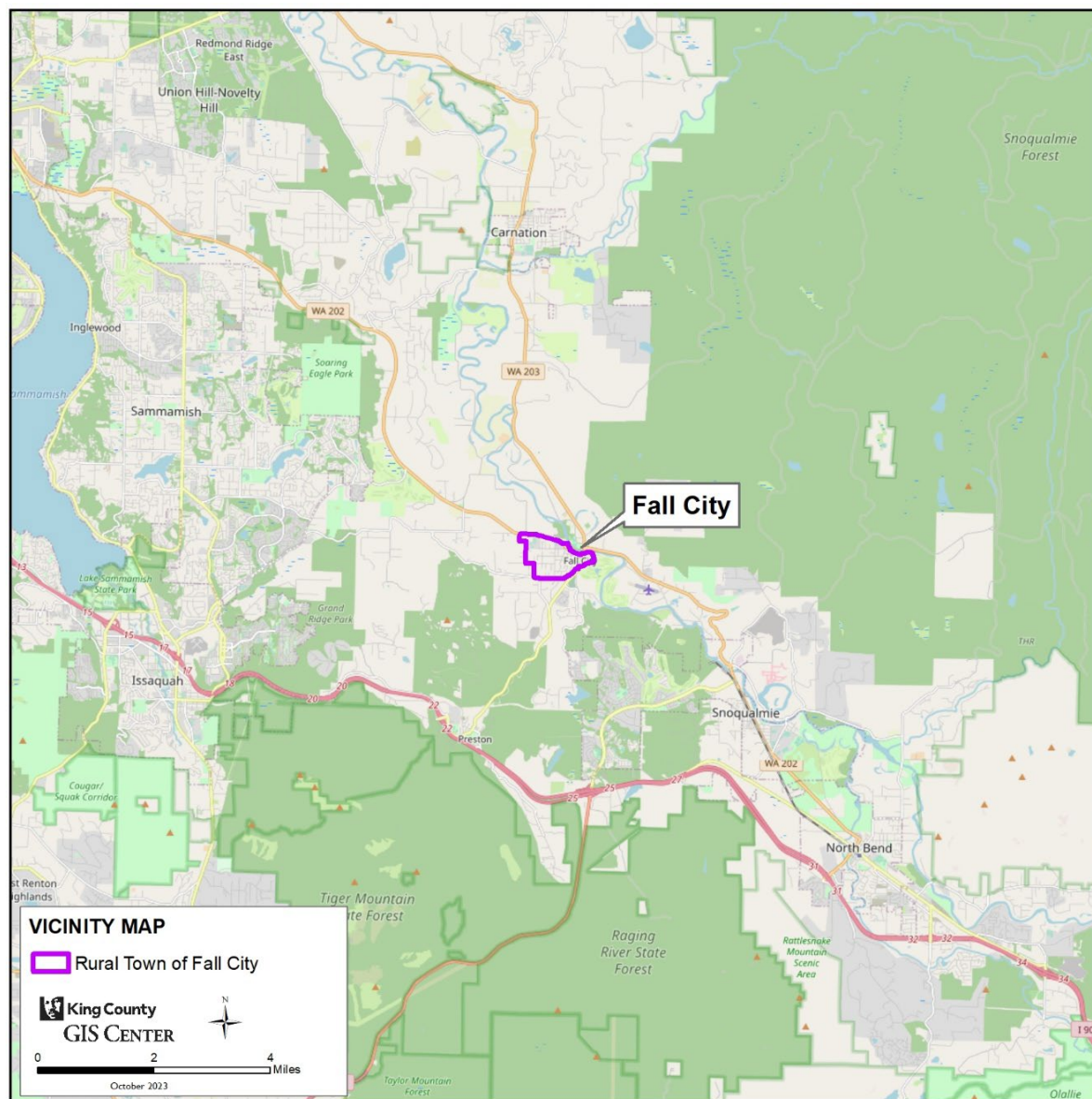
<sup>1</sup> Link to [Revised Code of Washington \(RCW\) 36.70A.390](#)

<sup>2</sup> The Growth Management Act refers to the guiding law for growth and development in Washington State.

<sup>3</sup> Link to [Ordinance 19613](#)

<sup>4</sup> 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 Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

Figure 1. 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.<sup>5</sup> 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.<sup>6</sup> The sites analyzed include a 19<sup>th</sup>-century historic neighborhood, a post-World War II (post-war) neighborhood, and a recent development. The 19<sup>th</sup>-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 1. 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

<sup>5</sup> For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to [KCC Title 21A](#).

<sup>6</sup> Link to [Framework \(weareframework.com\)](#)



Recommended Amendment	P-Suffix Amendment Basis
	<p>lot, minimum lot width would be increased from 30 feet to 60 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.

## II. Background

### A. Department Overview

DLS works to promote the well-being 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.

### B. Key Context

Fall City is an unincorporated rural area of King County, designated as a Rural Town in the Comprehensive Plan.<sup>7, 8</sup> 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 dwelling units 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.<sup>9</sup> 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).

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<sup>7</sup> 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 Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

<sup>8</sup> 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](#)

<sup>9</sup> Link to [GMA Laws and Rules - Washington State Department of Commerce](#)

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 Sound region including King County.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12,13,14</sup> The Comprehensive Plan and its subarea plans must meet the GMA’s requirements, which include focusing development in urban areas and reducing sprawl.<sup>15</sup> The Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers the area of Fall City.

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<sup>10</sup> [Link to VISION 2050](#)

<sup>11</sup> [Link to King County Countywide Planning Policies](#)

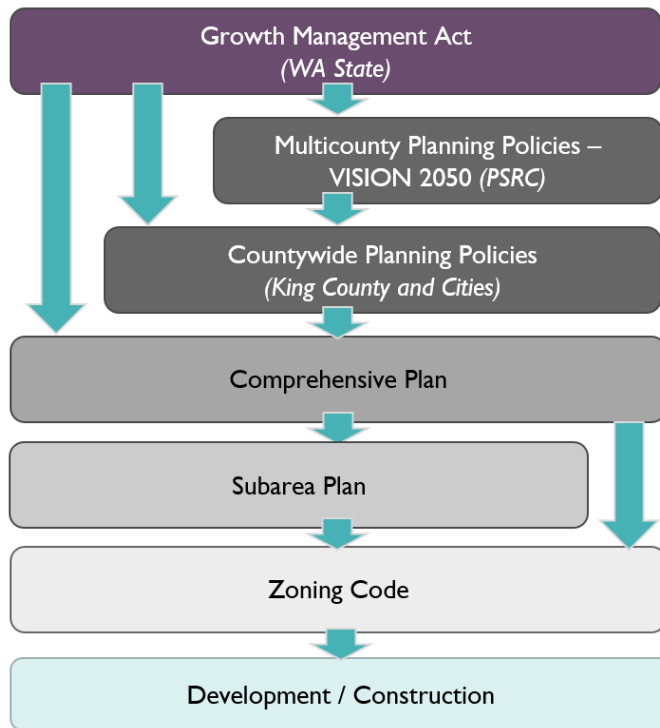
<sup>12</sup> [Link to King County Code 2.15.055.B.](#)

<sup>13</sup> [Link to Community Service Areas - King County, Washington](#)

<sup>14</sup> *Term definitions can be found in this link - [King County Comprehensive Plan](#)*

<sup>15</sup> [Link to Revised Code of Washington 36.70A.020](#)

Figure 2. 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.<sup>16</sup> 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:

<sup>16</sup> 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.<sup>17</sup>

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.<sup>18</sup> 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.<sup>19</sup> The 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."<sup>20</sup>

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."<sup>21</sup> 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.<sup>22</sup>

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

<sup>17</sup> [Link to Revised Code of Washington \(RCW\) 36.70A.030](#)

<sup>18</sup> [Link to Revised Code of Washington \(RCW\) 36.70A.030](#)

<sup>19</sup> [Link to King County Comprehensive Plan](#)

<sup>20</sup> [Link to King County Comprehensive Plan](#)

<sup>21</sup> [Link to King County Countywide Planning Policies](#)

<sup>22</sup> [Link to King County Urban Growth Capacity Report](#)

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 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.<sup>23,24</sup> 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.

### **C. 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.<sup>25</sup>

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 19<sup>th</sup>-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

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<sup>23</sup> An interim Zoning Ordinance is a set of temporary development regulations that are in effect while new regulations are being developed.

<sup>24</sup> Link to [Proposed Ordinance 2023-0202](#)

<sup>25</sup> Link to [Framework \(weareframework.com\)](#)

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 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



### III. 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**

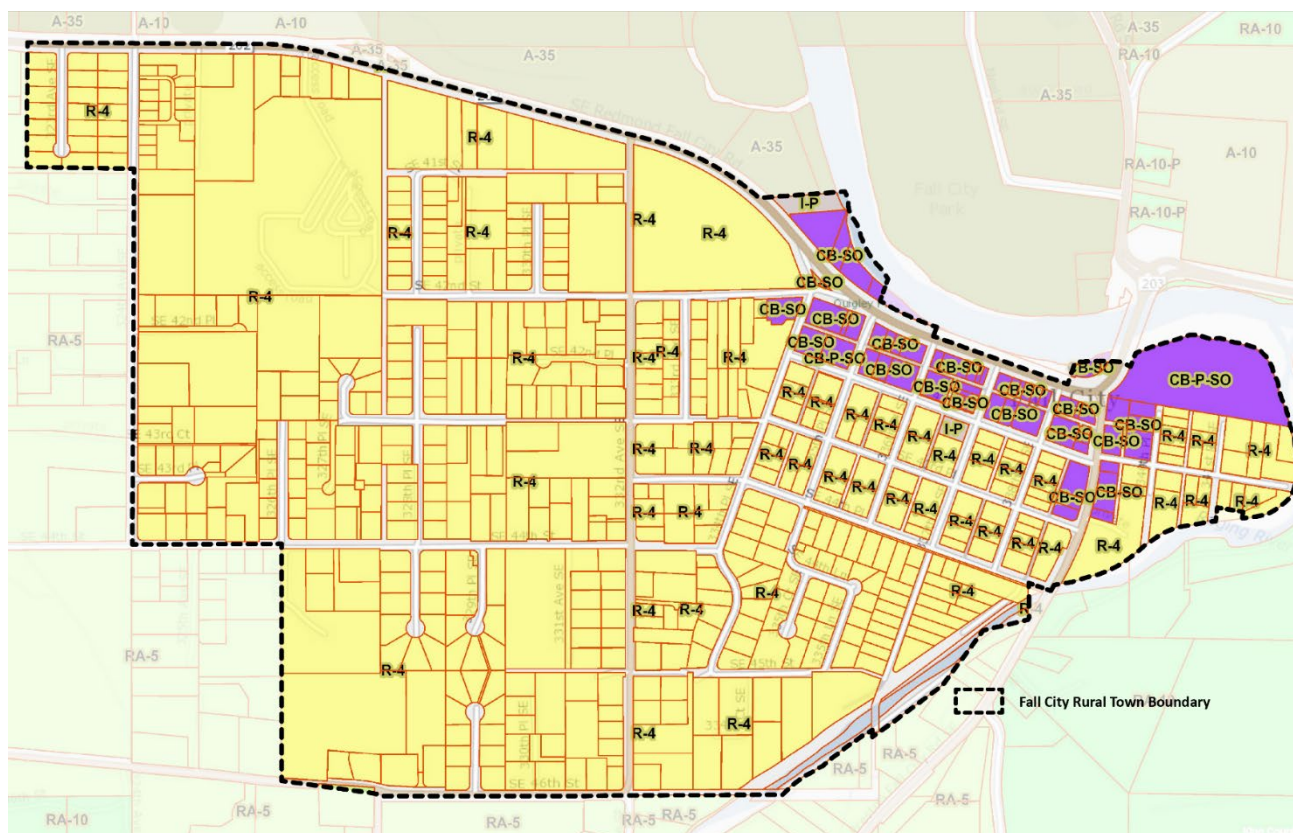
This sub section summarizes the current development regulations, as of 2023, affecting lot dimensions and building size and bulk for residentially zoned properties in Fall City. This includes regulations from the KCC, BOH Code, and RCW.

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 residential dwelling units. 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 3. Fall City Zoning Map



### King County Code Chapter 21A.12 Development Standards<sup>26</sup>

- 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

<sup>26</sup> Link to [King County Code Title 21.A](#)

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

One accessory dwelling unit (ADU) is allowed per single detached home or townhouse. 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 house/townhouse – 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.<sup>27</sup> 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

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<sup>27</sup> Link to [WAC 246-272A-0238\(1\)](#) and [KCBOH 13.36.030\(E\)](#)

of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets, sand boxes, or parked vehicles.<sup>28</sup>

Care must be taken when a home uses an on-site septic system or is in a community that shares a LOSS.<sup>29</sup> It is imperative that fats, grease, and oils do not enter the system.<sup>30</sup> 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.<sup>31</sup> Household size must not exceed the designed capacity of the septic system.<sup>32</sup>

### **Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-272B<sup>33</sup>**

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.<sup>34</sup> 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.

<sup>28</sup> [Link to KCBOH 13.60.005\(A\)\(6\)](#)

<sup>29</sup> [Link to KCBOH 13.60.005\(A\) and KCBOH 13.60.020\(D\)](#)

<sup>30</sup> [Link to USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13](#)

<sup>31</sup> [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 \(Minimizing residential wastewater volume page 3-12\)](#)

<sup>32</sup> [Link to KCBOH 13.60.005\(A\)\(7\)](#)

<sup>33</sup> [Link to Large on-site sewage system regulations](#)

<sup>34</sup> [Link to King County Surface Water Design Manual](#)

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

## **B. 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.<sup>35</sup> These sites represent different development periods in Fall City: the early 19<sup>th</sup>-century historic neighborhood (Site 1), the post-war neighborhood (Site 2), and the recent development (Site 3).

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<sup>35</sup> [Link to Landmarks Commission - Historic Preservation - King County, Washington](#)



Figure 4. Study Areas Zoning

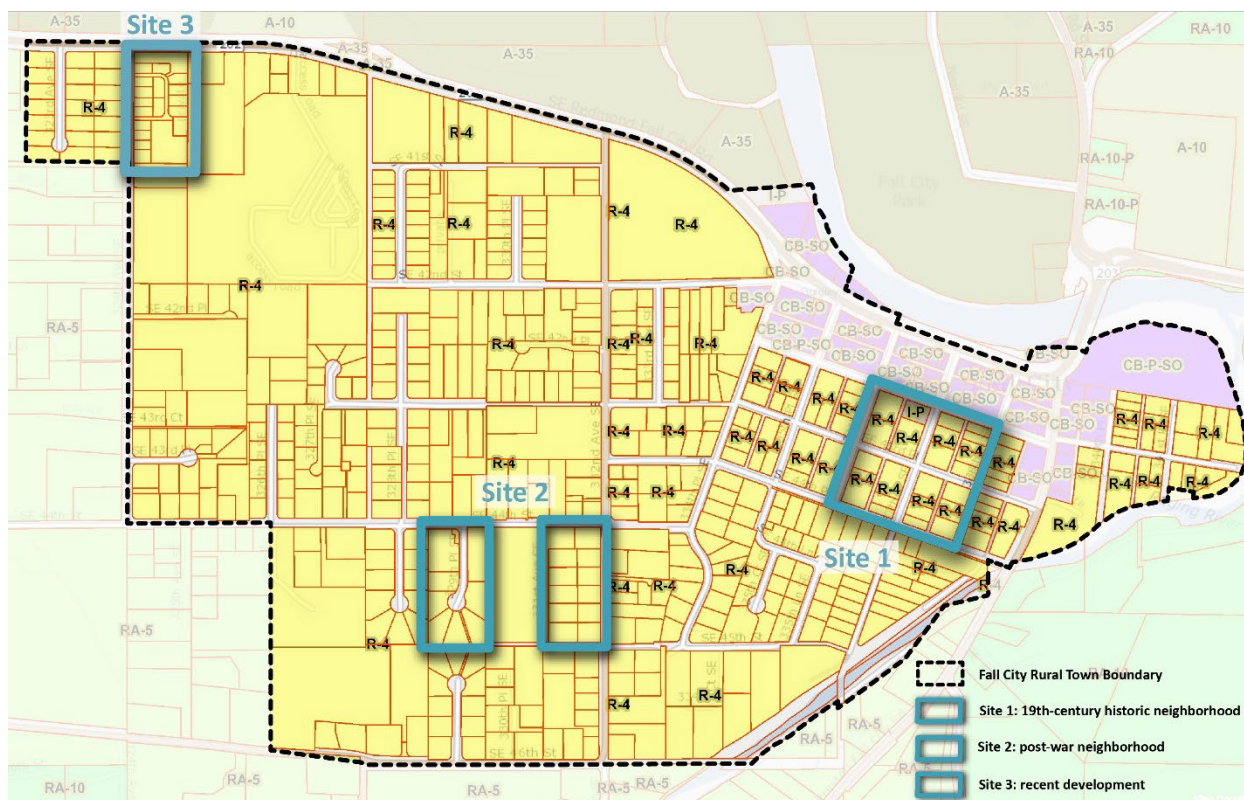


Table 2. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
<b>Lot amount</b>	552	20	19	20
<b>Median lot size</b>	0.32 acres (14,094 sf*)	0.24 acres (10,500 sf*)	0.38 acres (16,474 sf*)	0.14 acres (6,299 sf*)
<b>Median FAR**</b>	0.11	0.1	0.15	0.58
<b>Range FAR</b>	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
<b>Gross density (du/ac)***</b>	1.81	2.1	2.07	3.40
<b>Median net density (Range net density) (du/ac)***</b>	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
<b>Average building footprint</b>	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 3. 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 5. Site 1 Aerial View





Figure 6. Various Building Styles - Historic Victorian Style Building



Figure 7. Various Building Styles - Cottage with Attached Garage



Figure 8. Wide Paved Street without Curbs



Figure 9. 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 4. 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 10. Site 2 Aerial View





Figure 11. Small Cottage on Open Lot



Figure 12. One-Story Ranch Home with Attached Garage



Figure 13. Cul-de-Sac



Figure 14. 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-family homes, 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 5. 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 15. Site 3 Aerial View

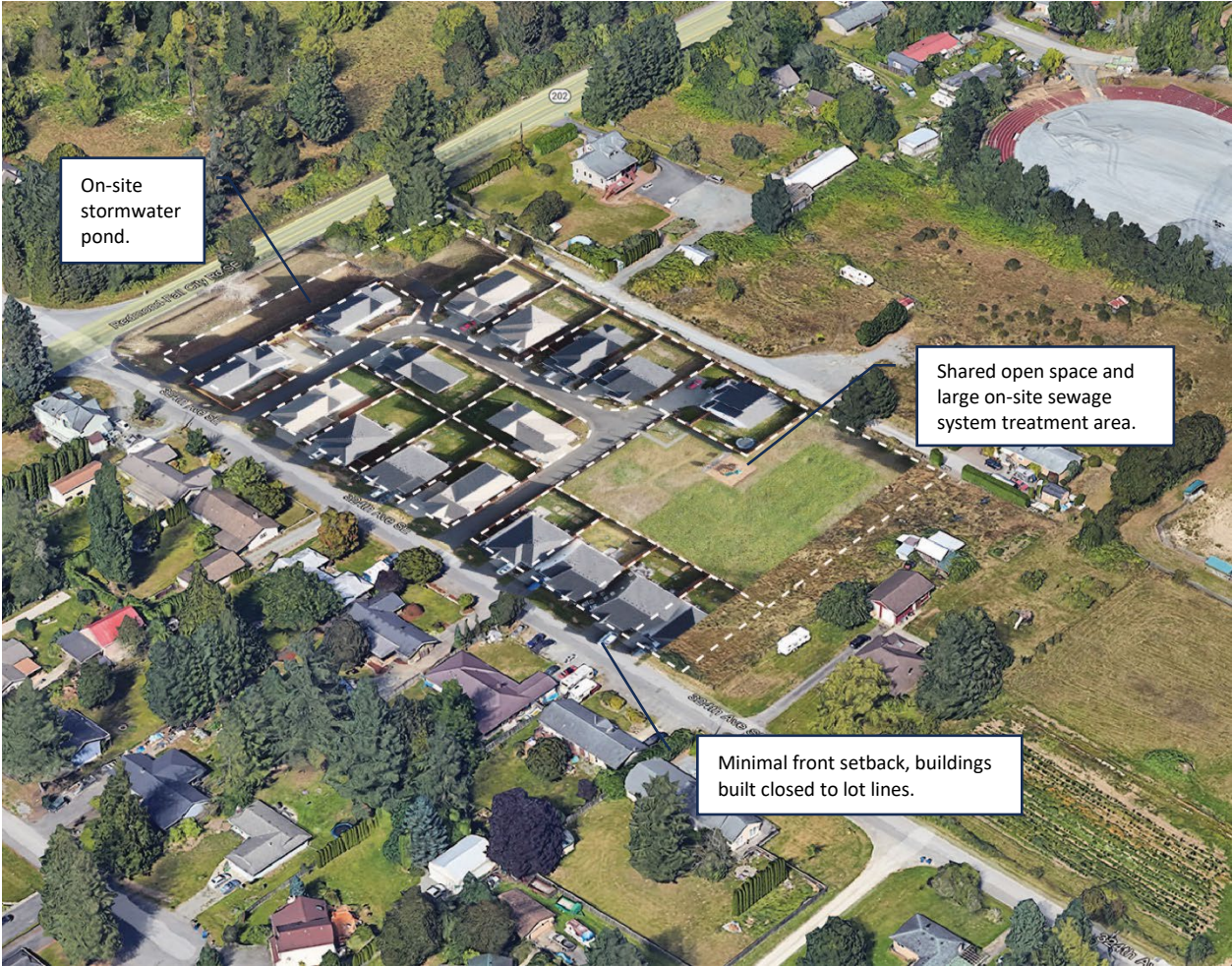


Figure 16. Repetitive Architectural Style



Figure 17. Minimal Landscape or Open Space at the Frontage



Figure 18. Wide Paved Street without Curbs



Figure 19. On-site Stormwater Pond







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.

### **C. 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.<sup>36</sup> 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 rural areas, 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.

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<sup>36</sup> 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.

**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;
- 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 surrounding rural areas 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 6. 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"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul>
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"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> 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"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> 21A.14.180 On-site recreation – space required

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-50	Limit impervious surface, and other standards to ensure protection of natural environment and adjacent resource lands, specifically through vegetation and surface water management	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Impervious surface</li> </ul> <p>21A.14.180 On-site recreation – space required</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>

Table 7. 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.	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul>
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	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> <p>21A.14.180 On-site recreation – space required.</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
R-301, R-302	Minimize growth rate through development controls such as allowed density and dimensions, reducing need for infrastructure improvements and reducing environmental impacts	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
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	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
T-316	The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
F-280	Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> </ul>

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		<ul style="list-style-type: none"> <li>• Building height</li> <li>• Impervious surface</li> </ul> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
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"> <li>• Maximum density of dwelling units</li> <li>• Minimum lot size</li> <li>• Street and interior setbacks</li> <li>• Minimum lot width</li> <li>• Building height</li> <li>• Impervious surface</li> </ul> <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.<sup>37</sup> When considering net density, which only considers the net lot area, Site 3 stands out in net density calculations.<sup>38</sup> Site 3 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and

<sup>37</sup> See Table 2. Fall City Lot Size Analysis for a comparison of densities and dimensions between the three sites.

<sup>38</sup> 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.

Site 2 at 2.64 (see Table 8). 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 LOSS treatment and shared open space into the overall gross residential area.

*Table 8. Fall City Median Net Density*

	<b>Site 1 19<sup>th</sup>-century historic neighborhood</b>	<b>Site 2 Post-war neighborhood</b>	<b>Site 3 Recent development</b>
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.



#### **D. 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.

**E. 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 9. 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><b>Does not concur.</b></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 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><b>Partial Concurrence.</b></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.<sup>39</sup> 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</p>

<sup>39</sup> [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	must be made, for example new codes adopted 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><b>Does not concur.</b></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><b>Partial Concurrence.</b></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. <sup>40</sup>	<p><b>Does not concur.</b></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</p>

<sup>40</sup> 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>regulation to the existing recommendations would be redundant.</p> <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><b>Concurs.</b></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><b>Partial Concurrence.</b></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</p>

Consultant Recommendation	Executive Response
	<p>as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond 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><b>Partial Concurrence.</b></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.<sup>41</sup> 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>

<sup>41</sup> [Link to Ordinance 19546, Section 90, Proviso 2](#)



Consultant Recommendation	Executive Response
	DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on 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 10. Comparison of Dimensional Standards

<b>Dimensional Standard</b>	<b>Existing Code</b>	<b>Recommended for 12,500 sf* lots</b>
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

#### IV. 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.<sup>42</sup>

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<sup>42</sup> Link to [King County's True North and values](#)

## V. Appendices

### F. 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.

## G. 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 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.

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."<sup>43</sup> 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.

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<sup>43</sup> [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/Townhouse - 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.

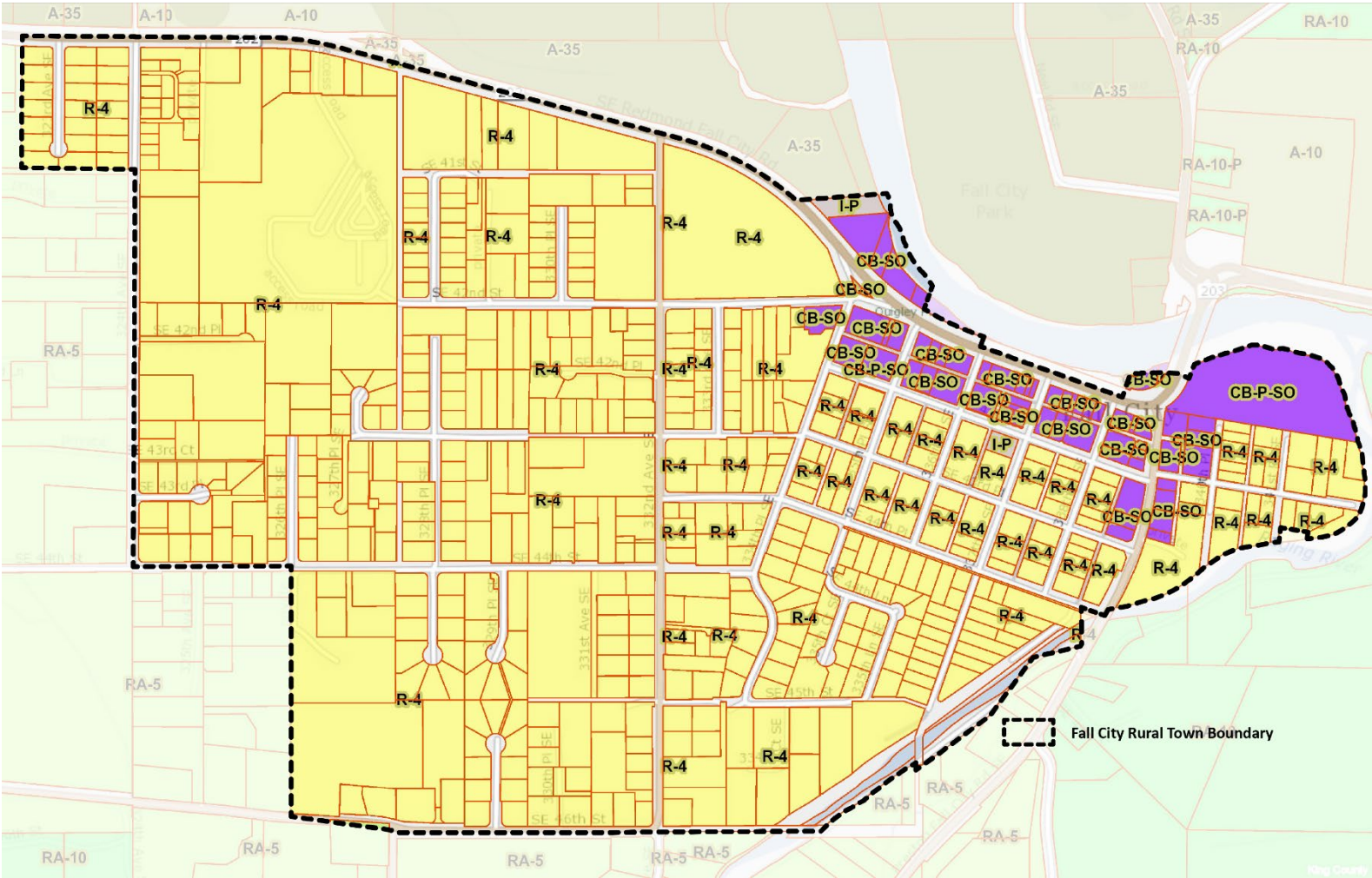
King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The minimum lot size when creating new lots utilizing OSS shall be established by the health officer based on the information submitted and any on-site inspections by the health officer. These requirements include: 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.

Figure 1. Fall City Zoning Map



## 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-family homes 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

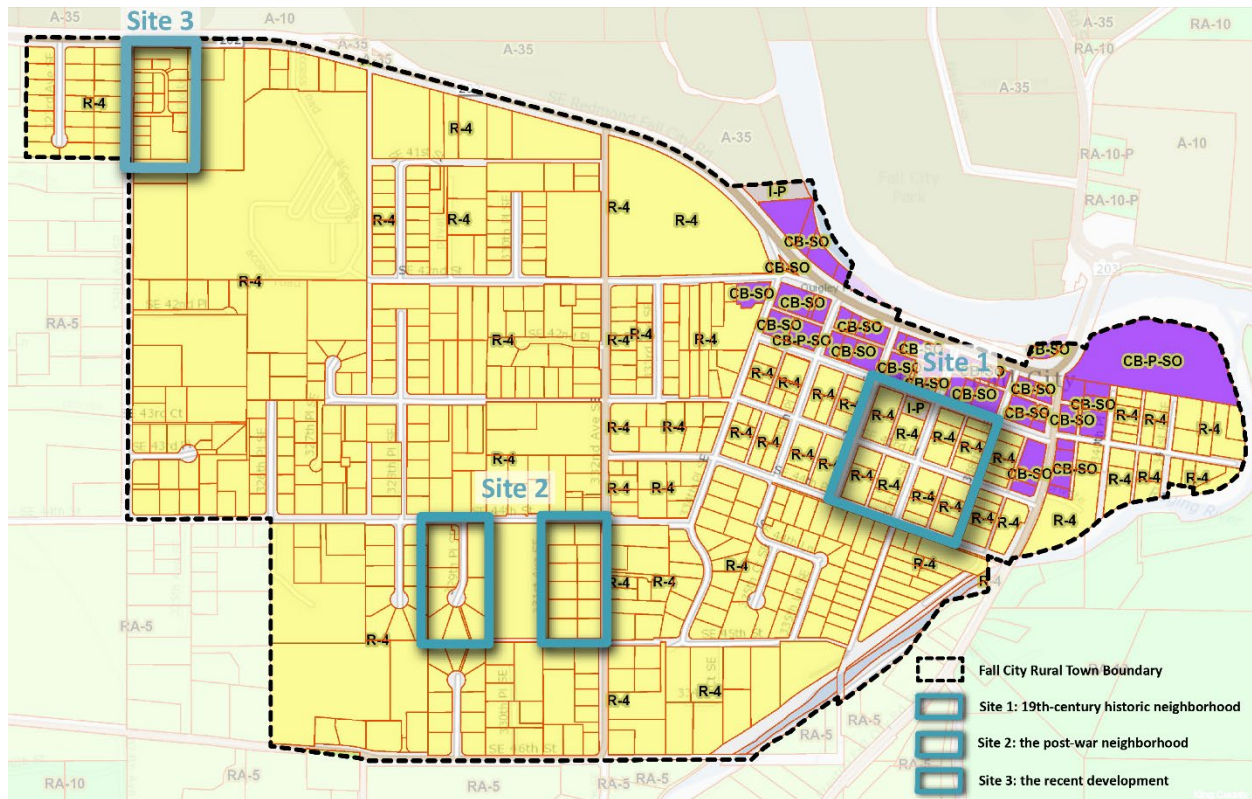


Figure 4. FALL CITY LOT SIZE ANALYSIS MAP

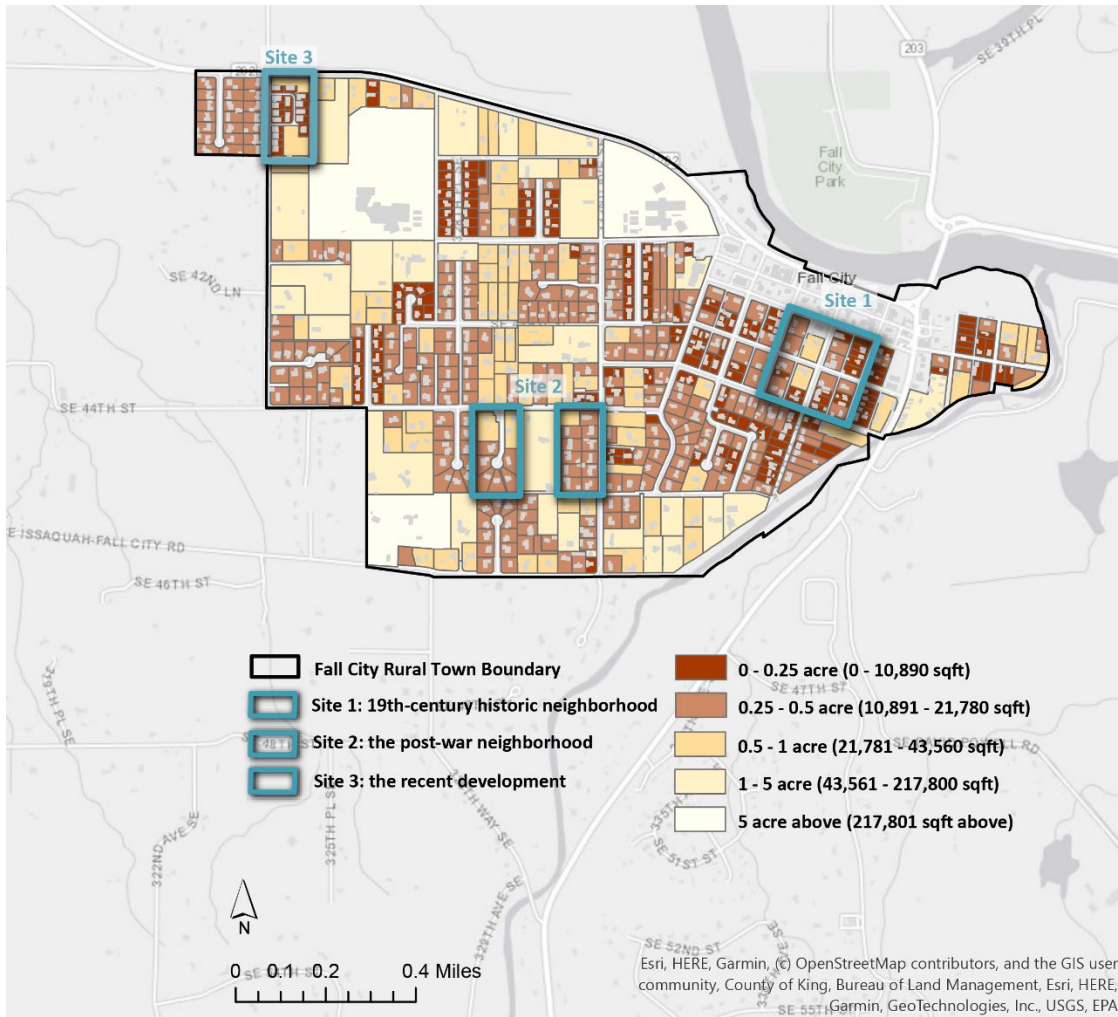


Figure 5. FALL CITY LOT SIZE ANALYSIS

	R-4 Area Overall	Site 1 19th-century historic neighborhood	Site 2 The post-war neighborhood	Site 3 The recent development
<b>Lot Amount</b>	552	20	19	20
<b>Median Lot Size</b>	0.32 acres (14,094 SF)	0.24 acres (10,500 SF)	0.38 acres (16,474 SF)	0.14 acres (6,299 SF)
<b>Median FAR</b>	0.11	0.1	0.15	0.58
<b>Range FAR</b>	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
<b>Gross Density (du/ac)</b>	1.81	2.1	2.07	3.40
<b>Median Net Density (Range Net Density) (du/ac)</b>	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
<b>Average Building Footprint</b>	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-family homes, 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.

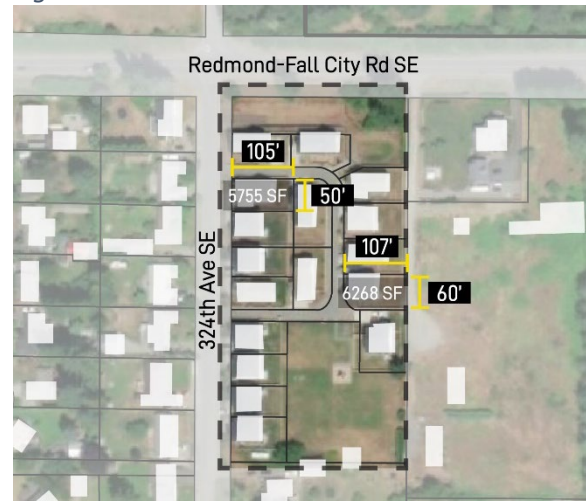
Figure 26. SITE 3 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

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





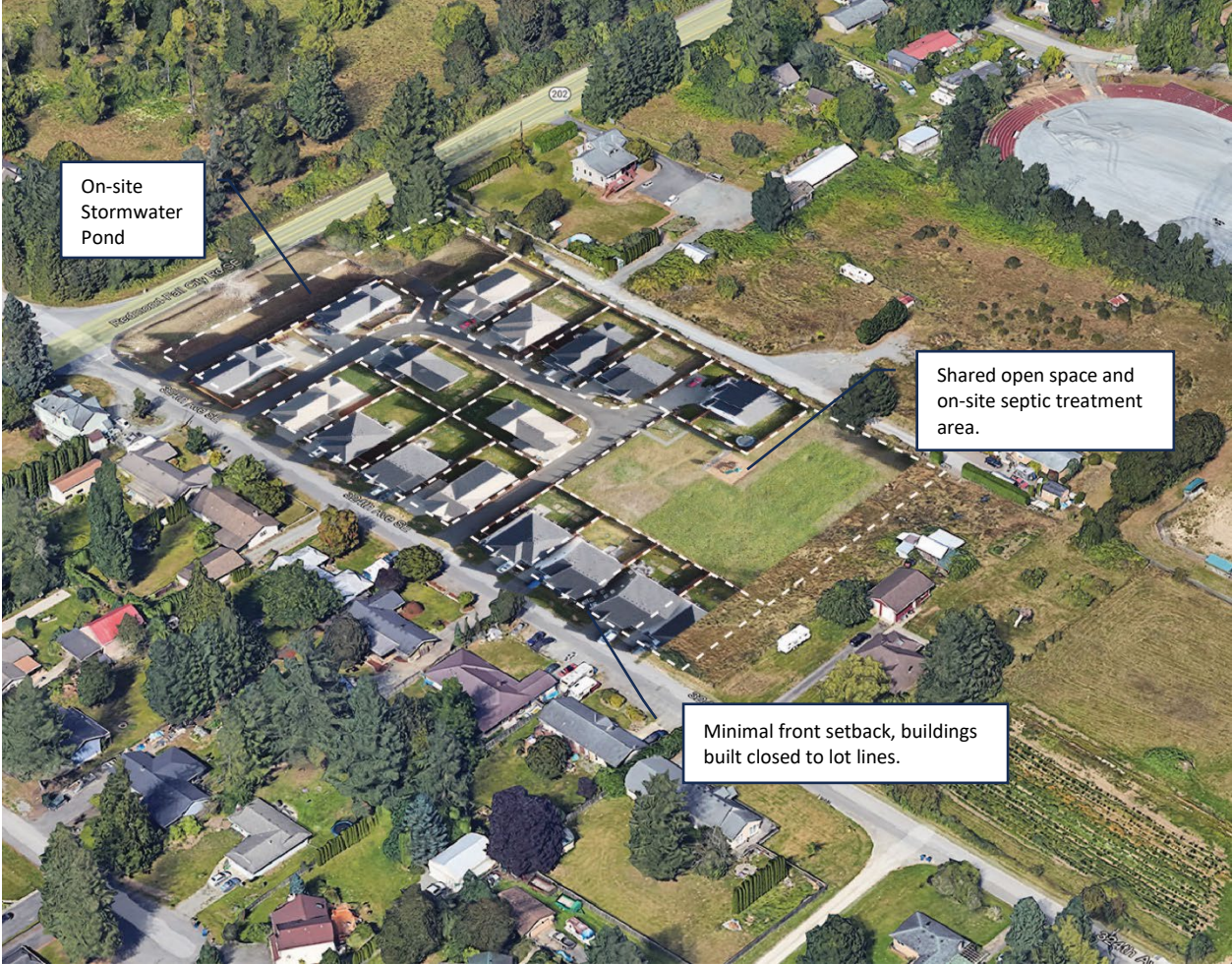


Figure 29. Site3 Ariel View



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?

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

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

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.

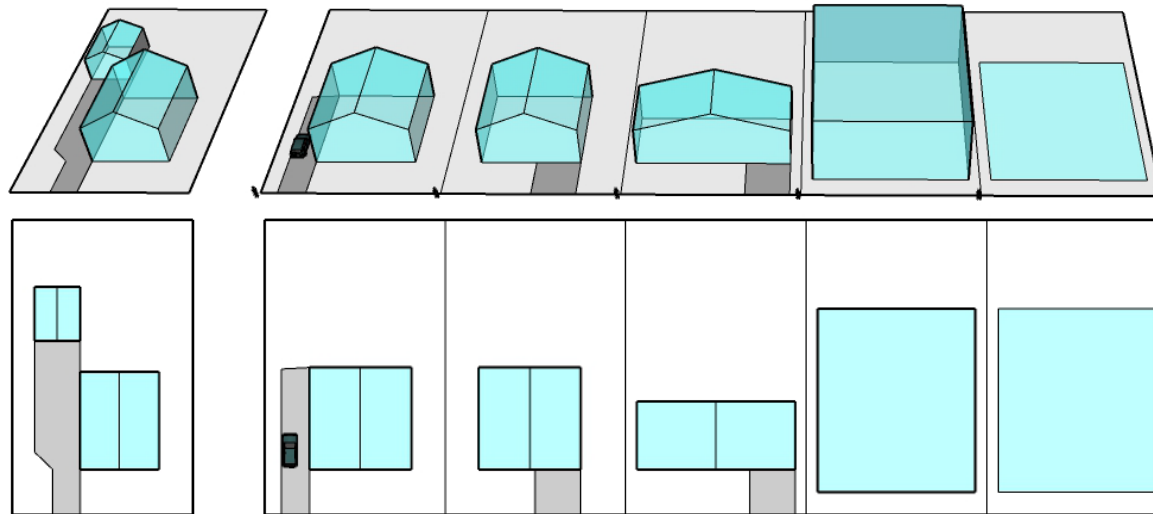
- Increase the front yard setback to a minimum of 20’.
- Increase side yard setbacks to a minimum of 15’ and require one side yard setback of at least 20’ to allow access to the rear yard.
- Increase the minimum lot width to 60’ but allow flexibility for irregularly shaped lots.

**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
<b>Description</b>	<b>Increased Side Yard, Drive in Side Yard, Detached Garage</b>	<b>Increased Side Yard Setback, Driveway in Side Yard</b>	<b>Increased Side Yard Setback, Driveway in Front</b>	<b>Existing Regulations</b>	<b>Current Zoning Envelope</b>	<b>55% Impervious Surface Limit</b>
<b>Lot Size</b>	10,400	10,400	10,400	10,400	10,400	10,400
<b>Lot Width</b>	80'	80'	80'	80'	80'	80'
<b>Lot Depth</b>	130'	130'	130'	130'	130'	130'
<b>FAR</b>	0.29	0.39	0.39	0.4	n/a	n/a
<b>Lot Coverage</b>	32.00%	27.30%	23.30%	24.00%	55%	55%
<b>Street Setback</b>	20'	20'	20'	20'	10'	10'
<b>Minimum Interior Setback</b>	5'	5'	5'	5'	5'	n/a
<b>Building Footprint</b>	1505	2025	2025	2100	n/a	n/a
<b>Principal Building Sq Ft</b>	3010	4050	4050	4200	n/a	n/a
<b>Total Building Sq Ft</b>	3490	4050	4050	4200	n/a	n/a
<b>Accessory Building Footprint</b>	480	n/a	n/a	n/a	n/a	n/a
<b>Driveway Footprint</b>	1822	815	400	400	400	n/a

Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering



## D. Snoqualmie Valley/NE King County Community Needs List

### Legend

**Budget ID:** Budget identification number. This number is referenced in budget documentation if the budget request is responsive to a request on the community needs list.

**Category:** Overarching request category. A category may contain multiple requests from community.

**Department:** Lead King County Executive Branch department responsible for implementing a solution to the request.

**Type:** Type of request. Potential Service, Program, Capital Investment, or Standard Operation (only if additional funding is needed to meet service level requested by community).

**Anticipated Implementation Timeline:** To Be Determined (TBD, funding needed in order to develop a plan), Current Biennium, 2023-2024 Biennium, 2025+, Ongoing, or Not Applicable (N/A) because it is not planned.

**Priority:** Priority is determined by community and the King County Council. Low, Medium, or High.

**Strengthens Community Vision:** Yes, No, Possibly, or To Be Determined (TBD) if County is unaware of a specific community vision.

**Request:** One or more requests from community that fall within the overarching request category.

**Potential Partners:** Potential partner types that could lead or collaborate in developing a solution to the requests from community. List of partner types, Not Applicable (N/A), or To Be Determined (TBD).

For source information, please contact the Department of Local Services at

[AskLocalServices@kingcounty.gov](mailto:AskLocalServices@kingcounty.gov).

The Community Needs List is sorted by category.

**BUDGET ID:** SNVC.001

**Category:** Affordable Housing

**Type:** Standard Operations

**Priority:** High

**Request:** More affordable housing for seniors.

**Potential Partners:** Nonprofit developers

**Lead Department:** DCHS

**Anticipated Implementation Timeline:** Ongoing

**Strengthens Community Vision:** TBD

**BUDGET ID:** SNVC.002

**Category:** Bike Lanes

**Type:** Potential CIP

**Priority:** Medium

**Request:** Add bike lanes and/or improve shoulders:

- Connecting the towns in the Valley.
- Issaquah-Fall City Rd.
- Fall City-Preston Rd.
- 124th.
- Fall City from Spring Glen.
- On both sides of Bog Rock Rd.
- Preston green bridge.
- Fall City Rd.

**Potential Partners:** N/A

**Lead Department:** DLS

**Anticipated Implementation Timeline:** TBD

**Strengthens Community Vision:** TBD

### Community Needs Lists

**BUDGET ID:** SNVC.003**Category:** Digital Equity**Type:** Potential CIP**Priority:** High**Lead Department:** KCIT**Anticipated Implementation Timeline:** TBD**Strengthens Community Vision:** TBD**Request:** Improve internet access in these areas:

- North Bend (toward Moon Valley).
- Stoessel.
- Entire 98019 zip code.
- Areas outside Duvall.
- Areas outside Carnation.
- Ames Lake, where Wave broadband is the only option and is unreliable.
- Cherry Valley.
- Lake Margaret.
- Lake Marcel.
- SE Middle Fork Road.
- Near 32102 NE 136th St.

**Potential Partners:** Internet service providers**BUDGET ID:** SNVC.004**Category:** Digital Equity**Type:** Potential CIP**Priority:** Low**Lead Department:** KCIT**Anticipated Implementation Timeline:** TBD**Strengthens Community Vision:** TBD**Request:** Provide free internet hot spots for people without access; libraries are a start.**Potential Partners:** Internet service providers**BUDGET ID:** SNVC.005**Category:** Fall City - Dog Park**Type:** Potential CIP**Priority:** Medium**Lead Department:** DNRP**Anticipated Implementation Timeline:** TBD**Strengthens Community Vision:** TBD**Request:** Create dog park for Fall City:

- Near 33344 SE Redmond Fall City Rd.
- Near 3924 Fall City Carnation Rd SE.

**Potential Partners:** SODA**BUDGET ID:** SNVC.006**Category:** Fall City - Park Improvements**Type:** Potential CIP**Priority:** Low**Lead Department:** DNRP**Anticipated Implementation Timeline:** TBD**Strengthens Community Vision:** TBD**Request:** Provide one or more covered park shelters with picnic benches in Fall City.**Potential Partners:** Fall City Community Association, Fall City Metropolitan Park District**BUDGET ID:** SNVC.007**Category:** Fall City - Park Infrastructure**Type:** Potential CIP**Priority:** Low**Lead Department:** DNRP**Anticipated Implementation Timeline:** TBD**Strengthens Community Vision:** TBD**Community Needs Lists**



**Request:** Provide a rock climbing wall similar to the one in North Bend at Torguson Park near 4105 Fall City/Carnation Rd SE.

**Potential Partners:** Fall City Community Association, Fall City Metropolitan Park District

**BUDGET ID:** SNVC.008

**Category:** Fall City - Park Maintenance

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Cover the arena for winter riding and community events.

**Potential Partners:** Fall City Metropolitan Park District, Equestrian User Groups

**BUDGET ID:** SNVC.009

**Category:** Fall City - Playground

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** High

**Strengthens Community Vision:** TBD

**Request:** Playground near 4105 Fall City Carnation Rd SE.

**Potential Partners:** Fall City Community Association, Fall City Metropolitan Park District

**BUDGET ID:** SNVC.029

**Category:** Human Services

**Lead Department:** DCHS

**Type:** Potential Service

**Anticipated Implementation Timeline:** TBD

**Priority:** Medium

**Strengthens Community Vision:** TBD

**Request:** Provide services for elderly people who are independent but need assistance with mobility.

**Potential Partners:** Metro, City of Seattle (AAA)

**BUDGET ID:** SNVC.010

**Category:** KC Search and Rescue

**Lead Department:** KCSO

**Type:** Standard Operations

**Anticipated Implementation Timeline:** Ongoing

**Priority:** High

**Strengthens Community Vision:** No

**Request:** Continue to invest in search and rescue operations.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.011

**Category:** Mountain Biking Trails

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Expand or add mountain biking trails and facilities:

- Bigger parking lots at Tiger, Raging River, and Olallie.
- New trails that connect to Tiger, Raging River, and Olallie from Exit 31 or Preston.
- Mountain bike connection from North Bend to Raging River.
- Evergreen way expansion from the pass.
- Mountain bike and gravel riding opportunities around Mt. Washington / Olallie.

**Potential Partners:** Evergreen Mountain Bike Alliance

**BUDGET ID:** SNVC.012

**Category:** Other Safety

**Lead Department:** DLS

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**Type:** Potential CIP  
**Priority:** Low  
**Request:** Improve safety:

- Near 6635 Preston Fall City Rd SE and 6639 Preston Fall City Rd SE.
- Near 5710 Preston Fall City Rd SE.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.013

**Category:** Parking Enforcement  
**Type:** Standard Operations  
**Priority:** Medium

**Lead Department:** KCSO  
**Anticipated Implementation Timeline:** N/A  
**Strengthens Community Vision:** No

**Request:** Enforce parking in these areas:

- Trailheads in the Valley.
- Ticket or tow illegally parked cars.
- 436th in North Bend on the way to Rattlesnake Lake.
- Exit 52 in the winter on Alpentel road and the adjacent freeway on-ramp.
- Snoqualmie Pass in the winter.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.014

**Category:** Parks Infrastructure  
**Type:** Potential CIP  
**Priority:** High

**Lead Department:** DNRP  
**Anticipated Implementation Timeline:** 2025+  
**Strengthens Community Vision:** TBD

**Request:** Provide artificial turf fields in the Valley, e.g. baseball fields.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.031

**Category:** Pathway/Sidewalk  
**Type:** Potential CIP  
**Priority:** TBD

**Lead Department:** DNRP  
**Anticipated Implementation Timeline:** N/A  
**Strengthens Community Vision:** TBD

**Request:** Develop a trail connection between the west side of the SR 203 marked crossing and the equestrian parking area for Fall City Park.

**Potential Partners:** PSE, King County Roads

**BUDGET ID:** SNVC.032

**Category:** Pedestrian Access  
**Type:** Potential CIP  
**Priority:** Low

**Lead Department:** DNRP  
**Anticipated Implementation Timeline:** TBD  
**Strengthens Community Vision:** TBD

**Request:** Pedestrian access to the Snoqualmie River from Downtown Fall City through the Fall City Floodplain Restoration (Barfuse) Project being developed by King County.

**Potential Partners:** TBD

**BUDGET ID:** SNVC.015

**Category:** Pedestrian Crossings  
**Type:** Potential CIP  
**Priority:** Low

**Lead Department:** DLS  
**Anticipated Implementation Timeline:** TBD  
**Strengthens Community Vision:** TBD

**Request:** Provide crosswalks, reconfigure intersections and/or warning system for pedestrian safety at:

- Preston-Fall City Trail crossing with Preston Fall City Rd.
- Intersection of 334th and 42nd.

**Potential Partners:** WSDOT

**BUDGET ID:** SNVC.016

**Category:** Road Drainage

**Lead Department:** DLS

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** High

**Strengthens Community Vision:** TBD

**Request:** Improve 124th elevation and flood resiliency.

**Potential Partners:** Flood Control District

**BUDGET ID:** SNVC.017

**Category:** Road Drainage

**Lead Department:** DLS

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Address flooding issues on 138th St.

**Potential Partners:** Flood Control District

**BUDGET ID:** SNVC.018

**Category:** Road drainage

**Lead Department:** DLS

**Type:** Standard Operations

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Provide more and better maintenance of ditch near 10101 394th PI SE.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.019

**Category:** Road Maintenance

**Lead Department:** DLS

**Type:** Standard Operations

**Anticipated Implementation Timeline:** N/A

**Priority:** Medium

**Strengthens Community Vision:** TBD

**Request:** More snow plowing:

- Riverview School District (secondary roads in Duvall, Carnation, Redmond, and Woodinville).
- Wilderness Rim
- Increase de-icer, plowing, and sanding of roads during snow events.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.020

**Category:** Road Pavement

**Lead Department:** DLS

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Resurface:

- Mountain View Rd.
- Woodinville/Duvall Rd (and address potholes).
- Ames Lake Drive.
- Lake Alice Rd.
- Heathercrest neighborhood.

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- Lake Margaret.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.021

**Category:** Road Pavement

**Type:** Potential CIP

**Priority:** Low

**Request:** Provide landslide protection and paving of SE David Powell Rd.

**Potential Partners:** N/A

**Lead Department:** DLS

**Anticipated Implementation Timeline:** TBD

**Strengthens Community Vision:** TBD

**BUDGET ID:** SNVC.022

**Category:** Road Pavement

**Type:** Standard Operations

**Priority:** Medium

**Request:** Grade alley in Fall City.

**Potential Partners:** N/A

**Lead Department:** DLS

**Anticipated Implementation Timeline:** N/A

**Strengthens Community Vision:** TBD

**BUDGET ID:** SNVC.023

**Category:** Road Vegetation

**Type:** Standard Operations

**Priority:** Low

**Request:** Evaluate existing trees for trimming or removal near primary and secondary roads before next wind storm season.

**Potential Partners:** N/A

**Lead Department:** DLS

**Anticipated Implementation Timeline:** N/A

**Strengthens Community Vision:** TBD

**BUDGET ID:** SNVC.029

**Category:** Sidewalks/Pathways

**Type:** Potential CIP

**Priority:** Medium

**Request:** Improve walking facilities at these locations(sidewalks, expanded shoulders, trails):

- Both sides of Bog Rock Road.
- Fall City: downtown, near schools, and from Spring Glen to Fall City.
- Near 5607 322nd Ave SE.
- 3rd between 145th and Kennedy St.
- Preston bridge on Preston Fall City Rd.
- Connecting UKC neighborhoods around North Bend to open spaces and regional trails.
- 436th between North Bend Way and Riverbend Café.
- Fay Road: expand and improve shoulders.

**Potential Partners:** N/A

**Lead Department:** DLS

**Anticipated Implementation Timeline:** TBD

**Strengthens Community Vision:** TBD

**BUDGET ID:** SNVC.024

**Category:** Traffic Congestion

**Type:** Potential CIP

**Priority:** Medium

**Request:** Ease congestion:

- Widen Novelty Hill Rd and make it safer.

**Lead Department:** DLS

**Anticipated Implementation Timeline:** N/A

**Strengthens Community Vision:** TBD

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- Increase 124th Ave to four lanes.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.025

**Category:** Traffic Enforcement

**Lead Department:** KCSO

**Type:** Standard Operations

**Anticipated Implementation Timeline:** N/A

**Priority:** High

**Strengthens Community Vision:** TBD

**Request:** Increase speed enforcement in these areas:

- Fall City.
- 329th Place SE in Fall City.
- Kelly Rd and Lake Joy Rd.
- Preston-Fall City Rd.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.026

**Category:** Trailhead Parking

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** Medium

**Strengthens Community Vision:** TBD

**Request:** Add more parking at popular trailheads:

- A clearly communicated overflow parking solution at the Snoqualmie Valley Trail and SE 356th Dr.
- Add overflow parking for bike riders on the Snoqualmie Valley Trail at the 356th Dr SE location.
- Add parking for the Tokul Mountain bike trail on 356th Ave near 4255 356th Dr SE.

**Potential Partners:** Evergreen Mountain Bike Alliance

**BUDGET ID:** SNVC.027

**Category:** Trails

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** N/A

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** Extend the existing King County trail (Lake Alice Road to Falls overlook) in phases to eventually connect with the city of Snoqualmie.

**Potential Partners:** N/A

**BUDGET ID:** SNVC.033

**Category:** Trails

**Lead Department:** DNRP

**Type:** Potential CIP

**Anticipated Implementation Timeline:** TBD

**Priority:** High

**Strengthens Community Vision:** TBD

**Request:** Include trail in WLRD Barfuse Project.

**Potential Partners:** Fall City Metropolitan Parks District

**Budget ID:** SNVC.034

**Category:** Transit Infrastructure

**Lead Department:** Metro Transit

**Type:** Potential Service

**Anticipated Implementation Timeline:** TBD

**Priority:** Low

**Strengthens Community Vision:** TBD

**Request:** More covered bus shelters - only 4 covered shelters in the Valley.

**Potential Partners:** City, Business

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**BUDGET ID:** SNVC.028

**Category:** Transit Service

**Type:** Potential Service

**Priority:** High

**Lead Department:** Metro Transit

**Anticipated Implementation Timeline:** TBD

**Strengthens Community Vision:** TBD

**Request:** More public transit (SVT, Metro) options, including:

- Bus connecting Carnation to Redmond Park & Ride.
- Expand/continue student van services around SnoVal.
- Transportation from Carnation and Fall City to Redmond or Issaquah to make it easier for seniors to get to doctors appointments.
- More transit options for seniors in the Valley.
- More accessible and affordable transportation options in the Snoqualmie Valley, especially on weekends.
- Bus to North Bend from Seattle.
- Public transportation to NE King County (Baring, Skykomish).

**Potential Partners:** SVT, Cities



Appendix: Snoqualmie Valley/NE King County Community Engagement Summary



**SNOQUALMIE VALLEY/NE KING COUNTY COMMUNITY NEEDS LIST**  
**Community Engagement Appendix**

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## Introduction

King County Code (KCC) 2.16.055.C.1 requires the Department of Local Services (DLS) to develop 11 individual community needs lists (CNLs): one for each of the six rural King County community service areas (CSAs) and one for each of the County's five urban potential annexation areas (PAAs).<sup>1,2,3</sup> These 11 CNLs are the list of potential services, programs, facilities, and capital improvements identified by each community.

CNLs are one of many inputs informing King County Executive Branch departmental budget requests, along with departmental priorities, strategic plans, and priorities of the King County Executive and the King County Council. Because the CNLs list potential services, programs, facilities, and capital improvements identified by community, funding is necessary to implement them. Funding requests for CNL-related items are subject to approval through the County budget process. They are included in departmental requests recommended to the Executive and then proposed to the King County Council. Implementation of CNL requests is dependent on funding allocated in the County's adopted biennial budget.

DLS facilitated the CNL development process for all 11 areas by engaging with community members in each area and working with departments. DLS created the process steps below to meet the requirements specific in KCC for establishing the CNLs:<sup>4</sup>

- Step 1: Engage community to collect community requests
- Step 2: Gather community requests into catalogues
- Step 3: Share the catalogues with departments for review of implementation feasibility
- Step 4: Engage with community to prioritize community requests
- Step 5: Collaborate with Councilmembers who represent the area
- Step 6: Develop CNLs
- Step 7: Share CNLs with departments to inform departmental budget requests
- Step 8: Transmit CNLs to King County Council for possible adoption
- Step 9: Share lists of community requests that were not advanced to CNLs with community
- Step 10: Monitor the implementation of CNLs and report out to community

## CNL Development Process

### Step 1: Engage community to collect community requests

Community engagement related to CNLs began with DLS gathering requests to understand the needs of community members. To comply with the Governor's "Stay Home, Stay Healthy" order, DLS used online and virtual tools, offering as many submission options as possible. DLS engaged with community as described below in CNL Community Engagement Phase I – Collect requests from community.

### Step 2: Assemble requests into catalogues

DLS assembled all of the requests received from the community engagement efforts into a list including all community requests from all areas – the catalogue of community requests. DLS added multiple

<sup>1</sup> [King County Code 2.16.055.C.1](#).

<sup>2</sup> Rural community service areas: Bear Creek/Sammamish, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, Snoqualmie Valley/NE King County, and Vashon/Maury Island

<sup>3</sup> Urban potential annexation areas: East Federal Way, East Renton Highlands, Fairwood, North Highline, and Skyway/West Hill

<sup>4</sup> [King County Code 2.16.055.C.3](#).

## Community Needs Lists

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columns to this list, as shown in Table 1 and 2, to meet the requirements of KCC for the process.<sup>5</sup> DLS assigned each catalogue item to the Executive Branch department best suited to address the request – the lead department – and then sorted the catalogue into one catalogue per lead department. Each department catalogue included multiple requests for each rural and urban geographic area. Each column was revisited multiple times and the content in each area was refined as additional information was brought forth from subsequent community engagement activities and iterative department reviews.

**Table 1:** Catalogue headings and DLS tasks

Column Heading	Requested Action/Required Information
Area	No action needed.
Request	Consolidate similar requests together and make the language more consistent across requests while retaining community voice. For example, consolidate numerous sidewalk requests together.
Community Request Category	Label consolidated requests with an overarching category name. For example: Sidewalks
Lead Department	Enter the department that is most likely to lead the implementation of the consolidated requests. Change the department name if the initial department suggests that an alternative department is ultimately responsible.
Strengthens Community Vision	For those areas with subarea plans, note whether the request meets or strengthens the community vision and policies established in the adopted subarea plan.

**Step 3: Share the catalogues with departments for review of implementation feasibility**

For items within DLS's scope of work, DLS is the lead department.

DLS shared each department catalogue with the appropriate lead department for review. During this time, DLS moved requests to a different department catalogue if the lead department was modified, reviewed department responses, worked with departments to clarify purpose of the CNLs, etc. DLS then notified that department that it had another request to review. Departments reviewed the catalogue items assigned to them based on the criteria specified in KCC 2.16.055.C.3. and as shown in the Table 2.<sup>6</sup>

**Table 2:** Catalogue headings and lead department review tasks

Column Heading	Requested Action/Required Information
Request	Confirm that the consolidated requests from community belong together under the same assigned category. If not, split them out as needed.
Community Request Category	Confirm that the assigned category is accurate. If not, modify it.
Lead Department	Confirm that the department assigned is the lead department for the requests. If not, suggest an alternative department.
In County Scope	Select yes or no to indicate whether the requests fall within the department's scope of work.
Reason out of scope	Explain why these requests are <u>not</u> within the department's scope of work.

<sup>5</sup> [King County Code 2.16.055.C.3.](#)

<sup>6</sup> [King County Code 2.16.055.C.3.](#)

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Enough Information	Select true or false to indicate whether more information is needed to be able to respond to the requests.
In Alignment with County Priorities	Select true or false to indicate whether the requests are in alignment with adopted County plans, such as the Strategic Climate Action Plan, Equity and Social Justice Strategic Plan, the department's strategic plan, or other King County priorities.
Anticipated Implementation Timeline	Select the most likely timeline to implement a solution to the requests. <ul style="list-style-type: none"> <li>• TBD – A larger planning effort is needed before a specific timeline can be selected.</li> <li>• Current Biennium – 2021-2022 – This request is being addressed in the current biennium.</li> <li>• 2023-2024 Biennium – The request is likely to be addressed in the 2023-2024 biennium.</li> <li>• 2025+ – The request is likely to be addressed in 2025 or later.</li> <li>• Ongoing – This request is addressed by ongoing work (e.g. standard operations such as mowing road shoulders).</li> <li>• Complete – This request has already been implemented or addressed by the lead department.</li> <li>• N/A – A solution is unlikely to be implemented due to feasibility, budget constraints, resource needs, and other barriers to implementation.</li> </ul>
Potential Partnerships	Enter potential partners who could help or lead in the development and implementation of solutions to the requests. Be creative and flexible in your thinking.
Type of Request	Enter type of requests: <ul style="list-style-type: none"> <li>• Potential service</li> <li>• Potential program</li> <li>• Potential capital improvement project</li> <li>• Standard operations needing additional funding to meet requested level of service</li> <li>• Standard operations not needing additional funding to meet requested level of service</li> <li>• Existing capital improvement project</li> <li>• Policy</li> <li>• Other</li> </ul>
Comments	Add department comments, highlighting next steps, any King County priorities, and specific partnership or collaboration opportunities that build on community's strengths and assets.

#### Step 4: Engage with community to prioritize community requests

While departments were evaluating the requests, DLS engaged with community to prioritize catalogue items as high, medium, or low via an online survey and in area town hall meetings. The town hall

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meetings were hosted online due to pandemic restrictions. The specific details of this engagement phase are described below in CNL Community Engagement Phase II – Prioritize community requests.

#### Step 5: Collaborate with Councilmembers who represent each area

DLS shared catalogues with Councilmembers prior to finalizing the community's prioritization and prior to developing the 11 area CNLs. Councilmembers provided feedback and asked questions about specific items. DLS met with Councilmember staff to answer questions and invited lead department staff to participate as needed.

#### Step 6: Develop CNLs

DLS advanced requests from the department's catalogue of requests to the appropriate area CNL if the request met all of the following criteria:

- The request is within County scope.
- The request includes enough information to be actionable.
- The request is either a potential service, program, facility, or capital improvement project, or is met by standard operations (but needs additional funding to satisfy the service level requested by community).
- The request is in alignment with County priorities and strategic plans.

Requests not advanced to the CNLs were added as CNL appendices and will be shared with community and Councilmembers as described in Step 9. The appendices include information on why the request was not advanced. For requests that were not advanced because they were out of scope, DLS shared possible plans for how the request could continue to be moved forward. In many cases, DLS forwarded the request to the applicable external entity, such as the Washington State Department of Transportation or Puget Sound Energy.

#### Step 7: Share CNLs with departments to inform departmental budget requests

DLS shared the final CNLs with each department for consideration during their 2023-2024 budget development process. Along with other budget development guidance, the King County Office of Performance, Strategy, and Budget asked department finance managers to add the CNL budget identification number to departmental budget requests pertaining to CNL requests.

#### Step 8: Transmit CNLs to King County Council for possible adoption

The CNLs are included as part of the Executive Proposed 2023-2024 Biennial Budget transmittal to the King County Council.

#### Step 9: Share list of community requests that were not advanced to CNL with community

DLS will share the CNLs, along with department comments and appendices including requests not advanced to the CNL, with the six rural and five urban communities and King County Councilmembers in October 2022. DLS will meet with community-based organizations to review the CNL development process and the CNLs and their appendices. In addition to bringing printed copies to in-person community meetings, DLS will post CNLs and appendices to its website and to the community engagement hub it developed for the CNL process. Translation will be available upon request.



### Step 10: Monitor the implementation of CNLs and report out to community

DLS is accountable for providing a yearly update to community and Council on the status of the implementation of the CNLs.<sup>7</sup> DLS will report on the implementation of the CNLs annually by requesting that departments provide updates on the implementation status of funded CNL requests.

## CNL Community Engagement

In addition to the development of the CNLs, KCC directs DLS to submit an appendix to the community needs lists explaining how community engagement undertaken during the development of the CNLs meets the requirements to engage community at the “County engages in dialogue” level or higher on the County’s Continuum of Community Engagement scale and uses language access and equity impact review tools from the Office of Equity and Social Justice (OESJ).<sup>8</sup> KCC 2.16.055.C.2 specifies,

2. Each community needs list shall:
  - c. be developed, reviewed, prioritized, amended, adopted and implemented using tools and resources developed by the office of equity and social justice, including, but not limited to, community engagement, language access and equity impact review tools. The county shall use, at minimum, the "County engages in dialogue" and "County and community work together" levels of engagement as outlined in the office of equity and social justice's Community Engagement Guide for the development, review, amendment, adoption and implementation of the community needs list. The county shall include as an appendix to the community needs list information detailing the community engagement completed during the development of the community needs list and how the community engagement meets the requirements of this subsection C.2.c.<sup>9</sup>

This document is the appendix detailing community engagement and how it meets the requirements of KCC.

Community engagement related to CNLs occurs in two phases, as the body of work to develop community needs lists includes two discrete community engagement tasks per KCC 2.16.055.C.3:

- I. **Compile requests from community:** An initial catalogue shall be compiled that identifies all requests from the community for potential services, programs, facilities and capital improvements.
- II. **Prioritize community requests:** Review by the community through ongoing community engagement to identify, discuss, and prioritize community needs.<sup>10</sup>

### CNL Engagement Phase I – Collect requests from community

The purpose of this phase is to engage with community members to gather their requests and understand their needs. DLS then compiles the requests into a catalogue of community requests, which with further analysis as described above under [CNL Development Process](#), is refined into the CNL. The engagement phase for these CNLs took place from November 2019 – December 2021.

DLS’s Community Service Area (CSA) Liaisons developed CNL community engagement plans for each area. CSA Liaisons work with the different rural community service areas and urban potential annexation

<sup>7</sup> [KCC 2.16.055.C.3.](#)

<sup>8</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>9</sup> [KCC 2.16.055.C.2.](#)

<sup>10</sup> [KCC 2.16.055.C.3.](#)

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areas.<sup>11</sup> They often connect community members with King County resources to address emergent needs. The CSA Liaisons attend local community-based organization meetings such as area councils, community development associations, homeowner’s associations, etc. They also participate in community events such as fairs and parades. Their role is to act as a familiar and accountable link for information and requests between community members and King County services.

For the development of the CNLs, DLS planned to engage with community members in the following settings to reach those who have historically not been or felt included, particularly low-income populations and populations of color, in the top languages of each community:

- At events, such as fairs or community meetings.
- At frequently visited community locations, such as grocery stores and parks.
- At specific locations to reach target populations, such as low-income housing developments, retirement communities, and places of worship.
- On the internet.

DLS also planned on providing community members with multiple ways to submit ideas in order to address physical or technological barriers: written ideas through in-person interaction or by mail, email, or website, and spoken ideas through in-person interaction or the telephone. DLS had access to both on-demand interpretation and translation services to facilitate all community engagement activities.

Due to the COVID-19 pandemic and subsequent public health guidance to avoid in-person gatherings and maintain social distancing, DLS refocused its CNL engagement efforts to use online and virtual tools, offering as many submission options as possible.<sup>12</sup> Submission options included the following:

- A unique telephone number with voicemail and language interpretation for verbal submissions.
- The physical address for King County Local Services for written requests posted by US mail.
- The [asklocalservices@kingcounty.gov](mailto:asklocalservices@kingcounty.gov) email address for written email submissions.
- A customized community engagement hub and individual survey sites for each area with a “Translate” button for over 100 languages.

DLS developed the unincorporated King County (UKC) CNL community engagement hub and individual survey websites for each of the rural and urban areas using PublicInput.<sup>13</sup> PublicInput is a community engagement software platform for governments. It provides a simple online interface that community members can use to engage with government at their convenience. King County has an enterprise subscription to this service, which is used by several other departments. Department project hubs and subsites can also easily be featured on the King County Engagement Hub hosted by PublicInput.<sup>14</sup>

Each PublicInput website includes a “translate” button, which allows the user to select from over 100 languages. This translation feature is powered by Google Translate. Google Translate uses a machine learning system that compares texts from a broad range of sources so that the context of the words on the screen is considered in the translation. The online engagement hub and individual area survey

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<sup>11</sup> DLS has one rural community service area liaison and one urban potential annexation area liaison. These two positions are supplemented with DLS Director’s Office staff, specifically the DLS Director and the DLS External Relations Manager.

<sup>12</sup> [Public Health news and blog](#), 3/10/2020

<sup>13</sup> <https://PublicInput.com>

<sup>14</sup> <https://PublicInput.com/kingcounty>

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websites that DLS launched were available from January to December 2021, allowing individuals to enter written requests specific to their area in the language of their choice. To reduce barriers to participation, DLS did not seek demographic information from participants. Community members had the option to enter their email addresses if they wished to do so.

### CNL Community Outreach and Engagement Activities

DLS formed an informal UKC community advisory group in 2019 to help increase its community engagement reach and to inform its work. This group of 45 community members represented all of the UKC rural CSAs and urban PAAs. The following organizations were represented by the members from Snoqualmie Valley/NE King County.

- Agriculture Commission
- Fall City Community Association
- Snoqualmie Valley Alliance
- Snoqualmie Valley Police Department
- Snoqualmie Valley Community Network

Prior to the onset of the global COVID-19 pandemic when DLS had to modify its outreach approach, DLS hosted a four-hour, in-person, workshop at the King County International Airport on November 16, 2019, to identify the priorities and needs of each area in collaboration with this informal advisory group. The meeting was attended by 62 advisory group members. The CSA Liaisons prepared for the meeting by developing a draft list of community priorities based on community concerns that they had heard through earlier community engagement activities. Participants discussed the draft lists prepared for their individual area groups, adding detail and additional information or issues. Participants identified and discussed themes shared between rural and urban areas, despite the difference demographics such as ethnicity or income. These common themes included a desire for increased public transportation frequency, routes, and options; wider arterial roads; additional sidewalks and bike paths; faster police response and more deputies visible in community; and more park amenities.

Community needs were revisited in each of the following advisory group meetings, of which the first two were in-person workshops and the last two were held virtually.

- 5/1/2020, 2pm to 3pm
- 2/11/2021, 4:30pm to 6:30pm
- 4/30/2021, 3:30pm to 5pm
- 8/20/2021, 2pm to 3:30pm

The in-person workshops were attended by 44 and 32 members respectively. The virtual meetings were attended by 35 and 27 members respectively.

The last two meeting discussions shifted from the previously discussed community priorities towards each community's COVID-19 pandemic response needs. In order to meet the pandemic response needs across the County during this time, much of DLS's and community-based organizations' (CBOs) time and

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efforts were redirected to COVID-19 response efforts in UKC.<sup>15</sup> The CSA Liaisons were instrumental in supporting UKC community members and CBOs with this information and these materials.

During this phase, all written CNL outreach materials were geared towards encouraging community members to submit requests for their areas using the online CNL survey website specific to their area, telephone, email, or mail. An example of these communications is included in Appendix A. See Table 3 for specific information.

**Table 3:** Phase I Written Community Outreach Materials

DATE	Outreach	Outreach Format	Audience
1/5/2021	Updated DLS website to include CNL information and submission options	Website	UKC residents
1/29/2021	Share information about the CNLs and submission options.	Facebook post*	1,925 DLS Facebook followers
1/29/2021	Share information about the CNLs and submission options.	Instagram	1,000 DLS Instagram followers
2/1/2021	Share information about the CNLs and submission options.	Facebook post*	1,925 DLS Facebook followers
2/9/2021	Share information about the CNLs and submission options.	Facebook post*	8,700 Facebook users
2/17/2021	Request to forward and share information about the CNLs and submission options.	Email	13,635 UA News subscribers
2/17/2021	Request to forward and share information about the CNLs and submission options.	Facebook post* and ad	1,925 DLS Facebook followers; 10,631 Facebook users
2/17/2021	Reminder about CNL survey sites and reminder.	Instagram and Facebook ad	1,000 DLS Instagram followers; 10,631 Facebook users.
2/17/2021	Share information about the CNLs and submission options.	Facebook ad	8,714 Facebook users
2/17/2021	What are your priorities for your community?	<a href="#">Instagram post</a>	1,000 DLS Instagram followers
2/19/2021	DLS asks residents and businesses of unincorporated King County: What are your priorities for your community?	<a href="#">News release</a>	General news audience
3/1/2021	District 3 Newsletter sharing information about the CNLs, purpose, and a link to the publicinput.com site.	Councilmember newsletter	District 3 residents

\*Facebook posts can be viewed by going to <https://facebook.com/kingcountylocalservices>

<sup>15</sup> DLS staff were mobilized to distribute masks and hand sanitizer to UKC residents, CBOs, and businesses. Staff were reallocated to launching and implementing the County's COVID-19 small business UKC economic recovery grant program. Staff were mobilized to contact businesses and distribute educational materials on COVID-19 mask wearing, social distancing, and hand sanitizing. CBOs held community information sessions, hosted by DLS, with guest speakers from Public Health - Seattle & King County to share information about the pandemic and recommendations on how to prevent infection.

## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

No requests were received via telephone, email, or mail. DLS received 466 requests through the PublicInput survey site for Snoqualmie Valley/NE King County between February-December 2021.

### CNL Engagement Phase II – Prioritize community requests

Phase 2 prioritized community requests in consultation with community members. Because community input is foundational to the CNL development process, community's prioritization is the primary and principal driver used to prioritize every request as high, medium, or low. Once community has conducted its prioritization work, the priorities are shared with King County Councilmembers and their staff for additional input. The CNL prioritization phase, including review and discussion with Councilmember offices, took place between February – June 2022.

To engage community members in this task and leverage their experience with PublicInput during Phase I, DLS developed a survey website for each area using the same platform for prioritization.<sup>16</sup> DLS also used the same survey website addresses as in Phase I, so that community members with previous CNL information/links would be able to participate in the most current phase of the CNL development process.

DLS organized the community requests into broader categories to facilitate community prioritization of similar individual requests. These categories were selected because they represented the most community requests in Snoqualmie Valley/NE King County: Community and Economic Development, Human Services, Land Use and Code Enforcement, Natural Resources and Parks, Public Safety, and Roads and Transportation. Each category contained between two to nine individual community requests for prioritization. The CSA Liaisons reviewed these categories to verify that, based on their community engagement experience, no important community request category was inadvertently left out. The survey websites were open to community participation during February and March 2022.

### Phase II CNL Community Outreach and Engagement Activities

DLS held 11 town hall meetings online via Zoom in March 2022 to engage community in prioritizing community requests. For each town hall, Spanish language interpretation was available. Spanish was selected because it is the most frequently spoken language other than English in each UKC area. Additional language interpreters were available upon request.

The Snoqualmie Valley/NE King County town hall was held on March 24, 2022. The area's Councilmember, Councilmember Sarah Perry, and DLS Director John Taylor were the hosts. While community members were filling in the Zoom prioritization surveys during the town hall, the Councilmember and DLS Director discussed the interim results from the area's PublicInput survey for all to hear. As the Zoom survey results appeared on the screen, they transitioned to summarizing the results from the town hall survey. The town hall was attended by 51 community members.

One-hundred and eleven PublicInput survey participants and 21 town hall participants prioritized the requests in Snoqualmie Valley/NE King County. In most cases, the identified high priority items were the same whether individuals gave feedback via the PublicInput or town hall survey. The CSA Liaison for the area combined the individual prioritizations from the surveys and the town hall to generate the final community-level prioritization (high, medium, low) for each request.

Table 4 lists the written outreach efforts that were completed to encourage people to prioritize community requests via PublicInput or the town hall meeting.

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<sup>16</sup> [UKC Community Needs List Hub](#)

## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

**Table 4:** Phase II Written Community Outreach Materials

Date	Outreach	Outreach Format	Audience
2/1/2022	Created “Town Halls” pulldown menu on the DLS website, which serves as the anchor for outreach.	Website	General public
2/18/2022	King County Local Services virtual Town Halls are returning in March!	<a href="#">Facebook post and ad</a>	2,000 DLS Facebook followers, 23,200 Facebook users
2/18/2022	King County Local Services virtual Town Halls are returning in March!	<a href="#">Instagram post</a>	1,100 DLS Instagram followers
2/18/2022	King County Local Services virtual Town Halls are returning in March!	<a href="#">Facebook post</a>	2,000 DLS Facebook followers
2/18/2022	King County Local Services virtual Town Halls are returning in March!	<a href="#">Instagram post</a>	1,100 DLS Instagram followers
2/18/2022	King County Local Services virtual town halls for the unincorporated areas return in March!	<a href="#">DLS blog</a>	General public
3/9-3/20/2022	Placed ads in five separate community Sound Publishing newspapers that service UKC	Newspaper ads	Print newspaper readers
3/9-3/28/2022	Placed one two-week ad on Seattletimes.com	Online ad	Seattle Times online readers
3/8 and 3/21/2022	Placed two one-week digital ads on MyNorthwest.com/KIRO	Online ad	MyNorthwest.com online readers
3/2022	Mailed a one-page flyer to all households in UKC. It included information about CNL prioritization, town halls, and participatory budgeting	Mailer*	250,000 households <sup>17</sup>
3/2022	Shared town hall schedule and CNL prioritization hub site	UA Newsletter	13,100 subscribers

\*The mailer included text in the top nine UKC languages (Amharic, Arabic, Chinese, Korean, Japanese, Russian, Somali, Spanish, and Vietnamese) stating, “To request this information in another language or format, email AskLocalServices@kingcounty.gov or call 206-477-3800.”

## Utilization of Office of Equity and Social Justice Tools for CNL Development

The CNL program is an important approach for ensuring that UKC community voices are heard and have an opportunity to inform King County services, programs, and capital improvements. Per KCC 2.16.055.A.3, DLS is responsible for developing and implementing programs and strategies that improve

<sup>17</sup> Addresses are purchased by zip code or city, neither of which align neatly with CSA and PAA boundaries. DLS purchased addresses by zip code.

### Community Needs Lists



## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

community partnerships and the delivery, responsiveness, and quality of local services.<sup>18</sup> It is also responsible for developing and implementing programs and services to promote successful public engagement and “help all residents of unincorporated King County be more knowledgeable of, better served by and heard by King County departments and agencies.”<sup>19</sup>

The Office of Equity and Social Justice (OESJ) developed tools to guide the development of new initiatives and community engagement efforts because intentional and meaningful community engagement and co-creation are foundational to being pro-equity and anti-racist.<sup>20,21</sup> The tools developed by OESJ include the Community Engagement Guide (CEG), which includes the Community Engagement Continuum, the Equity Impact Review (EIR) process, and language access resources.<sup>22,23,24</sup>

### **Community Engagement Guide**

The Community Engagement Guide includes the Community Engagement Continuum, which provides details, characteristics, and strategies for five levels of community engagement. The Continuum helps King County evaluate which community engagement level is appropriate given factors such as program goals, time constraints, County and community readiness, and capacity and resources.<sup>25</sup>

### **Equity Impact Review (EIR) Process**

The EIR process helps to ensure that equity impacts are rigorously and holistically considered and advanced in the design and implementation of a proposed plan, policy, program, or capital improvement by providing a checklist of items to consider.<sup>26</sup>

### **Language Access Resources**

Language access resources include the 2021 Written Translation Manual, Top 10 Language Dashboard, Top Six Language Maps, and King County’s language access requirements. These resources provide the information for determining which languages should be available during community engagement efforts and for creating documents that can easily and clearly be translated.<sup>27</sup>

As described in the sections below, DLS used these tools to develop and carry out the community engagement plans for the CNL development initiative. A basic requirement for using the tools is understanding the demographics of the initiative’s area and who will be impacted by the initiative.

### **Snoqualmie Valley/NE King County Demographics**

As shown in Table 5, Snoqualmie Valley/NE King County is less diverse with 14 percent Black, Indigenous, and People of Color (BIPOC) than unincorporated King County (UKC), which is 32 percent BIPOC. It is less diverse than the County in total (40 percent BIPOC). Close to 26,000 residents are living in Snoqualmie Valley/NE King County, just under 11 percent of the UKC population. Their median household income of \$124,000 is 120 percent of the King County median household income and 151

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<sup>18</sup> [KCC 2.16.055.A.3.](#)

<sup>19</sup> [KCC 2.16.055.D.1.](#)

<sup>20</sup> [Community Engagement & Co-Creation](#)

<sup>21</sup> [Racism as a Public Health Crisis in King County](#)

<sup>22</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>23</sup> [2015 Equity Impact Review Process Overview](#)

<sup>24</sup> [Language and Communication Guidance and Resources for County Employees](#)

<sup>25</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>26</sup> [2015 Equity Impact Review Process Overview](#)

<sup>27</sup> [Language and Communication Guidance and Resources for County Employees](#)

### **Community Needs Lists**



## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

percent of the UKC median. Eighty-eight percent of Snoqualmie Valley/NE King County residents own their home, compared to 56 percent of King County residents.<sup>28</sup>

**Table 5: Snoqualmie Valley/NE King County Demographics**

General Information	King County	Unincorporated Areas	Snoqualmie Valley/NE King County
Population	2,225,000	244,000	26,000
Average household size	2.4	2.7	3
Median age	37	36	43
Percent male	50%	50%	51%
Percent female	50%	50%	49%
Percent youth (under 18 years old)	21%	23%	23%
Percent elder (over 65 years old)	14%	16%	13%

Race and Ethnicity	King County	Unincorporated Areas	Snoqualmie Valley/NE King County
White	60%	68%	86%
Hispanic or Latinx	10%	9%	5%
Asian	18%	13%	5%
Native Hawaiian Pacific Islander	1%	1%	0%
African American	7%	5%	0%
Native American	0.6%	1%	1%
Two or more races		5%	3%
Limited English-speaking population		5%	2%

Income and Poverty	King County	Unincorporated Areas	Snoqualmie Valley/NE King County
Median household income	\$103,000	\$82,000	\$124,000
Households below poverty line	17%	7%	3%

Housing	King County	Unincorporated areas	Snoqualmie Valley/NE King County
Owner-occupied households	56%	79%	88%
Renter-occupied households	44%	21%	12%
% Rent-burdened households	34%	47%	36%

### Who will be impacted by the CNLs?

All members of the community are impacted by the CNL initiative because the services, programs, and facilities that are provided by or influenced by County government affect the environment in which community members live. As such, all members of the community are decision-makers in the CNL

<sup>28</sup> U.S. Census Bureau. (2022). 2015-2020 American Community Survey 5-year Estimates.

process. They provide input on which potential services, programs, and capital improvement projects should be added to the CNL. They then prioritize the requests.

### The Community Engagement Guide

Throughout the community needs list development process, KCC directs the County to use at least the "County engages in dialogue" and "County and community work together" levels on the Community Engagement Continuum in the Community Engagement Guide.<sup>29</sup> These levels are the second and third highest levels on the continuum and are shown on Figure 1.<sup>30</sup>

**Figure 1: KCC-specified Levels of Engagement for the CNL Development Process**

Levels of Engagement				
County Informs	County Consults	County engages in dialogue	County and community work together	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	King County gathers information from the community to inform county-led interventions	King County engages community members to shape county priorities and plans	Community and King County share in decision-making to co-create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One interaction</li> <li>Term-limited to event</li> <li>Addresses immediate need of county and community</li> </ul>	<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One to multiple interactions</li> <li>Short to medium-term</li> <li>Shapes and informs county programs</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>
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 King County Community Engagement Guide states that [underline added]:

“As a project develops, the level of community engagement may need to change to meet changing needs and objectives. The level of engagement will depend on various factors, including program goals, time constraints, level of program and community readiness, and capacity and resources. There is no one right level of engagement, but considering the range of engagement and its implications on your work is a key step in promoting community participation and building community trust.”<sup>31</sup>

With the advent of the COVID-19 pandemic in early 2020, DLS reviewed the engagement guidance and concluded that the approach to CNLs would be more likely to succeed if engagement efforts were adjusted to land somewhere between “County consults” and “County engages in dialogue” on the Continuum of Community Engagement.<sup>32</sup> Per the guidance identified above, the following factors were considered:

- **Program goals:** The program goal was to develop CNLs that are reflective of an entire community’s needs, particularly those who have historically not been or felt included, such as low-income populations and populations of color.

<sup>29</sup> [KCC 2.16.055.C.2.](#)

<sup>30</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>31</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>32</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

- **Time constraints:** Due to the COVID-19 pandemic, DLS staff were redeployed to pandemic response duties. Thus, staff capacity to plan and execute the pre-COVID envisioned CNL engagement was limited.
- **Level of program and community readiness:** CNL development is an iterative process repeated every two years. Readiness for the CNL process was impacted by the pandemic as people adjusted to COVID-19 precautions.
- **Capacity and resources:** As across King County government, departmental staff were redirected to pandemic response efforts. Many community-based organizations were also engaged in pandemic response efforts.<sup>33</sup>

DLS also reviewed the characteristics of engagement for each engagement level as listed on the Community Engagement Continuum, as shown on Figure 2, and compared them to the CNL development process characteristics as shown on Table 4. This was done to verify that “County consults” and “County engages in dialogue” would be sufficient levels of engagement to develop CNLs.<sup>34</sup>

**Figure 2:** Characteristics of Engagement for Each Level on the Community Engagement Continuum.

Levels of Engagement				
<b>County Informs</b> King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action.	<b>County Consults</b> King County gathers information from the community to inform county-led interventions.	<b>County engages in dialogue</b> King County engages community members to shape county priorities and plans.	<b>County and community work together</b> Community and King County share in decision-making to co-create solutions together.	<b>Community directs action</b> Community initiates and directs strategy and action with participation and technical assistance from King County.
<b>Characteristics of Engagement</b> <ul style="list-style-type: none"> <li>• Primarily one-way channel of communication</li> <li>• One interaction</li> <li>• Term-limited to event</li> <li>• Addresses immediate need of county and community</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily one-way channel of communication</li> <li>• One to multiple interactions</li> <li>• Short to medium-term</li> <li>• Shapes and informs county programs</li> </ul>	<ul style="list-style-type: none"> <li>• Two-way channel of communication</li> <li>• Multiple interactions</li> <li>• Medium to long-term</li> <li>• Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>• Two-way channel of communication</li> <li>• Multiple interactions</li> <li>• Medium to long-term</li> <li>• Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>• Two-way channel of communication</li> <li>• Multiple interactions</li> <li>• Medium to long-term</li> <li>• Advancement of solutions to complex problems</li> </ul>
<b>Strategies</b> 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.

**Table 6:** Characteristics of Engagement of the CNL development process:

Characteristics of engagement	CNL development process
Two-way channel of communication	Communication flows to and from community in order to prioritize requests.
Multiple interactions	Community members interact with the development process multiple times, from submitting ideas to prioritizing them.
Short- to medium-term	At a minimum, an updated CNL needs to be submitted to Council every two years, “concurrent with the executive's biennial budget transmittal.” <sup>35</sup>

<sup>33</sup> [King County Mask/Face Covering Distribution Program - King County](#)

<sup>34</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>35</sup> [KCC 2.16.055.C.5.b.](#)

Shapes and informs County programs	CNL is one of many inputs used by departments to inform their budgets.
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Based on this analysis, DLS concluded that “County consults” and “County engages in dialogue” levels of engagement would allow the CNLs to be successfully developed.

DLS used four of the nine corresponding strategies listed on the Continuum of Community Engagement for these two levels of engagement as shown in Figure 3.<sup>36</sup> These strategies are described above in the Phase I and Phase II community engagement sections of this document.

**Figure 3:** Strategies Used to Develop the CNLs.

Levels of Engagement				
County Informs	County Consults	County engages in dialogue	County and community work together	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	King County gathers information from the community to inform county-led interventions	King County engages community members to shape county priorities and plans	Community and King County share in decision-making to co-create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One interaction</li> <li>Term-limited to event</li> <li>Addresses immediate need of county and community</li> </ul>	<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One to multiple interactions</li> <li>Short to medium-term</li> <li>Shapes and informs county programs</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>
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

### Equity Impact Review Process

As outlined by OESJ, the Equity Impact Review (EIR) Process identifies three equity frameworks which should be considered during the development and implementation of a proposed action.<sup>37,38</sup> These equity frameworks are:

- **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.

This brief review seeks to identify, evaluate, and communicate potential impacts – both positive and negative – associated with the community engagement and development of the CNL by DLS and the potential implementation of CNL requests by departments. This review is organized into five phases of analysis, as follows:

- Phase 1: Scope. Identify who will be affected.
- Phase 2: Assess equity and community context.
- Phase 3: Analysis and decision process.

<sup>36</sup> [Community Engagement Guide, Continuum of Community Engagement](#)

<sup>37</sup> [2015 Equity Impact Review Process Overview](#)

<sup>38</sup> An action is defined by the EIR Process as “plan/policy/program development, operations modification, capital programs/projects, etc.” [2015 Equity Impact Review Process Overview](#)

### Community Needs Lists

## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

Phase 4: Implementation. Staying connected with the community.

Phase 5: Ongoing Learning. Listen, adjust, and co-learn with communities and employees.<sup>39</sup>

### CNL Development EIR Summary

#### **Phase 1: Scope. Identify who will be affected.**

All community members will be affected by the CNLs.

#### **Phase 2: Assess equity and community context.**

Per the EIR process checklist, community priorities and concerns need to be identified to assess equity and community context. The CNL development process identifies communities' priorities and concerns. The Determinants of Equity are 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.<sup>40</sup> Each of the determinants of equity are likely to be either directly or indirectly influenced by the development of the CNLs. The determinants of equity are:

- |                              |                                 |                              |
|------------------------------|---------------------------------|------------------------------|
| -Early Childhood Development | -Parks and Natural Resources    | -Neighborhoods               |
| -Education                   | -Built and Natural Environment  | -Housing                     |
| -Jobs and Job Training       | -Transportation                 | -Community and Public Safety |
| -Health and Human Services   | -Community Economic Development | -Law and Justice             |
| -Food Systems                |                                 |                              |

The development of the CNLs impacts these determinants of equity because the CNLs identify the concerns and priorities of community, which is the first step in creating solutions. The extent to which impact on each determinant is realized depends on several factors, such as: available funding resources, timelines for implementation, the scope and location of specific programs and investments, and the community members affected.

#### **Phase 3: Analysis and decision process.**

The CNL development process does not identify alternative solutions to community requests, it merely identifies the requests. However, community members prioritize these requests as high, medium, or low. This prioritization is shared with the lead departments and influences budget requests.

#### **Phase 4: Implement. Are you staying connected with communities and employees?**

The CNLs are transmitted to Council as part of the 2023-2024 biennial budget transmittal. Simultaneously, as the CNLs are transmitted to the Council, DLS will also share CNLs with community members. These lists will be translated per language access requirements and linked to the DLS website, posted on PublicInput, and brought to community meetings. The lists' location will be communicated through a variety of outreach activities and platforms. DLS will continue to build relationships with community members and engage on an ongoing basis to learn of their needs for potential services, programs, facilities, and capital improvements.

#### **Phase 5: Ongoing Learning. Listen, adjust, and co-learn with communities and employees.**

This is the first iteration of the CNL development process. In the second half of 2022, DLS will be co-developing the process for the 2023 iteration with community members and consulting with Executive Branch and King County Council staff. DLS will start the development of the next iteration of the CNLs in 2023.

<sup>39</sup> [2015 Equity Impact Review Process Overview](#)

<sup>40</sup> [The Determinants of Equity](#)

### Community Needs Lists

## Appendix: Snoqualmie Valley/NE King County Community Engagement Summary

The CNL development process takes distributional, process, and cross-generational equity into consideration by:

- Attempting to gather community needs in all areas of UKC, both rural and urban.
- Creating an inclusive, open, and fair process with meaningful opportunities for input; however, more work can be done to ensure that community members who historically were or felt excluded are welcomed into the process.
- Acknowledging and communicating to community members and King County staff that the CNLs are snapshots in time and thus need to be updated regularly to give current and future generations an opportunity to make their needs known.

### CNL Implementation EIR Summary

Should the County fund solutions to the community-identified needs on the CNL, the County and community will work together to co-create responsive services, programs, facilities, or capital improvements.

The lead department for the funded solution is responsible for using the EIR process during program development and implementation to ensure that distributional equity, process equity, and cross-generational equity are considered in the solution development and implementation process.

In Phase 2 of the EIR process checklist, the community's concerns and needs should be identified in order to evaluate community context. The CNLs will be useful in Phase 2 of the EIR process for funded solutions because they are readily available lists of community-identified needs.

### CNL Language Access Resources

DLS used the language access resources developed by OESJ to ensure that language translation and interpretation were available during both community engagement phases of the CNL development process.<sup>41</sup> The Written Translation Manual, updated in 2021, was referenced to ensure that materials, including website and mailer text, could easily and accurately be translated.<sup>42</sup>

From tools, to outreach materials, to meetings, DLS offered translation and interpretation services for the top nine most frequently spoken languages in UKC as identified by the Top 10 Languages Dashboard.<sup>43</sup> These languages are Amharic, Arabic, Chinese, English, Korean, Japanese, Russian, Somali, Spanish, and Vietnamese.

PublicInput was selected as the community engagement platform for the CNL hub and the survey websites. Each PublicInput website includes a "Translate" button, which allows the user to select from over 100 languages. The mailer sent to every UKC household in Phase I included text in the top ten languages stating, "To request this information in another language or format, email AskLocalServices@kingcounty.gov or call 206 477 3800."

Interpretation services were offered at the town hall meetings upon request. At each meeting, Spanish interpretation was available, as Spanish is the most frequently spoken language in UKC after English. In the Snoqualmie Valley/NE King County town hall no additional language interpreters were requested.

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<sup>41</sup> [Language and Communication Guidance and Resources for County Employees](#)

<sup>42</sup> [2021 Written Translation Manual](#)

<sup>43</sup> [Top 10 Languages Dashboard](#)

### Community Needs Lists



## Summary & Lessons Learned

The CNLs are a snapshot in time of community needs. It is required to be updated, at a minimum, every two years.<sup>44</sup> DLS will continue to work with community, the King County Council, King County departments, and other agencies to update, prioritize, and implement the CNL requests. Before the next iteration of the CNL development process starts in 2023, DLS will co-create the process to update the CNLs and expand its engagement strategies with community. It will also adjust its messaging and community engagement materials with community input.

DLS will continue to expand its community engagement efforts with community members in ways that reach those in the community who did not participate in the development of the community needs lists or who may not realize how the community needs list may affect their daily lives. DLS will ask community members to evaluate and reaffirm their priorities with both in-person and digital engagement strategies to maximize participation. This means continuing to look for opportunities to collect and share information such as:

- Partnering with existing community organizations, such as faith-based organizations, that already work with and represent underrepresented community members such as immigrants and limited English proficiency populations.
- Engaging with residents where they already meet to be respectful of their time.
- Working with and in schools to engage students and their families as both often have time restrictions that make it hard to engage with the County.
- Considering other places where youth gather to seek input.
- Engaging with seniors at senior living communities to be respectful of their mobility and facility with technology.
- Connecting with disability service providers to reach out to their customers.
- Providing alternative meeting times for those with irregular schedules.
- Compensating participants for their engagement, respecting their time, involvement, and expertise.
- Documenting the number of participants, and if possible, their race and ethnicity to ensure participants represent the demographics of the community.

DLS will strive to obtain participant contact and demographic data, through optional demographic surveys, to assess which community members are not being reached through current in-person and online engagement efforts.

KCC requires that implementation of the CNL be reviewed and reported on annually.<sup>45</sup> DLS will gather the updates from agencies and share these reports on the DLS website and on PublicInput, where community can leave comments. In addition, the updates will be shared in community meetings and annual DLS town hall meetings. These meetings are also opportunities to inform community members about the 2023-2024 CNL update process.

Moving forward, the CNL process must remain open and transparent, affected communities or neighborhoods must be included in the decision-making, and resources must be directed where needs are the greatest.

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<sup>44</sup> [King County Code 2.16.055.C.2.](#)

<sup>45</sup> [KCC 2.16.055.C.2.](#)



### Appendix A: Example of CNL communications material

#### Example of an Instagram Post



#### Example of a Facebook Post

