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

An Element of the King County Comprehensive Plan  
~~December 2023~~ June 2024



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## 146 Executive Summary

147 Welcome to Snoqualmie Valley/NE King County's plan for the future. The purpose of the  
148 Snoqualmie Valley/Northeast King County ~~Community Service Area~~ Subarea Plan is to enable  
149 King County to make tangible, equitable improvements to the quality of life for everyone who  
150 lives, works, and plays in the subarea. The Subarea Plan is a 20-year plan that establishes a  
151 community vision and policies to help achieve that vision. King County will implement the  
152 Subarea Plan by applying its Land Use and Zoning Maps and application of development  
153 regulations to future land development, budget decisions, and a Community Needs List that  
154 influences the County's biennial budget. The Subarea Plan includes performance measures that  
155 the County and community can track over time to ensure the County and community are  
156 working together to realize the community's vision.

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

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

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

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

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

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

183 Chapters 4 through 10 are organized by topic, addressing specific conditions and needs of the  
184 community. Many of the topics mirror those found in King County's *Comprehensive Plan*, which  
185 is the County's long-range guiding policy document, a requirement through the Washington  
186 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](#)~~

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

192 The Subarea Plan chapters include:

- 193 • Land Use
- 194 • Housing and Human Services
- 195 • Environment
- 196 • Parks and Open Space
- 197 • Transportation
- 198 • Services and Utilities
- 199 • Economic Development

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

205 The Subarea Plan includes three appendices.

- 206 • **Appendix A** is a collection of supporting maps and tables that cover a variety of  
207 technical topics in the Subarea Plan.
- 208 • **Appendix B** is an equity impact review of the Subarea Plan. This equity impact  
209 review identifies, evaluates, and communicates potential equity impacts associated  
210 with the development and implementation of the Subarea Plan.
- 211 • **Appendix C** is a summary of the community engagement efforts completed during  
212 the development of the Subarea Plan. This summary describes the major themes  
213 and priorities expressed by the community.

214 ~~The development of the Snoqualmie Valley/NE King County Subarea Plan has been years in~~  
215 ~~the making.~~ This plan centers the various communities, the individuals within these  
216 communities, and their collective desire to preserve the unique rural character of this area. This  
217 Subarea Plan is one action of many in the County’s ongoing work with the community to ensure  
218 that the community’s vision is realized and that the residents and businesses in the subarea  
219 thrive.

220



221

## 222 Chapter 1: Introduction

223 The placename “Snoqualmie” is used for many locations covered within this plan. The term  
224 takes its name from the sduk<sup>w</sup>albix<sup>w</sup>, Snoqualmie People, who have lived in these lands since  
225 time immemorial.

### 226 Why the County Plans

227 The places where people live, work, and play have a significant influence on their physical and  
228 mental well-being, and future success. The social, economic, geographic, political, physical, and  
229 environmental conditions of these places are known as the determinants of equity.<sup>3</sup> Access to  
230 the determinants of equity is necessary for all people to thrive and achieve their full potential.

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

236 The people in these communities come from various ethnic and cultural backgrounds,  
237 representing the entire socioeconomic spectrum. As King County’s population grows and its  
238 diversity expands, today’s thoughtful planning decisions will help ensure that current and future  
239 generations find a Snoqualmie Valley/NE King County that is vibrant and welcoming. The  
240 policies in this Snoqualmie Valley/NE King County ~~Community Service Area~~ Subarea Plan  
241 (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 \(2016\)](#)



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

244 Planning is a key factor in promoting equity and racial and social justice. It also affects  
245 residents' ability to access the resources they need to succeed. Land use and investment  
246 decisions affect economic and social disparities in the Snoqualmie Valley/NE King County  
247 subarea by ~~dictating~~ establishing allowed locations of such things as employment and human  
248 services facilities. It is recognized that the built environment influences residents' quality of life,  
249 and access to jobs and housing is critical in establishing and sustaining a healthy living  
250 environment.<sup>5</sup> The purpose of the Subarea Plan is to help King County make real, equitable  
251 improvements to the quality of life *for everyone* who lives, works, and plays in Snoqualmie  
252 Valley/NE King County, and to increase the likelihood that new development will occur in a way  
253 that will support distributional, process, and intergenerational equity.

## 254 Planning History

255 Unincorporated areas of King County, such as Snoqualmie Valley/NE King County, are  
256 governed by the *King County Comprehensive Plan (Comprehensive Plan)* and individual  
257 adopted subarea plans. The *Comprehensive Plan* is the long-range guiding policy document for  
258 all land use and development regulations in unincorporated King County, and for local and  
259 regional services throughout the county—including transit, sewer, parks, trails, and open space.  
260 It is adopted under the requirements of the Washington State Growth Management Act.<sup>6</sup>

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

266 Though subarea plans are optional under the Growth Management Act, King County has  
267 chosen to complete subarea plans for the six rural Community Service Areas and five major  
268 Potential Annexation Areas as a part of the *Comprehensive Plan*.<sup>7,8,9</sup> The *Comprehensive Plan*  
269 and its subarea plans must meet the Growth Management Act's requirements, which include  
270 focusing development in urban areas and reducing sprawl.<sup>10</sup>

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

<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)~~



## 273 Adopted Plans 1989 to 2023

### 274 SNOQUALMIE VALLEY COMMUNITY PLAN (1989)

275 The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989,  
 276 was developed with the assistance of an advisory committee composed of residents and  
 277 property owners, in addition to representatives of the Valley cities of Carnation, Duvall, North  
 278 Bend, and Snoqualmie.<sup>14</sup> The purpose of the plan was to amplify, augment, and implement the  
 279 *1985 Comprehensive Plan*. The plan was ~~rescinded-repealedremoved~~ almost a decade later, in  
 280 1998, due to the passage of the Washington State Growth Management Act in the early 1990s.

### 281 FALL CITY SUBAREA PLAN (1999)

282 In 1998, Policy CP-929 of the *Comprehensive Plan* called for a *Fall City Subarea Plan* to  
 283 address land use and zoning issues. The *Fall City Subarea Plan* recommended amendments to  
 284 several policies, the land use map in the *Comprehensive Plan*, the zoning map, and multiple  
 285 development regulations.<sup>12</sup> The *Fall City Subarea Plan* ~~revisited-revised~~ land use designations,  
 286 town boundaries, and *Comprehensive Plan* policies regarding Fall City that grew out of the 1989  
 287 *Snoqualmie Valley Community Plan*, which included Fall City. This plan was repealed in 2024  
 288 with the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan.

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

290 The *1999 Fall City Subarea Plan* was updated in 2012,<sup>13</sup> which focused on development of an  
 291 alternative wastewater system and creation of a special district overlay for the core commercial  
 292 area. This Subarea Plan subsumes and supersedes the *Fall City Subarea Plan*. This plan was  
 293 repealed in 2024 with the adoption of the Snoqualmie Valley/Northeast King County Subarea  
 294 Plan.

## 295 Comprehensive Plan Scoping Direction

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

### 301 SNOQUALMIE PASS SUBAREA PLAN:

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

306 This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work  
 307 for the 2016 *Comprehensive Plan*.<sup>14</sup> This was prior to the formation of the ~~Community Service~~  
 308 ~~Area~~ Subarea Planning Program and the established subarea planning geographies. Given this,  
 309 a separate subarea plan was not proposed specifically for Snoqualmie Pass. Instead, the intent

<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](#)

310 of this directive was addressed as part of the development of this Snoqualmie Valley/NE King  
311 County Subarea Plan.

312 The Snoqualmie Pass elements of this Subarea Plan were developed in coordination among  
313 affected agencies and community members. Meetings with Kittitas County, Washington State  
314 Department of Transportation, local businesses (such as Summit at Snoqualmie Ski Area), and  
315 residents (including the Snoqualmie Pass Community Association) and focus groups were held  
316 to discuss both immediate concerns and long-range issues. These engagement efforts yielded  
317 several key findings relevant to the plan, including the need for greater public safety measures  
318 on State Route 906, more housing options for the local workforce, better active transportation  
319 connections, and recognition of mountain hazards. Results of this collaboration within this  
320 subarea planning process include two proposed map amendments and several Snoqualmie  
321 Pass-specific policies.

322 SNOQUALMIE INTERCHANGE:

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

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

## 345 Community Needs Lists

346 For each of its 11 subarea planning areas, the County also ~~requires development~~ and  
347 ~~implementation of~~ Community Needs Lists.<sup>15</sup> Each Community Needs List specifies programs,  
348 services, and capital improvements that respond to community-identified needs. As required by  
349 King County Code,<sup>16</sup> an initial Community Needs List for the Snoqualmie Valley/NE King County  
350 Subarea Plan and its associated performance metrics was adopted in 2022 with Ordinance  
351 19527.<sup>17</sup> The Community Needs List requests cover various topics, including: affordable  
352 housing, road shoulders/bike lanes, roads safety, internet access, parks infrastructure and

<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](#)

353 facilities, recreation opportunities and trailhead crowding, transit opportunities,  
354 transportation/mobility for the independent elderly, traffic congestion, and transportation during  
355 flood events.

## 356 Subarea Plan Structure

357 This Subarea Plan's chapters address many of the same topic areas as the *Comprehensive*  
358 *Plan*, while its policies are intended to focus and tailor the broader policies in the  
359 *Comprehensive Plan* to the specific conditions and needs of the community. The Subarea Plan  
360 policies must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.  
361 The Subarea Plan policies will guide future development and investments that will shape the  
362 community over the next 20 years.

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

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

- 368 • Background and context describing existing conditions and programs in place at  
369 adoption of the Subarea Plan
- 370 • Community priorities and needs describing the major themes gathered during the  
371 community engagement process
- 372 • Subarea-specific policies addressing long-range community needs

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

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

383 To describe how the County will fulfill the community vision and policies contained within the  
384 Subarea Plan, implementation actions and measures are included in Chapter 11. These actions  
385 and measures include amendments to the Land Use and Zoning Maps; new and revised  
386 development conditions; an updated Community Needs List; and performance measures for the  
387 County.<sup>18</sup>

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

---

<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.

392

### 393 ~~Equity, and Racial, and Social Justice~~

394 King County abounds with opportunities, but those opportunities are not equally accessible for  
395 all of King County's residents. As a local and regional government, King County recognizes the  
396 inequity that exists within the county and prioritizes equity and social justice in its work through  
397 ~~its fair and just principle, which means that the County serves all residents by promoting~~  
398 ~~fairness and opportunity and eliminating inequities through actions to which equity and social~~  
399 ~~justice foundational practices are applied. The County applies this principle through the Equity &~~  
400 ~~Social Justice Strategic Plan.<sup>19</sup> The Equity & Social Justice Strategic Plan, serves as a blueprint~~  
401 ~~for action and change for King County. The plan guides the~~ County's pro-equity decision-  
402 making, planning, operations and services, and workplace practices ~~to advance equity and~~  
403 ~~social justice within County government and in partnership with communities. The Equity &~~  
404 ~~Social Justice Strategic Plan layslay~~ out a set of shared values where the County commits to  
405 being:

- 406 • Inclusive and collaborative,
- 407 • Diverse and people focused,
- 408 • Responsive and adaptive,
- 409 • Transparent and accountable,
- 410 • Racially just, and
- 411 • Focused upstream and where needs are greatest.

412 These values guided development of the Subarea Plan. Other required elements such as  
413 performing equitable engagement and conducting an equity impact review analysis also shaped  
414 the development of the Subarea Plan.<sup>20</sup> Engagem~~ent~~ing with the Snoqualmie Valley/NE King  
415 County community was designed to be as inclusive and collaborative as feasible within existing  
416 staffing and resources, while centering and lifting up the voices and perspectives of those most  
417 impacted by the Subarea Plan.

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

420

421

---

<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)~~





422

423 **Chapter 2: Community Engagement, Vision & Guiding**  
 424 **Principles**

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

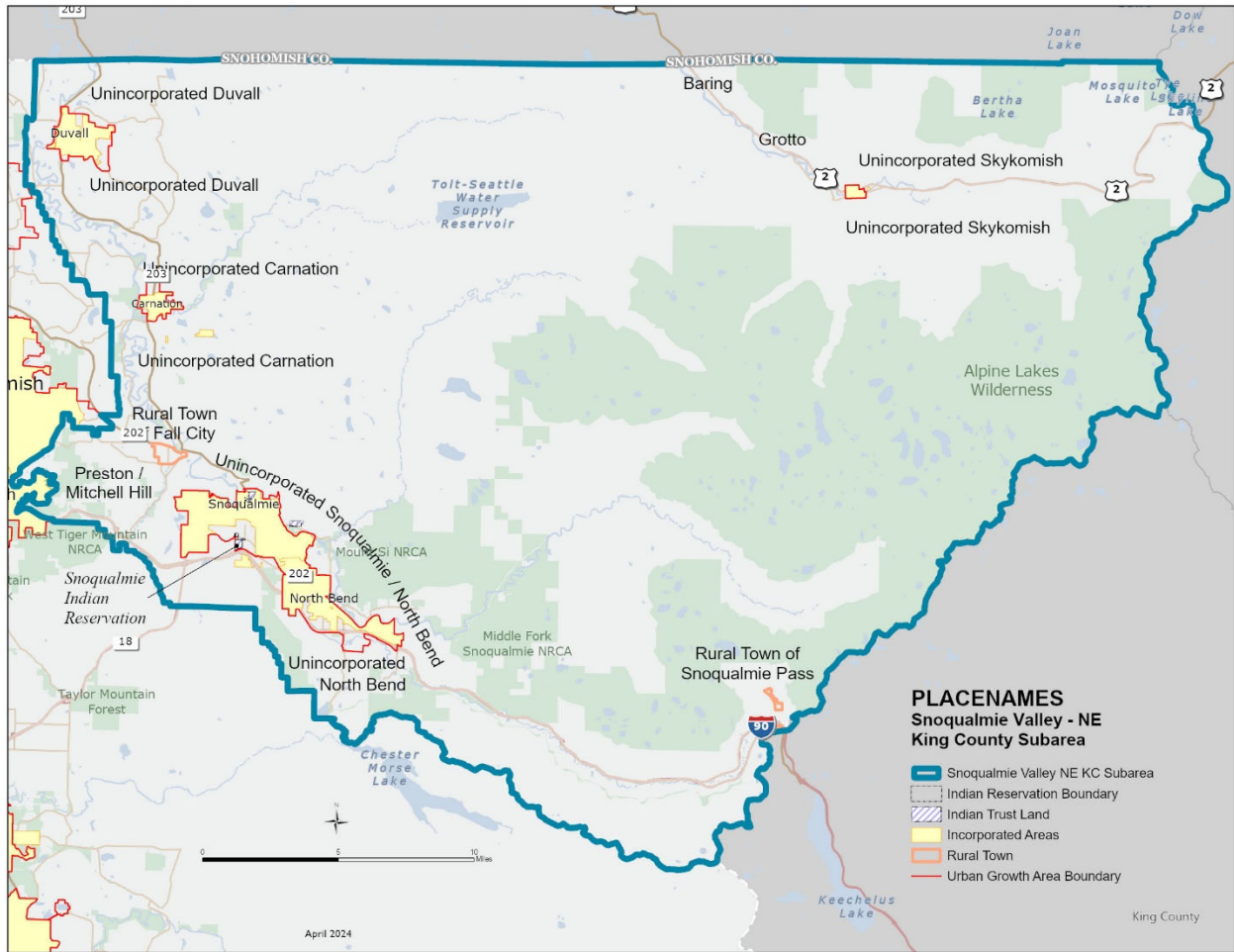
430 The Snoqualmie Valley/NE King County Subarea Plan serves residents living in the  
 431 unincorporated areas that surround the Valley cities of Carnation, Duvall, North Bend, and  
 432 Snoqualmie and the Town of Skykomish. The subarea includes the following unincorporated  
 433 areas:

- |     |                             |     |                             |
|-----|-----------------------------|-----|-----------------------------|
| 434 | • Baring*                   | 442 | • Preston                   |
| 435 | • Unincorporated Carnation  | 443 | • Riverbend*                |
| 436 | • Unincorporated Duvall     | 444 | • Riverpoint*               |
| 437 | • Fall City*                | 445 | • Unincorporated Skykomish  |
| 438 | • Grand Ridge/Mitchell Hill | 446 | • Snoqualmie Pass           |
| 439 | • Grotto                    | 447 | • Unincorporated Snoqualmie |
| 440 | • Lake Marcel-Stillwater*   | 448 | • Wilderness Rim*           |
| 441 | • Unincorporated North Bend |     |                             |

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



452 MAP 1: PLACENAME MAP<sup>21</sup>



453

454 The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary.<sup>22</sup>

455 Between the city limits and the Urban Growth Area Boundary, there are urban unincorporated

456 areas designated to be annexed by the adjacent cities over time. Until annexation happens,

457 King County remains the local jurisdiction for these areas and the Subarea Plan applies to them.

<sup>21</sup> *The maps in the King County Comprehensive Plan, its technical appendices, and other elements of the plan are produced with a computer geographic information system. They are reduced in size but available at a larger scale. This map and the maps in this plan shows information as existed at the time of plan adoption. County action subsequent to adoption of this plan, such as through ordinances or program service changes, may produce different and updated information. These maps might not be updated more frequently than the CSA subarea plan update cycle. The most up-to-date information can be found at <http://gismaps.kingcounty.gov/iMap>. The information included on these maps has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages, including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on these maps. Any sale of these maps or information on this map is prohibited except by written permission of King County.*

<sup>22</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 the 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.*

458 The Town of Skykomish ~~is also surrounded by the Urban Growth Area Boundary but~~ does not  
459 have any adjacent Urban Growth Area or potential annexation areas.

## 460 Community Engagement

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

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

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

### 475 Phase 1 – Knowledge Sharing & Understanding – June 2021 to June 2022

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

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

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

490 Engagement centered on process equity, which is where deliberate steps are taken by the  
491 County to engage with those who may not typically have a voice in planning processes. Process  
492 equity included reaching out to people with a wide range of interests in Snoqualmie Valley/NE  
493 King County through holding smaller group meetings with Indian Tribes, businesses or business  
494 interests, community-based organizations, elected officials, local government staff  
495 representatives (including neighboring cities and counties), public school administrators, and  
496 residents. Seventy-five meetings were convened during Phase 1, ranging from high level

497 introductions to the Subarea Plan, to targeted discussions covering specific items, such as  
498 available services and the future land use of specific parcels. This number does not include the  
499 phone calls and informal meetings which also took place between King County Department of  
500 Local Services staff and community members and advocates. Most of these meetings occurred  
501 virtually, with some in person meetings. In addition to introducing the subarea planning process,  
502 the meetings educated King County Department of Local Services staff on the communities'  
503 priorities and perspectives, as well as building and strengthening relationships between King  
504 County and community members.

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

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

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

515 Engagement activities occurred by various means including:

- 516 • In-person meetings,
- 517 • Booths at community events,
- 518 • Geographic and topic-specific focus groups,
- 519 • Community-wide virtual events,
- 520 • Virtual meetings with individuals and small groups,
- 521 • Email correspondence,
- 522 • Online surveys, and
- 523 • Interactive online maps.

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

528 Notice of meetings was provided using the following means:

- 529 • King County Department of Local Services website.
- 530 • PublicInput.com – An online engagement platform which served as the main  
531 information website for the Snoqualmie Valley/NE King County Subarea Plan.
- 532 • Social Media (Facebook, Twitter, Instagram, Nextdoor).
- 533 • King County Unincorporated Area News email newsletter.
- 534 • GovDelivery email list for Snoqualmie Valley/NE King County. GovDelivery is an  
535 electronic mail service which sends out bulletins and notifications to subscribers.
- 536 • Communication channels of King County Council District 3.
- 537 • Announcements from local community organizations.
- 538 • Announcements from local governments near the subarea.

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

- 541 • Tribal governments,
- 542 • Black, Indigenous, and People of Color Communities,
- 543 • Multi-lingual communities,
- 544 • ~~Senior/elderly residents~~ People aged 62 years and older,
- 545 • ~~People with low incomes~~ Households at or below 80 percent of area median income,
- 546 • Veterans, and
- 547 • Persons with disabilities.

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

### 551 Plan Drafting – March to May 2023

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

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

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

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

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>567 • In-person engagement</li> <li>568 opportunities such as booths at</li> <li>569 community events,</li> <li>570 • A Public Review Draft kickoff</li> <li>571 event at the Preston Community</li> <li>572 Center,</li> <li>573 • Presentations and conversations</li> <li>574 at high school classes and youth</li> <li>575 board meetings,</li> <li>576 • Community business visits,</li> <li>577 • One-on-one and small group</li> <li>578 meetings,</li> <li>579 • Interviews with Hmong farmers</li> <li>580 in the community,</li> </ul> | <ul style="list-style-type: none"> <li>581</li> <li>582</li> <li>583</li> <li>584</li> <li>585</li> <li>586</li> <li>587</li> <li>588</li> <li>589</li> <li>590</li> <li>591</li> <li>592</li> <li>593</li> </ul> | <ul style="list-style-type: none"> <li>• Senior center lunches,</li> <li>• Library office hours,</li> <li>• Informal in-person meetings,</li> <li>• Handing out flyers in while</li> <li>talking with community members</li> <li>at random,</li> <li>• Geographic and topic-specific</li> <li>focus groups,</li> <li>• Attendance at a food bank,</li> <li>• Community-wide virtual events,</li> <li>• Virtual meetings with individuals</li> <li>and small groups,</li> <li>• Email correspondence,</li> </ul> |
|---|---|---|



- |     |                            |     |                                     |
|-----|----------------------------|-----|-------------------------------------|
| 594 | • online engagement on the | 598 | • Virtual meetings with individuals |
| 595 | project website,           | 599 | and groups, and                     |
| 596 | • Social media posts,      | 600 | • Virtual public events.            |
| 597 | • Virtual office hours,    |     |                                     |

601 More detail on the community engagement for the Subarea Plan's development, the ~~results~~  
 602 ~~community feelings toward~~community responses to the topics covered in this Subarea Plan, and  
 603 lessons learned for future engagement is provided in both Appendix B: Equity Impact Review  
 604 and Appendix C: Community Engagement.

605

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

## 615 Community Vision Statement

616 *Snoqualmie Valley/Northeast King County are characterized by strong rural*  
 617 *communities with distinct cultures and histories, where people and businesses are*  
 618 *thriving, the natural environment and agricultural lands are conserved and protected,*  
 619 *farms are preserved, the community is resilient to climate change, and services and*  
 620 *programs are accessible to residents in a way that preserves each community's*  
 621 *unique rural character.*  
 622

## 623 Guiding Principles

- 624 a. *Conserve and protect forests, rivers, lakes, and open spaces.*
- 625 b. *Conserve and protect the subarea's working farmlands by protecting agricultural lands*  
 626 *and supporting local farmers, farmworkers, ranchers, and growers.*
- 627 c. *Encourage and protect a range of housing choices for all.*
- 628 d. *Promote economically and environmentally sustainable local businesses and*  
 629 *organizations across the subarea and support the business districts of the Fall City and*  
 630 *Snoqualmie Pass Rural Towns.*
- 631 e. *Preserve cultural and historic resources and landmarks.*
- 632 f. *Enhance the relationship between King County and the Tribes by centering Tribal needs,*  
 633 *land stewardship, and treaty rights.*
- 634 g. *Preserve the unique rural character across the subarea in commercial areas and*  
 635 *residential communities in a manner that increases quality of life for residents.*
- 636 h. *Support transit and transportation options, including active transportation and recreation,*  
 637 *consistent with rural levels of service.*
- 638 i. *Support programs, organizations, and services for youths, ~~seniors~~people aged 62 years*  
 639 *and older, veterans, and others to build community connections.*
- 640 j. *Promote communities that are resilient to natural hazards and climate change, and*  
 641 *support communities affected by related disasters.*  
 642



643



Photo provided by the Snoqualmie [Indian](#) Tribe

644  
645

### 646 Chapter 3: Subarea Description

647 The Snoqualmie Valley/NE King County subarea is the largest subarea in King County, covering  
648 881 square miles. Though the subarea is almost 90 percent forestry and agriculture resource  
649 lands, it is also home to approximately 26,000 residents. It surrounds but does not include the  
650 five incorporated Cities in the Rural Area and includes the unincorporated Rural Towns of Fall  
651 City and Snoqualmie Pass.<sup>23</sup>

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

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

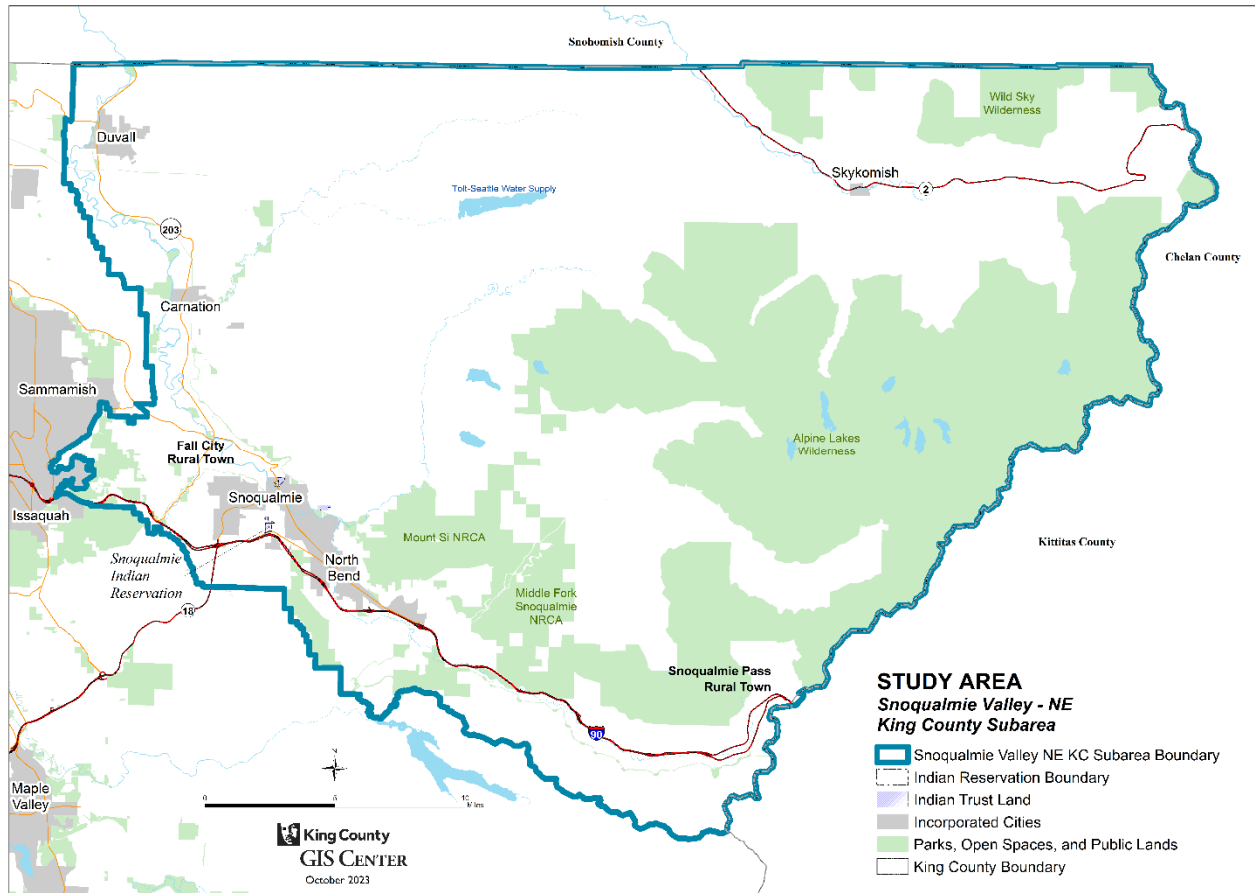
- 657
- 658 • The western border begins at the rural areas surrounding the cities of Issaquah and Sammamish and proceeds just west of the West Snoqualmie Valley Road NE.
  - 659 • The northern border is defined by the King County/Snohomish County line, continuing east and passing north of Skykomish until the Chelan County border.
  - 660 • 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.
  - 661 • 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.
- 662  
663  
664  
665  
666  
667

---

<sup>23</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 [the Rural Areas...](#) and to allow modest growth of residential and economic uses to keep them economically viable into the future.

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

674 **MAP 2: OVERVIEW MAP**



675

676 **Community History**

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

682 In 1855, ancestors of the Snoqualmie and Tulalip Tribes (and other Indian tribes) negotiated the  
 683 Treaty of Point Elliott with representatives of the United States. In the treaty, the native people  
 684 ceded ownership of their aboriginal territory in exchange for the United States' promise that they  
 685 would retain reservation homelands and would be free to continue to fish, hunt, and gather the  
 686 resources upon which they depended at all their usual and accustomed places.

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

689 by efforts from Native Americans, such as prescribed burns. These lands were sacred lands  
690 stewarded since time immemorial by the Snoqualmie People for traditional foods and other  
691 cultural purposes.

692 Settlers continued to stake claims and clear land for farms during the 1860s and 1870s, but  
693 development was slow due to lack of reliable overland transportation. Much of this development  
694 included the displacement of the Snoqualmie People through methods such as arson. Roads to  
695 Seattle were difficult and impractical for marketing produce, most of which was transported via  
696 the Snoqualmie River. By the late 1870s, steamer service was established, but the head of  
697 navigation at seasonal high water was just above Fall City. Full scale development of local  
698 industries did not occur until the Seattle Lake Shore and Eastern Railway reached Preston and  
699 the upper Valley in the late 1880s.<sup>24</sup>

700 The timber industry dominated the economy of the subarea during the early years of pioneer  
701 settlement.<sup>25</sup> In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie  
702 River Valley near the settlement that became Fall City, an area that had continual, active  
703 Snoqualmie Indian Tribe presence for thousands of years. Other milling operations in the area  
704 soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend  
705 area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of  
706 mines and mining settlements, since the mine sites first had to be cleared and lumber was  
707 needed not only for worker housing and other buildings, but for structural support within the  
708 tunnels and shafts underground.

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

714 The Town of Snoqualmie incorporated in 1903; and the Town of North Bend incorporated in  
715 1909. The Town of Tolt (later Carnation) incorporated in 1912 and the Town of Duvall in 1913,  
716 immediately following the establishment of rail service. The entire Valley experienced an  
717 economic boom during the years of World War I, but the forest products industry began to  
718 decline after the war.

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

724 In the Snoqualmie Valley, farming is still the mainstay, while further east the Town of Skykomish  
725 has a significant railroad and forestry history. The Snoqualmie Indian Tribe in recent years has  
726 become more economically dynamic, benefitting nearby non-Indian tribe communities as well as  
727 their own.<sup>26</sup>

---

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

<sup>25</sup> [Link to King County Historic Settlement Context 1850-1920](#)

<sup>26</sup> [Link to Economic Impact of the Snoqualmie Indian Tribe, 2017](#)

## 728 Areas within the Snoqualmie Valley/Northeast King County Community 729 Service Area

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

### 737 Rural Towns

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

#### 744 FALL CITY

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

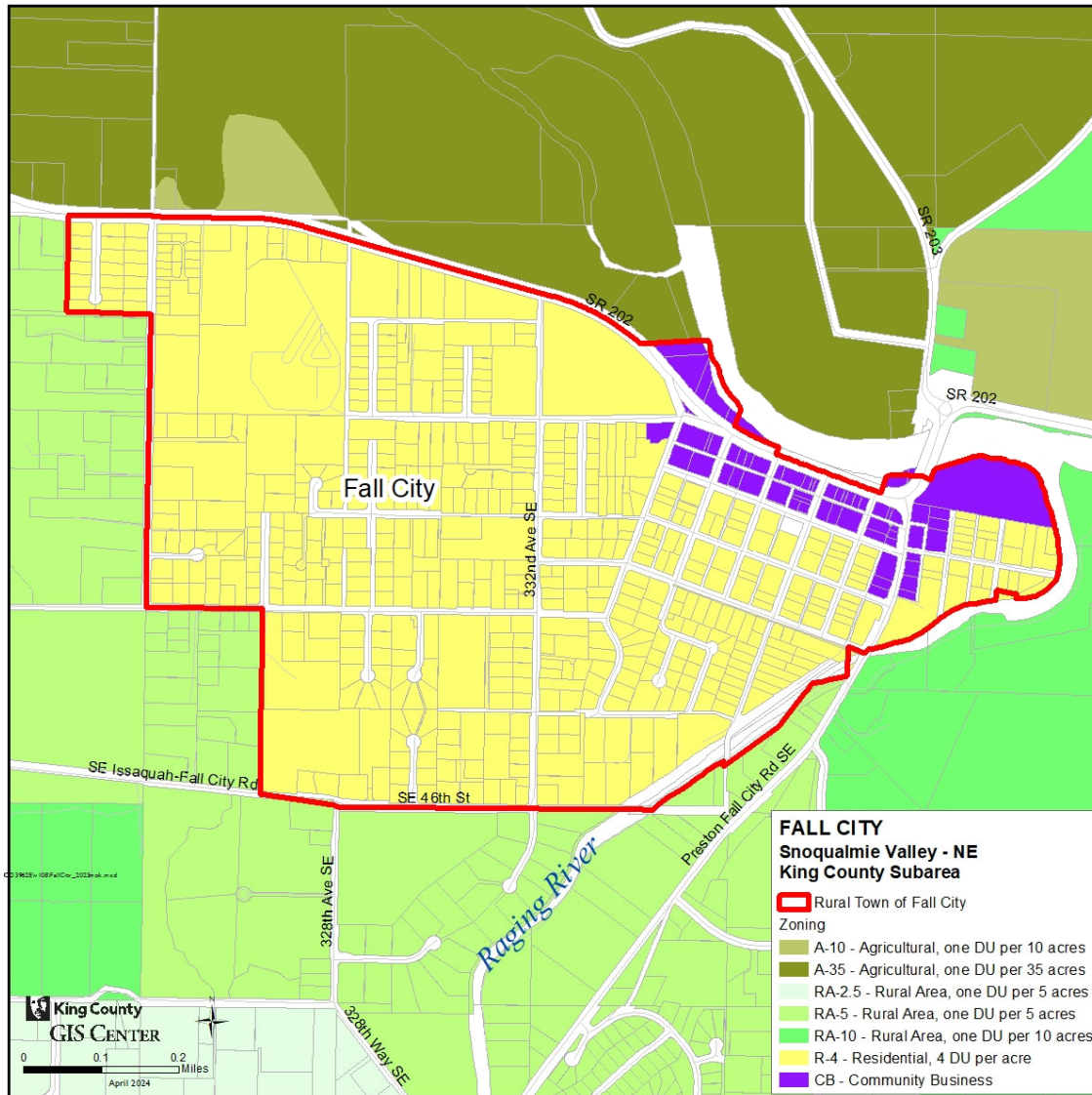
752 The adjacent Snoqualmie and Raging rivers play an important role in the community, where  
753 thousands of visitors come to the Fall City Rural Town during the summer and fall months to  
754 float in the rivers and visit the shorelines. Fall City is also home to an arts community, historical  
755 society, and metropolitan parks district.<sup>27</sup>

---

<sup>27</sup> Link to [Fall City Community Association](#)



756 MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN



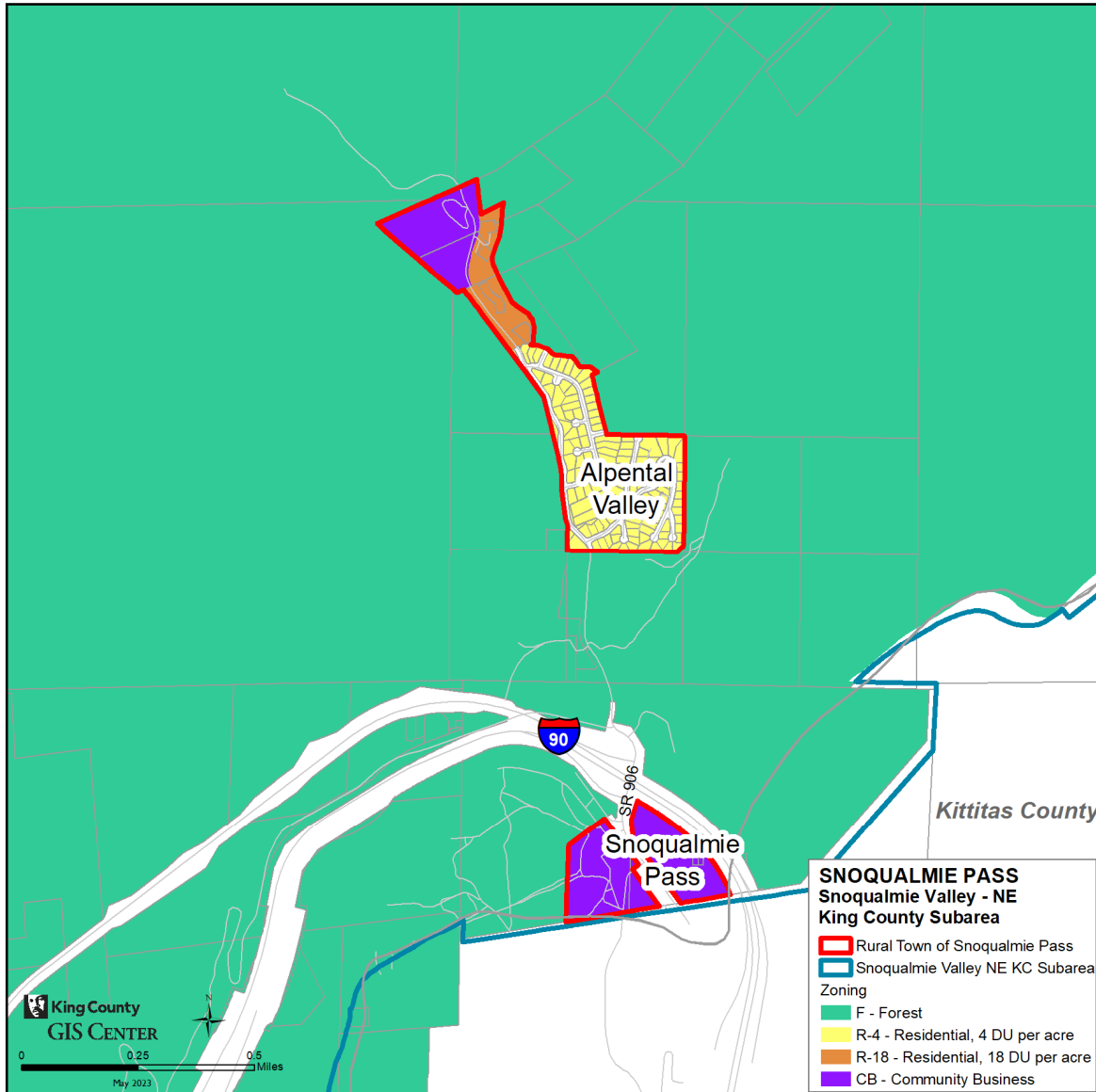
757  
758 SNOQUALMIE PASS

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

764 The King County portion of the community consists of two separate areas representing the  
765 Rural Town: one portion is the commercially- and residentially zoned lands along Alpentel Road;  
766 and second is the commercially zoned areas along State Route 906, adjacent to the ski area  
767 and Interstate 90. The Summit at Snoqualmie Ski Area is the economic engine of the Rural  
768 Town, being the largest employer and landowner. The Summit at Snoqualmie Ski Area is the  
769 closest [ski resort](#) to the Seattle metropolitan area, seeing a large influx of recreational day users  
770 on weekends and holidays.

771 While Snoqualmie Pass contains small residential communities built several decades ago, it has  
 772 recently seen relatively significant growth on the Kittitas County side, with almost no recent  
 773 growth on the King County side. According to the Snoqualmie Pass Utility District, between  
 774 2010 and 2022, there has been 37 percent growth in new single detached home-residence  
 775 connections to its services, with a portion of this growth has occurred in Kittitas County.<sup>28</sup> The  
 776 Snoqualmie Pass Utility District service area includes vacation and permanent residences,  
 777 businesses, the ski resort, and Washington State Department of Transportation facilities and  
 778 rest areas. Of the 126 residentially zoned lots on the King County side of Snoqualmie Pass, 97  
 779 have built homes, leaving few available lots available for new homes.

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



781

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

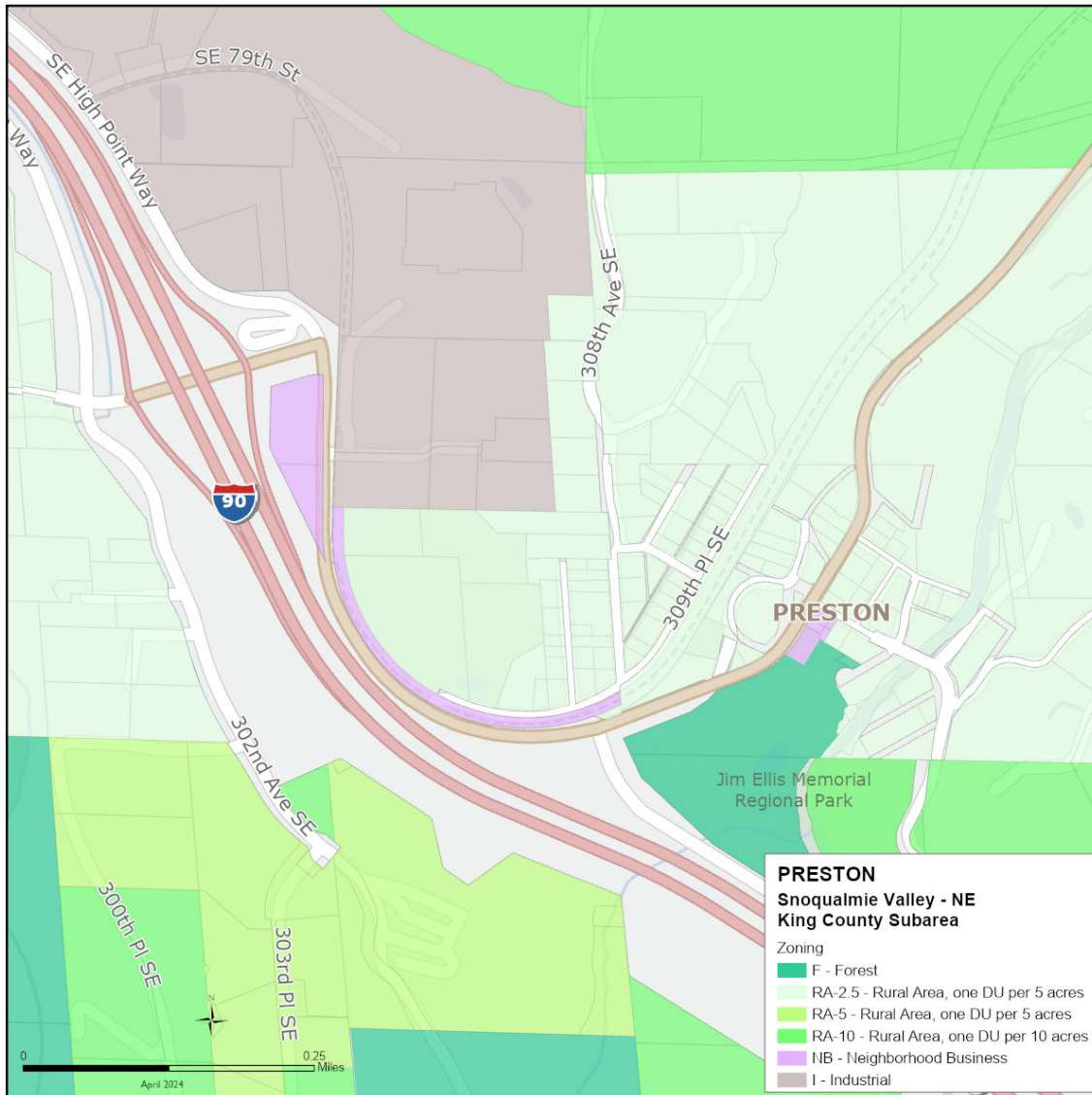
782 **Small Commercial Areas**

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

786 **PRESTON**

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

794 **MAP 5: MAP OF PRESTON AREA**



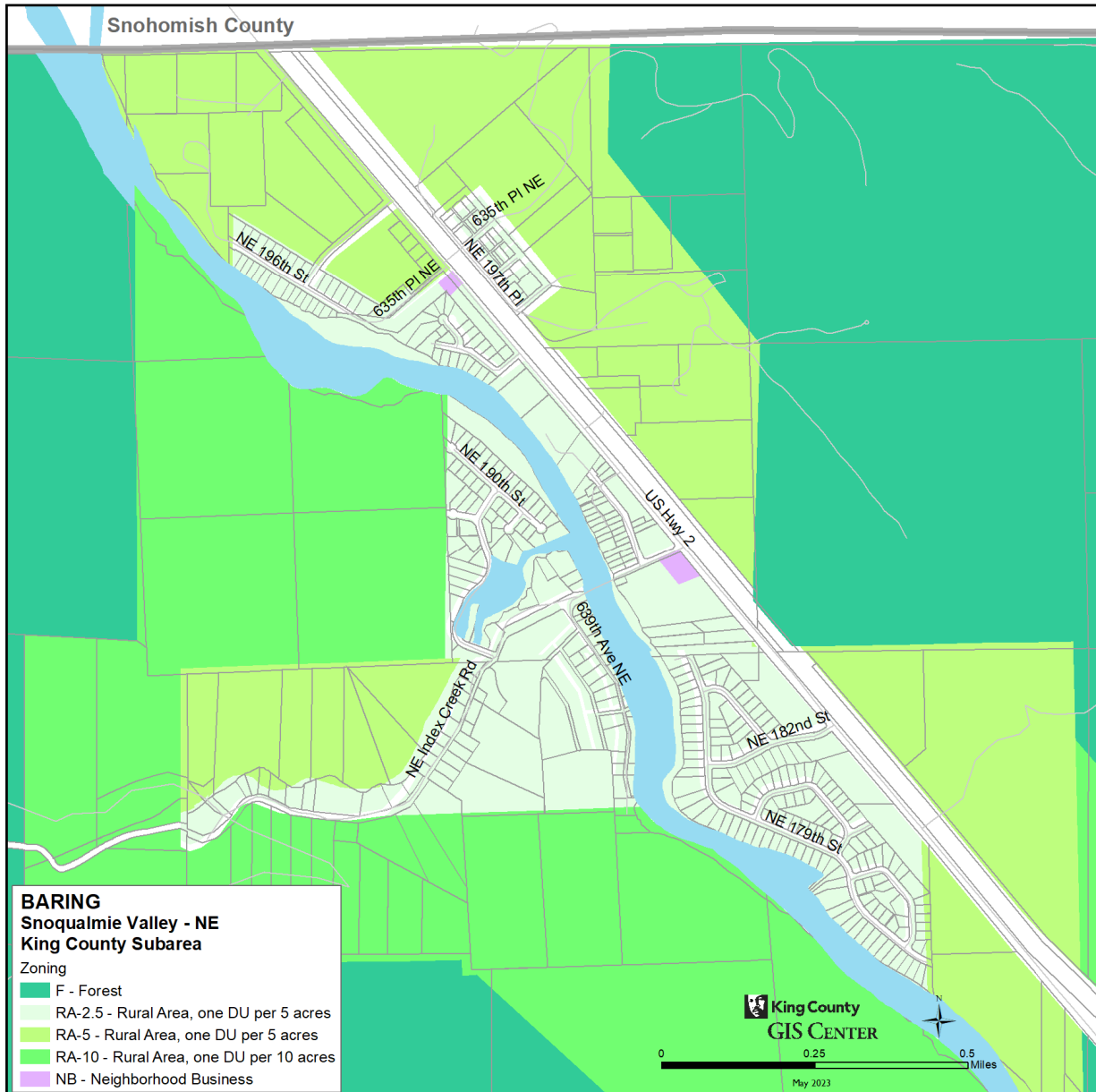
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796  
797

798 BARING

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

803 MAP 6: MAP OF BARING AREA

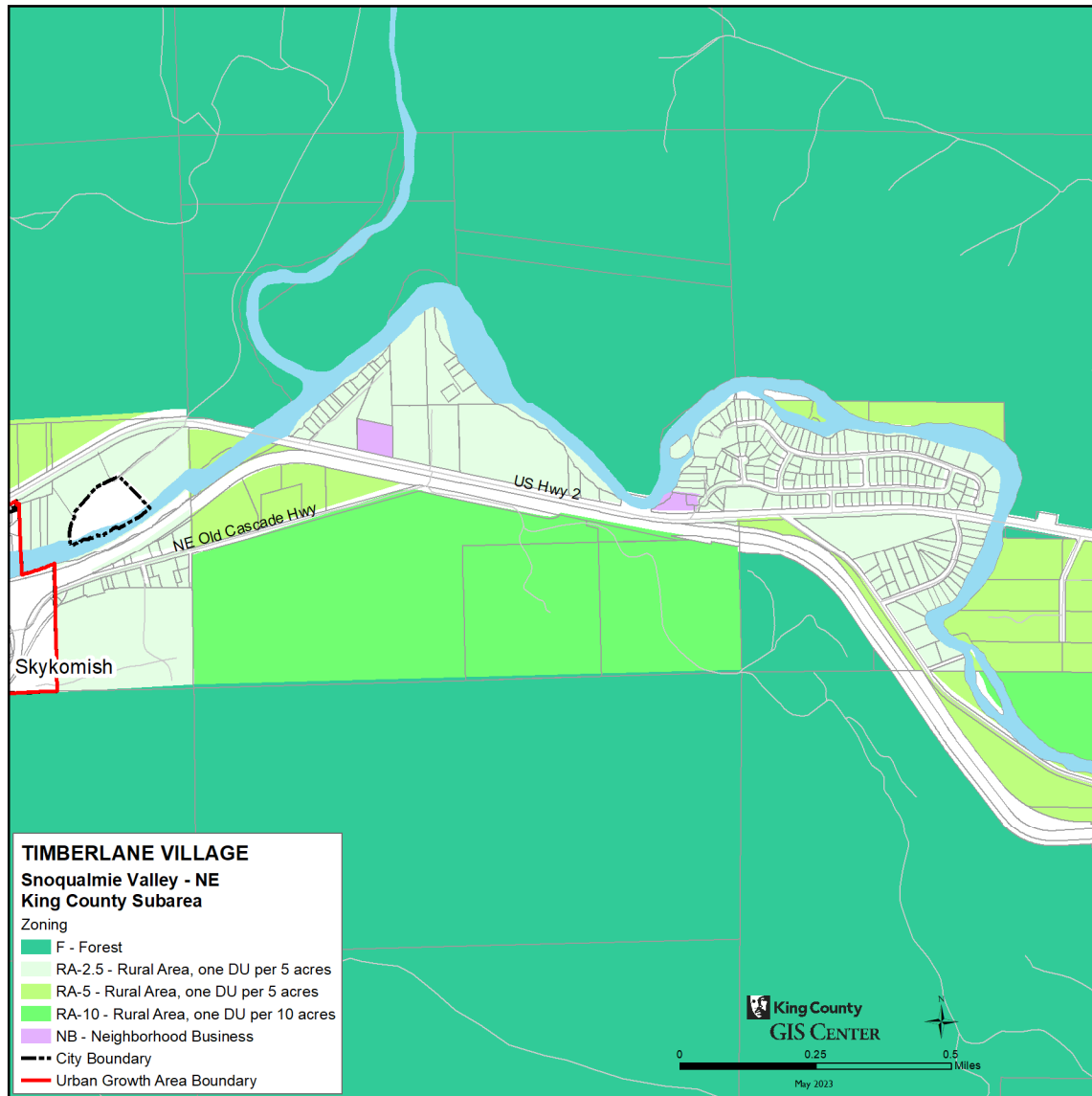


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807 TIMBERLANE VILLAGE  
808 Timberlane Village is a rural community along Highway 2, just east of the Town of Skykomish,  
809 along the South Fork of the Skykomish River, 14 miles west of Stevens Pass. Timberlane  
810 Village consists of a residential neighborhood and one small commercial building. Timberlane  
811 Village has an active homeowners' association. According to residents of Timberlane, it has  
812 recently become a vacation rental hotspot ~~according to residents~~.

813 MAP 7: MAP OF TIMBERLANE VILLAGE AREA



814  
815

### 816 Preston Industrial Area

817 Preston, in addition to the small commercial area, also contains a designated Industrial Area.  
818 The Preston Industrial Area is a small concentration of industrial uses that contributes to the  
819 economic diversity of the Rural Area but, under the *Comprehensive Plan*, expansion of this

820 industrial area beyond the identified boundaries is not permitted. ~~Maintaining this limitation on~~  
 821 ~~expansion was supported by the community during engagement for the Subarea Plan.~~

## 822 Census Designated Places in the Subarea

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

- |     |                          |     |                  |
|-----|--------------------------|-----|------------------|
| 824 | • Baring                 | 827 | • Riverbend      |
| 825 | • Fall City              | 828 | • Riverpoint     |
| 826 | • Lake Marcel-Stillwater | 829 | • Wilderness Rim |

830 Census Designated Places are a statistical geography used in the United States Census  
 831 representing closely settled, unincorporated communities that are locally recognized and  
 832 identified by name.<sup>29</sup> Some reference is given to these places as Census Designated Places in  
 833 the body of this plan, but most reference is found in Appendix B: Equity Impact Review, where  
 834 comparisons in demographics are explored. Riverbend, Riverpoint, and Wilderness Rim are all  
 835 communities near the city of North Bend. Lake Marcel-Stillwater is located between the Cities of  
 836 Carnation and Duvall. Baring is along Highway 2, west of the Town of Skykomish. Fall City is  
 837 essentially the Rural Town of Fall City.

## 838 Agriculture and Forestry

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

## 849 Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe

850 As their ancestors did, contemporary Tulalip, Snoqualmie, and Muckleshoot Tribal people  
 851 continue to serve as stewards of the Snoqualmie River valley, caring for its landscape and  
 852 natural resources. The Snoqualmie Indian Tribe has a 56.5-acre reservation located in the  
 853 upper Snoqualmie River basin in King County near Snoqualmie Falls. In 2021, the Snoqualmie  
 854 Indian Tribe acquired the 12,000-acre Snoqualmie Indian Tribe Ancestral Forest in the Tolt  
 855 River watershed. In 2023, the 46 acres of land the Snoqualmie Indian Tribe owns near  
 856 Snoqualmie Falls, was also placed in trust. The entire Snohomish River Basin, including most of  
 857 this subarea, is located within the treaty reserved federally adjudicated usual and accustomed  
 858 fishing places of the Tulalip Tribes. The subarea includes a small area of the Lake Sammamish  
 859 watershed, which is located within the treaty-reserved federally adjudicated usual and  
 860 accustomed places of the Muckleshoot Indian Tribe. The Snoqualmie Indian Tribe is the only  
 861 Indian tribe with trust lands in this planning area.

862

<sup>29</sup> Link to [Census Designated Places](#)

863

864

### 865 Cities/ and Towns within the Subarea

866 Though this Subarea Plan applies only to unincorporated areas of King County, it is important to  
867 note the incorporated jurisdictions in the subarea, ~~which the Comprehensive Plan identifies as~~  
868 ~~“Cities in the Rural Area.”~~ These cities are surrounded by the Rural Area and Natural Resource  
869 Lands and disconnected from the contiguous Urban Growth Area Boundary. The jurisdictions  
870 include:<sup>30</sup>

- |     |              |     |              |
|-----|--------------|-----|--------------|
| 871 | • Carnation  | 874 | • Snoqualmie |
| 872 | • Duvall     | 875 | • Skykomish  |
| 873 | • North Bend |     |              |

876

877 ~~Cities in the Rural Area participate in the region’s planning processes with the suburban cities in~~  
878 ~~King County, along with Bellevue, Seattle, King County, and special purpose districts. The~~  
879 ~~Growth Management Act stipulates that Cities in the Rural Area and their Potential Annexation~~  
880 ~~Areas are to be treated as part of the Urban Growth Area. However, b~~B~~ecause of their location,~~  
881 ~~growth in Cities in the Rural Area can impact adjacent Rural Area and Natural Resource Lands~~  
882 ~~and create pressure for urbanization. Cities in the Rural Area can also help address the~~  
883 ~~housing, job, retail, and service needs of nearby unincorporated communities. Given this, the~~  
884 ~~County views these cities as playing a unique role compared to other portions of the Urban~~  
885 ~~Growth Area. For these reasons, engagement with these cities occurred throughout the~~  
886 ~~planning process.~~

### 887 Forest Management Lands

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

894

<sup>30</sup> Term definitions can be found in this link - [King County Comprehensive Plan](#)

895 **Population**<sup>31</sup>

896 According to 2020 US Census data, the subarea  
 897 is home to approximately 26,000 people, making it  
 898 the county’s largest community service area by  
 899 population. The subarea’s households are larger  
 900 than those in King County as a whole, with an  
 901 average of three persons per household versus  
 902 two persons per household countywide. The  
 903 percentage of youth is slightly higher, with 23  
 904 percent versus 21 percent countywide. There are  
 905 slightly fewer seniors people aged 65 years and  
 906 older at 13 percent versus 14 percent  
 907 countywide.<sup>32</sup> The subarea also has fewer people  
 908 with disabilities than the rest of the county at 8  
 909 percent, versus 10 percent countywide.

910 The subarea is relatively wealthier than the rest of  
 911 the county, with the subarea’s median income is  
 912 at \$124,000, compared to \$103,000 countywide.  
 913 Only 3 percent of households in the subarea live  
 914 below the poverty line, where 17 percent do  
 915 countywide; 88 percent of households own their  
 916 homes in the subarea, compared to 56 percent  
 917 countywide. One notable statistic for the subarea  
 918 compared to the rest of the county is the subarea  
 919 holds more rent-burdened households at 36  
 920 percent, compared to the rest of the county at 34  
 921 percent. Additionally, when looking at differences  
 922 in median household income between different  
 923 Census Designated Places, the high household  
 924 income of the region is not distributed equally  
 925 among communities within Snoqualmie Valley/NE  
 926 King County. For example, average median  
 927 income for Riverpoint at \$158,750 and Lake  
 928 Marcel-Stillwater at \$125,900 are over 200  
 929 percent more than households in Baring, with an  
 930 average median income of \$60,000.<sup>33</sup>

931 Within the subarea, 86 percent of the households  
 932 identify as White, and only 2 percent speak a  
 933 languages other than English at home, compared  
 934 to 6 percent of those who speak a languages  
 935 other than English at home countywide. Figure 1  
 936 summarizes the demographics and  
 937

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%
<u>Seniors (People 65 and over-65)</u>	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>31</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>32</sup> ~~2020 United States Census~~

<sup>33</sup> ~~2020 United States Census~~



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

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

### 943 Government Services

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

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

- |     |                                  |     |                              |
|-----|----------------------------------|-----|------------------------------|
| 952 | • Snoqualmie <u>Indian</u> Tribe | 960 | • Parks Districts            |
| 953 | • United States Forest Service   | 961 | • Utility Districts          |
| 954 | • Washington State Department of | 962 | • Drainage Districts         |
| 955 | Natural Resources                | 963 | • Fire/Safety Districts      |
| 956 | • Washington State Parks and     | 964 | • Hospital District          |
| 957 | Recreation Commission            | 965 | • King County Library System |
| 958 | • Washington State Department of |     |                              |
| 959 | Transportation                   |     |                              |

966

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

### 969 Schools

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

975

976

977

978

979

## 980 Community Service Providers

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

- 987 • CarePoint Clinic – Provides free quality 1020 individuals and families since their  
988 primary healthcare to the Snoqualmie 1021 inception in 1990.
- 989 Valley and surrounding areas. 1022 • Mt. Si Senior Center – Empowers adults  
990 • Eastside Legal Assistance Program – 1023 age 50+ to achieve wellness,  
991 Works with people facing domestic 1024 independence, social connections, and  
992 violence, housing, financial, healthcare, 1025 lifelong learning.
- 993 immigration, and other issues that need 1026 • Sno-Valley Senior Center – Inspires,  
994 legal solution. They educate communities 1027 supports, and empowers older adults to  
995 about their legal rights, and work for free 1028 lead healthy, enriched lives.
- 996 to solve legal issues and provide 1029 • Snoqualmie Valley Transportation –  
997 resources for our community members 1030 Strives to be an integral part of a strategic  
998 because not everyone can afford a 1031 plan for sustainable, safe, affordable,  
999 lawyer. 1032 accessible, and convenient transit in the  
1000 • Empower Youth Network – Promotes and 1033 Snoqualmie Valley.
- 1001 inspires youth to lead safe, healthy, and 1034 • Supportive Community For All – A  
1002 successful lives. 1035 collaborative project that strengthens  
1003 • Encompass – Partners with families. They 1036 community connections to make human  
1004 build healthy foundations for children. 1037 services more accessible in the  
1005 • Friends of Youth – Partners with youth 1038 Snoqualmie Valley.
- 1006 and families to provide the relationships 1039 • Snoqualmie Valley Shelter Services –  
1007 resources, and skills they need to attain 1040 Works to help people reclaim their lives.  
1008 personal growth and success. 1041 They provide life-changing services to  
1009 • Holy Innocents Food Pantry – Provides 1042 those experiencing homelessness by  
1010 service to all in need who come to seek 1043 working with communities to provide  
1011 aid. 1044 emergency shelter, social services, and  
1012 • Hopelink – Promotes self-sufficiency for 1045 connections to permanent housing.
- 1013 all members of the community; they help 1046 • Trail Youth – Builds bridges between  
1014 people make lasting change. 1047 youth and the many resources available.  
1015 • Love Snoqualmie Valley – Works to unite 1048 The Trail Youth aims to help youth, ages  
1016 the Snoqualmie Valley by serving and 1049 13-19, by promoting stable, nurturing  
1017 loving others. 1050 relationships and promoting a safe  
1018 • Mamma’s Hands – Provides help and 1051 environment for students through a youth  
1019 healing to hundreds of homeless 1052 coffee shop and outreach.

1053 The Snoqualmie Indian Tribe also provides community services in the subarea, including  
1054 transportation; mental health services; environmental restoration throughout the region including  
1055 County properties; and annual donations to community non-profits, such as food banks and  
1056 other organizations, including King County Public Health.



1057

## 1058 Chapter 4: Land Use

1059 The *Comprehensive Plan* applies land use designations to all unincorporated portions of King  
1060 County to indicate the planned, long-term use of that land. A zoning classification is then applied  
1061 to individual parcels of land to indicate the allowed uses of that property and the development  
1062 regulations to be used when evaluating land use and building permit applications.

1063 As designated by the *Comprehensive Plan*, the subarea includes Rural Area and Natural  
1064 Resource Lands, Rural Towns, Rural Neighborhood Commercial Centers, Industrial Lands, as  
1065 well as the Potential Annexation Areas of the Urban Growth Area around the cities of Carnation,  
1066 Duvall, North Bend, and Snoqualmie.<sup>34</sup> The *Comprehensive Plan* directs the preservation of  
1067 rural King County to ensure a continuing variety of landscapes, maintain the diverse  
1068 communities that exemplify the rural legacy, and support evolving rural economic opportunities  
1069 for the County and its residents. ~~The subarea is characterized by extensive forest land, most are  
1070 public lands such as National Forest, Wilderness, State Trust Lands, or are development  
1071 restricted through King County programs such as the Transfer of Development Rights  
1072 Program.<sup>35</sup> The Snoqualmie Agricultural Production District, which is 14,931 acres, is a part of~~

<sup>34</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>35</sup> ~~Transfer of development rights means the ability to transfer allowable density, in the form of permitted building~~



1073 ~~the County's Farmland Preservation Program. The Snoqualmie River system is in the long~~  
 1074 ~~process of being to be preserved and restored as high quality habitat for fish and wildlife through~~  
 1075 ~~a web of plans, programs, coalitions, and individual projects.~~

1076 Housing types are generally single detached ~~homes~~ residences on larger parcels of land, the  
 1077 exceptions being within the remaining unincorporated areas within the Urban Growth Area of  
 1078 the cities in the subarea, and in the Rural Towns of Snoqualmie Pass and ~~to a lesser degree~~  
 1079 Fall City. Small commercial enterprises are present throughout the subarea, representative of  
 1080 the natural amenities that are immediately adjacent to their enterprises, such as historic  
 1081 community stores, agricultural-related commerce, and outdoor recreation-related businesses.  
 1082 These enterprises help more people access the adjacent wildlands, such as the Summit at  
 1083 Snoqualmie Ski Area at Snoqualmie Pass. The Growth Management Act and the  
 1084 *Comprehensive Plan* envision differing landscapes, infrastructure, and levels of services  
 1085 appropriate for ~~its~~ urban and rural communities. King County is committed to sustaining rural  
 1086 character and rural economic clusters.

## 1087 Land Use and Zoning

### 1088 Land Use Designations

1089 The Snoqualmie Valley/NE King County subarea includes several land use designations,  
 1090 though it is dominated by two primary land use designations: Roughly 57 percent of the subarea  
 1091 contains the land use designation of Forestry, and Other Parks/Wilderness designated lands  
 1092 cover approximately 28 percent.<sup>36</sup> The Rural Area land use designation, allowing for a range of  
 1093 low density uses historically associated with rural character, covers just over 9 percent of the  
 1094 subarea. Both the King County Open Space System and Agriculture land use designations each  
 1095 represent 2 percent of the subarea.

1096 The Rural Town land use designation represents 0.1 percent of the land within the subarea, and  
 1097 the Rural Neighborhood Commercial Center designation represents 0.02 percent of the  
 1098 subarea. The unincorporated lands within the Urban Growth Area for Cities in the Rural Area  
 1099 land use designation represent 0.4 percent of the subarea.

1100 The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial  
 1101 Centers provide primarily shopping and personal services for nearby residents. Offices and  
 1102 multiunitfamily housing, as part of mixed-use developments, are also encouraged in Rural  
 1103 Towns.  
 1104

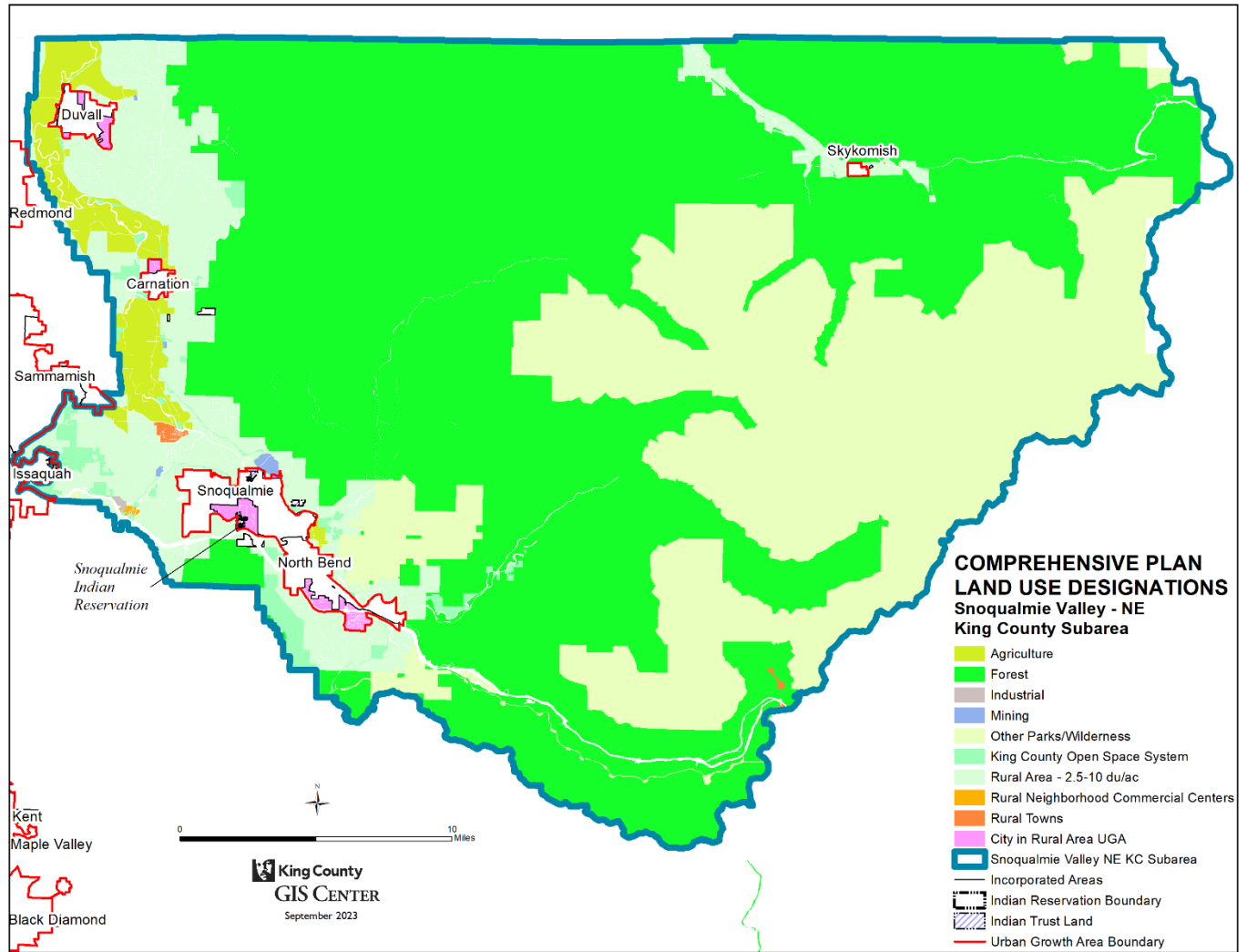
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~~lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development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

<sup>36</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.~~



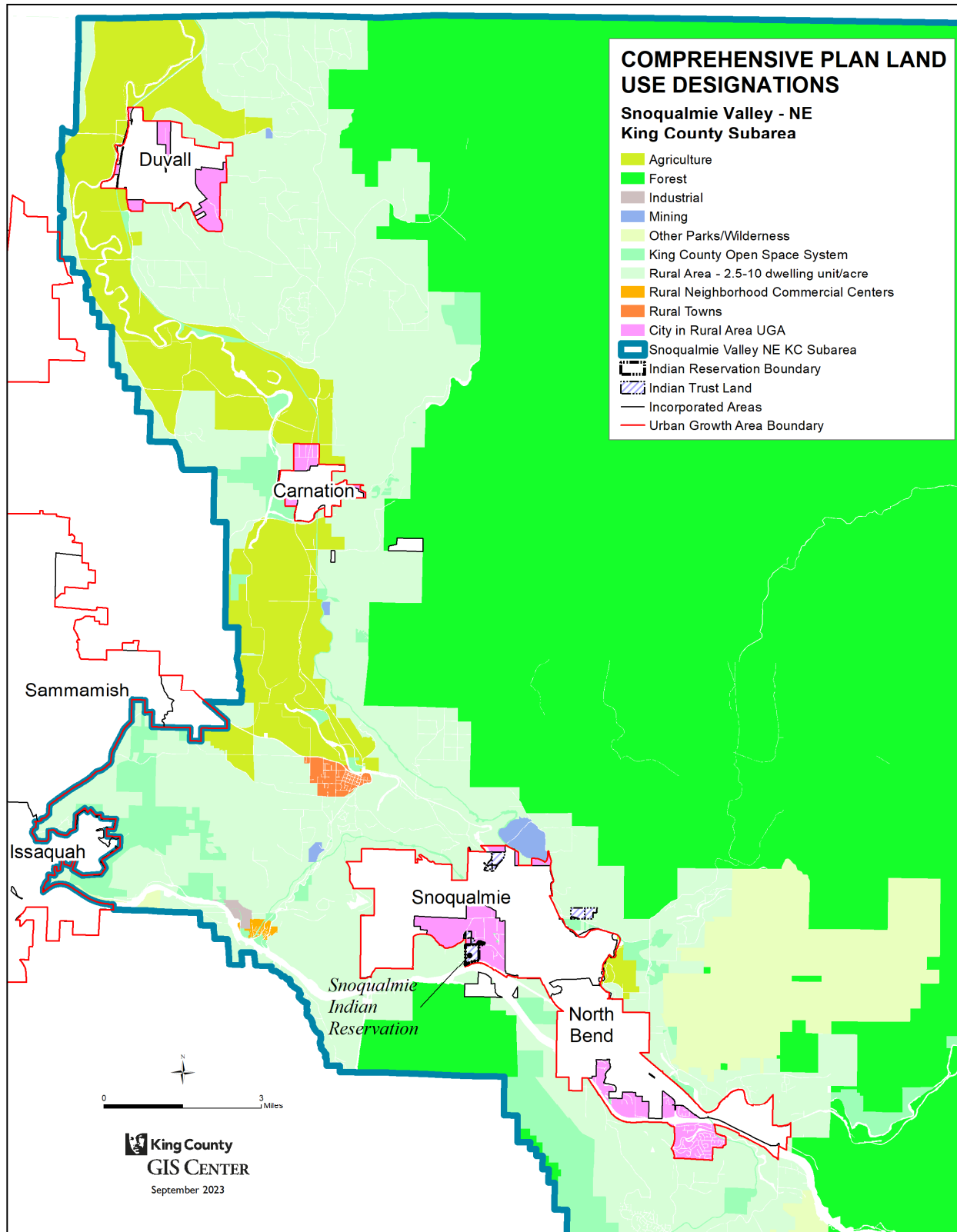
1105 MAP 8: LAND USE MAP



1106

1107

1108 MAP 9: LAND USE MAP – WESTERN PORTION OF SUBAREA



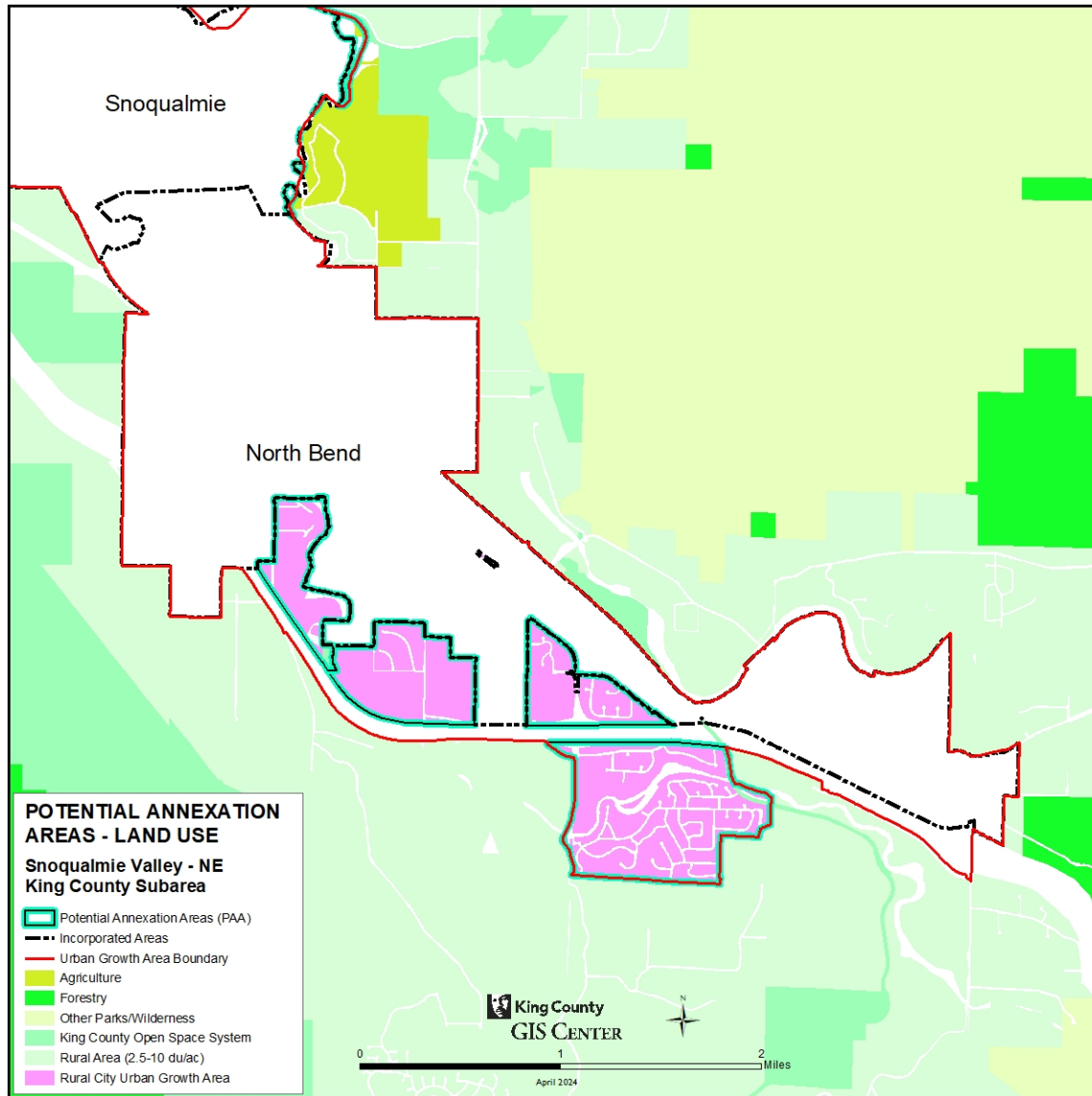
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1110

1111 As previously noted, there are several cities in the Rural Area. Each city is surrounded by the  
1112 Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas  
1113 that have yet to be annexed and are still unincorporated. These unincorporated urban areas  
1114 have an "Urban Growth Area for Cities in Rural Area" (rx) land use designation. This  
1115 designation allows residential development at a density of one home per five acres or less with  
1116 mandatory clustering of homes.

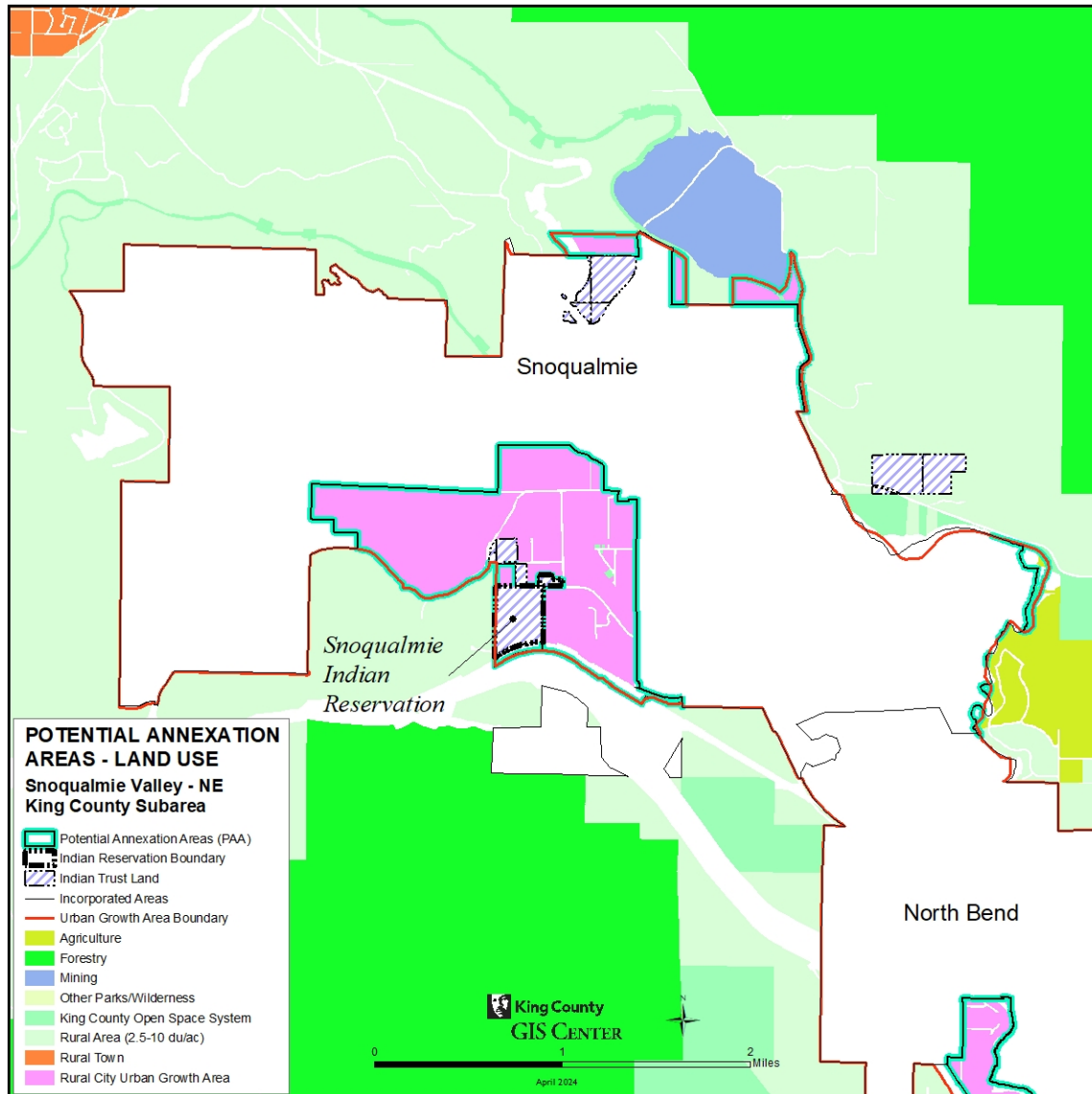
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MAP 10: URBAN GROWTH AREA FOR NORTH BEND – LAND USE



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1120

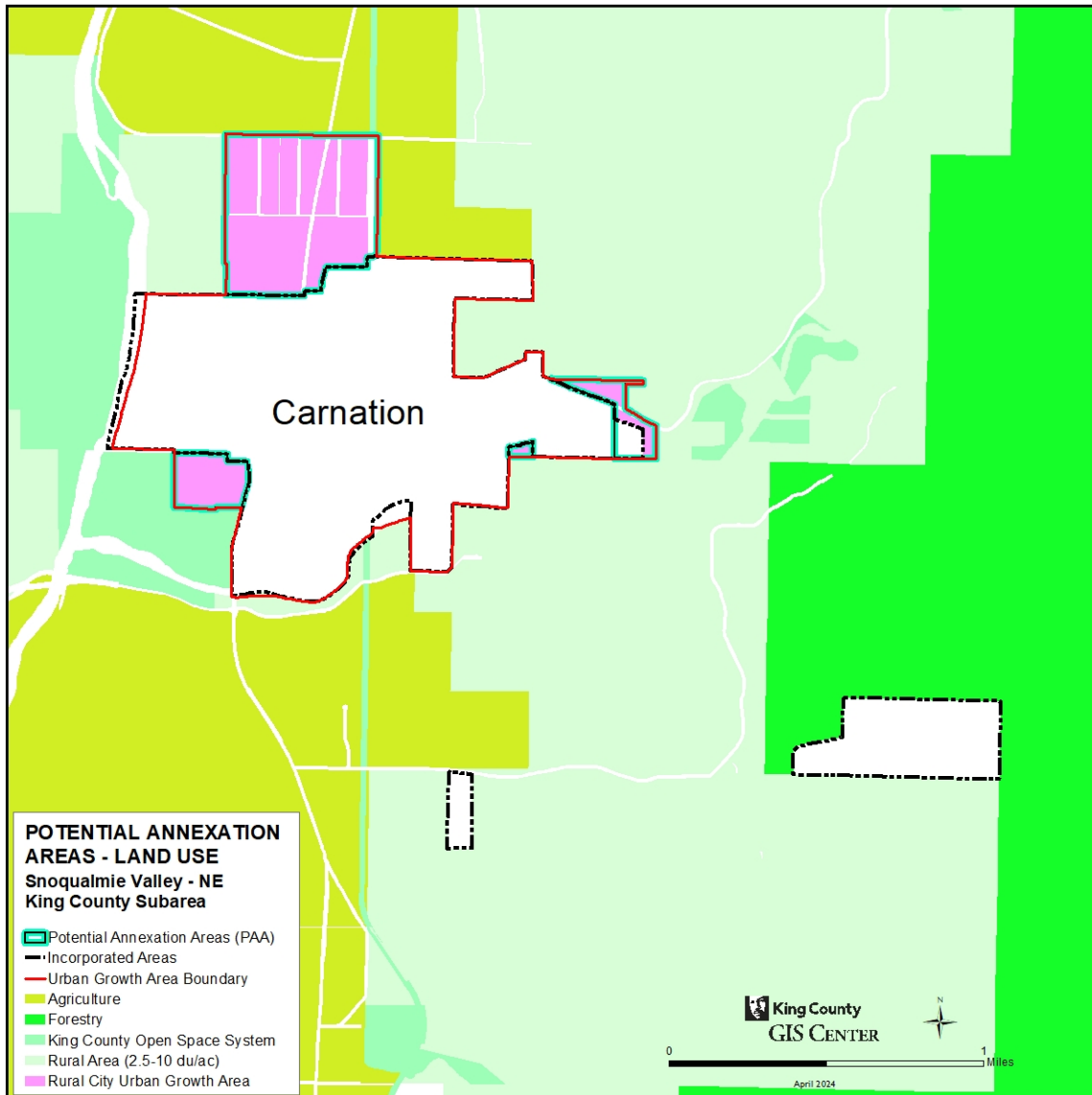
1121 MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE – LAND USE



1122  
1123

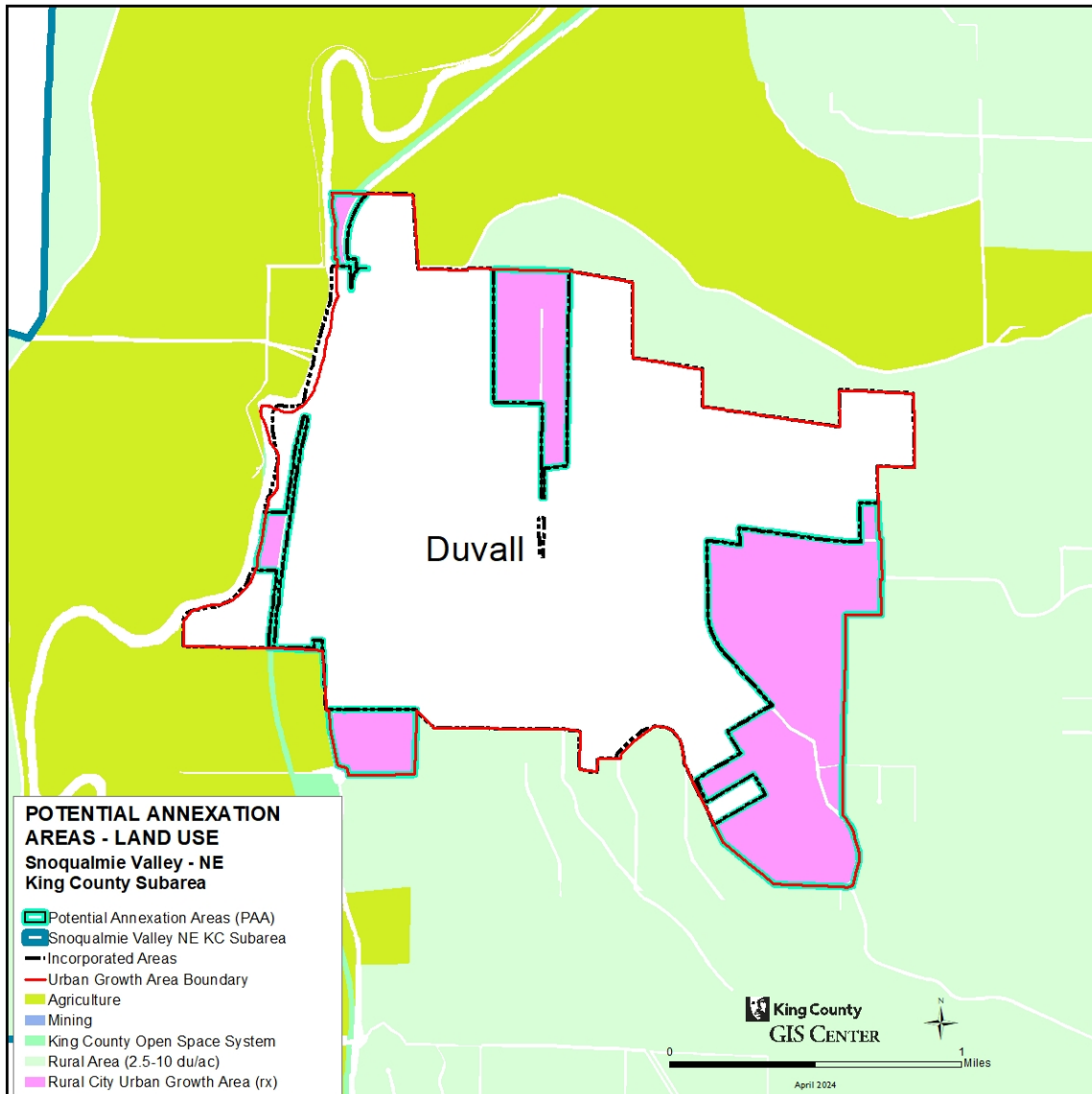


1124 MAP 12: URBAN GROWTH AREA FOR CARNATION – LAND USE



1125  
1126  
1127

1128 MAP 13: URBAN GROWTH AREA FOR DUVALL – LAND USE

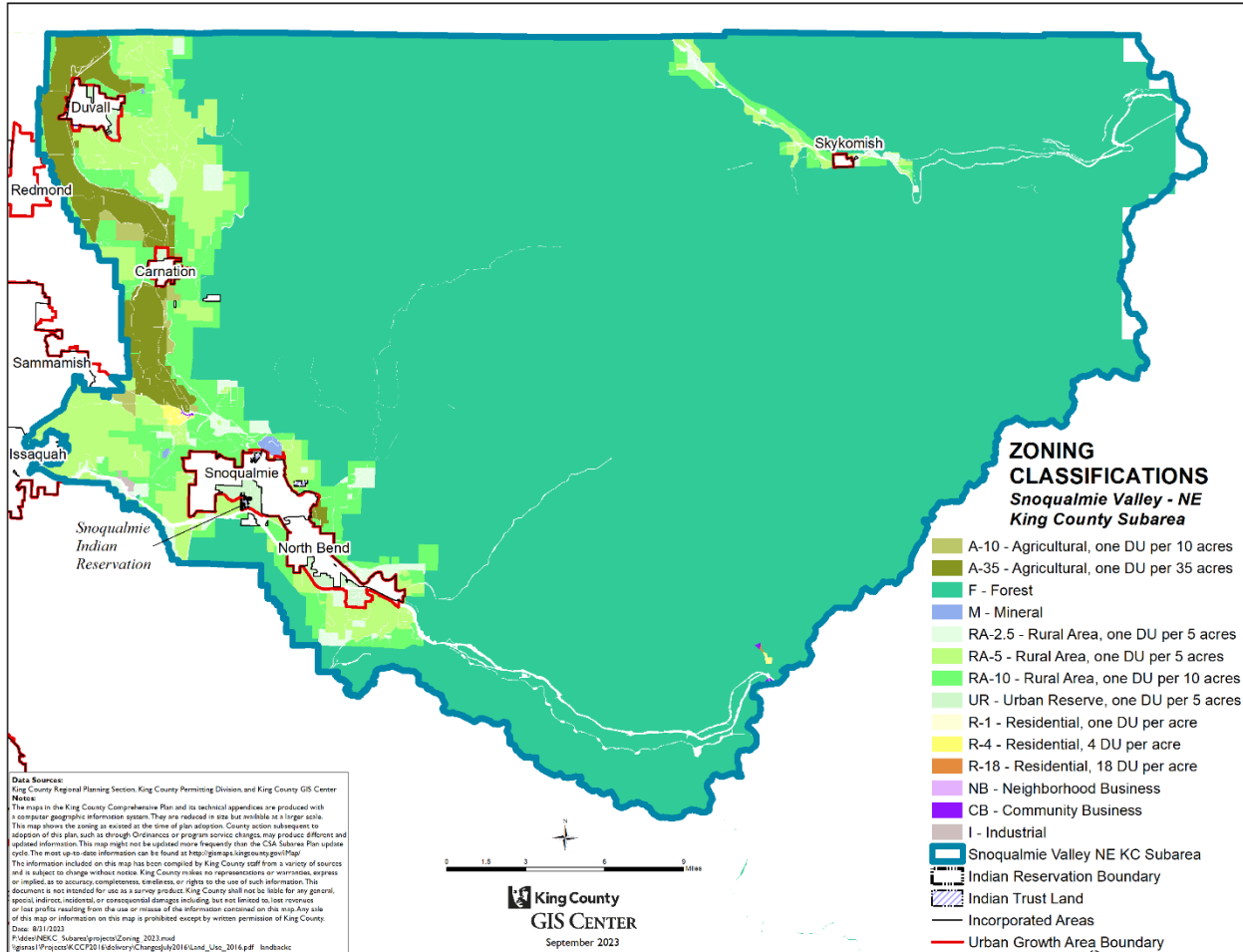


1129  
1130  
1131  
1132

1133 Zoning Classifications

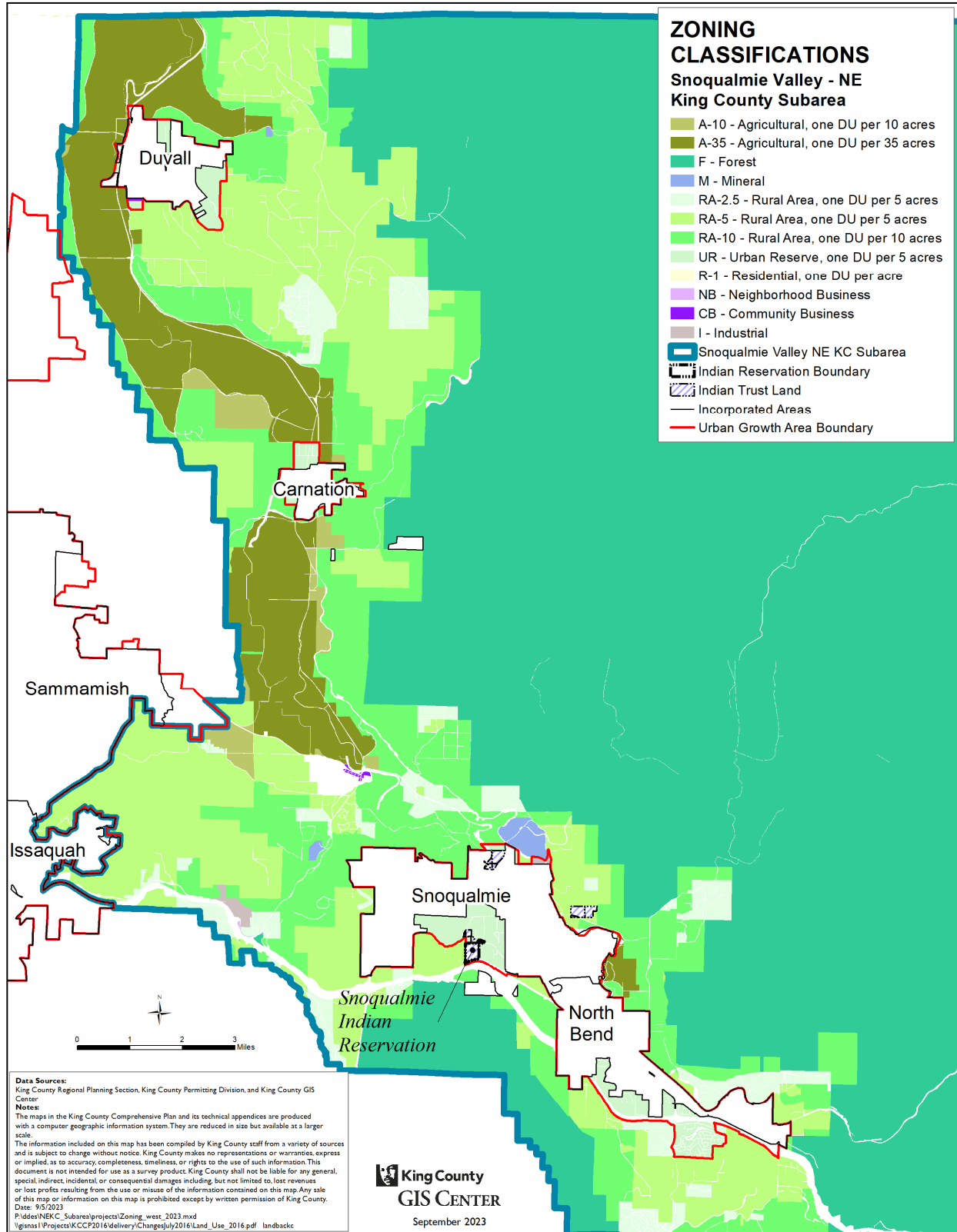
1134 There are primarily rural and agricultural zoning classifications in areas surrounding the Valley  
1135 cities and westernmost portion of the subarea. The mountainous eastern portion of the subarea  
1136 is primarily classified as Forest.

1137 MAP 14: ZONING MAP



1138  
1139

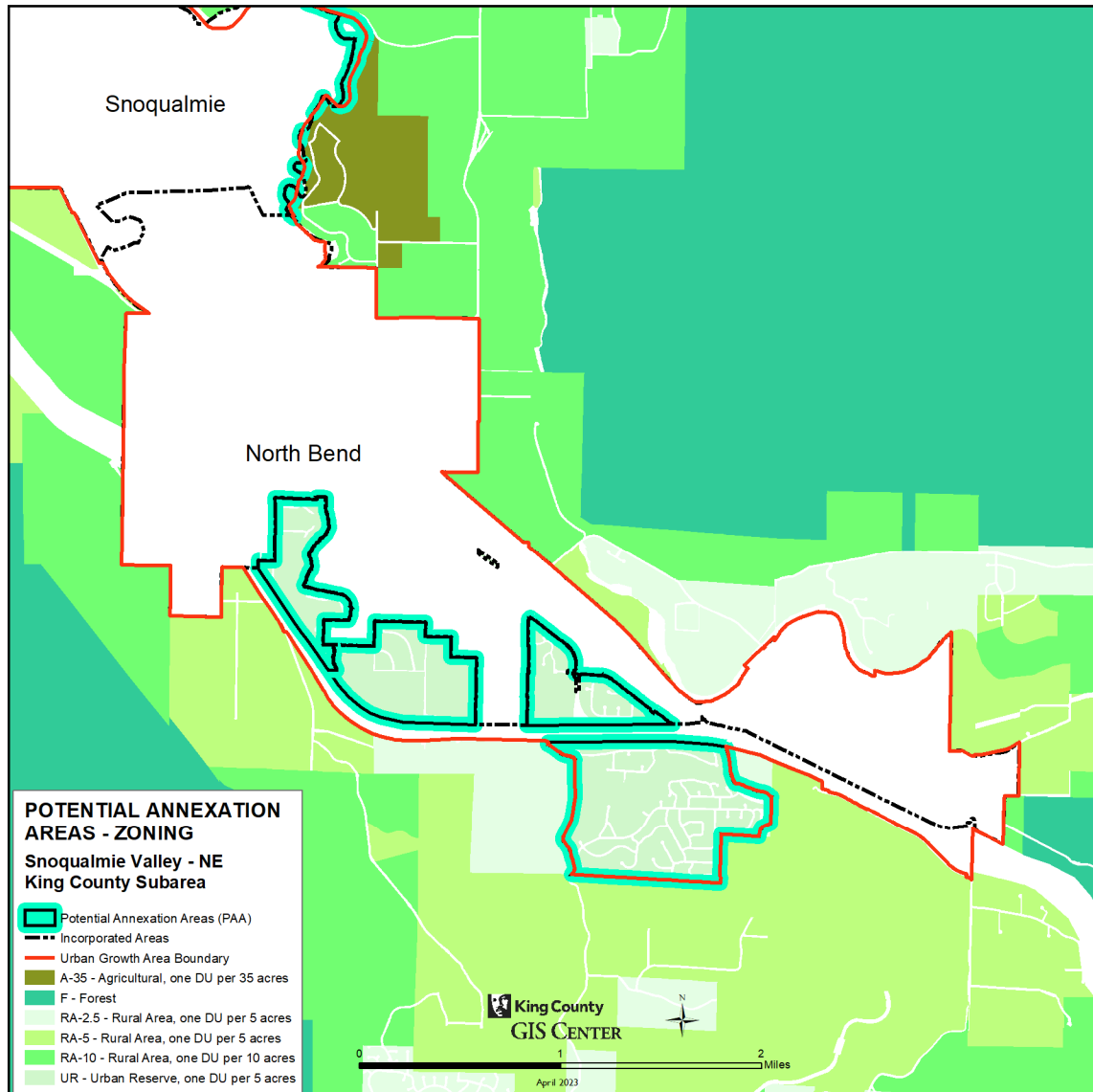
1140 MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA



1141

1142

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



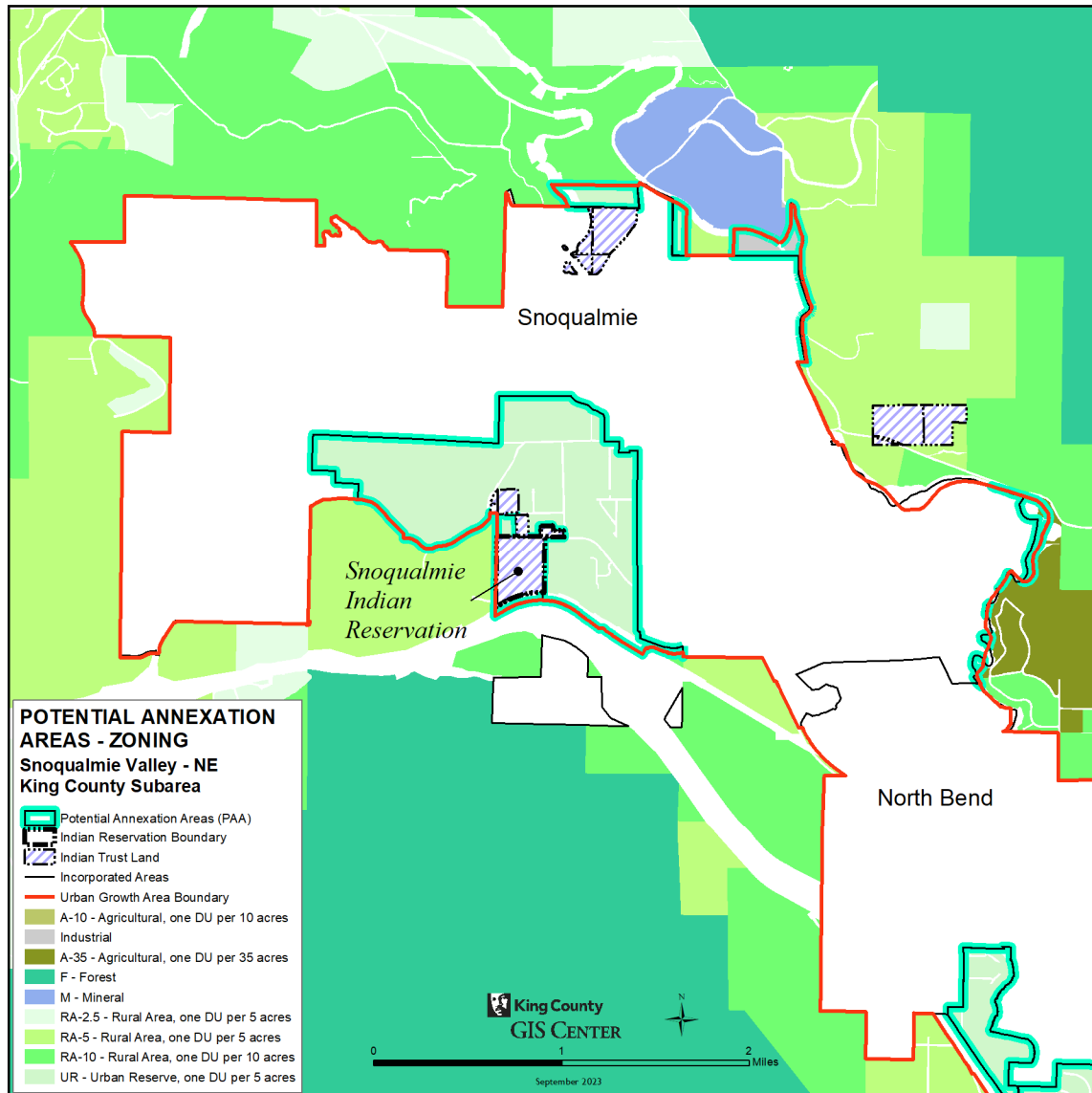
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1145

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

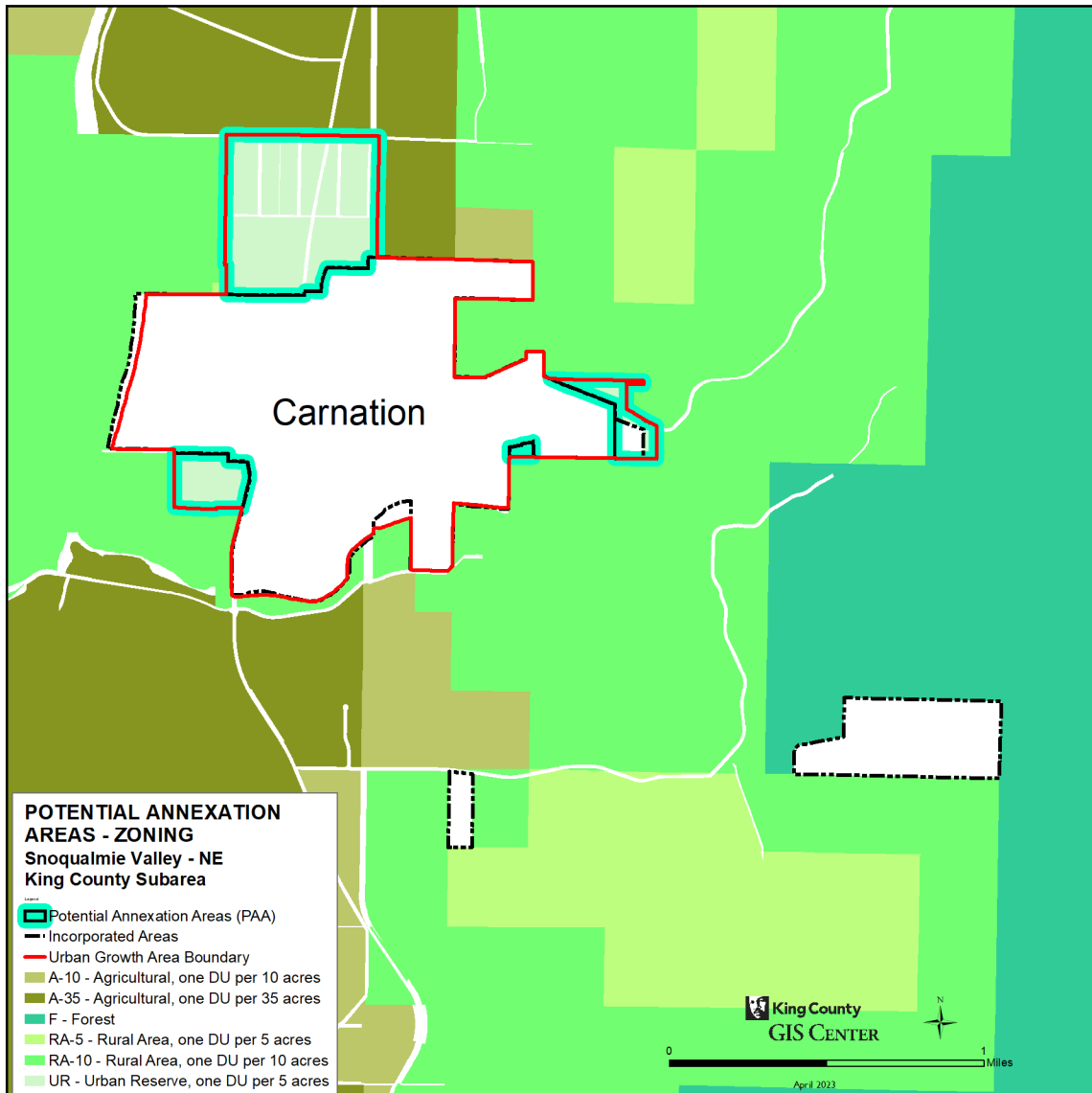


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1147

1148

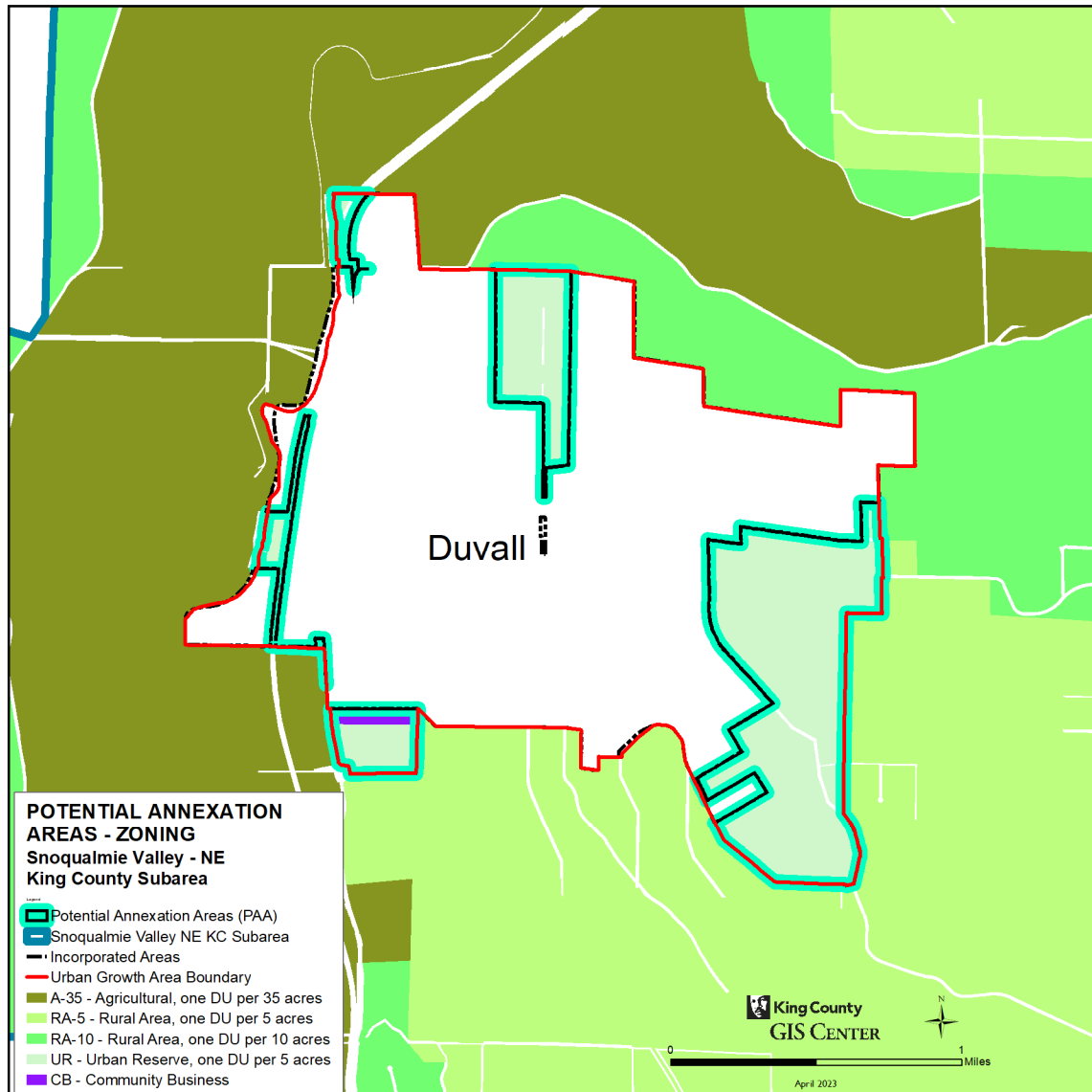
MAP 18: ANNEXABLE AREAS FOR CARNATION AND ADJACENT LANDS – ZONING



1149

1150

1151 **MAP 19: ANNEXABLE AREAS FOR DUVALL AND ADJACENT LANDS – ZONING**

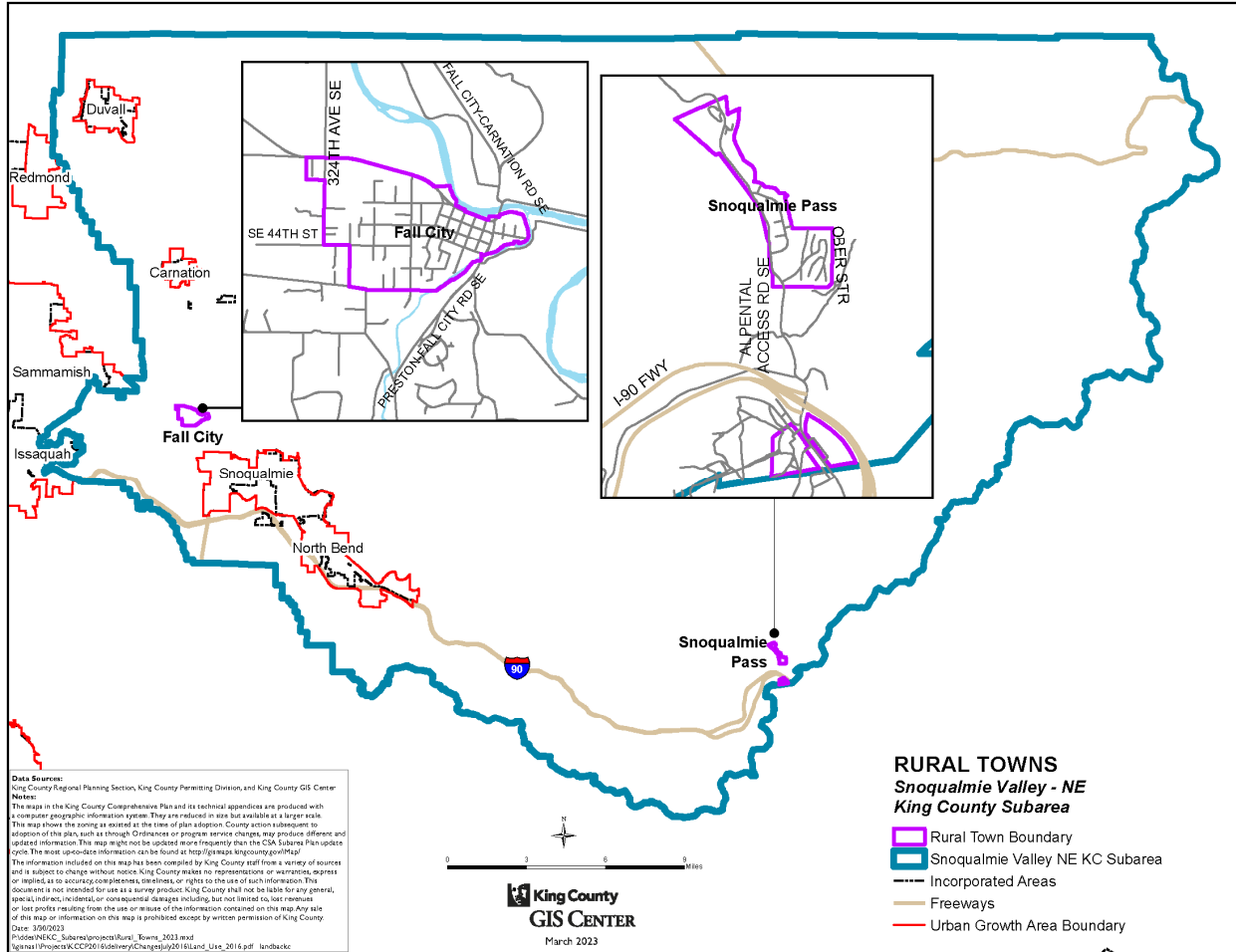


1152

1153 The predominant zoning classification in the subarea is F (Forest), which is 86 percent of the  
1154 unincorporated land area (756 square miles). Land zoned A (Agricultural) represents about 2  
1155 percent of the area, and both commercial and industrial-zoned lands collectively represent 0.04  
1156 percent of the area. Most of the Rural Area-zoned land is divided into two classifications, RA-10  
1157 (Rural Area, one dwelling unit per 10 acres) which this represents 4 percent of the subarea (38  
1158 square miles); and RA-5 (Rural Area, one dwelling unit per 5 acres), which represents 5 percent  
1159 of the subarea (44 square miles). The remaining Rural Area-zoned land contains the  
1160 classification of RA-2.5 (Rural Area, one dwelling unit per five acres, where the predominant lot  
1161 pattern is below five acres in size for lots established prior to the adoption of the 1994

1162 *Comprehensive Plan*). There is a small percentage of land that has no zone classified (0.3  
1163 percent).<sup>37</sup> Public rights-of-way constitute 0.6 percent of lands within the subarea.

1164 **MAP 20: MAP OF RURAL TOWNS**



1165

1166 **Rural Towns**

1167 The subarea contains two Rural Towns – Fall City and Snoqualmie Pass.

1168 **FALL CITY**

1169 The total area of the Rural Town of Fall City is 376 acres. Fall City has a Rural Town land use  
1170 designation. The majority of the Fall City Rural Town (289 acres) is zoned R-4, that is urban  
1171 residential zoning at a density of four dwelling units per acre. The commercial core is zoned CB  
1172 (Community Business) with a special district overlay, named SO-260: Fall City Business  
1173 District.<sup>38</sup> SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the  
1174 Rural Town, totaling 0.3 acres.

<sup>37</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>38</sup> [Link to SO-260: Fall City Business District SDO - King County](#)

## 1175 SNOQUALMIE PASS

1176 The total area of the Rural Town of Snoqualmie Pass is 119 acres. Snoqualmie Pass has a  
 1177 Rural Town land use designation. The parcels adjacent to State Route 906 are all zoned CB  
 1178 (Community Business) with a P-Suffix (EK-P03)<sup>39</sup> that addresses vegetative screening of  
 1179 Interstate 90; this development condition composes an area of 31 acres. The Alpentel Road  
 1180 group of parcels contains CB (Community Business) zoned parcels at the base area of Alpentel  
 1181 Ski Area. Adjacent to and just south is an R-18 (Urban Residential, 18 dwelling units per acre)  
 1182 zoned area containing four multiunitfamily buildings. Further south is a neighborhood zoned at  
 1183 R-4 (Urban Residential, four dwelling units per acre).<sup>40</sup>

## 1184 Rural Neighborhood Commercial Centers

1185 Rural Neighborhood Commercial Centers in the subarea include Baring (1.6 acres), Preston (81  
 1186 acres), and Timberlane Village (4 acres). Most of the Rural Neighborhood Commercial Centers  
 1187 are zoned NB (Neighborhood Business), with the exception of Preston which contains RA-2.5  
 1188 (Rural Area 2.5) in addition to NB.

## 1189 Industrial

1190 Preston has an industrial area which has one of the three Non-Resource Industrial Use  
 1191 designations in the *Comprehensive Plan*, with a zoning designation of I (Industrial) and an area  
 1192 of 100 acres.

## 1193 Farming and Agriculture in the Snoqualmie Valley

1194 Farming is a defining feature for much of the Snoqualmie Valley. The rich, deep soils of the  
 1195 valley have high agricultural value and support abundant fruit and vegetable production, as well  
 1196 as raising livestock. The protection and support of farming within King County is vital to retaining  
 1197 long-term food security for county residents and is a mandate of the Growth Management Act.

1198 It is important to recognize these lands were critical habitat for fish and wildlife and hunting and  
 1199 gathering areas for the Snoqualmie Indian Tribe. The taking and converting of these lands to  
 1200 agricultural uses has effectively removed from the Snoqualmie landscape many traditional Tribal  
 1201 foods and medicines that were historically abundant.

## 1202 SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

1203 In 1979, because of declining farmland and farming operations, King County voters approved  
 1204 the Farmland Preservation Program, authorizing the County to purchase development rights on  
 1205 farmlands to ensure they remain available for farming in the future.<sup>41</sup> In the 1985  
 1206 *Comprehensive Plan*, five Agricultural Production Districts were established throughout the  
 1207 county. The Agricultural Production District designation is used to recognize and protect  
 1208 agricultural lands of long-term significance; because not all agriculture lands meet that standard,  
 1209 not all A (Agricultural) zoned lands are designated as Agricultural Production Districts.<sup>42</sup> The  
 1210 Agricultural Production Districts are protected by a combination of *Comprehensive Plan* policies,  
 1211 development regulations, and concentrated development right purchases funded by the

<sup>39</sup> Link to [EK-P03: Alpentel Map Amendment Study - King County](#)

<sup>40</sup> Link to [King County Code Title 21A - \(Chapter 21A.04 Zones, Maps And Designations\)](#)

<sup>41</sup> Link to [King County. "Farmland Preservation Program"](#)

<sup>42</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."](#)



1212 Farmland Preservation Program.<sup>43</sup> While the Agricultural Production Districts encompass only 3  
1213 percent of the total land area in King County, they contain most of its commercial agriculture.

1214 The Snoqualmie Valley Agricultural Production District is the second largest in King County  
1215 spanning 14,931 acres with abundant farming production.<sup>44</sup> The Agricultural Production District  
1216 extends from the northern county border southward along the Snoqualmie River valley to Fall  
1217 City, bisected in two by the city of Carnation. Approximately 60 percent (9,000 acres) of the  
1218 Agricultural Production District is currently able to be farmed as of 2023, with 83 percent of that  
1219 area in active farming (7,500 acres) as of 2017.<sup>45</sup>

1220 **TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND**  
1221 **PERCENTAGES)<sup>46</sup>**

<u>Land Use Type</u>	<u>Acreage (Percentage)</u>
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

1222  
1223 In 2023, the Snoqualmie Valley Agricultural Production District ~~is~~was home to over 200  
1224 commercial farms including vegetable, berry, and flower operations as well as three dairies,  
1225 several small-scale livestock operations, and thousands of acres providing livestock feed.  
1226 Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many  
1227 leasing the land are beginning farmers and immigrants, especially Hmong or Mien.<sup>47,48</sup>

1228 Although the Snoqualmie River has helped contribute rich agricultural soils over time, it is also a  
1229 flood risk: approximately 75 percent of the Snoqualmie Agricultural Production District is in the  
1230 floodway.<sup>49</sup> Flood waters can severely damage farming activity, depositing debris and pollutants  
1231 onto fields, destroying crops, and drowning livestock. Flood waters can also overtop roads  
1232 restricting emergency egress and access, and compact or wash away valuable topsoil.

1233 Related to the issue of floodwaters are general water inundation issues on farmland, which exist  
1234 throughout the Agricultural Production District but of are particular issue in the northern  
1235 portion.<sup>50</sup>

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

<sup>44</sup>[Link to King County FARMS Report](#)

<sup>45</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>46</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>47</sup> [Link to King County Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>48</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>49</sup>[Link to King County FARMS Report](#)

<sup>50</sup> [Link to Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan](#)

1236 Many of the inundation issues have to do with backlogged drainage maintenance. Some of the  
1237 reasons for the lack of maintenance include:

- 1238 • Service provider capacity;
- 1239 • Regulations for non-Agricultural Drainage Assistance Program eligible waterways;<sup>51</sup>
- 1240 • Lack of information about the existing systems, such as: who owns them, how can  
1241 they be accessed, and who's responsible for fixing, replacing, or maintaining them;  
1242 and
- 1243 • Cost to service providers and landowner.

1244 Although creation of the Agricultural Production Districts and other regulatory approaches have  
1245 helped to relieve some development pressures on farming, there are still ways that increased  
1246 regional development has burdened farmers. Development has altered wildlife patterns,  
1247 increasing their presence on farms and in turn increasing crop predation and affecting  
1248 productivity. Development has also affected available water rights, has altered stormwater  
1249 runoff patterns and pollutant loads, and continues to affect farmland preservation efforts.  
1250 Increased traffic on traditional farming roads, and even ensuring safety where tractors,  
1251 automobiles, and bicyclists are attempting to use the same thoroughfare, can cause tension and  
1252 increase safety concerns.

1253 SNOQUALMIE FISH, FARM, FLOOD<sup>52</sup>  
1254 King County's Snoqualmie Fish, Farm and Flood is an initiative aimed at balancing the  
1255 sometimes competing King County priorities of protecting and enhancing farmable land,  
1256 restoring threatened salmon and associated habitat, and reducing flood risks to residents and  
1257 infrastructure across the Agricultural Production Districts where farmland, floodplains, and  
1258 riparian habitat overlap. This work was piloted in the Snoqualmie Agricultural Production District,  
1259 and policies in the *Comprehensive Plan* ensure principles stemming from the Snoqualmie Fish,  
1260 Farm, and Flood efforts are applied throughout the unincorporated area. Furthermore,  
1261 *Comprehensive Plan* policies direct the County to continue to support the Snoqualmie Fish,  
1262 Farm, and Flood Task Forces. Because of the intricately linked and interrelated nature of these  
1263 policies, and to avoid potential contradiction and confusion, there are no Fish, Farm, and Flood-  
1264 related policies found in the Subarea Plan. This also maintains the context and history of the  
1265 collaborative efforts in a single document.

## 1266 Forest Lands in the Subarea

1267 Most of the subarea, or 756 square miles (86 percent), is within the Forest Production District,  
1268 including both public and private landowners. Most of the forested lands within the subarea  
1269 have the land use designation of 'forestry' and 'other parks and wilderness.' Lands designated  
1270 'forestry' land use constitute 507 square miles (57 percent) of the subarea, where lands  
1271 designated 'other parks/wilderness' constitute 244 square miles (28 percent). Lands zoned  
1272 Forest within the subarea constitute more than 755 square miles (85 percent) of the subarea.  
1273 There are some County-owned working forest sites in the subarea, and many private  
1274 landowners operate their land holdings for forest resource management purposes. Forestry is  
1275 discussed more in the Parks and Open Space and Economic Development chapters.

1276 Much of the eastern portion of the Forest Production District is owned and managed by the US  
1277 Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie

<sup>51</sup> [Link to King County Agricultural Drainage Assistance Program](#)

<sup>52</sup> [Link to King County Snoqualmie Fish, Farm, Flood](#)

1278 National Forest, which contains the 394,000-acre Alpine Lakes and the 106,000-acre Wild Sky  
1279 Wilderness areas. Another of the major landowners is the Washington State Department of  
1280 Natural Resources, which oversees the Mount Si and Middle Fork Snoqualmie Natural  
1281 Resource Conservation Areas, along with the Rattlesnake Mountain Scenic Area in the  
1282 southern portion of the subarea. The Washington State Department of Natural Resources also  
1283 manages a collection of land in the northern portion of the subarea that is managed for forest  
1284 products. Washington State Parks manages several recreation areas in the southern portion of  
1285 the subarea, including Twin Falls State Park, Olallie State Park, and Iron Horse State Park.  
1286 Comparably little forest resource harvesting occurs in these public land holdings, but they  
1287 represent a significant recreation resource in the region, which draws many people to the  
1288 subarea for outdoor experiences. The largest industrial forestry owners within the subarea  
1289 include the Snoqualmie Indian Tribe, Snoqualmie Timber LLC, Campbell Global LLC, and  
1290 Weyerhaeuser.<sup>53</sup> In addition to outdoor experiences these forests provide, these lands are  
1291 critical for the cultural, spiritual, and physical health of Snoqualmie Tribal members.

## 1292 Potential Annexation Areas

1293 Washington's Growth Management Act identifies cities as the most appropriate local  
1294 government to provide urban services.<sup>54</sup> The County's *Comprehensive Plan*, as well as the *King*  
1295 *County Countywide Planning Policies*, encourage the annexation of unincorporated lands that  
1296 are already urbanized.<sup>55</sup> Snoqualmie Valley/NE King County contains several annexable areas  
1297 reserved for the Cities in the Rural Area, called Potential Annexation Areas.<sup>56</sup> Potential  
1298 Annexation Areas are areas inside the Urban Growth Area. King County serves as the regional  
1299 government working with cities to facilitate the eventual annexation of Potential Annexation  
1300 Areas, as well as the local government providing essential programs and services to residents  
1301 in urban unincorporated areas until annexation occurs.

1302 The Urban Growth Area of the Cities in the Rural Area constitute most of the future growth  
1303 potential within the subarea. These urban unincorporated areas are zoned Urban Reserve (UR),  
1304 meaning that until annexation occurs the maximum densities allowed are one residential home  
1305 per five acres. The densities to which these lands will be zoned after annexation is dependent  
1306 on each annexation pathway, then the future decisions of that city. There is no established  
1307 timeline for annexation of these areas.

## 1308 Planning for Future Growth

1309 Apart from the unincorporated Urban Growth Area, minimal future growth is planned for the  
1310 subarea. The 2021 King County Countywide Planning Policies do not assign housing and jobs  
1311 growth targets to rural unincorporated King County. The 2019-2044 housing and job targets for  
1312 the Cities in the Rural Area include the urban unincorporated Potential Annexation Areas for  
1313 each city.

1314 To preserve rural character, no required levels of future housing or job growth have been  
1315 established for the subarea. However, development can happen consistent with adopted zoning  
1316 ~~on existing vacant and underdeveloped parcels~~ within the Rural Area.

---

<sup>53</sup> [Link to 30-year-forest-plan.pdf \(kingcounty.gov\)](#)

<sup>54</sup> [Link to Revised Code of Washington Chapter 36.70A](#), section 110

<sup>55</sup> [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

<sup>56</sup> A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.

1317 The County acknowledges and recognizes that future growth, meaning jobs, housing, and other  
1318 services, also occurs within the lands that federally recognized Indian tribes invest in and  
1319 manage.

## 1320 Community Priorities

1321 Throughout the engagement process, patterns emerged regarding the community's desires for  
1322 the future of the subarea and land use, character, and general aesthetics of the landscape in 20  
1323 years.

1324 Priorities shared by the community are summarized as preserving rural character, maintaining  
1325 views, supporting the existing agricultural presence in Snoqualmie Valley, and curbing the  
1326 potential for suburban sprawl. Some individuals and groups of people communicated support for  
1327 zoning that allows duplexes, triplexes, and accessory dwelling units. Community members also  
1328 expressed an interest in reducing the permitting process time.

1329 The community stated it wants to see protection and greater access to farmland. Greater  
1330 incentives for landowners are desired, in addition to support on drainage improvements and  
1331 agricultural-related permitting. Many desire the continuation of the Fish, Farm, Flood Initiative  
1332 within the Snoqualmie Valley.

1333 Community members shared concerns for ecosystem health in the subarea and say their choice  
1334 of living in the area is due to the rural character of the area and natural beauty. In addition to  
1335 protection and preservation of the abundant natural resources, natural areas, and working  
1336 resource lands,<sup>57</sup> maintenance of rural character is a high priority. Maintenance of rural  
1337 character is identified by the community as both protection and preservation, and maintaining  
1338 the size, scale, and aesthetic of existing development - the exception to this being the desire at  
1339 Snoqualmie Pass to have more development to serve both the growing community and large  
1340 number of recreational visitors. The Snoqualmie Pass community identified its ~~desire~~ for more  
1341 accommodations for the local workforce through zoning allowances, and zoning limitations to  
1342 address both environmental and natural hazards concerns, such as critical areas and avalanche  
1343 zones.

1344 Many comments were received from the Fall City community during engagement initiatives and  
1345 most comments applied to land use, regarding both the preservation of neighborhood aesthetics  
1346 and updating the commercial area special district overlay. The community expressed concerns  
1347 that ~~2023 recent~~ residential development projects ~~occurring in 2023~~ are changing the character  
1348 of their town's rural aesthetic, and desire updates to the residential zoning standards to help  
1349 encourage future developments fit the setting. There is also a stated desire to update the  
1350 special district overlay dedicated to Fall City's commercial area, as an update to both the uses  
1351 the community desires and in consideration of the development and implementation of a large  
1352 onsite septic system for the commercial area.

1353 Much of the feedback given addresses specific sites and other current issues as of 2023. Such  
1354 feedback is out of scope of this plan, lacks a 20-year lens, ~~or~~ is redundant to or inconsistent  
1355 with the *Comprehensive Plan* items addressed in an implementation plan, or is beyond the  
1356 County's governance roles. Where possible, this information was shared with those responsible

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<sup>57</sup> Working resource lands are defined as lands that are in use to generate forest or farm products as part of a commercial enterprise.

1357 for the Community Needs List process. Detail of community concerns, both in scope and out of  
1358 scope, can be found in Appendix C: Community Engagement.

## 1359 Policies

1360  
1361 **SVNE-1** Recognize and protect the uniqueness, size, scale, and role of the Rural Town  
1362 of Fall City as a community hub by ~~retaining~~implementing special district  
1363 overlays and development conditions that preserve its rural and community  
1364 character.

1365  
1366 **SVNE-2** ~~Maintain the look, feel, and scale of the Fall City Business District by~~  
1367 ~~R~~retaining ~~the its~~ existing boundaries ~~of the Community Business district~~ in  
1368 the Fall City Rural Town.

1369  
1370 **SVNE-3** Support the character and role the Rural Town of Snoqualmie Pass as a year-  
1371 round community in a mountain environment, recreation destination, and a  
1372 critical corridor for the local and regional economy.

1373  
1374 ~~SVNE-3~~**SVNE-4** ~~by coordinating~~Coordinate on land use issues regarding the Rural  
1375 Town of Snoqualmie Pass with Kittitas County, the ski area, and adjacent land  
1376 managers.

1377  
1378 ~~SVNE-4~~**SVNE-5** Preserve the forest character along I-90 by ~~P~~protecting view corridors  
1379 and along I-90 by siting, designing, and visually buffering land uses along the  
1380 highway to preserve its scenic nature.

1381  
1382 **SVNE-5** ~~Coordinate and collaborate with Indian tribes to support preservation of~~  
1383 ~~historically, culturally, and archeologically important places and resources~~  
1384 ~~throughout the subarea.~~

### 1385 **SVNE-6**

1386  
1387 **SVNE-7** Ensure compatibility of the Preston Industrial Area with adjacent rural lands by  
1388 maintaining its existing role, size, and scale.

1389  
1390 **SVNE-6** ~~Continue to coordinate with the cities of Carnation, Duvall, North Bend, and~~  
1391 ~~Snoqualmie, and the town of Skykomish, to encourage annexations of~~  
1392 ~~remaining unincorporated urban areas.~~

1393 **SVNE-7** ~~Maintain the existing role, size, and scale of the Preston Industrial Area~~  
1394 ~~through retaining existing zoning and applying development conditions to~~  
1395 ~~ensure compatibility with adjacent rural properties.~~

### 1396 **SVNE-8**

1397  
1398 ~~SVNE-6~~ ~~Continue to coordinate with the Valley cities on annexations of~~  
1399 ~~remaining unincorporated urban areas.~~

1400





1401

## 1402 Chapter 5: Housing and Human Services

1403 The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all  
1404 communities for all of King County's residents.<sup>58</sup> It also supports establishing healthy  
1405 communities and fostering conditions that lead to positive health outcomes. This chapter  
1406 addresses housing and community health in the context of the specific needs for the  
1407 Snoqualmie Valley/NE King County subarea.

### 1408 Housing

1409 Housing has a profound effect on quality of life and the vitality of the economy, and thoughtful  
1410 planning decisions have the power to create strong residential neighborhoods that support  
1411 connected inter-generational and diverse communities. This section identifies housing issues  
1412 and priorities of the subarea as highlighted through the community engagement processes.

### 1413 Housing Growth Potential

1414 King County Countywide Planning Policies designate urban land within the Urban Growth Area  
1415 as the location for new residential growth and designate rural lands to have very low-density

---

<sup>58</sup> [Link to King County Comprehensive Plan](#)

1416 residential allowances. Because new growth is required to be focused in urban areas, the  
1417 Countywide Planning Policies do not set growth targets for the rural area.<sup>59</sup>

1418 Most of the subarea is zoned rural or natural resource land. In the rural, agricultural, and forest-  
1419 zoned areas of the subarea, housing density is limited to between one dwelling unit per 8035  
1420 acres to one dwelling unit per 2.5 acres.

1421 In Fall City, zoning and development conditions allow medium density residential development  
1422 and the potential for increased housing opportunity is limited.<sup>60</sup> On its residential-zoned parcels,  
1423 residential density cannot exceed four dwelling units per acre. In the business district,  
1424 multiunitfamily housing is allowed on the upper floors of buildings and the density is limited to no  
1425 more than six dwelling units per acre.

1426 Additionally, the capacity of a newly designed large on-site sewage system is limited to serving  
1427 existing needs only within the commercial area of Fall City, with some room for modest growth  
1428 beyond current use in 2023. ~~The Comprehensive Plan prohibits sewer service in the Fall City~~  
1429 ~~Rural Town.~~

1430 The Rural Town of Snoqualmie Pass is served by sewer. The Alpentel Valley portion of the  
1431 Rural Town is the only area zoned for residential use, where residential densities include four  
1432 dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the  
1433 town closest to the Alpentel Ski Area base area. Depending on the size of specific parcels and  
1434 other development conditions, town homes and small apartment buildings may be supported  
1435 with this higher density zoning. Both the Alpentel Valley portion of the town and the area south  
1436 of Interstate 90 are zoned for commercial business, which allows multiunitfamily development  
1437 as long as it is part of a mixed-use development.

1438 The subarea also includes Potential Annexation Area of the Valley cities of Carnation, Duvall,  
1439 North Bend, and Snoqualmie that are expected to be annexed by the cities in the future.  
1440 Allowed residential density in these areas is low – one dwelling unit per five acres or lower  
1441 density – to allow for phasing of growth pre-and post-annexation.

1442 Under 2023 zoning, single detached ~~homes-residences~~ and accessory dwelling units are the  
1443 most likely forms of future residential development in the subarea. This future construction of  
1444 residential units is unlikely to result in much new construction of affordable units along with the  
1445 market-rate housing. ~~The County's Inclusionary Housing Program, which incentivizes~~  
1446 ~~development of affordable housing in exchange for density bonuses, only applies in the urban~~  
1447 ~~areas of unincorporated King County, Vashon Rural Town, and Snoqualmie Pass Rural Town.~~

## 1448 Housing Stock

1449 The 2020 American Community Survey 5-year data identifies 10,900 total housing units in the  
1450 subarea. The available capacity under 2023 zoning would allow an additional 2,400 housing  
1451 units, although, as noted earlier, regional, countywide, and King County policies limit additional  
1452 growth in the rural area.

1453 As of 2021, there are no units of rental housing affordable to income-qualified households in  
1454 unincorporated areas, as quantified by the King County income-restricted housing database.

<sup>59</sup> ~~Link to 2021 Adopted CPPs (kingcounty.gov)~~

<sup>60</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.~~

1455 There are 218 units of rental housing affordable to income-qualified households in the city of  
 1456 Snoqualmie, although this is outside the subarea boundaries.<sup>61,62</sup>

1457 **TABLE 2: EXISTING HOUSING IN SNOQUALMIE VALLEY/NE KING COUNTY (2020 AMERICAN**  
 1458 **COMMUNITY SURVEY 5-YEAR, UNLESS OTHERWISE IDENTIFIED)**

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

1459

1460 Over 96 percent of the subarea population lives in single detached ~~houses~~residences.  
 1461 Approximately 4 percent of the population live in multi~~unit~~family housing such as duplexes,  
 1462 triplexes, and apartment buildings.

1463 Single detached ~~homes-residences~~ make up 6 percent of the total land area, ~~compared to and~~  
 1464 ~~mobile-manufactured~~ homes, ~~which~~ comprise less than 1 percent of the total land area and are  
 1465 spread throughout the rural lands in the subarea. Multi~~unit~~family housing comprises ~~only~~0.1  
 1466 percent of total land area.

1467 The housing stock in Snoqualmie Valley/NE King County is generally newer than King County  
 1468 housing as a whole, with only 19 percent of units built prior to 1969, compared to 37 percent in  
 1469 King County as a whole.

<sup>61</sup> Link to [King County Income-restricted Housing Database](#)

<sup>62</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.

1470

1471 **Housing Affordability and Housing Costs**

1472 Home values across the subarea and in adjacent cities are increasing substantially as  
 1473 documented in Table 3 below.

1474 **TABLE 3: FIVE AND TEN YEAR HOME PRICE INCREASES IN AREAS WITHIN AND ADJACENT TO**  
 1475 **SNOQUALMIE VALLEY/NE KING COUNTY**

Vicinity (including Valley cities)	Zillow Home Value Index <sup>63</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%

1476

1477 The rate of increase in home values the past five years is higher in all parts of the subarea and  
 1478 adjacent cities compared with countywide home values, as shown for the 'King County' category  
 1479 in Table 3 above.

1480 Access to safe and affordable housing improves residents' ability to achieve economic well-  
 1481 being, a high quality of life, better health, and future success. Data shows that King County  
 1482 faces an unprecedented demand for affordable housing, with an identified need of nearly  
 1483 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80  
 1484 percent of ~~the a~~Area Median ~~i~~income.<sup>64</sup> Within the subarea, most affordable housing is in the  
 1485 cities and is intended to also serve the rural areas.

1486 Within the Snoqualmie Valley/NE King County subarea, median household income is \$124,000,  
 1487 which is significantly higher than the countywide median household income of \$103,000. In the

<sup>63</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](#)

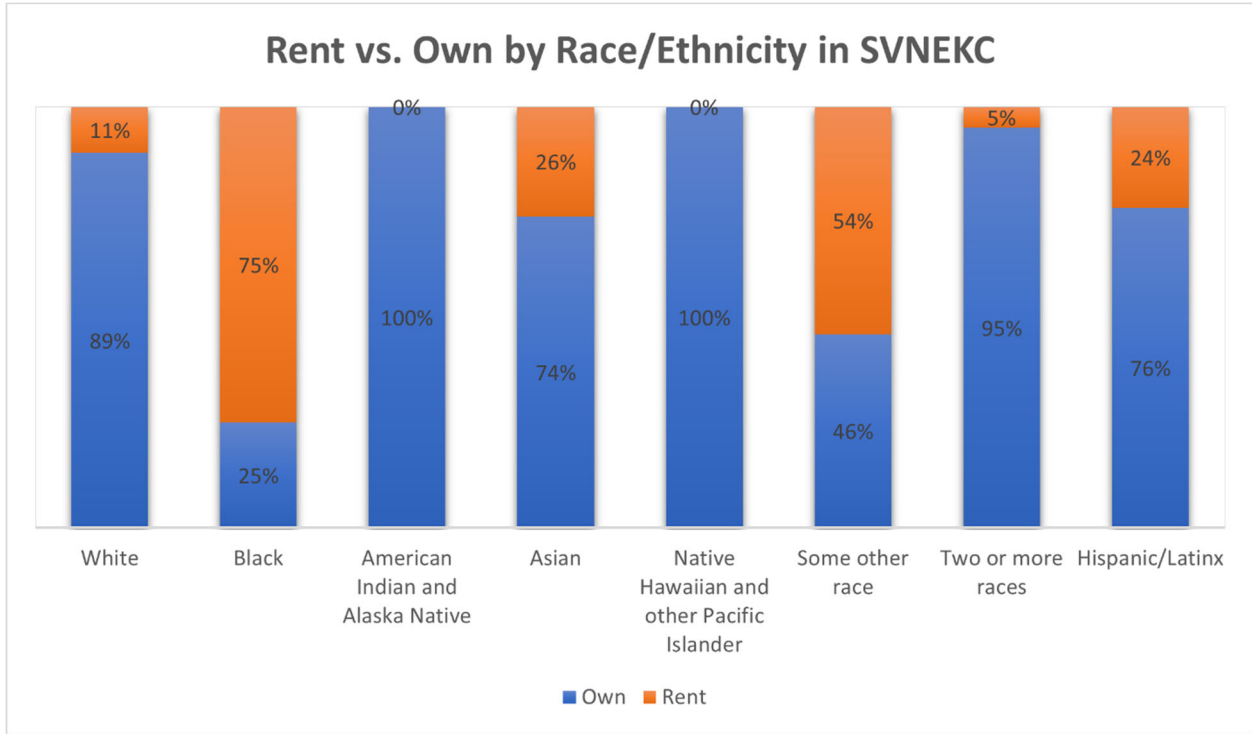
<sup>64</sup> Link to [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA](#)

1488 subarea, 3 percent of households are below the poverty line compared to 17 percent  
1489 countywide.

1490 Most households in Snoqualmie Valley/NE King County (88 percent) own their home, far greater  
1491 than the proportion of King County households at 56 percent. Only 12 percent of households  
1492 rent.

1493 Significant racial and ethnic disparities exist between owner and renter households in  
1494 Snoqualmie Valley/NE King County. In the subarea, 100 percent of households ~~which that~~  
1495 identify as American Indian, ~~and~~ Alaska Native, ~~and~~ Native Hawaiian ~~or and~~ Other Pacific  
1496 Islander own their homes; 95 percent of households ~~which that~~ identify as being of two or more  
1497 races own their homes; 89 percent of households ~~which that~~ identify as White own their homes;  
1498 76 percent of households ~~which that~~ identify as Hispanic or Latinx own their homes; 74 percent  
1499 of households ~~which that~~ identify as Asian own their homes; 46 percent of households ~~which~~  
1500 ~~that~~ identify as being some other race own their homes; and 25 percent of households ~~which~~  
1501 ~~that~~ identify as Black own their homes.

1502 **FIGURE 2: HOMEOWNERSHIP RATES BY RACE/ETHNICITY**



1503  
1504 In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are “cost  
1505 burdened,” meaning that they spend more than 30 percent of their income on housing. In King  
1506 County, 34 percent of all renters are cost burdened. A higher percentage of cost-burdened  
1507 households indicates that more residents are struggling with basic needs and may be more  
1508 vulnerable to evictions and economic displacement.<sup>65</sup>

<sup>65</sup> ~~Link to Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018.~~



## 1509 Community Priorities

1510 Community members articulated their wish to maintain the rural character of the subarea. This  
 1511 is often specified in feedback as limiting the development of subdivisions, which can be  
 1512 considered out of place in the rural areas. Community members also stated that they want  
 1513 young people to have affordable places to live in the subarea, for seniors people aged 62 years  
 1514 and older to be able to age in place, and housing that is integrated with services. These two  
 1515 community perspectives could be in opposition, as a main tool in planning to increase  
 1516 affordability is to increase the supply of housing through allowed densities.

1517 Community members stated that they want to see housing that is affordable for people who  
 1518 work within the subarea, especially those who work for community-based organizations that  
 1519 serve the area. Community members raised concerns about the number of people who  
 1520 commute to work in the Snoqualmie Valley because they can't afford to live nearby. One  
 1521 population facing this challenge is the Hmong farmer population. According to the Hmong elders  
 1522 interviewed, most Hmong farmers in the Valley lease farmland and live far away because there  
 1523 is no affordable housing for them to live near their farmland.

1524 Snoqualmie Pass businesses and residents stated ~~a~~ need for housing that can support the  
 1525 unique nature of the Pass' amenities, voicing a desire for more accommodations for the local  
 1526 workforce through zoning allowances. This includes providing housing that is affordable for  
 1527 seasonal employees who support tourism within and around the Rural Town. Some residents of  
 1528 the subarea shared a sense that vacation rentals are negatively impacting the availability of  
 1529 affordable housing.

1530 Some community members commented on the lack of housing support for people in the  
 1531 subarea living with low incomes. Some community members stated that others have ~~been~~  
 1532 displaced due to rising costs of living.

## 1533 Policies

1534  
 1535 SVNE-9 Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie, the  
 1536 town of Skykomish, Valley cities, the Town of Skykomish, and affordable  
 1537 housing providers to increase the supply of affordable housing within the cities  
 1538 in the subarea for workers and service providers.

1539  
 1540 SVNE-8SVNE-10 Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie,  
 1541 and the town of Skykomish, to increase housing supply in urban areas in order  
 1542 to protect adjacent Rural Area and Natural Resource Lands from sprawl and  
 1543 pressure to urbanize.

1544  
 1545 SVNE-9SVNE-11 Support housing stability programs and affordable housing  
 1546 developments for seniors people aged 62 years and older and veterans near  
 1547 senior service centers located in Rural Towns and Cities in the Rural Area that  
 1548 serve residents in the subarea, ~~including those that live in unincorporated King~~  
 1549 County.

1550  
 1551 SVNE-10SVNE-12 Encourage residential development that increases the supply and  
 1552 diversity of housing in Fall City Rural Town, while maintaining compatibility  
 1553 with existing development, such as opportunities to develop middle housing.  
 1554

1555  
1556  
1557  
1558  
1559  
  
1560

~~SVNE-11~~SVNE-13 Support recreation and service industry workers by encouraging increased housing supply and the development of diverse housing types in the Snoqualmie Pass Rural Town with strategies such as middle housing, inclusionary housing, or micro-housing units.

1561 **Health and Human Services**

1562 The *Comprehensive Plan* identifies King County’s regional role in health and human services. It  
1563 acknowledges that the County works with many partners, such as the federal, state, and other  
1564 local governments; service providers; nonprofit organizations; foundations; faith communities;  
1565 businesses; schools; and the criminal legal system to help those most in need.

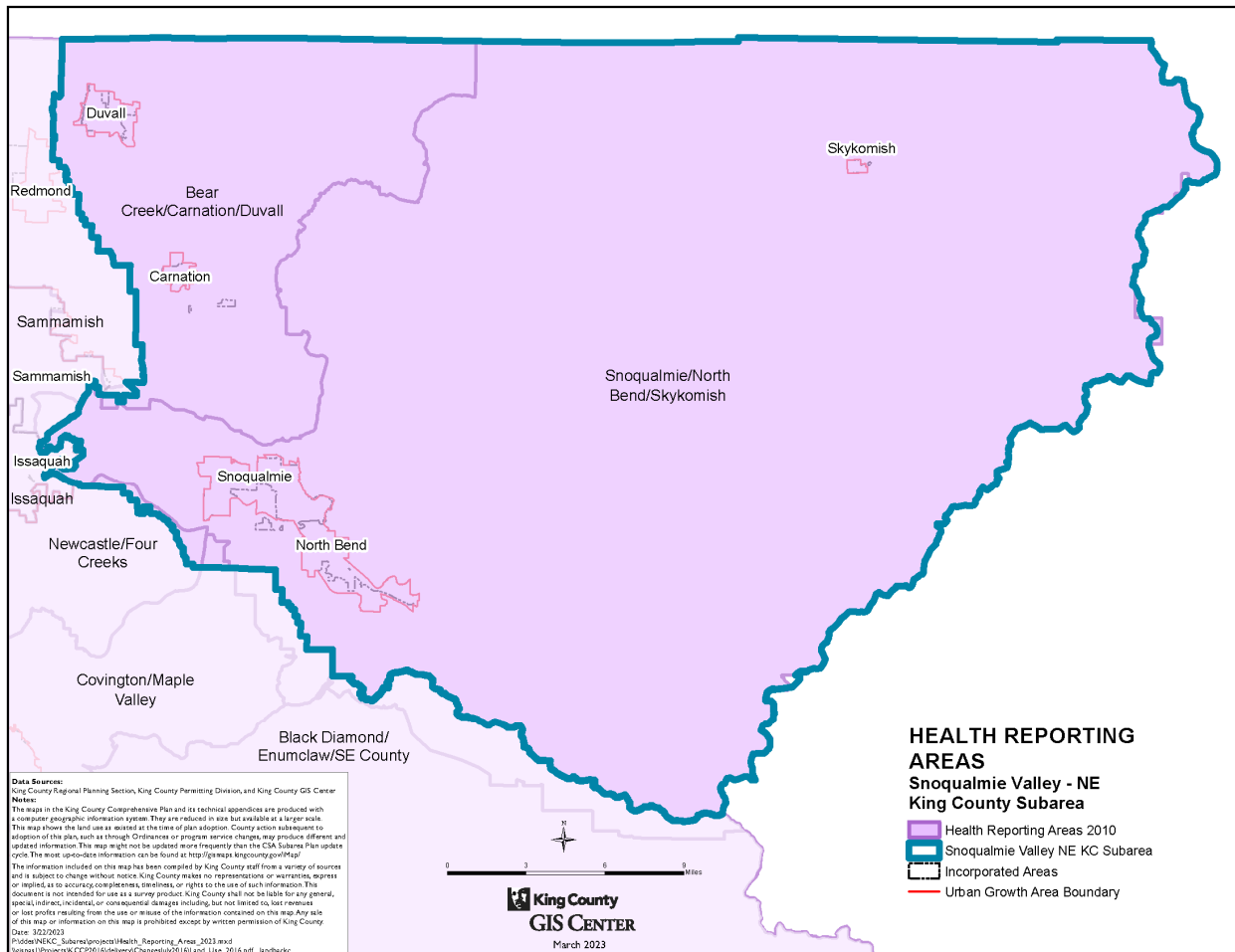
1566 This section focuses on the health and human services priorities for Snoqualmie Valley/NE King  
1567 County and the partnership role of King County in health and human service delivery, consistent  
1568 with the *Comprehensive Plan* policy direction.

1569 ~~Consistent with Countywide Planning Policies, h~~uman services are limited in where they are  
1570 allowed to be sited in the subarea. Under certain conditions, community residential facilities,  
1571 daycare facilities, clinics, and nursing and personal care facilities may be allowed.

1572 A range of human services can be located within the two Rural Towns of Fall City and  
1573 Snoqualmie Pass. In areas zoned Urban Reserve within the Potential Annexation Area of the  
1574 Valley cities, non-residential uses are generally not allowed. The Neighborhood Business zones  
1575 in Preston, Baring, and Timberlane Village allow health service office and outpatient clinics.

1576 The subarea crosses two separate Health Reporting Areas.

1577 **MAP 21: MAP OF HEALTH REPORTING AREAS**



1578

1579 Data for both Health Reporting Areas is included in Table 4, Key Health Indicators. There are  
 1580 differences between the two Health Reporting Areas and how each Health Reporting Area  
 1581 compares to King County health indicators, although the only data that is statistically different to  
 1582 countywide data is for the low birth rates indicator in the Snoqualmie/North Bend/Skykomish  
 1583 Health Reporting Area and the life expectancy indicator for the Bear Creek/Carnation/Duvall  
 1584 Health Reporting Area.

1585 **TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS<sup>66</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>66</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, i.e. is unlikely to be due to chance.			
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1586

1587 Public Health Seattle-King County’s Community Health Service Division provides the following  
1588 services in the Snoqualmie Valley/NE King County subarea:

- 1589 • Access and Outreach – Health insurance enrollment, reduced fares through Orca
- 1590 Lift, and connection to other resources/assistance
- 1591 • Outreach locations in North Bend (Library and Mt. Si Food Bank) and Snoqualmie
- 1592 (Library) will resume in 2023
- 1593 • WIC (Women, Infants and Children Supplemental Nutrition Program) services are
- 1594 provided in partnership with Hopelink in Carnation and the Snoqualmie Valley Food
- 1595 Bank in North Bend
- 1596 • Countywide services that include a home visiting component include:
- 1597 ○ First Steps (Maternity Support Services and Infant Case Management)
- 1598 ○ Nurse Family Partnership
- 1599 ○ Children with Special Health Care Needs

1600 The Community Health Services Division also has the following service locations east of  
1601 Seattle:

- 1602 • Eastgate Public Health – primary care, dental, family planning/sexual and
- 1603 reproductive health, WIC, First Steps, and enrollment
- 1604 • Northshore Public Health at Totem Lake – WIC, First Steps
- 1605 • In partnership with HealthPoint in Bothell – WIC, First Steps
- 1606 • Access and Outreach has partnerships with two dental practices in Issaquah to
- 1607 expand access for children – Eastside Pediatric Dental Group and Issaquah Dental
- 1608 Care
- 1609 • Orca Lift outreach in Issaquah at Low Income Housing Institute

### 1610 Community Priorities

1611 Community members and service providers indicated that they would like subarea residents to  
1612 have greater access to human services. Community members voiced a need for improved  
1613 access to behavioral and mental health services, including crisis centers and substance use  
1614 services which are often provided in cities. Community members and community service  
1615 providers shared that they feel these services are at times inaccessible to the people who need  
1616 them, as transit services are limited within the rural community. Service providers within the  
1617 subarea stated that they see the need for additional resources to support increased demand  
1618 from rising caseloads. Other community priorities include developing the workforce for  
1619 behavioral health services, increasing outreach by trained outreach providers, and addressing  
1620 out of pocket costs for behavioral health care.

1621 Community-based service providers and school representatives identified youth as the group  
1622 with the most need for increased access to behavioral and mental health services. Community  
1623 members stated that they would like to see increased availability of services within schools, as  
1624 they prefer support that meets people “where they are at.” Community members and  
1625 community-based organizations serving the subarea articulated a need for a stronger  
1626 connection between youth and their natural surroundings, specifically they stated that greater  
1627 opportunities for youth to access the environment will improve their mental health.



1628 Community members also noted that the accessibility of services for ~~seniors~~ people aged 62  
1629 years and older in the subarea could be improved. Additionally, community members shared  
1630 that community connections, like providing support for young families in the subarea, need to be  
1631 strengthened. Community members and service providers also indicated that veterans and  
1632 people with disabilities living within the subarea have a need for increased physical and mental  
1633 health services.

1634 Some community members stated a need to connect local farms to foodbanks and to support  
1635 organizations that distribute food within the community.

1636 Community members of Northeast King County shared that they are left without supportive  
1637 services from the government, especially when considering the affect a major climate-related  
1638 event may have on this area in terms of access and self-sufficiency.

## 1639 Policies

1640 ~~SVNE-12~~ SVNE-14 Support increased availability of behavioral and mental health services  
1641 for youth within school facilities by partnering with school districts and human  
1642 service providers to access additional resources.

1643 ~~SVNE-13~~ SVNE-15 Partner with senior centers and other senior services providers,  
1644 veteran service providers, and organizations assisting those living with  
1645 disabilities in the subarea to coordinate access to programs that support  
1646 mental and physical health.

1647 ~~SVNE-14~~ SVNE-16 Support human services, such as mental health services, for the  
1648 remote communities along the US Highway 2 corridor before and after  
1649 ~~climate-related events~~ natural disasters.

1650  
1651  
1652  
1653  
1654

1655



1656

## 1657 Chapter 6: Environment

1658 The Environment chapter of the Subarea Plan identifies how the natural systems of Snoqualmie  
 1659 Valley/NE King County and their interaction with the community will be preserved over the next  
 1660 20 years and grow-improve in select areas in terms of restoration, protection, resilience, and  
 1661 adaptation to climate change. This includes policies that, when combined with policies in other  
 1662 chapters, are designed to increase community sustainability and preserve the natural amenities  
 1663 both community members and visitors cherish.

1664 The environment of Snoqualmie Valley/NE King County is ecologically rich and scenic. It has  
 1665 scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway);<sup>67</sup> Wild and Scenic  
 1666 designated rivers (Middle Fork of the Snoqualmie, Pratt River);<sup>68</sup> National Forests (Mount  
 1667 Baker-Snoqualmie National Forest);<sup>69</sup> designated wilderness areas (Alpine Lakes Wilderness,  
 1668 Wild Sky Wilderness, Henry M. Jackson Wilderness);<sup>70</sup> ski areas (Summit at Snoqualmie Ski  
 1669 Area and most of Stevens Pass Ski Area);<sup>71,72</sup> an Agricultural Production District (Snoqualmie  
 1670 Agricultural Production District);<sup>73</sup> and several other preserved state, county, and private lands.  
 1671 These lands include sites sacred to the Snoqualmie and Tulalip Indian Tribes, such as  
 1672 Snoqualmie Falls for the Snoqualmie Indian Tribe.

1673 Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries:  
 1674 the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River  
 1675 originates in the western Cascade Range near Snoqualmie Pass and flows in a generally

<sup>67</sup> Link to [WA-Official-One-Pager\\_2022.pdf \(scenic.org\)](#)

<sup>68</sup> Link to [Snoqualmie River \(Middle Fork\), Washington \(rivers.gov\)](#)

<sup>69</sup> Link to [Mt. Baker-Snoqualmie National Forest - Home \(usda.gov\)](#)

<sup>70</sup> Link to [Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee \(usda.gov\)](#)

<sup>71</sup> Link to [Seattle's Home Mountain \(summitatsnoqualmie.com\)](#)

<sup>72</sup> Link to [Washington Skiing & Snowboard | Stevens Pass Ski Resort](#)

<sup>73</sup> Link to [Farmland Preservation Program - King County](#)

1676 northwest direction for approximately 45 miles before combining with the Skykomish River, just  
 1677 north of the border with Snohomish County, near the city of Monroe. The South Fork of the  
 1678 Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a  
 1679 generally westward direction for approximately 29 miles before its confluence with the  
 1680 Snoqualmie River, where the upper reaches of the river are within King County until the  
 1681 community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at  
 1682 approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness  
 1683 that divides this subarea with Kittitas County. These peaks are covered in snow more than half  
 1684 of the year, which eventually melts into forested tributaries of the abovementioned rivers.  
 1685 Hunting and gathering have occurred in the areas surrounding the tributaries since time  
 1686 immemorial. As the logging industry has waned over recent years, there has been great effort to  
 1687 preserve and restore these former logging areas as they have transitioned to outdoor recreation  
 1688 and ecological restoration sites.<sup>74</sup>

1689 The subarea is the largest and most forested in King County, with 756 square miles or 86  
 1690 percent of the subarea zoned as Forest. Most of the floodplain below Snoqualmie Falls is zoned  
 1691 agriculture. Forestry and agriculture are discussed more in the Parks and Open Space and  
 1692 Economic Development Subarea Plan chapters.

### 1693 Watersheds and Water Quality Concerns

1694 The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed,  
 1695 which is composed of the Snoqualmie-Skykomish Watersheds. The Snoqualmie-Skykomish  
 1696 Watersheds are two smaller, separate watersheds that drain rural northeast King County.<sup>75</sup> In  
 1697 the west of the subarea, a small part of the subarea drains to the Sammamish River watershed.

1698 The Snoqualmie River is a prominent feature along the western edge of the subarea, with the  
 1699 Skykomish River flowing into the northeastern portion of the subarea.<sup>76</sup> The watershed also  
 1700 includes Griffin Creek, Harris Creek, Miller River, Patterson Creek, Raging River, Tokul Creek,  
 1701 Tolt River, and other tributaries.<sup>77</sup>

1702 The Snoqualmie River has ongoing water quality issues. Multiple reaches of the Snoqualmie  
 1703 River mainstem are listed on the Washington State 303(d) list for violating toxaphene and  
 1704 polychlorinated biphenyls standards.<sup>78</sup> State 303(d) placement means that the water body is  
 1705 listed by the United States Environmental Protection Agency as an impaired water body, and  
 1706 that a Total Maximum Daily Load plan has not yet been developed to address the impairment.<sup>79</sup>  
 1707 The river has two existing United States Environmental Protection Agency-approved Total  
 1708 Maximum Daily Load plans in place and implemented, namely the Snoqualmie River Watershed  
 1709 Multiparameter Total Maximum Daily Load plan for fecal coliform bacteria and dissolved  
 1710 oxygen; and a Snoqualmie River Watershed Temperature Total Maximum Daily Load.<sup>80</sup>

<sup>74</sup> Link to [Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust \(mtsgreenway.org\)](https://www.mtsgreenway.org/).

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

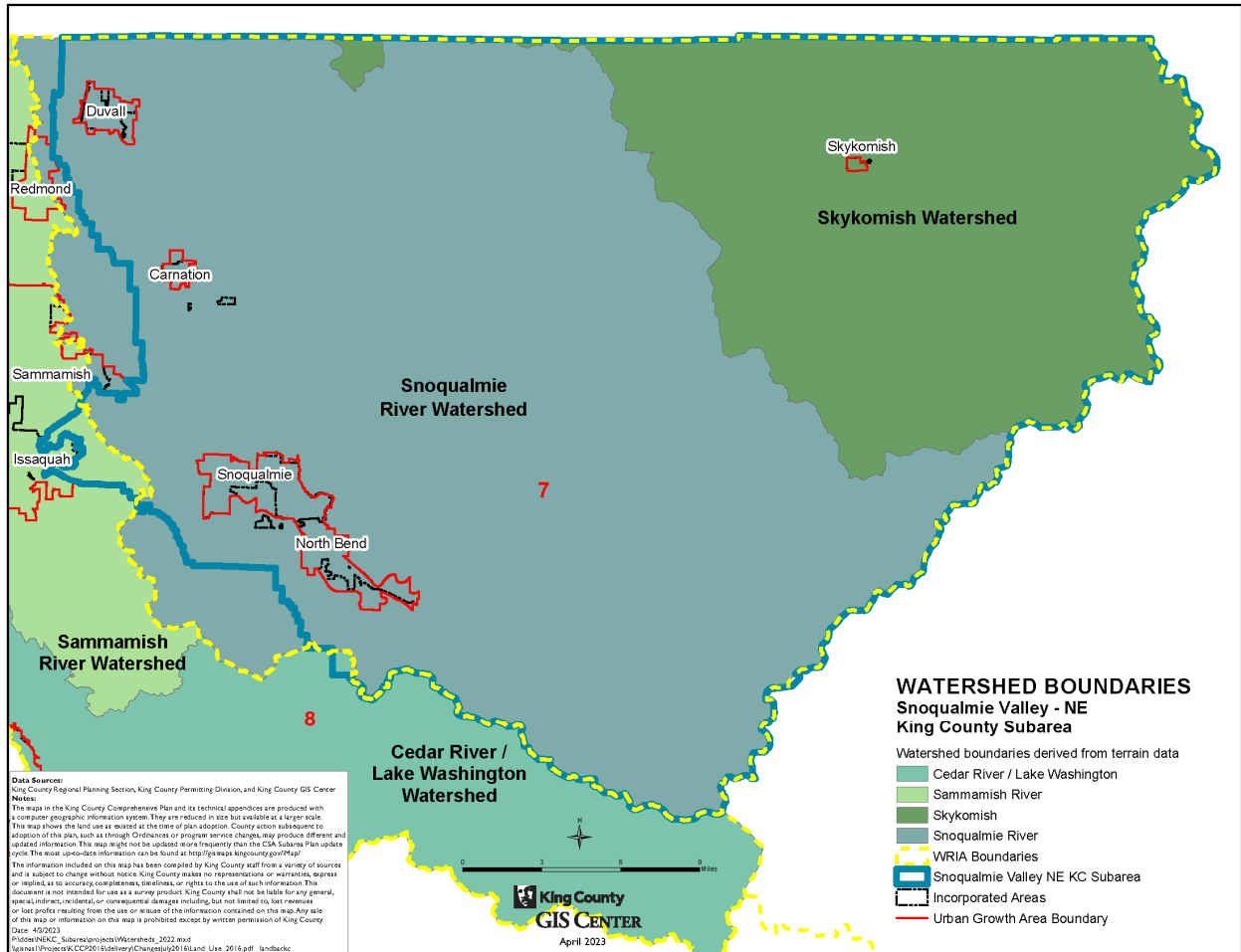
<sup>78</sup> Link to [King County, King County Water Quality Monitoring](#)

<sup>79</sup> Link to [U.S. Environmental Protection Agency, Overview of Listing Impaired Waters under CWA Section 303\(d\)](#)

<sup>80</sup> Link to [King County, King County Water Quality Monitoring](#)



1711 MAP 22: MAP OF WATERSHEDS



1712

1713 Salmon and Watershed Planning

1714 The Snoqualmie Valley/NE King County subarea is primarily within the Snohomish Water  
1715 Resource Inventory Area 7, as defined by the Washington State Department of Ecology.<sup>81</sup> The  
1716 Snohomish Basin is the second-largest river system draining into the Puget Sound,  
1717 encompassing the Water Resource Inventory Area 7, and produces some of the highest  
1718 numbers of salmon in the region.<sup>82</sup>

1719 Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and  
1720 still sustains one of Puget Sound's' largest coho runs in Griffin Creek.<sup>83</sup> The Snoqualmie  
1721 Watershed is one of the basins with the highest potential for salmon recovery in the region and  
1722 will play a major role in the recovery of chinook salmon, listed as threatened under the  
1723 Endangered Species Act.<sup>84</sup>

<sup>81</sup> Link to [Washington State Department of Ecology, In your watershed](#)

<sup>82</sup> Link to [Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip](#)

<sup>83</sup> Link to [King County, Overview Snoqualmie-Skykomish Watershed](#)

<sup>84</sup> Link to [Snoqualmie Watershed Forum](#)

1724 Despite many successes in salmon recovery planning, some species are ~~faring better in~~  
 1725 recovering ~~better~~ than others. Chum and coho salmon return rates to the Snohomish Basin  
 1726 continue to underperform, indicating additional needs to support juvenile salmon in the basin.<sup>85</sup>  
 1727 Endangered Species Act-listed Snoqualmie chinook salmon and steelhead also continue to  
 1728 underperform.

## 1729 Floodplain Management

1730 Flood events in the subarea are a regular occurrence, with the Snoqualmie and Skykomish  
 1731 rivers flooding nearly every year, though widespread property damage occurs less frequently.<sup>86</sup>  
 1732 The higher level of flood risk within the watershed is underscored by a 2016 Department of  
 1733 Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering  
 1734 population density (weighted 60 percent), National Flood Insurance Program policies and claims  
 1735 (30 percent), and floodplain area (10 percent).<sup>87</sup> The risk rankings of the Snoqualmie and  
 1736 Skykomish were ~~eighth~~ and ~~twentieth~~, respectively, out of the 71 watersheds in the  
 1737 state.<sup>88</sup>

1738 The Floodplain Management Plan discussed later in this section addresses floodplain planning  
 1739 for the subarea and is supported by several active programs such as home buyouts and  
 1740 elevations. Among these programs is King County participation in the Federal Emergency  
 1741 Management Agency National Flood Insurance Program Community Rating System. This  
 1742 incentive program provides discounts to communities whose floodplain management activities  
 1743 exceed minimum National Flood Insurance Program requirements. As of 2007, King County has  
 1744 sustained a Class 2 Community Rating System rating, providing a 40 percent discount on flood  
 1745 insurance premiums for properties within special flood hazard areas and a 10 percent discount  
 1746 in non-special flood hazard areas in unincorporated King County.<sup>89</sup>

1747 In addition to flood planning and programming, multiple governmental entities work to address  
 1748 flooding within the Snoqualmie Valley/NE King County subarea. Two of these ~~intergovernmental~~  
 1749 ~~bodies/entities~~ are ~~summarized-discussed~~ below due to their extensive projects and impacts  
 1750 locally: the Flood Control District and the Snoqualmie Watershed Forum.

### 1751 King County Flood Control District

1752 The King County Flood Control District is a countywide special purpose district that provides  
 1753 funding and policy oversight for flood risk reduction capital projects and programs in King  
 1754 County.<sup>90</sup> The King County Flood Control District is governed by a Board of Supervisors  
 1755 composed of King County Council councilmembers and, while King County is the primary  
 1756 service provider to the King County Flood Control District through an interlocal agreement, the  
 1757 King County Flood Control District remains a separate governmental entity.<sup>91</sup> King County Flood  
 1758 Control District efforts within the Snoqualmie/South Fork Skykomish River Basin are guided by  
 1759 three Capital Investment Strategies for the Tolt River, ~~as well as and~~ the Middle and South Forks  
 1760 of the Snoqualmie River.<sup>92</sup> Through these plans and grant programs, the King County Flood

<sup>85</sup> [Link to \*Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip\*](#)

<sup>86</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>87</sup> [Link to \*MIL, Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment\*](#) .

<sup>88</sup> [Link to \*Department of Ecology \(ECY\), Washington State Watershed Risk Assessment\*](#)

<sup>89</sup> [Link to \*King County, "Community Rating System"\*](#)

<sup>90</sup> [Link to \*King County Flood Control District\*](#)

<sup>91</sup> [Link to \*Flood Control District, "About Us"; Flood Control District, "Resident FAQs"\*](#)

<sup>92</sup> [Link to \*King County Flood Control District "Snoqualmie/ South Fork Skykomish River Basin"\*](#)



1761 Control District distributes millions in funding annually for flood risk reduction and mitigation  
1762 within the basin.

### 1763 Snoqualmie Watershed Forum

1764 The Snoqualmie Watershed Forum is a formal partnership between the Snoqualmie Indian  
1765 Tribe, Tulalip Indian Tribes, King County, the Valley cities, and the Town of Skykomish to  
1766 collaboratively work on watershed issues.<sup>93</sup> The Snoqualmie Watershed Forum has been active  
1767 since 1998, helping implement water resource and habitat projects in the Snoqualmie-  
1768 Skykomish Watershed while also coordinating with other salmon recovery forums. The  
1769 Snoqualmie Watershed Forum helps implement the Snohomish Basin Salmon Conservation  
1770 Plan. Since its inception, the Snoqualmie Watershed Forum has allocated over \$13 million to  
1771 270 projects to help address salmon recovery, water quality, and flooding.<sup>94</sup>

### 1772 Looking Forward with Climate Change

1773 The climate of the Puget Sound region is changing. Over the past century, Washington overall  
1774 has warmed one to two degrees Fahrenheit.<sup>95</sup> This change and predicted future changes in  
1775 global temperature levels can cause major impacts to multiple environmental systems. The  
1776 United States Environmental Protection Agency summary of Washington climate change  
1777 impacts states:

1778           Glaciers are retreating, the snowpack is melting earlier in the year, and the flow  
1779           of meltwater into streams during summer is declining. In the coming decades,  
1780           coastal waters will become more acidic, streams will be warmer, populations of  
1781           several fish species will decline, and wildfires may be more common.<sup>96</sup>

1782 Additional anticipated impacts include increased flooding, landslides, and both agricultural and  
1783 public health impacts from pest migration, heat waves, and more wildfire smoke-filled days.<sup>97</sup>

1784 Some climate change impacts may affect the Snoqualmie Valley/NE King County subarea in  
1785 more pronounced ways, including but not limited to the following:

1786 Snowpack loss: It is estimated that climate change will have caused between a 9 percent and  
1787 16 percent loss to the Cascade Snowpack between 1980 and 2025Washington has seen a  
1788 long-term decline in snowpack since 1955.<sup>98,99</sup> This decline is expected to continue, with the  
1789 average April 1 snowpack expected to decrease by 30 percent by the 2040s and up to 55  
1790 percent by the 2080s.<sup>100</sup> By midcentury, warm winters are predicted to occur 33 percent to 77  
1791 percent of the time.<sup>101</sup> Snowpack loss contributes to several environmental impacts such as  
1792 reduced summer river flows, fewer salmon, increased flooding, and drier environments  
1793 contributing to increased wildfire risk; these impacts are detailed below. Snowpack loss could  
1794 also have multiple impacts to the subarea, including reduced ski tourism revenues. From 1971-

<sup>93</sup> Valley cities include Carnation, Duvall, North Bend, and Snoqualmie.

<sup>94</sup> Link to [Snoqualmie Watershed Forum](#)

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

<sup>96</sup> Link to [U.S. Environmental Protection Agency \(EPA\), "What Climate Change Means for Washington"](#)

<sup>97</sup> Link to [King County, "Confronting Climate Change" Infographic](#)

<sup>98</sup> Link to ["Dramatic declines in snowpack in the western US," Nature Journal of Climate and Atmospheric Science](#)  
[New Look at Snowpack Trends in the Cascade Mountains," Journal of Climate](#)

<sup>99</sup> Link to ["US. Environmental Protection Agency \(EPA\) "Climate Change Indicators: Snowpack. Assessing the  
Impacts of Global Warming on Snowpack in the Washington Cascades," Journal of Climate](#)

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

<sup>101</sup> Link to ["State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group](#)

1795 2000, Washington ski areas experienced warm winters (above freezing) up to 33 percent of the  
1796 time.<sup>102</sup>

1797 Reduced summer flows: Reduced snowpacks and changes in the hydrologic cycle will result in  
1798 reduced summer river flows, resulting in reduced summer hydropower generation and  
1799 increased stream temperatures. Approximately 22 percent less summer rain is likely by the  
1800 2050s.<sup>103</sup>

1801 Fewer salmon: Lower river flows and warmer waters are expected to impact the survival of  
1802 salmon populations due to increased mortality, spawning and rearing habitat availability, and  
1803 reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with  
1804 poor habitat and increasing the spread of disease, competition for food, predation, and  
1805 likelihood of stranding.<sup>104</sup>

1806 Increased flooding: More winter precipitation falling as rain and increased heavy rainfall events  
1807 are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall  
1808 events are projected to, “intensify by over 19 percent, on average, by the 2080s...”.<sup>106</sup> Across 12  
1809 Puget Sound watersheds, the highest average river flows are projected to increase by 18  
1810 percent to 55 percent.<sup>105</sup>

1811 Increased wildfires and smoke: Forests that are water-stressed in summer are projected to  
1812 experience more severe or longer periods of water stress, decreasing moisture and increasing  
1813 fire risk. Two separate studies have estimated that, “the annual area burned for Northwest  
1814 forests west of the Cascade crest could more than double, on average, by 2070-2099...”.<sup>106</sup>  
1815 Wildfire also increases risk to power transmission facilities and increased smoke-filled days.<sup>107</sup>

1816 Increased heat events: Compared to the 1960s, King County has seen increased heat wave  
1817 frequency and duration with a longer heat wave season.<sup>108</sup> Heat impacts can be exacerbated by  
1818 features such as paved surfaces and limited tree cover, with temperatures in urbanized areas  
1819 up to 20°F hotter than less urban areas.<sup>109</sup> Extreme heat increases hospitalizations and  
1820 mortality, disproportionately impacting more heat-sensitive populations – including the elderly,  
1821 historically underserved-underinvested communities, people who work outdoors, people  
1822 experiencing homelessness, and those with chronic medical conditions.<sup>110</sup> It is predicted the  
1823 region will be 5.5°F hotter, and many urban areas in King County will see 25 additional extreme  
1824 heat days on average, by 2050.<sup>111,112</sup>

1825 Challenges for agriculture: Although the growing season is expected to expand, agriculture will  
1826 also experience challenges including lack of water supply, new pest and disease issues with  
1827 climate migration, and increased winter flood risk. The local climate may increase some

<sup>102</sup> [Link to State of Knowledge: Climate Change in Puget Sound \(uw.edu\)](#)

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

<sup>104</sup> [Link to WRIA 7 Climate Change Impacts to Salmon Issue Paper](#)

<sup>105</sup> [Link to State of Knowledge: Climate Change in Puget Sound](#)

<sup>106</sup> [Link to State of Knowledge: Climate Change in Puget Sound Note: c](#) Compared to 1971-2000.

<sup>107</sup> [Link to State of Knowledge: Climate Change in Puget Sound](#)

<sup>108</sup> [Link to Climate Change Indicators: Heat Waves](#)

<sup>109</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>110</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>111</sup> [Link to Climate change impacts in King County](#)

<sup>112</sup> [Link to Washington State Department of Health, Washington Tracking Network](#)

1828 suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g.  
1829 berries).<sup>113</sup>

### 1830 Implementation Plans and Programs Relevant to the Environment

1831 Many existing programs and plans within King County address environmental health, open  
1832 space conservation, natural systems, and upholding tribal treaty rights. This is a list of key,  
1833 environmentally related County plans and initiatives:<sup>114</sup>

1834 **Clean Water Healthy Habitat**<sup>115</sup> – A program with a 30-year lens to align the County’s goals of  
1835 healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics  
1836 and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine  
1837 shorelines.

1838 **Strategic Climate Action Plan**<sup>116</sup> – A five-year blueprint for County climate action, integrating  
1839 climate change into all areas of County operations and work with King County cities, partners,  
1840 communities, and residents.

1841 **Flood Hazard Management Plan**<sup>117</sup> – The flood plan sets floodplain management policy for  
1842 unincorporated King County and could inform flood management actions by cities, the King  
1843 County Flood Control District, and other floodplain partners. This plan is currently undergoing an  
1844 update as of 2023, with an anticipated transmittal to Council in 2024.

1845 **30-Year Forest Plan**<sup>118</sup> – A plan developed to provide a shared countywide vision for rural and  
1846 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving  
1847 that vision over the next 30 years.

1848 **Regional Hazard Mitigation Plan**<sup>119</sup> – This plan assesses natural and human-caused hazards  
1849 that can impact our region, including hazards discussed during engagement with the subarea,  
1850 such as floods, landslides, severe weather, and wildfires. This plan develops strategies to  
1851 reduce risk and build resilience.

1852 **Open Space Plan**<sup>120</sup> – The *2022 King County Open Space Plan: Parks, Trails, and Natural*  
1853 *Areas* (Open Space Plan) establishes both a strategic and functional plan to comply with the  
1854 Washington State Growth Management Act and meet Washington State Recreation and  
1855 Conservation Office requirements. The Open Space Plan provides a framework for expanding,  
1856 planning, developing, stewarding, maintaining, and managing the County’s complex system of  
1857 205 parks, 175 miles of regional trails, and 32,000 acres of open space.

---

<sup>113</sup> ~~Link to [State of Knowledge: Climate Change in Puget Sound](#)~~

<sup>114</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>115</sup> ~~Link to [Clean Water Healthy Habitat - King County](#)~~

<sup>116</sup> ~~Link to [2020 Strategic Climate Action Plan \(SCAP\) - King County](#)~~

<sup>117</sup> ~~Link to [King County Flood Management Plan - King County](#) Link to [King County Flood Management Plan - King County](#)~~

<sup>118</sup> ~~Link to [King County 30 Year Forest Plan - King County](#) Link to [King County 30 Year Forest Plan - King County](#)~~

<sup>119</sup> ~~Link to [Regional Hazard Mitigation Plan - King County](#) Link to [Regional Hazard Mitigation Plan - King County](#)~~

<sup>120</sup> ~~Link to [Open Space Plan - King County](#) Link to [Open Space Plan - King County](#)~~

1858 **Wildfire Risk Reduction Strategy**<sup>121</sup> – A strategy to reduce fire risk in King County by  
 1859 increasing the resilience of King County forests to wildfire; increasing wildfire preparedness,  
 1860 response, and recovery within the wildland urban interface; and responding quickly, effectively,  
 1861 and safely when wildfires occur.

1862 **Land Conservation Initiative**<sup>122</sup> – A collaborative strategy to preserve King County’s last, most  
 1863 important natural lands and urban green spaces in 30 years through a series of accelerated  
 1864 actions to address rapidly-shrinking open spaces and climbing land prices.

1865 **Water Resource Inventory Area (WRIA) 7 Snohomish Watershed Restoration and**  
 1866 **Enhancement Plan**<sup>123</sup> – This plan for the Snohomish watershed – or Water Resource Inventory  
 1867 Area 7 – was developed and approved by the Washington State Department of Ecology. The  
 1868 plan identifies projects to offset the potential consumption impacts of new permit-exempt  
 1869 domestic groundwater withdrawals on instream flows over 20 years (2018 – 2038), while  
 1870 planning to provide a net ecological benefit.

1871 **Snohomish River Basin Salmon Recovery Plan**<sup>124</sup> – Also addresses the Water Resource  
 1872 Inventory Area 7 watershed, this plan has guided the protection and restoration of salmon in the  
 1873 Snohomish River basin since 2005. Multiple subsequent reports have assessed plan progress,  
 1874 including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish  
 1875 Watersheds.<sup>125</sup>

## 1876 Community Priorities

1877 The community expressed environmental concerns that are closely tied to land use. In addition  
 1878 to wanting to preserve rural character, the community shared its desire to protect and preserve  
 1879 Snoqualmie Valley/NE King County’s wildlife, forests, rivers, lakes, agricultural valleys, and  
 1880 open spaces. Many community members noted they chose to live in the subarea due to its rural  
 1881 character and natural beauty and are concerned for the subarea’s environmental health.  
 1882 Community members shared their fear that population growth in the region is increasing  
 1883 pressure on the area’s natural resources

1884 A major concern expressed by community members is effective water management.  
 1885 Community members stated worry about the watershed’s ability to support the community’s  
 1886 needs, and the impending drought and wildfire risk as growth outpaces the capacity of water  
 1887 resources in the Snoqualmie watershed.<sup>126</sup>

1888 The community shared the following high priority environmental interests:

- 1889 • River restoration and salmon recovery
- 1890 • Reforestation and natural systems protection
- 1891 • Protection and preservation of habitats for wildlife and maintenance of biodiversity
- 1892 • Resilience to more frequent and extreme flooding

<sup>121</sup> [Link to king county wildfire strategy report.pdf \(kingcounty.gov\)](#) ~~Link to king county wildfire strategy report.pdf (kingcounty.gov)~~

<sup>122</sup> [Link to King County Land Conservation Initiative - King County](#)

<sup>123</sup> [Link to the Washington state Department of Ecology Watershed Restoration and Enhancement Plan: WRIA 7 Snohomish Watershed](#)

<sup>124</sup> [Link to the Snohomish River Basin Salmon Recovery Plan](#)

<sup>125</sup> [Link to 15-year status report on the Snoqualmie & South Fork Skykomish Watersheds](#)

<sup>126</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.*

- 1893 • Agricultural resilience to climate change and natural hazards
- 1894 • Reducing greenhouse gas emissions
- 1895 • Supporting policies that balance the needs of salmon with those of agricultural land preservation
- 1896
- 1897 • Reducing waste and greenhouse gas emissions
- 1898 • Wildfire resilience and allocating resources to manage risk of wildfire
- 1899 • Greater water resources protection

1900 Community members in the subarea shared that they value policies that combine realistic  
 1901 economic growth with climate resiliency and prioritize community voices to ensure the health of  
 1902 the area for generations to come. Some residents expressed concerns about permitting  
 1903 processes' ability to provide environmental protections.

1904 Environmental concerns were frequently connected to other topics in feedback from the  
 1905 community. For instance, the community voiced a desire for improved agricultural resilience to  
 1906 flood threats in the Snoqualmie Valley, including increasing farmland preservation and  
 1907 improving permitting processes for farm improvements such as drainage. Flood-related  
 1908 concerns expressed included considerations of dam safety, road inundation and adequate  
 1909 egress during flood events, and sediment management. Restoration-related concerns shared  
 1910 included the desire for reforestation, river restoration, and salmon recovery. Other general  
 1911 environmental concerns shared included supporting the continued land acquisition for open  
 1912 space; upholding tribal rights; improved youth connection to the natural environment; and the  
 1913 need to hold the line on the Urban Growth Area Boundary to maintain the forested environment  
 1914 of the subarea.

1915 Some Hmong farmers stated that they felt the agricultural community doesn't have a broader  
 1916 voice around policies, other than locally in the Agricultural Production District. They stated that  
 1917 they feel agricultural land is being lost to environmental restoration projects within the  
 1918 Snoqualmie Valley and not being adequately replaced. Other subarea residents shared similar  
 1919 concerns and suggested prioritizing areas in the Agricultural Production District to focus on  
 1920 environmental restoration, while providing support to farmers and land managers to address  
 1921 agricultural concerns. Elders within the Hmong farming community shared their perspective that  
 1922 it is difficult to find a balance between the multiple desires for farmland within the Snoqualmie  
 1923 Valley, namely between restoration and farming. Other community members shared that  
 1924 restoration activity is incompatible with food production and more efforts need to be made to  
 1925 preserve and enhance farmable areas.

1926 Note that many of these concerns are reported to be echoed across the county, and as such are  
 1927 already addressed in *Comprehensive Plan* policies that apply to all unincorporated areas.

## 1928 Policies

1929

1930 ~~SVNE-15~~SVNE-17 Collaborate with public and private entities to explore strategies to  
 1931 improve the existing road network crossing the Snoqualmie Valley floodplain  
 1932 to help alleviate the severity of flooding impacts, support transportation  
 1933 connectivity during major flood events, and reconnect salmon habitat.

1934

1935 ~~SVNE-16~~SVNE-18 Support protection of riparian corridors-areas throughout the  
 1936 Snoqualmie River and Snohomish River watershed to help remedy high water



1937 temperatures and to reflect the intent of the recommendations resulting from  
1938 the coordination and collaboration in watershed stewardship.

1939  
1940 **SVNE-19** Partner with Indian Tribes, the cities of Carnation, Duvall, North Bend, and  
1941 Snoqualmie, the town of Skykomish~~Snoqualmie Valley cities, the Snoqualmie~~  
1942 ~~and Tulalip Tribes~~, and public and private entities in developing long-term  
1943 solutions and implementation programs to reduce flood and channel migration  
1944 risk where feasible.  
1945



1946

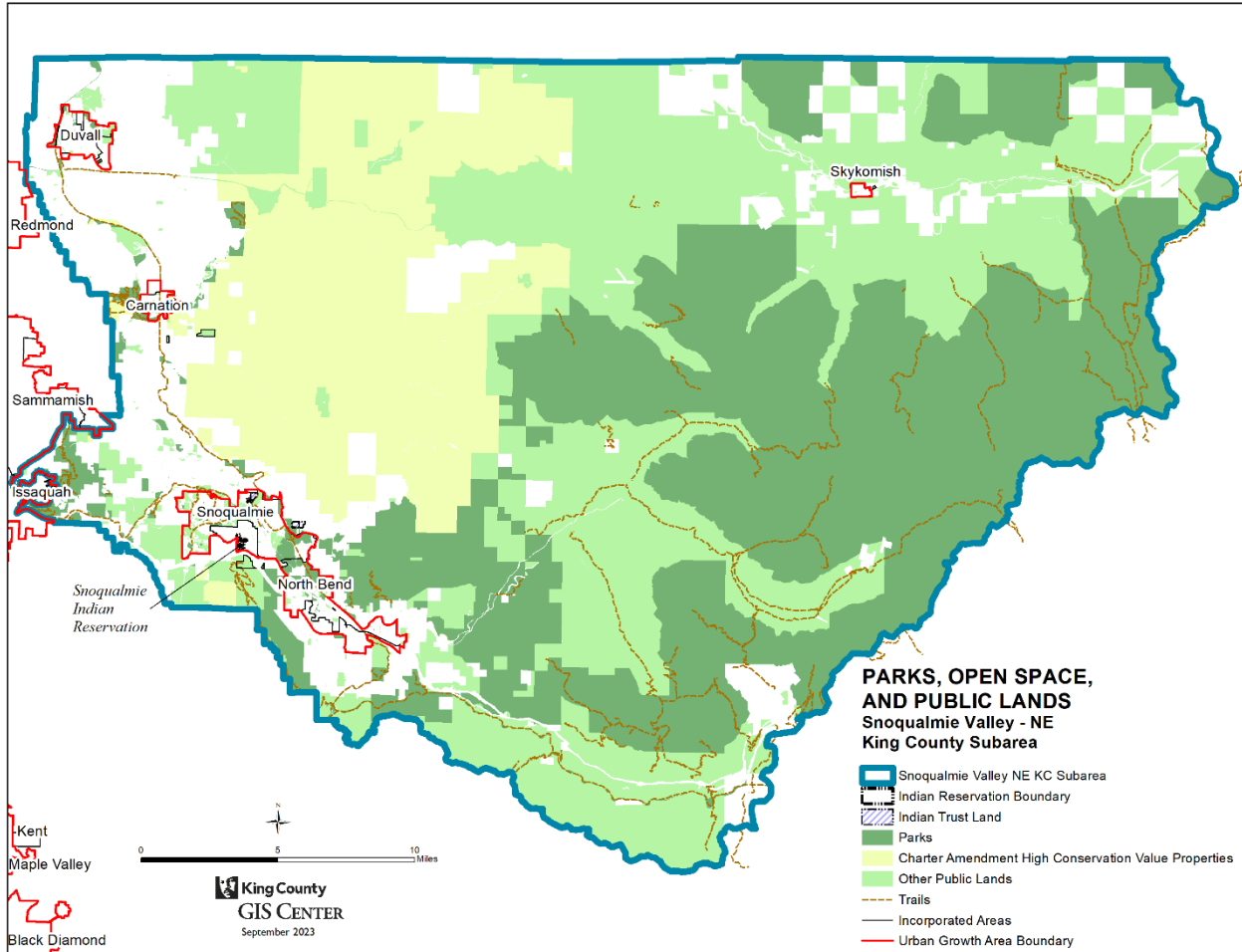
## 1947 Chapter 7: Parks and Open Space

1948 The Snoqualmie Valley/NE King County subarea is home to a wide range of parks and open  
1949 space lands, many of which are owned and managed by the King County Department of Natural  
1950 Resources and Parks. As described below, the Parks and Recreation Division of the  
1951 Department has several programs in the Snoqualmie Valley/NE King County subarea and  
1952 enters into partnership agreements with private organizations to operate programs for area  
1953 residents at King County facilities under their stewardship. The Division also administers  
1954 multiple grant programs that support other public agencies and community organizations. Some  
1955 of these grant programs enhance facilities and recreation on King County-owned lands, while  
1956 others support parks and recreation programs and projects in incorporated cities.

1957 The 2022 *King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan)*;  
1958 *a functional plan of the Comprehensive Plan*, provides the policy framework for the County's  
1959 acquisition, planning, development, stewardship, maintenance, management, and funding of its

1960 system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space  
1961 countywide.<sup>127,128</sup>

1962 **MAP 23: MAP OF PARKS, OPEN SPACE, AND PUBLIC LANDS**



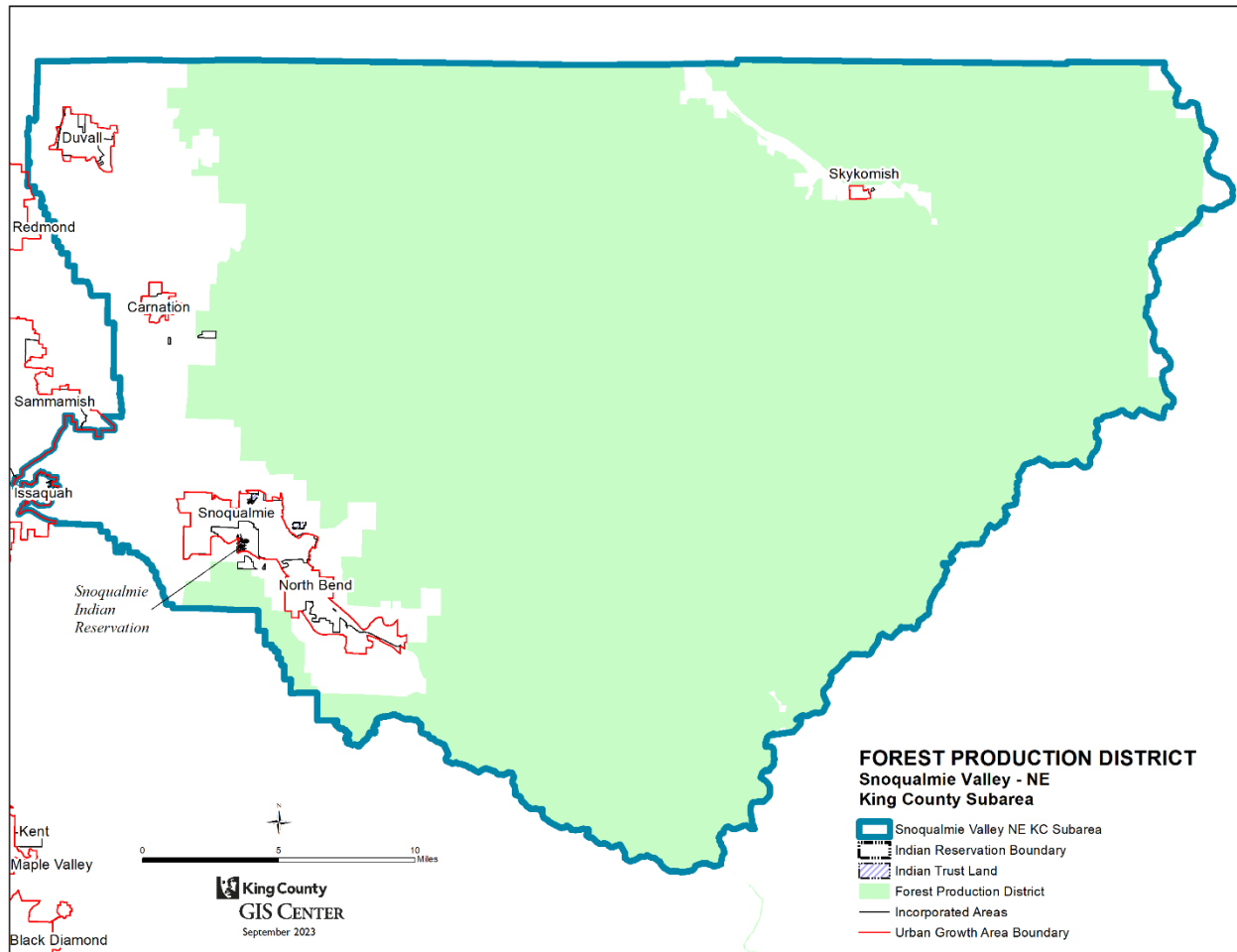
1963  
1964 ~~Within the subarea, 756 square miles of land is classified as Forest Production District, including~~  
1965 ~~both public and private forest, representing 86 percent of the subarea. There are a few~~ County-  
1966 owned working forest sites within this area, ~~including include~~ a 90,000-acre forest conservation  
1967 easement on the Snoqualmie Tree Farm, a 4,000-acre conservation easement in the Raging  
1968 River Forest, and the 440-acre King County's Mitchell Hill Forest. ~~Downstream of the~~  
1969 ~~Snoqualmie Falls, most of the floodplain is zoned for agriculture and lies within the 14,931-acre~~  
1970 ~~Snoqualmie Agricultural Production District.~~ Almost 5,000 acres of farmland in the Snoqualmie  
1971 Agricultural Production District has been protected through King County's Farmland  
1972 Preservation Program.<sup>129</sup> Within these lands there are many recreation amenities accessing  
1973 both upland and riverine areas.

<sup>127</sup> "Functional plans" are defined in King County Code 20.08.132.

<sup>128</sup> Link to [2022 King County Open Space Plan](#)

<sup>129</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)

1974 **MAP 24: MAP OF FOREST PRODUCTION DISTRICT**



1975  
1976

1977 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  
1978 Mountains to Sound Greenway National Heritage Area is a green corridor made up of  
1979 connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg  
1980 along Interstate 90.<sup>130</sup> The Mountains to Sound Greenway Trust is a coalition-based  
1981 organization that partners with King County to conserve and preserve this landscape. The  
1982 Stevens Pass Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2,  
1983 just east of Monroe and ends in the orchards of Peshastin near the Junction of US Highway 2  
1984 and US Highway 97.<sup>131</sup> This byway features a former railroad corridor now known as the Iron  
1985 Goat Trail.  
1986

1987 County-owned upland areas offer hiking, mountain biking, and horseback riding and include  
1988 sites such as Duthie Hill (130 acres) and portions of the 1,300-acre Grand Ridge Park.<sup>132</sup> King  
1989 County provides additional recreational opportunities at Preston Park and Athletic Fields, and  
1990 the historic Jim Ellis Preston Community Center. Passive recreation, such as hiking and nature  
1991 viewing, can be enjoyed at numerous riverfront natural areas dotted along the lower Snoqualmie  
1992 River and its tributaries such as Tolt River, Patterson Creek, and Fall City natural areas. In total,

<sup>130</sup> [Link to Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities \(mtsgreenway.org\)](#)

<sup>131</sup> [Link to Stevens Pass Greenway | Stevens Pass Greenway](#)

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



- 1993 King County manages more than 4,300 acres of parks and natural areas in the Snoqualmie  
1994 basin.
- 1995 King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor,  
1996 providing opportunities to ride horses, walk, or bike along the valley and experience its rich  
1997 natural beauty and agriculture history.<sup>133</sup> The Snoqualmie Forest biking trails, also known as  
1998 Tokul, are in the foothills north of State Road 203 and are accessed from the Snoqualmie Valley  
1999 Trail between Snoqualmie and Fall City. The trail system offers approximately 40 miles of  
2000 mountain bike-specific designed trails. It is located on private forestlands, under a King County  
2001 conservation easement, owned and managed by Campbell Global Forest & Natural Resource  
2002 Investments with trail development assistance provided by the Evergreen Mountain Bike  
2003 Alliance and volunteers.
- 2004 Mountain biking has been present in the subarea for decades, but recent efforts spearheaded  
2005 by a consortium of advocates and landowners, including the Evergreen Mountain Bike Alliance  
2006 and Washington State Department of Natural Resources, have led to construction of a  
2007 mountain biking trail network that draws enthusiasts regionally. The Evergreen Mountain Bike  
2008 Alliance and Washington State Department of Natural Resources are developing a new trail  
2009 system in Raging River State Forest, located south of North Bend and Interstate 90. In 2023, it  
2010 offers over 25 miles of mountain biking trails. Trails are available for visitors with various skill  
2011 levels. Once completed, the system will include 45 miles of trails and connect to the adjacent  
2012 east Tiger Mountain bike system with an additional 30 trail miles at the edge of the subarea.
- 2013 There is growing interest in recreation opportunities within the subarea on federal, state, county,  
2014 and local government lands.<sup>134</sup> Much of the recreational focus is located on and along the  
2015 Snoqualmie and Skykomish rivers and their tributaries. In the South Fork Skykomish  
2016 headwaters, the town of Skykomish offers lodging and other amenities to skiers and visitors  
2017 recreating in the area. The U.S. Forest Service manages large swaths of public land in the  
2018 watershed including Wild Sky and Alpine Lakes wilderness areas.
- 2019 The Middle Fork Snoqualmie Natural Area is located along the Middle Fork of the Snoqualmie  
2020 River, about nine miles east of the city of North Bend. At nearly 5,658 acres, it contains primarily  
2021 forested lands and wetlands, and its tributary streams provide important habitat for terrestrial  
2022 and aquatic wildlife. The Middle Fork of the Snoqualmie is recognized as a top whitewater  
2023 kayaking destination, drawing river enthusiasts from across the region.<sup>135</sup> A collaborative effort  
2024 involving federal, state, county, and local agencies and community groups has been working to  
2025 expand recreational opportunities in this area, including expanding and formalizing public  
2026 access to the river.
- 2027 The Olallie Trail, located within Olallie State Park east of Rattlesnake Lake and accessed along  
2028 the Palouse to Cascades Trail, offers trails predominantly designed for mountain bikes with  
2029 secondary access for horseback riding and hiking. The route is a 9-mile cross country-style  
2030 mountain biking out-and-back route. This recent trail development project was a collaborative  
2031 partnership effort between State Parks, the Washington State Department of Natural  
2032 Resources, Evergreen Mountain Bike Alliance, and the Mountains to Sound Greenway Trust.  
2033 Phase 2 trail additions are underway as of 2023 and will offer an additional 3.5 miles of trail to  
2034 the network.

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<sup>133</sup> [Link to 2022 King County Open Space Plan](#)

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

<sup>135</sup> [Link to Open Space Plan - King County, Washington](#)



2035 Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a  
 2036 conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280  
 2037 vertical feet, 25 chair lifts, and the most night skiing in the United States.<sup>136</sup> Summit at  
 2038 Snoqualmie receives as many as 18,000 ticket purchasing guests on a weekend day, which  
 2039 does not include visitors who do not ride ski lifts.<sup>137</sup> The western portion of Stevens Pass Ski  
 2040 Area is also a part of this subarea, and is also a recreation destination for the region.

## 2041 Metropolitan Parks Districts

2042 The subarea contains two metropolitan parks districts – Si View Metropolitan Parks District and  
 2043 Fall City Metropolitan Parks District. These metropolitan parks districts are **authorized**  
 2044 ~~underspecial purpose districts~~ ~~Washington State Law to be created~~ for the management,  
 2045 control, improvement, maintenance, and acquisition of parks, parkways, boulevards, and  
 2046 recreational facilities.<sup>138</sup> ~~They are not part of King County government.~~ Metropolitan parks  
 2047 districts, ~~created by a majority vote of residents,~~ have the power to impose permanent property  
 2048 taxes to support public parks and/or recreation facilities and programs.<sup>139</sup> Both metropolitan  
 2049 parks districts were consulted during the planning process.

### 2050 Si View Metropolitan Parks District

2051 Si View Metropolitan Parks District, formed in 2003, covers approximately 17,300 acres or 27  
 2052 square miles, including the city of North Bend ~~and the same taxing district border as Fire District~~  
 2053 ~~38,~~ in unincorporated King County.<sup>140</sup> The Si View Metropolitan Parks District facilities include a  
 2054 historic community center, indoor pool, multiuse sports fields, picnic shelter, and playgrounds.  
 2055 The Si View Metropolitan Parks District facilitates an array of programs serving and connecting  
 2056 residents of all ages and abilities. The Si View Metropolitan Parks District also hosts seasonal  
 2057 activities including the North Bend Farmers Market and Summer Concert Series, Festival at  
 2058 Mount Si, Theater in the Park, Harvest Festival, and Si View Holiday Bazaar. Si View  
 2059 Metropolitan Parks District programs and events see a combined average of 180,000 visits a  
 2060 year.

### 2061 Fall City Metropolitan Parks District

2062 Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall  
 2063 City Rural Town, extending to unincorporated areas to the north and west.<sup>141</sup> The Fall City  
 2064 Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is  
 2065 comprised of rural and resource lands.<sup>142</sup> The Fall City Metropolitan Parks District vision is “[a]  
 2066 vibrant integrated park system serving the needs and interests of our diverse community.”<sup>143</sup>  
 2067 The Fall City Metropolitan Parks District website lists eight open spaces currently as of 2023,  
 2068 including parks, open space areas, and trails. A 2023 project is under way to create an active  
 2069 transportation path on the south side of State Route 202.

<sup>136</sup> Link to [Mountain Stats \(summitatsnoqualmie.com\)](http://summitatsnoqualmie.com)

<sup>137</sup> Communication with Patrick Stanton, Strategy & Planning Manager, Summit at Snoqualmie Ski Area, November 29, 2022.

<sup>138</sup> Link to [Chapter 35.61 RCW: METROPOLITAN PARK DISTRICTS \(wa.gov\)](http://www.wa.gov)

<sup>139</sup> Link to [MRSC – Metropolitan Park Districts](http://www.mrsc.org)

<sup>140</sup> Link to [Si View Metropolitan Park District \(siviewpark.org\)](http://siviewpark.org)

<sup>141</sup> Link to [Fall City Metropolitan Parks District, accessed April 14, 2024.](http://fallcitypark.election09.mxd)

<sup>142</sup> Link to [CompPlan2014-2019.pdf \(fallcityparks.org\)](http://fallcityparks.org)

<sup>143</sup> Link to [untitled \(fallcityparks.org\)](http://fallcityparks.org)

2070 **King County Plans and Programs Relevant to Parks, Open Space, and Cultural**  
2071 **Resources**

2072 Many existing programs and plans within King County address the concerns shared by [the](#)  
2073 community in terms of parks and open space. For this reason, it is important to note the  
2074 connections between existing programs, policies, and plans that cover these topics within the  
2075 subarea.

2076 **Conservation Futures**<sup>144</sup> – In 1971, Washington state authorized the Conservation Futures  
2077 Tax levy, allowing counties to collect a small levy from landowners to protect open space. King  
2078 County is one of 14 counties statewide that levy a conservation futures tax – protecting forests,  
2079 shorelines, farms, greenways, and trails for future generations to enjoy.

2080 **Open Space Plan**<sup>145</sup> – A ~~strategic and~~ functional plan, this document complies with Washington  
2081 State Growth Management Act and [grant-funding requirements of the](#) Washington State  
2082 Recreation and Conservation Office ~~requirements~~.

2083 **King County Parks Levy**<sup>146</sup> – A property tax levy approved by vote that supports parks, trails,  
2084 and open space in King County. The revenue generated by this levy means countywide  
2085 investments in parks, trails, recreation, and open space protection for the benefit of all King  
2086 County residents, including the subarea.

2087 **30-Year Forest Plan**<sup>147</sup> – A plan developed to provide a shared countywide vision for rural and  
2088 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving  
2089 that vision over the next 30 years.

2090 **Land Conservation Initiative**<sup>148</sup> – A 30-year collaborative strategy to 2050 of accelerated  
2091 actions that address rapidly-shrinking green spaces and climbing land prices to protect King  
2092 County's last, most important natural lands while closing gaps in equitable access to quality  
2093 open space.

2094 **Community Priorities**

2095 Community members shared consistent feedback that parks and open space are important  
2096 amenities that contribute greatly to the character of the subarea. Some community members  
2097 stated that they feel parks, fields, and trails are not only nice to see and serve the region, but  
2098 they are a defining factor as to why the residents choose to live in the subarea. Community-wide  
2099 desires shared included greater access to natural lands and attention to the issue of trailhead  
2100 crowding, whereas the communities of Fall City and Snoqualmie Pass have interest in specific  
2101 facilities to serve their local area.

2102 Community members shared a desire for greater parks and recreation programming – such as  
2103 programs for children and teens – and more parks, playgrounds, and other recreational facilities  
2104 provided for people living in the area. Community members said they want to preserve views of  
2105 natural amenities. Outdoor recreation opportunities and access to public lands and rivers,

<sup>144</sup> [Link to King County Conservation Futures - King County](#)

<sup>145</sup> [Link to Open Space Plan - King County](#) [Link to Open Space Plan - King County](#)

<sup>146</sup> [Link to Parks Levy - King County](#) [Link to Parks Levy - King County](#)

<sup>147</sup> [Link to King County 30 Year Forest Plan - King County](#)

<sup>148</sup> [Link to King County Land Conservation Initiative - King County](#) [Link to King County Land Conservation Initiative - King County](#)

2106 protection of community amenities such as historic landmarks and natural resources, and a  
 2107 desire for regional coordination on trail networks and large undeveloped areas are also of  
 2108 interest according to feedback.

2109 Across the subarea, the community articulated consistent interest in greater infrastructure to  
 2110 address crowded trailheads along the Interstate 90 corridor and other areas, where visitors  
 2111 frequently park on roadways and have increased impacts on the trail and surrounding area.  
 2112 Residents suggested ideas such as a permitting process to limit trail access, increased trailhead  
 2113 shuttles, expanding public education about responsibly recreating, to help address  
 2114 overcrowding. Another priority noted by the community was creating greater river access and  
 2115 facilities for camping. Community members stated a desire for better coordination on regional  
 2116 trail connections with the Valley cities and adjacent landowners, as well as filling the gaps in  
 2117 active transportation networks across the trail network. Community members suggested  
 2118 improving community connections to open spaces by allowing multimodal transportation through  
 2119 the community so that people do not have to drive to a trailhead or park to recreate. Community  
 2120 members stated they felt that adding dedications of trail and open space easements on large  
 2121 new developments, especially when adjacent to Washington Department of Natural Resources  
 2122 lands, could help make it easier for the community to access open spaces. Strengthening  
 2123 partnerships with the Snoqualmie Indian Tribe and the Tulalip -Tribes through coordination and  
 2124 land stewardship is a priority of the community.

2125 Members and representatives of the Snoqualmie and Tulalip Tribes shared concerns around  
 2126 trailhead crowding and general overuse of outdoor recreational areas. Both Indian tribes stated  
 2127 concerns with 2023 levels of use interfering with their access to ancestral lands. Official  
 2128 statements have been made by the Snoqualmie Indian Tribe, and the Tulalip Tribes have  
 2129 completed a report recommending coordination among agencies to address recreation  
 2130 overuse.<sup>149,150</sup>

## 2131 Policies

2132  
 2133 SVNE-18SVNE-20 Expand recreation programming through grant opportunities and  
 2134 partnerships with the metropolitan parks districts within the subarea.

2135  
 2136 SVNE-19SVNE-21 Participate in efforts with Indian tribes and local, state, and federal  
 2137 agencies to address overcrowded trailheads on the Interstate 90 corridor and  
 2138 river access points.

2139  
 2140 SVNE-22 Support the Fall City Metropolitan Parks District, community-based  
 2141 organizations, and private entities in efforts to provide, manage, and maintain  
 2142 parks, community facilities, gathering spaces, ~~and trails,~~ and other open space  
 2143 in Fall City.

2144  
 2145 SVNE-23 Support evaluation of the North Fork of the Snoqualmie River and the main  
 2146 stem of the Tolt River under either the national or state Wild and Scenic River  
 2147 program.

<sup>149</sup> [Link to \*The Snoqualmie Indian Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands\* | Snoqualmie Indian Tribe](#)

<sup>150</sup> [Link to \*The "Recreation Boom" on Public Lands in Western Washington: Impacts to Wildlife and Implications for Treaty Tribes\*](#)

2149 **SVNE-24** Support further development of, and connections to, the Snoqualmie Valley  
2150 Trail to enhance connectivity throughout the county and region.  
2151 **SVNE-20**  
2152  
2153  
2154



2155

## 2156 Chapter 8: Transportation

2157 Transportation has a profound effect on quality of life and the vitality of the economy. A well-  
2158 planned and maintained rural transportation system provides access to jobs, education,  
2159 services, recreation, and other destinations.<sup>151</sup> The subarea's highways, county roads, and  
2160 transit connect King County to neighboring counties, link rural area cities and towns to each  
2161 other and employment centers to the west, carry freight from farms and other resource-based  
2162 businesses to markets in the Pacific Northwest and beyond, and provide residents with critical  
2163 access to programs and services in urban King County. The network of roads, bridges, paths  
2164 and trails, limited transit service, and related infrastructure support the well-being of the  
2165 community, while providing rural levels of service and preserving the rural character of the  
2166 subarea.

2167 King County Metro (Metro) provides transit service to the subarea. Metro's Service Guidelines  
2168 state: "Rural and Dial-A-Ride Transit routes serve lower-density areas. Rural routes serve as  
2169 connectors between rural communities and between rural communities and larger cities. They  
2170 are defined as having at least 35 percent of their route outside the urban growth boundary. Dial-  
2171 A-Ride Transit routes provide fixed-route service and can deviate from their fixed routing in  
2172 lower-density areas."<sup>152</sup>

2173 Development of the transportation system is guided by the Growth Management Act, which  
2174 mandates that transportation services for areas outside of cities be provided in a manner that is  
2175 consistent with rural service levels, protects rural character, and does not foster urbanization.  
2176 Metro's policies, including the Service Guidelines and Metro Connects, guide the provision of  
2177 transit services.

2178 The subarea's transportation system faces several challenges, including financial constraints,  
2179 climate change [impacts](#), and population densities lower than needed to support regular transit.

<sup>151</sup> Link to [The Transportation/Land Use Connection: Revised Edition \(planning.org\)](#)

<sup>152</sup> Link to [King County Metro Service Guidelines](#)



2180 As in other areas of unincorporated King County, transportation needs in Snoqualmie Valley/NE  
 2181 King County continue to greatly outpace available resources to support improved mobility and  
 2182 safety. Additionally, a changing climate amplifies the destructive impacts of natural hazards to  
 2183 the transportation system. The subarea and its transportation system are increasingly  
 2184 vulnerable to damage and closures caused by flooding, landslides, and storms that cut off  
 2185 access to both daily services and emergency services and require ongoing repairs. Additionally,  
 2186 while some area residents rely on public transportation, the subarea's population density and  
 2187 lower overall ridership make it difficult to plan for and serve these individuals.

2188 The *Comprehensive Plan's* transportation policies direct the County to meet the transportation  
 2189 needs of the Rural Areas and Natural Resource Lands without creating additional growth  
 2190 pressure. The policies also seek to maintain and preserve infrastructure and services that  
 2191 facilitate the movement of goods and people in ways that support the economic vitality of the  
 2192 subarea along with regional trade. In addition to transportation policies in the *Comprehensive*  
 2193 *Plan*, delivery of transportation and mobility services are implemented through agency plans,  
 2194 including:

- 2195 • The King County Strategic Plan for Road Services<sup>153</sup>
- 2196 • The King County Metro Strategic Plan for Public Transportation 2021-2031<sup>154</sup>
- 2197 • The King County Metro Long Range Plan – Metro Connects<sup>155</sup>
- 2198 • The King County Metro Service Guidelines<sup>156</sup>

## 2199 Road Services

2200 The King County Department of Local Services, Road Services Division (~~Road Services~~  
 2201 ~~Division~~) is responsible for the operation and maintenance of the unincorporated county road  
 2202 system. The County's ability to maintain and improve its road network is limited by a lack of  
 2203 revenue. This lack of revenue is in part because the County's Road Fund relies on a small tax  
 2204 base relative to the size and age of the unincorporated road network. The County is further  
 2205 limited by the state's one percent cap on property tax. As a result, the County prioritizes its  
 2206 roads ~~funding-related resources~~ on critical safety needs, ~~with an emphasis on emphasizing he~~  
 2207 core maintenance and operations ~~that form the basis of to make improve~~ the system's safety and  
 2208 usability. Countywide population and economic growth have resulted in higher traffic volumes  
 2209 and congestion on these roads, yet the aging road infrastructure is deteriorating and cannot  
 2210 meet demand.

2211 The Road Services Division provides a range of road-related transportation services, including  
 2212 the following list in order of expenditure:

- 2213 • Capital project construction (as funding allows)
- 2214 • Pavement preservation
- 2215 • Bridge inspection, maintenance, and repair
- 2216 • Traffic operation through installation and maintenance of signals, signs, and  
 2217 pavement markings
- 2218 • Maintenance activities such as pothole filling and vegetation, debris, and graffiti  
 2219 removal

<sup>153</sup> Link to [Strategic Plan for Road Services](#)

<sup>154</sup> Link to [Strategic Plan for Public Transportation](#)

<sup>155</sup> Link to [King County Metro Long Range Plan](#)

<sup>156</sup> ~~Link to King County Metro Service Guidelines~~

- 2220 • Safety investigations
- 2221 • School zone safety improvements
- 2222 • Traffic analyses
- 2223 • Snow and storm response
- 2224 • Emergency response services
- 2225 • Customer services such as road alerts, 24/7 Helpline, adopt-a-road programs, and
- 2226 operation of the Map and Records Center
- 2227 • Establishing and updating design standards
- 2228 • Development review and permitting

2229 The King County road infrastructure in the Snoqualmie Valley/NE King County subarea includes  
 2230 the assets shown in table 5.

2231  
 2232 **TABLE 5: COUNTY ROAD INFRASTRUCTURE**

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

2233  
 2234 The King County Road Design and Construction Standards guide public and private  
 2235 improvements to the county road system.<sup>157</sup> The Standards are intended to ensure adequate  
 2236 facilities are available to support development, ensure the general safety and mobility needs of  
 2237 the traveling public, and reflect King County growth and related policies. In the rural areas such  
 2238 as in the Snoqualmie Valley/NE King County subarea, the Standards call for roadways with  
 2239 shoulders for multipurpose use (including walking and biking) and natural (ditch) drainage.

2240 King County plans for long-term roadway needs through the development of the Transportation  
 2241 Needs Report, an element of the *Comprehensive Plan*.<sup>158</sup> The Transportation Needs Report  
 2242 includes a comprehensive list of known and forecasted transportation infrastructure needs. The  
 2243 ~~Executive Proposed 2024~~ Transportation Needs Report, ~~transmitted to Council with the~~  
 2244 ~~Comprehensive Plan~~, includes 111 projects located completely or partially in the subarea, with a  
 2245 total planning level cost estimate of \$583,095,000. Note that five of these projects, with an  
 2246 associated cost estimate of over \$120 million, are primarily located outside the subarea on NE  
 2247 Novelty Hill Road and NE Woodinville Duvall Road. The most common identified needs in the

<sup>157</sup> [Link to King County Road Design and Construction Standards](#)

<sup>158</sup> [Link to King County Transportation Needs Report 2020](#)

2248 subarea are bridge replacements; addressing roads vulnerable to floods, slides, and other risks;  
2249 guardrail installation; and drainage improvements.

2250 The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City  
2251 Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and  
2252 West Snoqualmie Valley Road/Carnation Farm Road.<sup>159</sup> This designation reflects the unique  
2253 and historic nature of the roads. The *Comprehensive Plan* encourages the preservation of these  
2254 corridors through context sensitive design, planning, and maintenance.

## 2255 State Highways

2256 The Snoqualmie Valley/NE King County subarea includes six highways owned and managed by  
2257 Washington State Department of Transportation. These highways are the backbone of the  
2258 transportation system in the subarea and connect to the county road network.

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<sup>159</sup> Link to [Historic and Scenic Corridors Project - King County](#)

2259 MAP 25: MAP OF STATE HIGHWAYS



2260  
2261

2262 The state highways include several National Scenic Byways and National Heritage Areas.  
2263 *Comprehensive Plan* Policy T-316 encourages the preservation and enhancement of these  
2264 scenic corridors and calls for consideration of established corridor management plans when  
2265 developing and implementing plans, projects, and programs.

2266 Interstate 90, near the southern edge of the subarea, connects the urban-incorporated cities in  
2267 the western portion of the county with the unincorporated community of Preston, the cities of  
2268 Snoqualmie and North Bend, and east to Snoqualmie Pass and Kittitas County. Interstate 90 is  
2269 a “fully controlled limited access highway”<sup>160</sup>, meaning that preference is given to maintaining  
2270 the flow of traffic on the highway, access is only allowed at defined interchanges, and driveways  
2271 are not allowed. The Interstate 90 corridor forms the centerpiece of the Mountains to Sound  
2272 Greenway and is designated a National Scenic Byway and a National Heritage Area.<sup>161</sup> For

<sup>160</sup> [Link to WAC 468-58-010](#)

<sup>161</sup> [Link to Mountains to Sound Greenway](#)

2273 several decades, it has been the focus of major regional efforts to preserve the corridor’s natural  
2274 scenic character.

2275 State Route 18 connects to Interstate 90 from the south and becomes Snoqualmie Parkway. As  
2276 of this writing in 2023, state planned improvements are underway at the Interstate 90 /State  
2277 Route 18 interchange. The goals of the project are to improve safety and relieve congestion  
2278 around the interchange.

2279 State Route 906, or SE Snoqualmie Pass Summit Road, begins at Interstate 90 and heads  
2280 south for about 0.5 miles before it crosses into Kittitas County. State Route 906 provides local  
2281 access to the Summit at Snoqualmie Ski area, associated commercial and government  
2282 services, and residential areas.

2283 State Route 202 (Cascade Valleys Scenic Byway) begins at Interstate 90 in the city of North  
2284 Bend where it heads north through the city of Snoqualmie before it enters the unincorporated  
2285 rural area near Snoqualmie Falls. From Snoqualmie Falls, it heads west toward Fall City, where  
2286 it intersects with State Route 203 at a roundabout on the north side of the Snoqualmie River.  
2287 South of the roundabout and after crossing the Snoqualmie River, it becomes SE Redmond-Fall  
2288 City Road where it serves as the main arterial in the Fall City Rural Town. In Fall City, State  
2289 Route 202 serves as the town’s “main street” with commercial businesses and a sidewalk on the  
2290 south side of the road and angle parking on either side of the road. From Fall City, State Route  
2291 202 travels northwest to the incorporated cities of Redmond and Sammamish.

2292 State Route 203 begins at a roundabout just northeast of Fall City. On its route north, it runs  
2293 along the east side of the Snoqualmie Valley floor where it passes through stretches of  
2294 unincorporated agricultural and rural land and the incorporated cities of Carnation and Duvall.  
2295 State Route 203 then travels north through Snohomish County for about six miles where it  
2296 intersects US Highway 2 in the city of Monroe.

2297 US Highway 2 runs west-to-east from the city of Everett in Snohomish County, through a portion  
2298 of King County, over Stevens Pass into Chelan County, and eastward across Washington state.  
2299 US Highway 2 is designated as the Stevens Pass Greenway National Scenic Byway. For its  
2300 relatively short segment in King County, US Highway 2 provides access to the incorporated  
2301 Town of Skykomish, the rural communities of Baring and Grotto, several other small residential  
2302 areas, and the Stevens Pass Ski Area.

## 2303 Public Transportation Services

2304 Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide  
2305 mobility services in the Snoqualmie Valley/NE King County subarea.<sup>162</sup> The following identifies  
2306 mobility services that serve the subarea as of January 2024.<sup>163</sup>

### 2307 Snoqualmie Valley Transit:

2308 Since 2003, Snoqualmie Valley Transit has been providing fixed route, deviated fixed route, and

<sup>162</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 Indian Tribe, with occasionally other funding sources such as cities, assistance programs, and foundations.

<sup>163</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. Peak direction also varies by route. For North Bend and Snoqualmie peak direction is defined as toward Issaquah in the a.m. and toward North Bend in the p.m.



2309 door-to-door transportation service in the Snoqualmie Valley/NE King County subarea:

- 2310 • Snoqualmie Valley Shuttle (funded by Metro): weekday service every 90-100
- 2311 minutes; connects North Bend and Snoqualmie with Fall City, Carnation and Duvall.
- 2312 • North Bend-Snoqualmie Shuttle and Cedar Falls Loop Shuttle (partially funded by
- 2313 Metro): weekday service that connects North Bend with the communities of
- 2314 Snoqualmie and Riverbend and Wilderness Rim.
- 2315 • Duvall-Monroe Shuttle (partially funded by Metro): weekday service that connects the
- 2316 two cities closest to the King/Snohomish County border in Snoqualmie Valley is
- 2317 suspended until further notice due to driver shortages.
- 2318 • Door-to-Door (partially funded by Metro): Weekday service Monday-Friday from 6
- 2319 a.m. to 7 p.m.; schedule a ride at least 24-hours in advance; service area includes
- 2320 North Bend, Snoqualmie City, Preston, Carnation, Duvall, and Monroe
- 2321 • For more information: <https://svtbus.org/>

2322 Metro:

- 2323 • Route 208: service every 50-70 minutes in the peak direction, 120-130 minutes off-
- 2324 peak on the weekdays; and service every 120-130 minutes on Saturdays; connects
- 2325 North Bend and Snoqualmie with Issaquah.
- 2326 • Route 232: As of January 2024, this route is suspended. Previously, it provided
- 2327 service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes
- 2328 westbound in the p.m. peak on weekdays only; connects Duvall with Redmond
- 2329 Ridge, Redmond, and Bellevue.
- 2330 • Dial-a-Ride Transit Route 224: service every 90 minutes on weekdays only; connects
- 2331 Duvall with Redmond Ridge and Redmond.
- 2332 • Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project
- 2333 seeks to ease vehicle congestion, reduce safety hazards and expand access to
- 2334 hiking destinations along Interstate 90.

2335 Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide  
 2336 mobility services in the Snoqualmie Valley/NE King County subarea.<sup>164</sup> The following identifies  
 2337 mobility services that serve the subarea as of November 2022:<sup>165</sup>

- 2338 • ~~**Snoqualmie Valley Shuttle (operated by Snoqualmie Valley Transit):** service~~
- 2339 ~~every 90-100 minutes on weekdays only; connects North Bend and Snoqualmie with~~
- 2340 ~~Fall City and Duvall~~
- 2341 • ~~**Route 208 (operated by Metro):** service every 50-70 minutes in the peak, 120-130~~
- 2342 ~~minutes off-peak on the weekdays; and service every 120-130 minutes on~~
- 2343 ~~Saturdays; connects North Bend and Snoqualmie with Issaquah~~
- 2344 • ~~**Route 232 (operated by Metro):** service every 30-50 minutes eastbound in the a.m.~~
- 2345 ~~peak and every 30-50 minutes westbound in the p.m. peak on weekdays only;~~
- 2346 ~~connects Duvall with Redmond Ridge, Redmond, and Bellevue~~
- 2347 • ~~**Dial-a-Ride Transit Route 224 (operated by Metro):** service every 90 minutes on~~
- 2348 ~~weekdays only; connects Duvall with Redmond Ridge and Redmond~~

<sup>164</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>165</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.

- 2349 ● ~~Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project~~  
2350 ~~seeks to ease vehicle congestion, reduce safety hazards and expand access to~~  
2351 ~~hiking destinations along Interstate 90~~
- 2352 ● ~~Door-to-Door (operated by Snoqualmie Valley Transit): service Monday-Friday~~  
2353 ~~from 6 a.m. to 7 p.m.; schedule a ride at least 24 hours in advance; service area~~  
2354 ~~includes North Bend, Snoqualmie, Fall City, Preston, Carnation, Duvall, and Monroe~~

2355 ~~Since 2003, Snoqualmie Valley Transit has been providing both fixed route and door-to-door~~  
2356 ~~transportation service in the Snoqualmie Valley/NE King County subarea. Snoqualmie Valley~~  
2357 ~~Transit also operates a local shuttle loop, referred to as the Cedar Falls Loop, that connects~~  
2358 ~~North Bend with the communities of Riverbend and Wilderness Rim. However, as of the writing~~  
2359 ~~of this plan in 2023 the Cedar Falls Loop has been suspended due to a driver shortage.~~

## 2360 Community Priorities

2361 Residents shared their desire for increased active transportation infrastructure, such as bike  
2362 lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where  
2363 pedestrian traffic is high, such as around schools. State Route 202 is of particular importance as  
2364 this section of road borders an elementary and middle school. Residents stated they want safety  
2365 improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches.  
2366 Specifically, community members and other jurisdictions also expressed concern about traffic  
2367 safety issues for Snoqualmie Pass residents and visitors along the State Route 906 corridor.  
2368 Community members in the Fall City area also expressed concern about safety on State Route  
2369 202. State Route 202 was subject of a recent WSDOT corridor study; funding to implement its  
2370 recommendations is still pending.

2371 Some residents raised concerns about increased trash and drunk drivers and expressed  
2372 interest in anti-litter and anti-drunk driving campaigns. Residents raised concerns about  
2373 deterioration of area roadways from heavy truck traffic and traffic congestion caused from  
2374 recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking  
2375 areas such as Southeast Mt Si Road, Rattlesnake Lake (436th Avenue Southeast), and  
2376 Southeast Middle Fork Road. Traffic congestion along commuting routes is a concern stated by  
2377 residents as well, specifically in routes from the Lower Valley (Carnation and Duvall) to  
2378 Redmond on State Route 202 and Northeast 124th Street, and Northeast Woodinville Duvall  
2379 Road. Although the community indicated they want these improvements, some residents stated  
2380 concern about the cost and financial burden placed on residents for public improvements.

2381

2382 In addition to maintenance of roadways, residents have voiced concerns over the periodic  
2383 closure of certain roadways in Snoqualmie Valley/NE King County due to seasonal flooding and  
2384 occasional landslides that can cut off residents from the surrounding cities and impede  
2385 emergency services.

2386 Community members along US Highway 2 shared their desire for improved facilities along the  
2387 highway, including new restroom facilities to improve sanitation, and wayfinding signs to  
2388 encourage travelers to shop at local businesses.

2389 In terms of transit, the community voiced desires for additional transit service that is accessible  
2390 for all and can be safely used by a variety of populations including families, young adults, and  
2391 seniors people aged 62 years and older. Community members shared an interest in routes that  
2392 connect residents and employers in the south end of the Snoqualmie Valley/NE King County

2393 subarea with the communities lying south on SR 18, such as Maple Valley and Covington.  
 2394 Community members also stated an interest in increased connection to Snohomish County and  
 2395 to the future light rail in Redmond.

2396 The community requested assistance in resolving mobility challenges, such as barriers to transit  
 2397 for youth, ~~seniors~~people aged 62 years and older, and other customers with limited physical  
 2398 mobility and better access to health and human services in the area and in surrounding cities.

## 2399 Policies

2400  
 2401 ~~SVNE-21~~SVNE-25 Work with communities in the subarea on ~~right-sized~~ mobility solutions  
 2402 that meet and are appropriate for their needs, including mobility solutions  
 2403 connecting people aged 62 years and older, veterans, and people with  
 2404 disabilities to services, in alignment with rural levels of transit service as  
 2405 identified by the Metro Transit Service Guidelines and Metro Connects.  
 2406

2407 ~~SVNE-22~~SVNE-26 Support safety improvements to the State Route 906 corridor for  
 2408 Snoqualmie Pass residents and visitors through working with the Washington  
 2409 State Department of Transportation, Kittitas County, local businesses, and the  
 2410 community.  
 2411

2412 ~~SVNE-23~~SVNE-27 Encourage the Washington State Department of Transportation and  
 2413 the Federal Highway Administration to improve the comfort and usability for  
 2414 travelers on US Highway 2 through improved wayfinding and rest facilities.  
 2415

2416 ~~SVNE-24~~ Coordinate and work with Washington State Department of Transportation  
 2417 and ~~nearby~~ community members who use the SE Redmond-Fall City Road  
 2418 portion of State Route 202 on studying and implementing safety and active  
 2419 transportation improvements in that area that will favor safe and pleasant  
 2420 pedestrian and other active transportation links between Fall City businesses,  
 2421 the residential areas, and nearby parks and schools. ~~to the SE Redmond-Fall~~  
 2422 ~~City Road portion of State Route 202.~~  
 2423

## 2423 ~~SVNE-28~~

2424  
 2425 ~~SVNE-25~~SVNE-29 Require new sidewalks, or upgrades to sidewalks when needed, in the  
 2426 Fall City Business District along roads identified in Map 26 addressing gaps in  
 2427 existing sidewalk connectivity be constructed within the Fall City Business  
 2428 District Special District Overlay as part of permitting and development activity  
 2429 when a reasonable nexus exists.  
 2430

2431 ~~SVNE-30~~ Prohibit road connections between the City of Snoqualmie and the  
 2432 unincorporated county roads of 356th Avenue SE and Lake Alice Road SE,  
 2433 unless future analysis determines restricted emergency access is necessary  
 2434 for safety.  
 2435

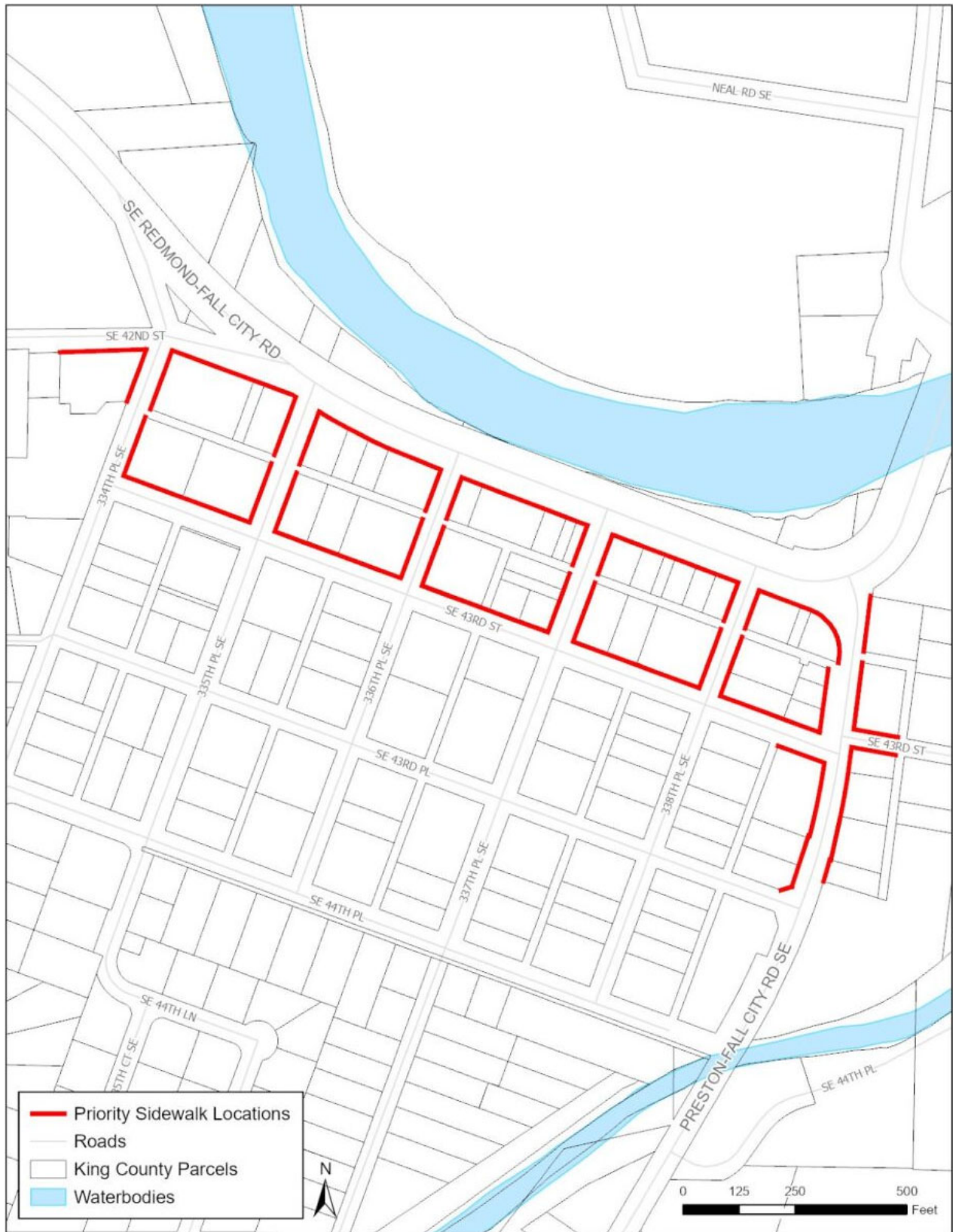
2436 ~~SVNE-31~~ Consider Preston-Fall City Road for designation as a historic or scenic  
 2437 corridor.  
 2438

2439 ~~SVNE-26~~SVNE-32 Explore alternatives to driving to Snoqualmie Pass, particularly in the  
 2440 winter, to reduce congestion, reduce safety hazards, and expand access to

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the Pass, by working with the Washington State, Kittitas County, local businesses, and the community.

2460 **MAP 26: MAP OF PRIORITY SIDEWALK LOCATIONS**



2461





Photo provided by the Snoqualmie Indian Tribe

2462  
2463

2464

## Chapter 9: Services and Utilities

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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>166</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 e~~Cities are the primary providers of services in the Urban Growth Area and may provide certain services to the neighboring rural areas.

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2477

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>167</sup> Facilities and services that primarily benefit rural populations are intended to be in cities ~~adjacent to rural areas or in~~ Rural Towns.

2478

2479

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

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<sup>166</sup> ~~Link to RCW 36.70a.020: Planning goals. (wa.gov)~~

<sup>167</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.~~

## 2480 Services

### 2481 Public School Districts

2482 The Snoqualmie Valley/NE King County subarea is served by three school districts. The  
 2483 Snoqualmie Valley School District covers the Upper Snoqualmie Valley from Snoqualmie Pass  
 2484 to between the city of Snoqualmie and Fall City. The Riverview School District covers the Lower  
 2485 Snoqualmie Valley, the areas surrounding Carnation, and Duvall. The Skykomish School District  
 2486 covers the areas surrounding Skykomish along Highway 2.

2487 The Snoqualmie Valley School District has six elementary schools, three middle schools, two  
 2488 high schools, and programs to support home-schooling, on-line learning and remote learning.  
 2489 The Riverview School District has three elementary schools, one middle school and one high  
 2490 school. In addition, it has a multi-age program and a learning center. The Skykomish School  
 2491 District has one school serving kindergarten through grade 12.

2492 The *Comprehensive Plan* generally does not allow new schools in the Rural Area. New schools  
 2493 primarily serving rural residents must be in neighboring cities or Rural Towns. New schools  
 2494 primarily serving urban residents must be located within the Urban Growth Area.

### 2495 Public Hospital Districts

2496 The subarea is served by two hospital districts. Public Hospital District No. 2 serves the city of  
 2497 Duvall and neighboring unincorporated areas, in addition to the cities of Kirkland, Redmond, and  
 2498 Monroe. ~~It does not have any facilities in the subarea.~~ Public Hospital District No. 4, known as  
 2499 the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend  
 2500 and the surrounding rural areas including Snoqualmie Pass. The district provides several clinics  
 2501 and one hospital in Snoqualmie.<sup>168</sup>

## 2502 Utilities

2503 Utilities include infrastructure and services that provide water, sewage treatment and disposal,  
 2504 solid waste disposal, energy, and telecommunications. Water and sewer system providers that  
 2505 serve unincorporated King County or convey wastewater to King County treatment facilities are  
 2506 required to have comprehensive plans consistent with the *Comprehensive Plan*.

## 2507 Water Supply

2508 The Valley cities and the Town of Skykomish have water utilities that provide services to  
 2509 unincorporated community members in the Urban Growth Area and rural areas adjacent to the  
 2510 cities. In addition, water is provided to rural community ~~members~~ by Fall City Water District,  
 2511 Sammamish Plateau Water and Sewer District, Snoqualmie Pass Utility District, Water District  
 2512 119, and Water District 123.

2513 Rural ~~community-communities~~ ~~members~~ that do not have wells may also receive service from  
 2514 private water companies and associations. There are numerous private water providers within  
 2515 the subarea, including, but not limited to, Ames Lake Water Association, River Bend  
 2516 Homeowners Association, Sallal Water Association, Spring Glen Association, Upper Preston  
 2517 Water Association, and the Wilderness Rim Association.

<sup>168</sup> Link to [About - Snoqualmie Valley Health Snoqualmie Valley Health \(snoqualmiehospital.org\)](https://www.snoqualmiehospital.org)

## 2519 Sewage Treatment and Disposal

2520 The cities of Duvall, North Bend, and Snoqualmie have their own local wastewater treatment  
 2521 plants. King County provides regional wastewater treatment services to the cities of Carnation,  
 2522 Issaquah, and Sammamish. Outside of the Urban Growth Area, the remainder of the subarea is  
 2523 unsewered except for the developed areas associated with Snoqualmie Pass and Stevens  
 2524 Pass. Snoqualmie Pass receives sewer service from the Snoqualmie Pass Utility District with  
 2525 treatment at a facility in Kittitas County. Stevens Pass Sewer District serves the immediate  
 2526 Stevens Pass area.

2527  
 2528 The business district of Fall City will be served by a large on-site sewage system to address  
 2529 long-standing wastewater management issues. Its capacity is limited to serving existing needs  
 2530 only within the existing commercial area of Fall City. ~~The Growth Management Act,  
 2531 Comprehensive Plan, and King County Code prohibit sewer service in Fall City.~~

## 2532 Solid Waste

2533 Garbage, recyclables, and organics collection in the subarea are provided by private companies  
 2534 operating under certificates issued by the Washington Utilities and Transportation Commission.  
 2535 ~~Some residents subscribe to this private curbside collection service and others self-haul their  
 2536 waste to the Factoria Recycling and Transfer Station, the Cedar Falls drop box, or the  
 2537 Skykomish drop box, all operated by King County Solid Waste Division.~~

2538 The Town of Skykomish provides garbage collection to some unincorporated areas but does not  
 2539 collect recyclables or organics. There is a drop box facility located in Skykomish; however,  
 2540 organics collection is not provided at the drop box.

2541 Some curbside garbage collection is provided at Snoqualmie Pass and a facility is provided for  
 2542 recyclables. Organics collection is not available at Snoqualmie Pass. Garbage from the subarea  
 2543 is disposed of at the County's Cedar Hills Regional Landfill.

## 2544 Energy

2545 Energy is provided by Puget Sound Energy, with Tanner Electric Cooperative providing service  
 2546 to customers in the Ames Lake area and greater North Bend and Snoqualmie communities.

## 2547 Telecommunications

2548 King County completed a Broadband Access Study in 2020.<sup>169</sup> The study identifies three zones  
 2549 as unserved by broadband service providers. All three zones are included in the subarea. The  
 2550 unserved zones cover areas along US Highway 2, Interstate 90, and pockets across the  
 2551 subarea.<sup>170</sup>

## 2552 Community Priorities

2553 When asked what services and utility investments were needed in the subarea, community  
 2554 members across the subarea expressed a need for better access to reliable internet service to  
 2555 help with digital connectivity. As noted, the subarea has gaps where reliable broadband services

<sup>169</sup> Link to [202002-Broadband-Access-Study.ashx \(kingcounty.gov\)](#)

<sup>170</sup> See 2020 Broadband Access Study Appendix A, Map 12 for the three unserved broadband zones

2556 are not available to households and businesses. Even where services are available, community  
2557 members stated that not all households can afford to pay for reliable or any internet services,  
2558 and that there is a need for “hotspots” across the subarea where community members can  
2559 access internet services at no cost. The community noted that the COVID-19 pandemic shined  
2560 a light on the need for reliable digital connectivity. This need is addressed in the Comprehensive  
2561 Plan.

2562 In areas with an influx of visitors for recreation, particularly in Snoqualmie Pass, community  
2563 members stated a desire to see related spikes in demand on services captured in planning for  
2564 the area. The Snoqualmie Pass community noted the small year-round population in their  
2565 community swells by thousands of people on weekends, placing a demand on services and  
2566 infrastructure such as electricity and emergency services that community members feel  
2567 disproportionately impacts them. Other parts of the subarea also attract weekend and seasonal  
2568 visitors, including Fall City, with people recreating on the Snoqualmie River in summer months.  
2569 Community members in these areas requested that adequate services be provided that support  
2570 periodic, regular large influxes of visitors.

2571 Throughout the subarea, beyond the areas that experience regular, periodic influxes of visitors,  
2572 the communities stated that it feels more could be done to support a resilient power grid. Many  
2573 community members complained of extended power outages and suggested more could be  
2574 done to avoid them, such as maintaining vegetation distances from power lines or burying  
2575 power lines.

2576 Most of the Fall City community stated that it did not want expansion of the on-site sewage  
2577 system that serves the business district and wants to keep residential densities low, where  
2578 homes can be served by septic systems. Other concerns shared regarding wastewater in Fall  
2579 City included whether on-site sewage systems in a new residential subdivision is appropriate for  
2580 the area.

2581 When asked about services and utilities, the communities around Skykomish asked for  
2582 improved access to solid waste services – particularly availability of dump sites – and availability  
2583 of facilities that reduce interference from wildlife.

2584 Some community members articulated a desire to improve local infrastructure and services to  
2585 support economic growth. Community members stated that existing roadways, internet services,  
2586 and sanitation infrastructure are struggling to handle the current population. Community  
2587 members called for making necessary maintenance, repairs, and upgrades before investing in  
2588 utility services for new residents, such as water supply, internet service, and garbage service.

## 2589 Policies

2590  
2591 ~~SVNE-27~~SVNE-33 Support ~~utiliti~~utilities' ~~providers'~~ efforts to maintain a reliable electrical  
2592 grid with redundant distribution networks in areas that have chronic power  
2593 outages.

2594  
2595 ~~SVNE-28~~SVNE-1 ~~The Fall City commercial on-site sewage system shall serve only the~~  
2596 ~~existing properties within the Fall City Business District Special District~~  
2597 ~~Overlay.~~

2598  
2599 ~~SVNE-7~~ ~~Work with internet service providers to increase access to reliable and affordable~~  
2600 ~~broadband services for community members in portions of the subarea identified as~~

2601 ~~unserved or underserved in King County's 2020 Broadband Access and Availability Study,~~  
2602 ~~or subsequent studies.~~  
2603 SVNE-34 The Fall City commercial on-site sewage system shall serve only the existing  
2604 properties within the Fall City Business District Special District Overlay.  
2605



2606  
2607



2608

## 2609 Chapter 10: Economic Development

2610 Agriculture and local businesses are the backbone of the rural economy and contribute to  
 2611 quality of life and vitality of the area. Snoqualmie Valley/NE King County retains its rural  
 2612 character with a large portion of the subarea focused on the resource-based economic activities  
 2613 of farming, forestry, and outdoor recreation. Efforts to improve the subarea’s economic vitality  
 2614 must carefully consider the impacts to its character now and in the future.

2615 The unincorporated area of the Snoqualmie Valley/NE King County subarea has three  
 2616 designated commercial areas providing employment, economic opportunities, goods and  
 2617 services, and recreation and entertainment. The commercial areas include:

- 2618 • Fall City Rural Town
- 2619 • Snoqualmie Pass Rural Town
- 2620 • Preston Industrial and Rural Neighborhood Commercial Center

2621 The Snoqualmie Tribal lands and the incorporated Valley cities of Carnation, Duvall, North  
 2622 Bend, and Snoqualmie each contain their own commercial areas, and are not covered by this  
 2623 Subarea Plan because they are either a sovereign nation, as is the case with the Snoqualmie  
 2624 Indian Tribe, or are incorporated into their own city government. However, due to the way some  
 2625 of the economic and employment information is collected and published, activities within those  
 2626 cities may sometimes be blended with the subarea data.

2627 Total employment in the subarea, not including the incorporated cities, is estimated to be about  
 2628 5,400 jobs.<sup>171</sup> Since 2000, employment in the unincorporated area of the subarea has grown by

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<sup>171</sup> Puget Sound Regional Council, based on 2020 US Census Bureau Data

2629 about 900 jobs, averaging a little less than 1 percent growth each year, slower than the  
 2630 countywide growth rate of 2.7 percent per year over the same period.

2631 Employment opportunities within the Snoqualmie Valley/NE King County subarea have a strong  
 2632 regional focus, as opposed to being nationally or internationally focused. The regional focus of  
 2633 the Snoqualmie Valley/NE King County employment picture is shown in Appendix A, which  
 2634 shows that nearly 50 percent of the residents of the subarea and the cities in the rural area  
 2635 commute to the incorporated cities of Seattle, Bellevue, Redmond, and Issaquah. The cities of  
 2636 Snoqualmie and North Bend, combined, supply about 9 percent of the area’s workers. Workers  
 2637 in Snoqualmie Valley/NE King County come from a large, dispersed area that includes the cities  
 2638 in King County, as well as Snohomish and Pierce Counties.

2639 **TABLE 6: PUGET SOUND REGIONAL COUNCIL COVERED EMPLOYMENT ESTIMATES: SNOQUALMIE**  
 2640 **VALLEY AREA\***

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

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

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

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

2641  
 2642  
 2643  
 2644  
 2645 Outdoor recreation and tourism are a major draw in the Snoqualmie Valley/NE King County  
 2646 subarea. The subarea contains two ski areas, several state parks, acres of public lands with  
 2647 primitive roads and trails, two federally designated wild and scenic rivers, and two federally  
 2648 designated wilderness areas. It is difficult to determine the economic advantage that this  
 2649 abundant outdoor recreation brings to the subarea and the County. According to residents,  
 2650 outdoor recreationalists, and land managers, who participated in community engagement for  
 2651 this plan, the demand for these resources has increased markedly in recent years and is  
 2652 expected to do so in the future. Many of these recreationalists contribute to the economy of the  
 2653 subarea through local commerce when they visit.

2654 **Agriculture and Forestry**

2655 The Snoqualmie Valley/NE King County subarea contains the 14,931-acre Snoqualmie River  
 2656 Agricultural Production District. Nearly 7,400 currently farmed acres are in the subarea as of  
 2657 2023. In 2023 there are also over 200 commercial farms, three dairies, several small-scale  
 2658 livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley

2659 Agricultural Production District.<sup>172</sup> Roughly 75 percent of agricultural business operators own  
 2660 their own land, with 25 percent leasing the land. Many of those leasing the land are beginning  
 2661 farmers and immigrant farmers, especially Hmong or Mien populations.<sup>173</sup>

2662 **TABLE 7: SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020**<sup>174</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

2663  
 2664 In 2014, King County began the Local Food Initiative to improve farmer connections to  
 2665 consumers and building a stronger farm-to-plate pipeline.<sup>175</sup> The program targets increasing  
 2666 acreages for food production, the number of new and beginning farmers in food production, and  
 2667 the demand for locally produced healthy foods, while reducing food waste and food  
 2668 insecurity.<sup>176</sup>

2669 The program has reported many local food economy gains in recent years countywide, including  
 2670 increasing:

- 2671 • Agricultural product sales by 17 percent between 2012 and 2017;<sup>177</sup>
- 2672 • Farm vendor sales by 10.5 percent between 2017 and 2018; and<sup>178</sup>
- 2673 • Farmer food sales direct to consumers by 76 percent between 2012 and 2017.<sup>179</sup>

2674 The program also provided support during the COVID-19 pandemic, including 22 grants to  
 2675 impacted farms and 27 grants to farmers markets.<sup>180</sup> The program ~~also~~ helped connect farmers  
 2676 to consumers through ~~there~~their internet, where 16 farmers enrolled in programs to support  
 2677 online sales. ~~and~~†The program also purchased food from 51 farms to support food banks and  
 2678 hunger relief.

2679 Much has been accomplished to assist farmers and the local food economy, both within the  
 2680 subarea and across King County. Local farms and farmers are a large economic resource and a  
 2681 core piece of the subarea's identity.<sup>181</sup>

2682 Over 86 percent of the subarea (756 square miles) is within the Forest Production District  
 2683 boundary, which spans nearly the entire eastern portion of King County and contains numerous  
 2684 private and public landowners. Many of the private landowners operate their land holdings for

<sup>172</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>173</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

<sup>174</sup> Data provided from Puget Sound Regional Council, March 28, 2023. Data on mining was requested but had to be suppressed.

<sup>175</sup> [Link to Local Food Initiative](#)

<sup>176</sup> [Link to Local Food Initiative, 2015 report](#)

<sup>177</sup> [Link to Local Food Initiative, 2020 Annual Report](#)

<sup>178</sup> [Link to Farm King County, "Data Center: Farm Economy"](#)

<sup>179</sup> [Link to Farm King County, "Data Center: Farm Economy"](#)

<sup>180</sup> [Link to Local Food Initiative, 2020 Annual Report](#)

<sup>181</sup> [Link to Snoqualmie Valley Agricultural Strategic Plan](#)

2685 active forest resource management purposes, which generates economic activity through timber  
 2686 harvesting. According to the Washington State Department of Natural Resources, between  
 2687 2017 and 2022 there were over 300 Forest ~~Product Practice~~ Applications permits issued in the  
 2688 subarea on an estimated 15,700 acres. The total reported volume of timber harvested over this  
 2689 time in the subarea was over 300 million board feet.

## 2690 Snoqualmie ~~Indian~~ -Tribe

2691 The Snoqualmie ~~Indian~~ Tribe is an economically significant sovereign government within the  
 2692 subarea, benefitting the local economy beyond its reservation borders. For example, in 2015 the  
 2693 Snoqualmie Casino employed 1,568 workers, 95 percent of whom were non-Indian tribe  
 2694 members, totaling \$65.5 million in total employee compensation.<sup>182</sup> The Snoqualmie Tobacco  
 2695 Company and Liquor Store paid almost \$1 million in total employee compensation in 2015 as  
 2696 well. These businesses and the tribal government created a total of 1,760 jobs, making the  
 2697 Snoqualmie ~~Indian~~ Tribe one of the largest employers in the subarea. In addition to benefitting  
 2698 local employment, the Snoqualmie ~~Indian~~ Tribe uses some of its proceeds to benefit local non-  
 2699 profits, including organizations that support health, youth and family, the environment, the arts,  
 2700 and public broadcasting. Through the Snoqualmie ~~Indian~~ Tribe's economic activities and  
 2701 contributions to community organizations, it has a significant impact on the local economy and  
 2702 culture in the subarea.

## 2703 Fall City and Snoqualmie Pass Rural Towns

2704 The Snoqualmie Valley/NE King County subarea includes two Rural Towns, Fall City and  
 2705 Snoqualmie Pass. Each Rural Town contains a small commercial area. Fall City's commercial  
 2706 area contains several local businesses consisting of restaurants, personal services, medical and  
 2707 professional offices, a grocery store, retail establishments, automotive repair shops, gas  
 2708 stations, and a hotel. The Snoqualmie Pass commercial area contains two of the base areas of  
 2709 the Summit at Snoqualmie Ski Area, a market and café, a retail store focused on outdoor  
 2710 apparel and gear, and some professional office space.

## 2711 Preston Industrial and Neighborhood Business Centers

2712 ~~Located on the edge of the community of Preston, in the southwestern corner of the subarea,~~  
 2713 ~~†~~The Preston Industrial area contains the 129-acre Preston Industrial Park. The industrial park  
 2714 contains several warehousing and distribution businesses, automotive repair shops, retail  
 2715 establishments, children's activity businesses, professional and medical offices, and a  
 2716 landscaping supply company. Adjacent to the industrial park, two neighborhood commercial  
 2717 areas support restaurants, a gas station, retail store, a private school, and landscape design  
 2718 firm.

## 2719 Community Priorities

2720 Residents of the Snoqualmie Valley/NE King County subarea voiced a desire to see the  
 2721 resource-based economies of the subarea preserved and protected. Residents and farmers  
 2722 stated they support expanding markets or other promotional opportunities within the subarea for  
 2723 locally grown products. Many residents stated they feel agriculture is part of what makes the  
 2724 Snoqualmie Valley unique and suggested the community focus on supporting agriculture.

<sup>182</sup> Link to [Economic Impact of the Snoqualmie Indian Tribe](#)



2725 Another stated concern is increasing the resilience of local growers to the changes posed by  
2726 extreme weather.

2727 Community members expressed a desire to see local business thrive and existing commercial  
2728 areas retain their rural scale. Residents shared that they wanted economic growth to come from  
2729 within and wanted to see support for existing businesses and workers prioritized over large  
2730 corporations and franchises.

2731 For Snoqualmie Valley/NE King County to realize its vision for a strong and vibrant community,  
2732 residents articulated that they want to encourage tourism-based economic activity, if it maintains  
2733 the rural character of the subarea, doesn't create a tourism-reliant economy, and protects the  
2734 valuable natural resources of the area. The community shared mixed feelings on the benefits  
2735 and risks of agritourism, noting the potential for growth while acknowledging the instability of the  
2736 tourism industry.

## 2737 Policies

2738  
2739 **SVNE-29SVNE-35** Support local businesses that are unique to Snoqualmie Valley/NE  
2740 King County, including those that provide economic vitality and tourism,  
2741 through such actions as technical assistance, marketing, visibility, small  
2742 business grants, and art/culture/heritage/science support.

2743  
2744 **SVNE-30SVNE-36** Support outdoor recreation, agritourism, and environmentally  
2745 sustainable eeo tourism that encourages local employment and protects the  
2746 environment, natural resources, and working resource lands at the highest  
2747 standards of sustainability, by partnering with Indian tribes, land management  
2748 agencies, cities-Cities in the Rural Area, community-based associations, and  
2749 area residents, and by seeking to determine and take reasonable measures to  
2750 meet the highest standards of sustainability in ecotourismfarmers.

2751  
2752 **SVNE-34SVNE-37** Support the experience of visitors at Snoqualmie Pass by encouraging  
2753 additional facilities and services such as recreation, dining, educational  
2754 experiences, and parking support, while balancing environmental protection,  
2755 inthrough coordination with Kittitas County, Washington State Department of  
2756 Transportation, the ski area, land management agencies, and community-  
2757 based organizations, while balancing environmental protection.

2758  
2759 **SVNE-32SVNE-38** Focus non-resource economic uses in the existing commercial areas  
2760 in Fall City, Snoqualmie Pass, Preston Rural Neighborhood Commercial  
2761 Center, Preston Industrial Area, Baring, and Timberlane Village and in the  
2762 existing Preston Industrial Area, serving the local rural communities at a size  
2763 and scale appropriate for the rural area.

2764  
2765 **SVNE-33SVNE-39** Support the economic viability of farms in the Snoqualmie Valley  
2766 Agricultural Production District with appropriately scaled agritourism, through  
2767 the support of strategies such as farmers markets, farm stays, farm stands,  
2768 additional retail opportunities for the sale of locally grown and or produced  
2769 farm products, and marketing of the Valley as an environmentally sustainable  
2770 agritourism destination.  
2771



2772 **SVNE-40** Support the Fall City community in diversifying its local economy as an  
2773 agritourism hub for products created and or grown in the Snoqualmie Valley  
2774 Agricultural Production District.

2775  
2776 **SVNE-34** Consider the movement of freight from agriculture and forest-based industries  
2777 within the subarea in planning, to ensure the viability of  
2778 those industries.  
2779



2780

## 2781 Chapter 11: Subarea Plan Implementation

2782

2783 ~~Upon adoption by the King County Council, this Subarea Plan will be implemented by the King~~  
 2784 ~~County Executive. Implementation of the Subarea Plan includes concurrent, near term, and~~  
 2785 ~~ongoing means the County will act actions the County will take to fulfill the community's vision~~  
 2786 ~~and the policies contained within this Subarea Plan. This chapter describes some of these~~  
 2787 ~~actions. Several near-term actions are included in the proposed Ordinance that, would adopt the~~  
 2788 ~~Subarea Plan. Other actions are happening concurrent with plan adoption which are described~~  
 2789 ~~in this chapter.~~

2790 Categories of near-term actions are summarized in the list below.

- 2791 • *Land Use and Zoning Map amendments* and changes to development conditions for  
 2792 certain properties to better align with the community's vision and County policy.
- 2793 • *Transportation* analyses are happening now to address needs identified by community  
 2794 members.
- 2795 • ~~*Economic Development* policies are a key component of the plan and are part of the~~  
 2796 ~~County's ongoing work program.~~
- 2797 • The updated *Community Needs List* will be ~~transmitted to the Council concurrently with~~  
 2798 ~~the Executive proposed adopted with the 2025~~ budget ~~in the fall of 2024.~~
- 2799 • ~~*Performance Measures* help the County monitor implementation of the Subarea Plan~~  
 2800 ~~over time.~~

2801 The County is committed to realizing the community's vision to the greatest extent possible.  
 2802 This commitment requires ongoing discussion and cooperation between the community and ~~the~~

2803 County and to update and refine priorities. Some of this discussion and work will occur through  
2804 future County budgeting processes, and some of this will be initiated by departments as they  
2805 implement projects.

## 2806 Land Use and Zoning Map Amendments

2807

2808 To implement the land use-specific policies contained within this Subarea Plan, a series of  
2809 amendments to the County's Land Use and Zoning Maps will be adopted by the County.  
2810 Development conditions that apply to parcels in the subarea are also updated. Development  
2811 conditions are regulations that apply to permitted development on specific properties. Examples  
2812 of development conditions include standards for allowable activities or densities, design  
2813 standards and permit process requirements. Following is a description of proposed zoning and  
2814 land use amendments.

### 2815 Fall City Residential Development Condition

2816 The County is establishing ~~a property-specific development condition in the development~~  
2817 ~~regulations for the residential portion~~ Fall City Rural Town to maintain the predominant  
2818 development pattern, and to ensure new development is consistent with existing rural levels of  
2819 service in Fall City's residential areas. This development condition change addresses density  
2820 and dimension standards, and open space requirements, ~~and suggests exploring tree retention~~  
2821 ~~requirements~~. This change follows a 2023, ~~County imposed a~~ moratorium on new subdivisions  
2822 within the residential areas of the Fall City Rural Town. The moratorium Ordinance directed the  
2823 Executive to study the existing land use regulations and provide recommendations as  
2824 necessary, for additional regulations to support Fall City's rural character. The County also  
2825 adopted interim development conditions in 2023 for this area. Those expired concurrent with  
2826 adoption of this Plan.

### 2827 Fall City Business District Overlay Revised Development Condition

2828 The Fall City special overlay district development condition was updated to be consistent with  
2829 the community's vision for character of the Fall City business district and the ongoing operation  
2830 and maintenance of the new wastewater system. ~~In 2012, the County adopted a special district~~  
2831 ~~overlay for Fall City Business District to maintain the existing land uses in the commercial area~~  
2832 ~~of the Fall City Rural Town until an alternative wastewater system was in place. Construction of~~  
2833 ~~the large on-site sewage system is projected to be complete in 2024.~~

### 2834 Snoqualmie Pass Rural Town Development Conditions

2835 *Landscape Buffer Enhancements:* One existing development condition, dating from 1997,  
2836 applies to several community business-zoned parcels south of Interstate 90. It specifies a  
2837 landscape buffer of 25 feet along the highway to screen the view of potential commercial and  
2838 mixed-use development. This older development condition is removed and replaced with a new  
2839 development condition providing a wider, 100-foot landscape buffer area and more detail on the  
2840 type and amount of vegetation required to be installed in the required buffer.

2841 *Housing Demonstration Program Amendments:* The Alternative Housing Demonstration Project  
2842 (K.C.C. Section 21A.55.155) was adopted in 2020. This plan will amend that Code section  
2843 adding a portion of the Snoqualmie Pass Rural Town south of Interstate 90 to the

2844 Demonstration Project. This is done to encourage workforce housing for seasonal workers in  
2845 support of the recreational economy. This amendment also removed the Alternative Housing  
2846 Demonstration Project from portions of both the North Highline and the Vashon-Maury Island  
2847 subareas.

## 2848 Preston Land Use and Development Conditions

2849 The community of Preston, located along the Raging River at the base of Mitchell Hill, contains  
2850 an industrial area, a residential area, two King County parks, and the Preston Regional Trail.  
2851 This Subarea Plan consolidates three previously existing development conditions into one  
2852 development condition:

- 2853 • Development standards for the *industrial area* are consolidated into a single  
2854 development condition. This ensures consistency with King County’s regulations, making  
2855 it easier for the public, business owners, and the County to understand and implement  
2856 the development condition.
- 2857 • The land use designation of Preston’s *residential area* is amended from “Residential  
2858 Neighborhood Commercial Center” to “Rural Area” to ensure the long-term protection of  
2859 the community’s rural, residential character.
- 2860 • Two development conditions applicable to the former *Preston Mill site* and adjacent retail  
2861 parcels are removed and replaced by a land use designation and zoning that support the  
2862 development of a future park at the former mill site and continued commercial use along  
2863 Preston Fall City Road Southeast

## 2864 Open Space System Expansion

2865 Certain parcels in the subarea are redesignated from their current land use designation of  
2866 “Rural Area” or “Agriculture” to “King County Open Space System” to make clear the long term  
2867 intended use of these properties and to ensure they will be managed consistent with the goals  
2868 in King County Open Space Plan. County Department of Natural Resources and Parks acquires  
2869 land for inclusion in the King County Park and Open Space System as acquisition opportunities  
2870 arise. These parcels are located throughout the subarea, often adjacent to other large open  
2871 spaces or regional trail corridors, such as Grand Ridge Park or the Snoqualmie Valley Trail, for  
2872 example.

## 2873 Other Parks and Wilderness Land Use Designation Expansion

2874 The Subarea Plan redesignates certain parcels to “Other Parks and Wilderness”. Over time  
2875 public agencies such as the Washington State Department of Natural Resources, Washington  
2876 State Parks, and Washington State Fish and Wildlife, acquired lands within the subarea to  
2877 further the agencies’ respective missions. The new designation ensures that their long term  
2878 intended use is correctly designated in the *Comprehensive Plan*.

## 2879 Raging River Quarry Development Condition

2880 The Raging River Quarry is located along Preston Fall City Road Southeast. The quarry’s  
2881 development condition was amended to apply to only the northern parcel and to update the  
2882 terminology in the development condition. The southern parcel, acquired by King County



2883 Department of Natural Resources and Parks in 2020, was redesignated to be a part of the King  
2884 County Open Space System.

### 2885 Snoqualmie Mill Development Condition

2886 The Snoqualmie Mill site, which was a functioning mill from the early 1900s until 2003, has  
2887 largely been annexed into the city of Snoqualmie. The development agreement meant to ensure  
2888 coordinated planning of the former mill site was removed from the affected parcels and repealed  
2889 from the zoning map. Two parcels located inside of the Urban Growth Area were redesignated  
2890 to Urban Reserve to indicate their eventual annexation into the city of Snoqualmie.

### 2891 Repeal of Development Conditions

2892 Several development conditions and zoning overlays in the subarea have been in place since  
2893 the mid-1990s. Seven of the development conditions and overlays were applied to parcels that  
2894 have been annexed into one of the incorporated cities bordering the subarea. King County no  
2895 longer has jurisdiction over these parcels, so these development conditions and overlays were  
2896 removed from the zoning atlas.

### 2897 Transportation

#### 2898 Snoqualmie Valley Two-Dimensional Flooding Model Study

2899 The King County Water and Land Resources Division is developing a sophisticated two-  
2900 dimensional hydraulic model of the lower Snoqualmie Valley to better understand flooding  
2901 patterns and effects, with a focus on road closures that isolate valley residents. The model will  
2902 help the County to understand the potential effects of climate change on flooding in the valley  
2903 and better plan future infrastructure projects. The effort is expected to be finalized by the end of  
2904 2024~~3~~.

#### 2905 Snoqualmie Valley Major Flood Mitigation Study

2906 The Road Services Division received funds from the King County Flood Control District to study  
2907 the feasibility of improvements that would maintain access to Valley cities during Snoqualmie  
2908 Valley flood events. The technical analysis will focus on major county roads and is expected to  
2909 be complete in 2024.

#### 2910 332nd Ave SE Corridor Traffic Safety Study

2911 The Road Services Division received funds to conduct a pedestrian safety study in Fall City in  
2912 2022. This study will identify potential pedestrian improvements for the town's two arterial  
2913 county road corridors: 332nd Avenue Southeast from Southeast Redmond Fall City Road (State  
2914 Route 202), and Preston-Fall City Road Southeast from Southeast 44th Place to Southeast  
2915 Redmond Fall City Road (State Route 202). Study tasks will include traffic data collection for  
2916 motorized and nonmotorized usage of the arterial corridors and the feeder side streets; a limited  
2917 field survey; an inventory of existing drainage infrastructure; a review of existing roadway  
2918 illumination; and planning level review of right-of-way needs and constraints.

### 2919 Economic Development

2920



2921 Chapter 10 of this Subarea Plan contains policies related to economic development in the  
 2922 subarea, including support for locally owned businesses and outdoor recreation and tourism that  
 2923 encourages local employment and environmental and resource protection. Community  
 2924 members call for a balance between recreation-related economic development and resource  
 2925 protection.

2926  
 2927 The County will continue to work with the community on strategies to best achieve the policies  
 2928 referenced in this plan. This may include support for businesses with technical assistance,  
 2929 consideration of ways that agritourism can support agriculture, and continued collaboration with  
 2930 the cities in the Rural Area, Kittitas County, community-based organizations, and other public  
 2931 agencies.

## 2932 Community Needs List and Budgeting

2933

2934 Community Needs Lists identify programs, services, or capital improvements that respond to  
 2935 community-identified needs. Within the Snoqualmie Valley/NE King County Community Service  
 2936 Area, community needs span many topics. Community members identified their highest  
 2937 priorities for the subarea, including topics such as: affordable housing, bike lanes, code  
 2938 enforcement, drainage improvements, early childhood education, economic development,  
 2939 parks, sidewalks, traffic calming, and workforce development.

2940 Community Needs List process begins with community-generated requests provided to the  
 2941 County through surveys and workshops with community members. Once the initial list of  
 2942 requests is developed and provided to County departments, departments assess the eligibility of  
 2943 each request to determine if it is a service the County can provide.<sup>183</sup> The County then works  
 2944 with community members to prioritize eligible requests as high, medium, or low categories. The  
 2945 prioritized list is next shared with King County Councilmembers and staff for review and input to  
 2946 finalize. The final list is then shared with departments, which use the lists as input for developing  
 2947 departmental budget requests. Finally, the proposed Community Needs List, which includes the  
 2948 community prioritized eligible requests, responsible agency, and potential timeline for  
 2949 completion, is transmitted to the King County Council with each subarea plan and with each  
 2950 biennial budget. The Snoqualmie Valley/NE King County Community Needs List was  
 2951 transmitted to the Council with the County's ~~2023/2024 biennial~~2025 budget.<sup>184</sup>

## 2952 Performance Measures

2953

2954 Tracking progress on the County's implementation of the Subarea Plan through performance  
 2955 measures provides accountability to the subarea's residents and communities. The most useful  
 2956 measures are clear, quantifiable, and comparable over time to better track outcomes.

2957 A total of 10 performance measures are established for this subarea. Five measures were  
 2958 established specific to the Community Service Area and based on the community vision  
 2959 statement and guiding principles. Five standardized measures apply to all rural unincorporated  
 2960 areas as guided by the *Comprehensive Plan*, supporting the comparison of Snoqualmie  
 2961 Valley/NE King County metrics with other rural unincorporated areas of King County.

<sup>183</sup> ~~Link to King County Code Title 2 (2.16.055.C.1 and 2)~~

<sup>184</sup> ~~Link to King County File #: 2022-0376~~

2962 The Department of Local Services will review and report on these performance measures every  
 2963 two years following the Subarea Plan’s adoption.<sup>185</sup> Although these measures will be tracked to  
 2964 show change over time, measures may be refined in the future to better track the desired  
 2965 outcomes of the Subarea Plan. Where possible, the measures will be disaggregated by race  
 2966 and ethnicity to measure how conditions may vary for different populations.

2967 **Standardized Rural Unincorporated Performance Measures**

2968 The following measures will be tracked at the subarea level to provide a numeric-based  
 2969 snapshot, tracked over time, of the performance of the Subarea Plan.

2970 **TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES**

Performance Measure	Data
<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>
<u>Ensure residents and businesses have adequate access to broadband internet service</u>	<ul style="list-style-type: none"> <li>• <u>Number and percent of households with broadband service</u></li> <li>• <u>Number and percent of households that are unserved or underserved with broadband service</u></li> </ul>

2971

2972 **Snoqualmie Valley/NE King County-Specific Measures**

2973 To supplement the rural unincorporated measures, the following measures will be tracked to  
 2974 evaluate progress made toward implementing the community priorities in the Subarea Plan.

<sup>185</sup> [Link to King County Code Title 2 \(2.16.055.C.3.e\)](#)

2975

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

Performance Measure	Data
<p><b>Support the Snoqualmie Valley agricultural cluster</b></p>	<ul style="list-style-type: none"> <li>• <u>Percent of Land Conservation Initiative farmland acreage goal in the Snoqualmie APD protected by Farmland Protection Program easement</u></li> <li>• <u>Report on programs, projects, or actions taken to support the Snoqualmie Valley agricultural community and food system</u><u>Percent of Snoqualmie APD in active farming</u></li> <li>• <u>Number of beginning farmers and farmers from historically disinvested groups farming on King County land</u></li> </ul>
<p><b>Protect riparian <del>corridors</del> <u>areas</u> and increase resiliency from flooding</b></p>	<ul style="list-style-type: none"> <li>• <u>Linear feet and acreage of restored riparian habitat within the King County portion of WRIA 7</u></li> <li>• <u>Number and duration of road closures during flood events</u><u>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</u></li> </ul>
	<ul style="list-style-type: none"> <li>• <u>Report on actions taken or projects designed to increase digital access</u></li> </ul>
<p><b>Increase access to opportunities and amenities (programs, services, investments, including mobility adds)</b></p>	<ul style="list-style-type: none"> <li>• <u>Status of transportation studies identified in Chapter 11 (not started, in progress, complete) and of collaboration efforts with WSDOT on issues identified in Transportation Policies (no coordination, in progress, complete)</u></li> <li>• <u>Ridership on fixed-route transit and flexible transit services</u></li> <li>• <u>Percent of new development within Fall City Business District Special District Overlay required to construct sidewalks</u><u>Report on investments, improvements, and County programs that support access to opportunities and amenities, with measures of effectiveness where available</u></li> </ul>
<p><b>Promote community vitality and economic vitality and condition of Rural Towns and communities</b></p>	<ul style="list-style-type: none"> <li>• <u>Annal permits issued for new construction or change of use for businesses</u><u>Number of business licenses issued by industry and type</u></li> <li>• <u>Permits issued for new businesses in Fall City and Snoqualmie Pass Rural Towns</u><u>Report on investments in economic development in the subarea</u></li> </ul>

2976

2977 **Appendix A: Tables and Maps**

2978 Shown below is data, charts, and maps that supported the development of the Subarea Plan.<sup>186</sup>

2979 **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>187</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%

2980 \*May not total 100% due to rounding.

2981

<sup>186</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>187</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.

2982 **TABLE 11: ZONING CLASSIFICATIONS**

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

2983 \*May not total 100% due to rounding.

2984

2985



2986 **TABLE 12: POTENTIAL ANNEXATION AREAS**

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

2987

2988 **TABLE 13: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE**  
 2989 **VALLEY/NE KING COUNTY<sup>188, 189</sup>**

Unincorporated Place	Total Units	Income-restricted units: 0-30 percent AMI <sup>190</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

2990

<sup>188</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>189</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>190</sup> AMI stands for Area Median Income, which is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. Housing and Urban Development refers to the figure as median family income, based on a four-person adjusted for household size.

2991  
2992

**TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREAS IN SNOQUALMIE VALLEY/NE KING COUNTY<sup>191</sup>**

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

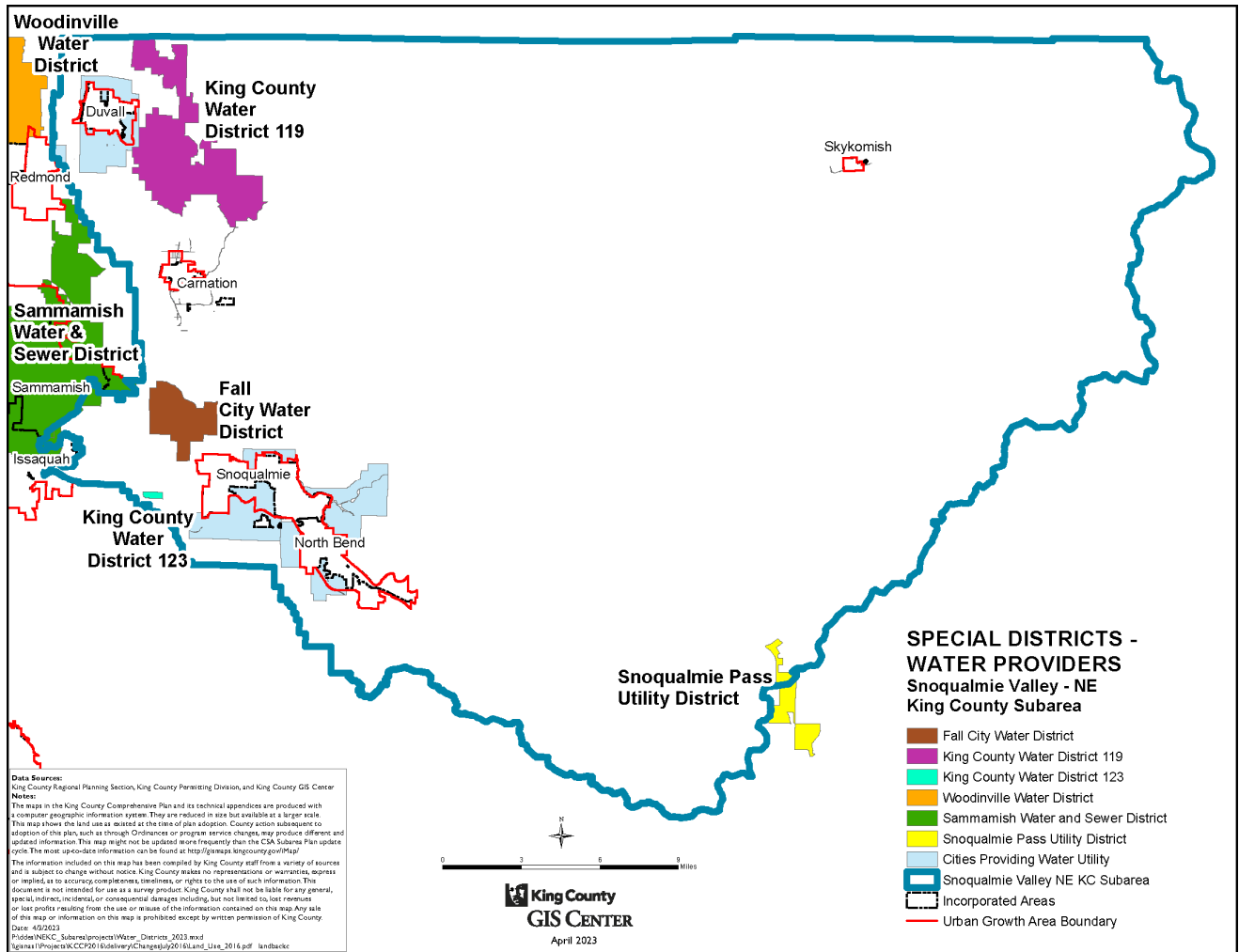
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<sup>191</sup> [Link to King County Income-restricted Housing Database](#)

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.

2994

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

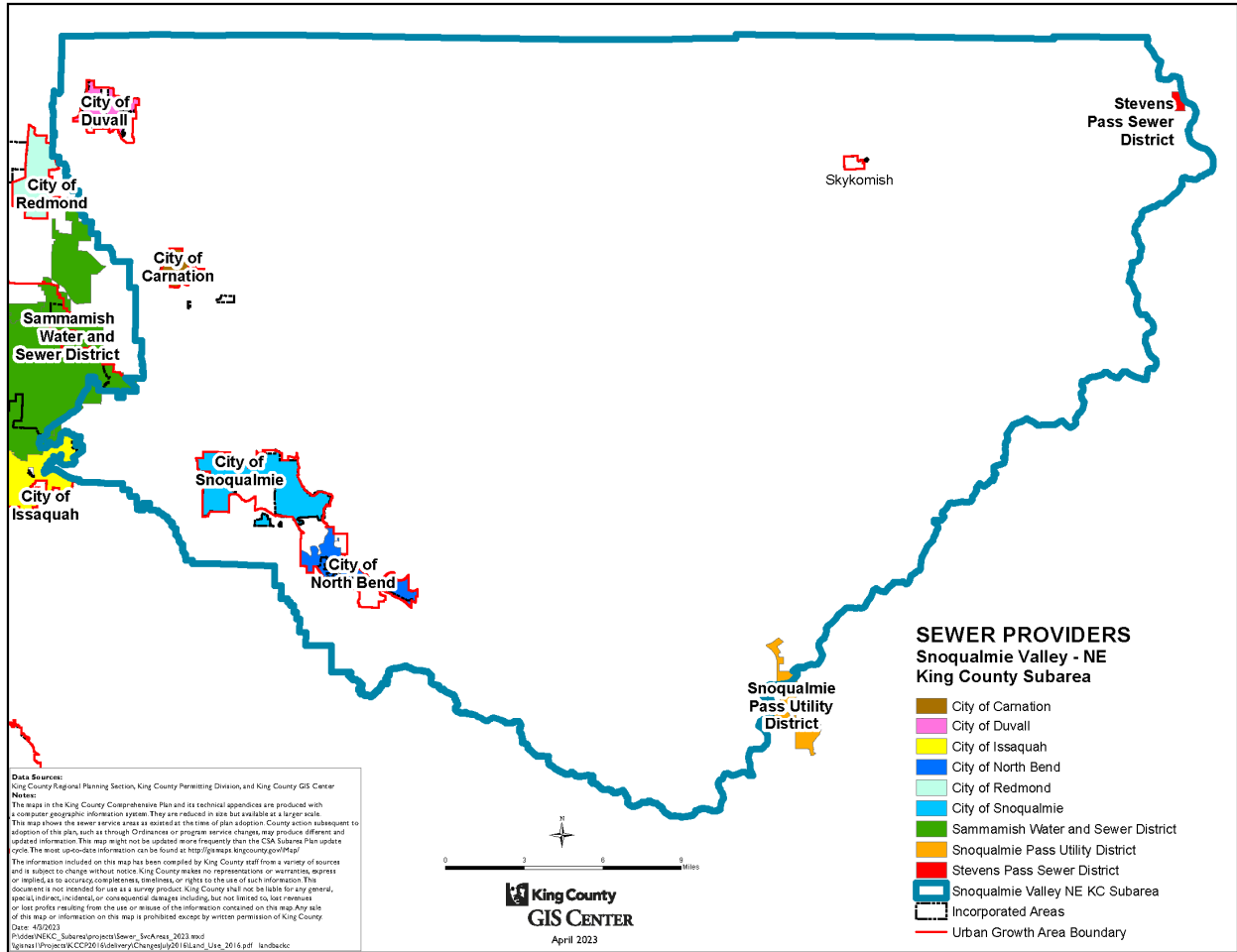


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### MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS

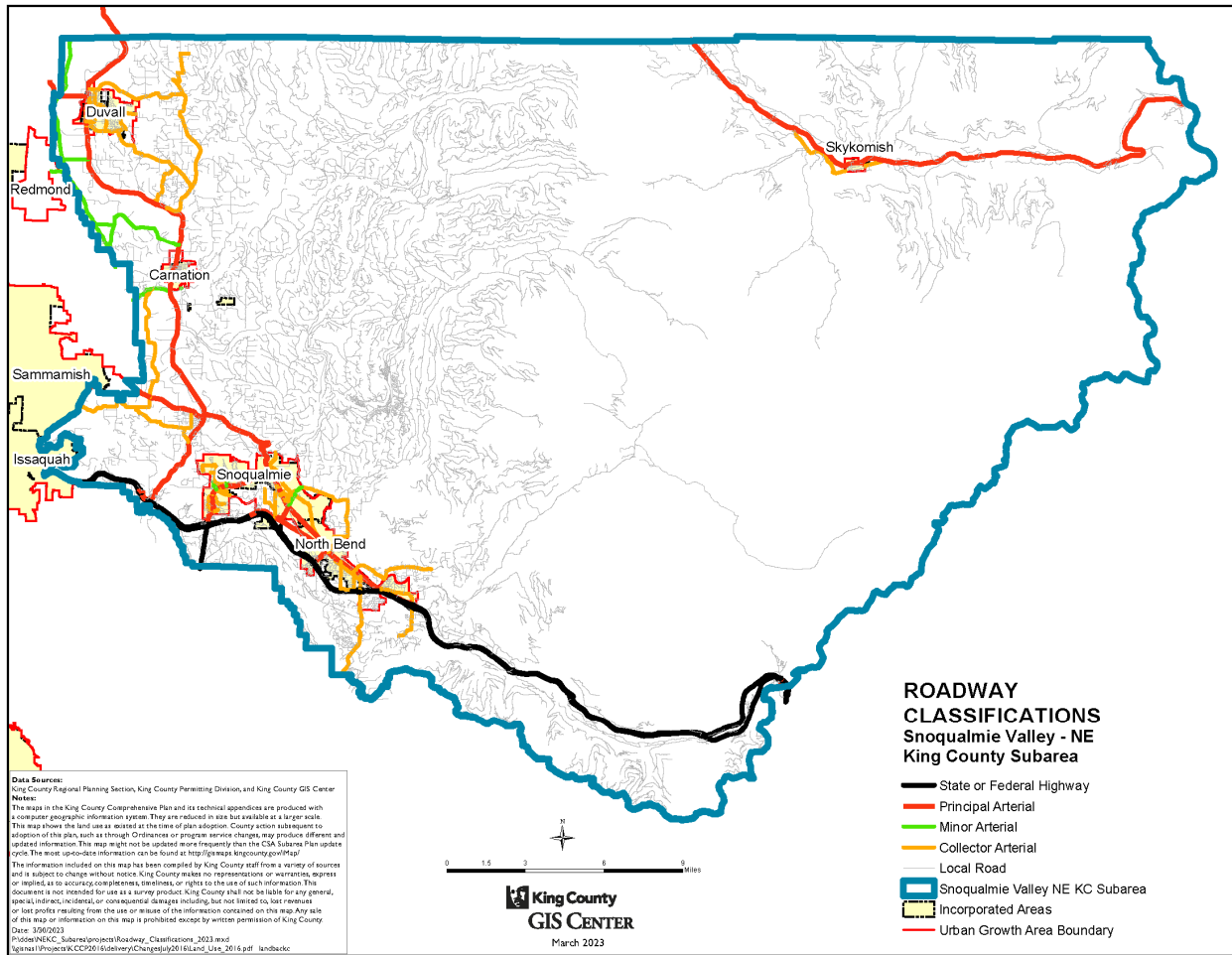


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### MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS

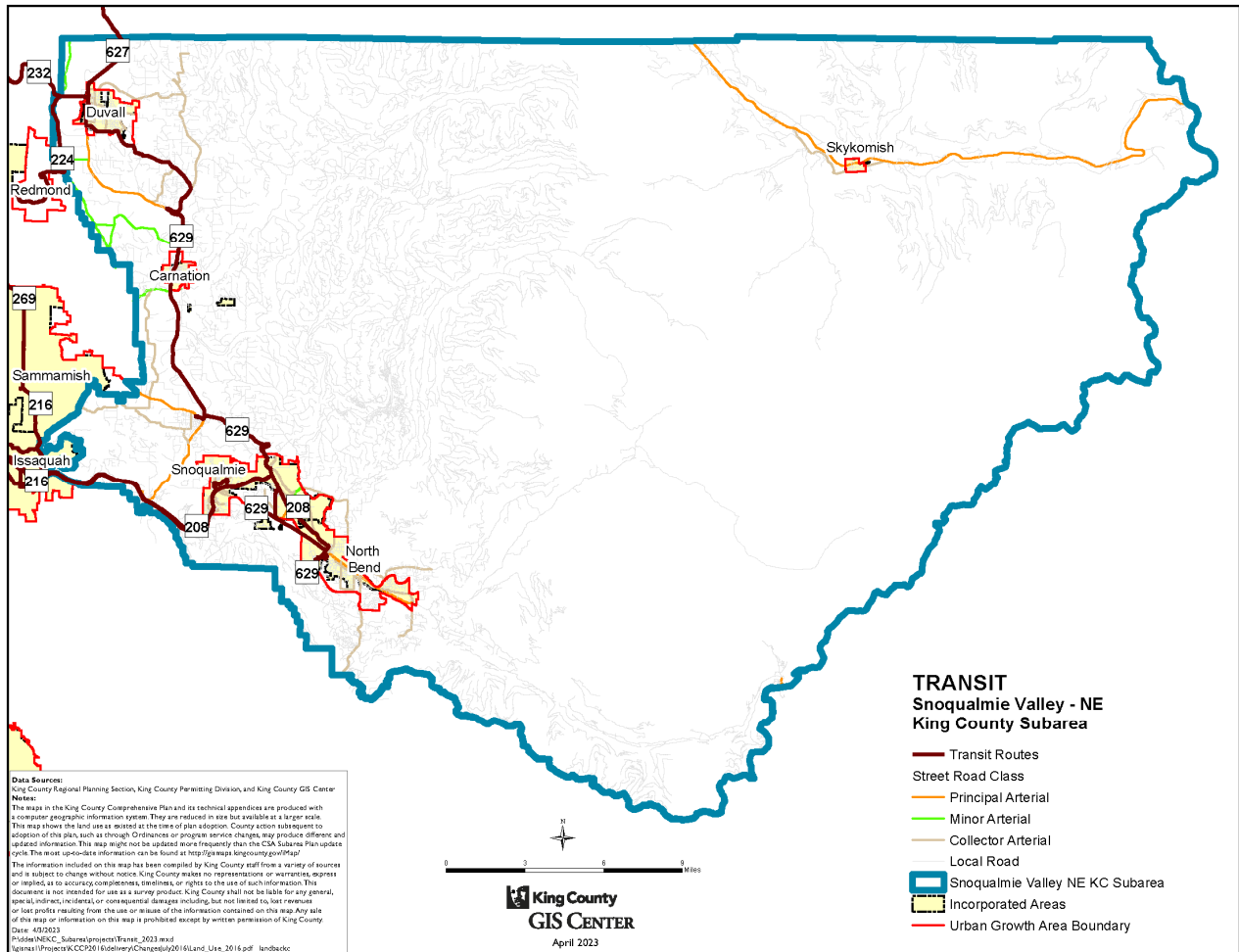


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3003 MAP 30: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE

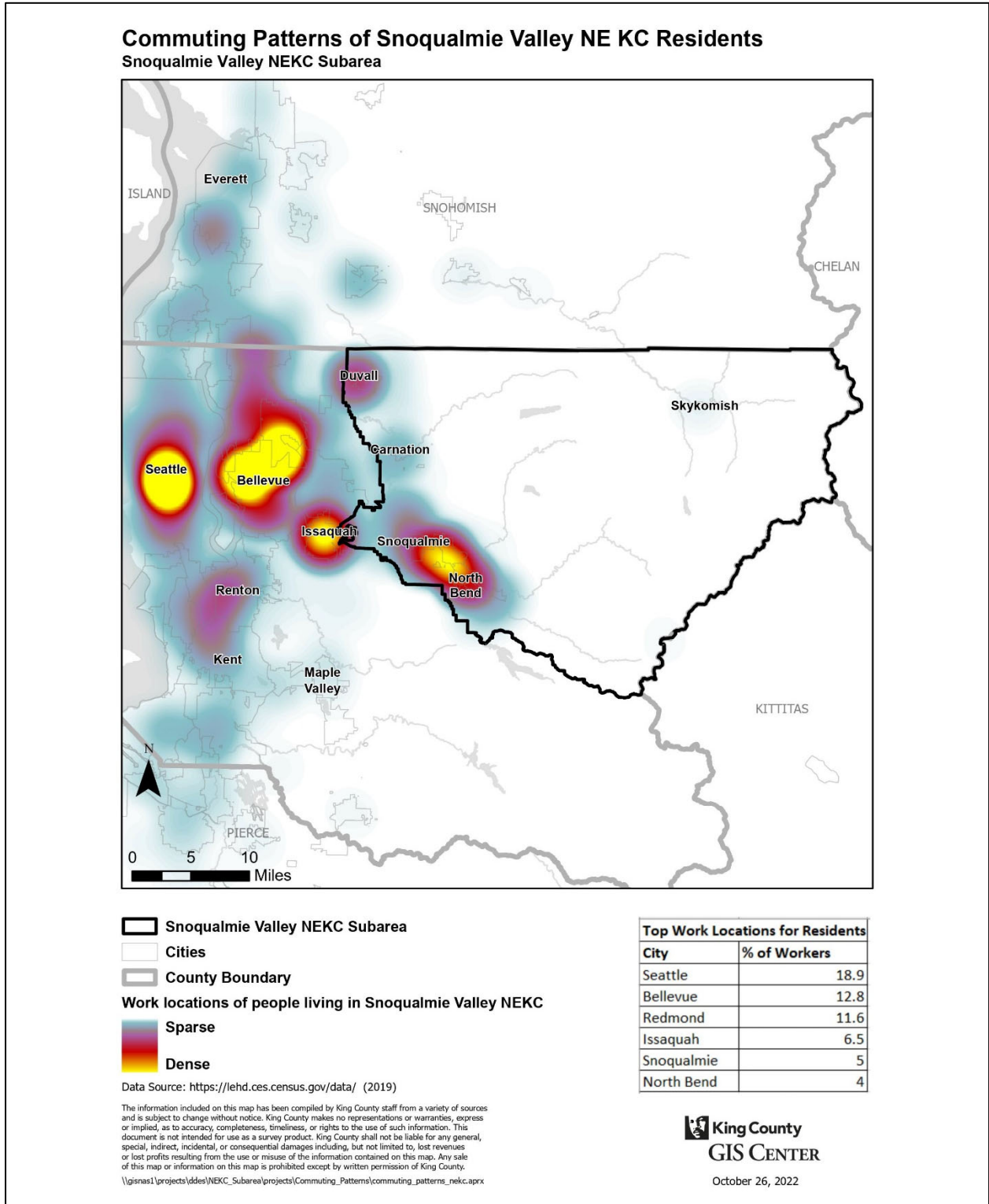


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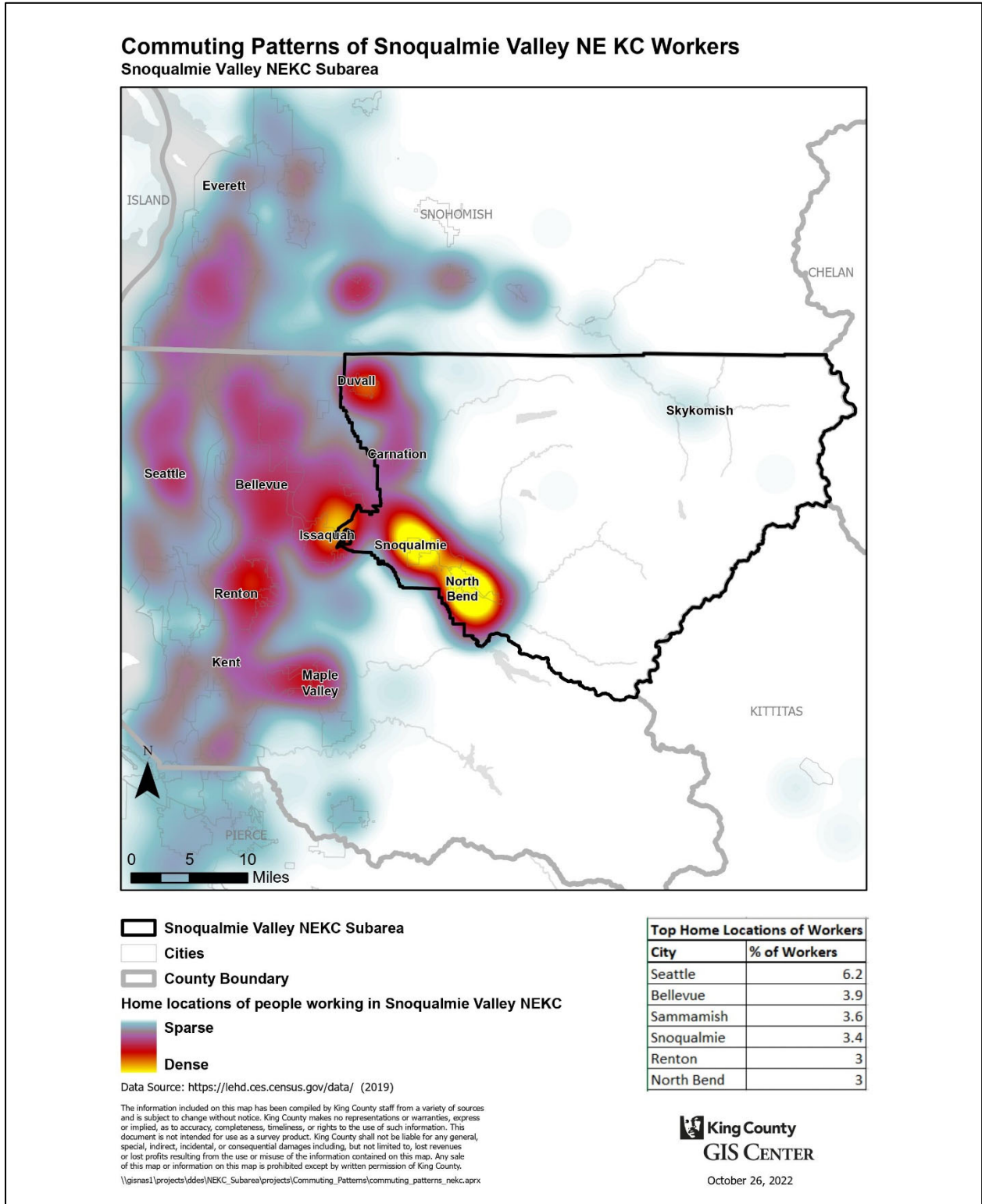
MAP 31: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS



3007

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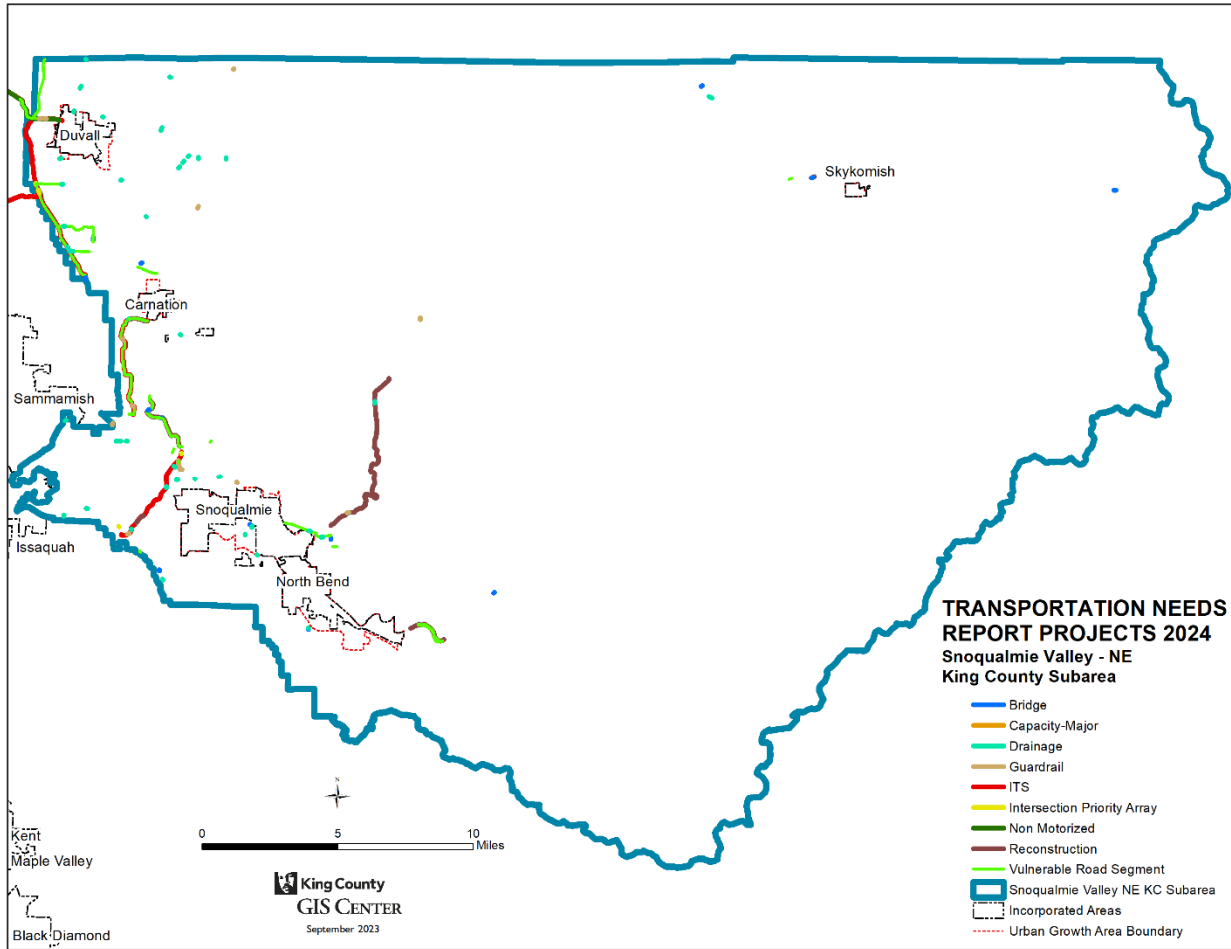
3009 MAP 32: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY WORKERS



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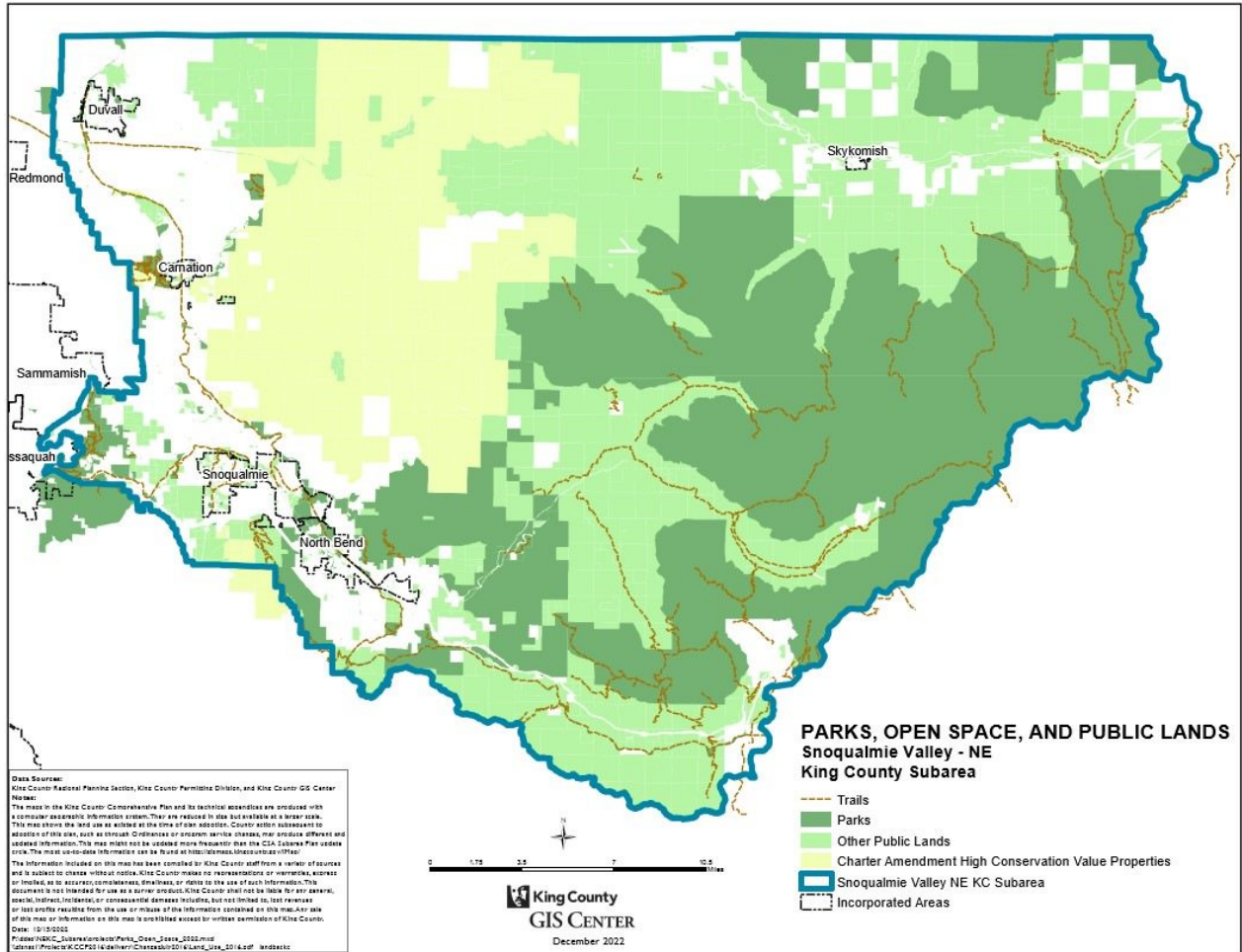
3012 MAP 33: TRANSPORTATION NEED REPORT (TNR) PROJECTS



3013

3014

3015 **MAP 34: PARKS, OPEN SPACE, AND PUBLIC LANDS**



3016

3017 **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

3018

3019



3020

TABLE 16: KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA

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

3021

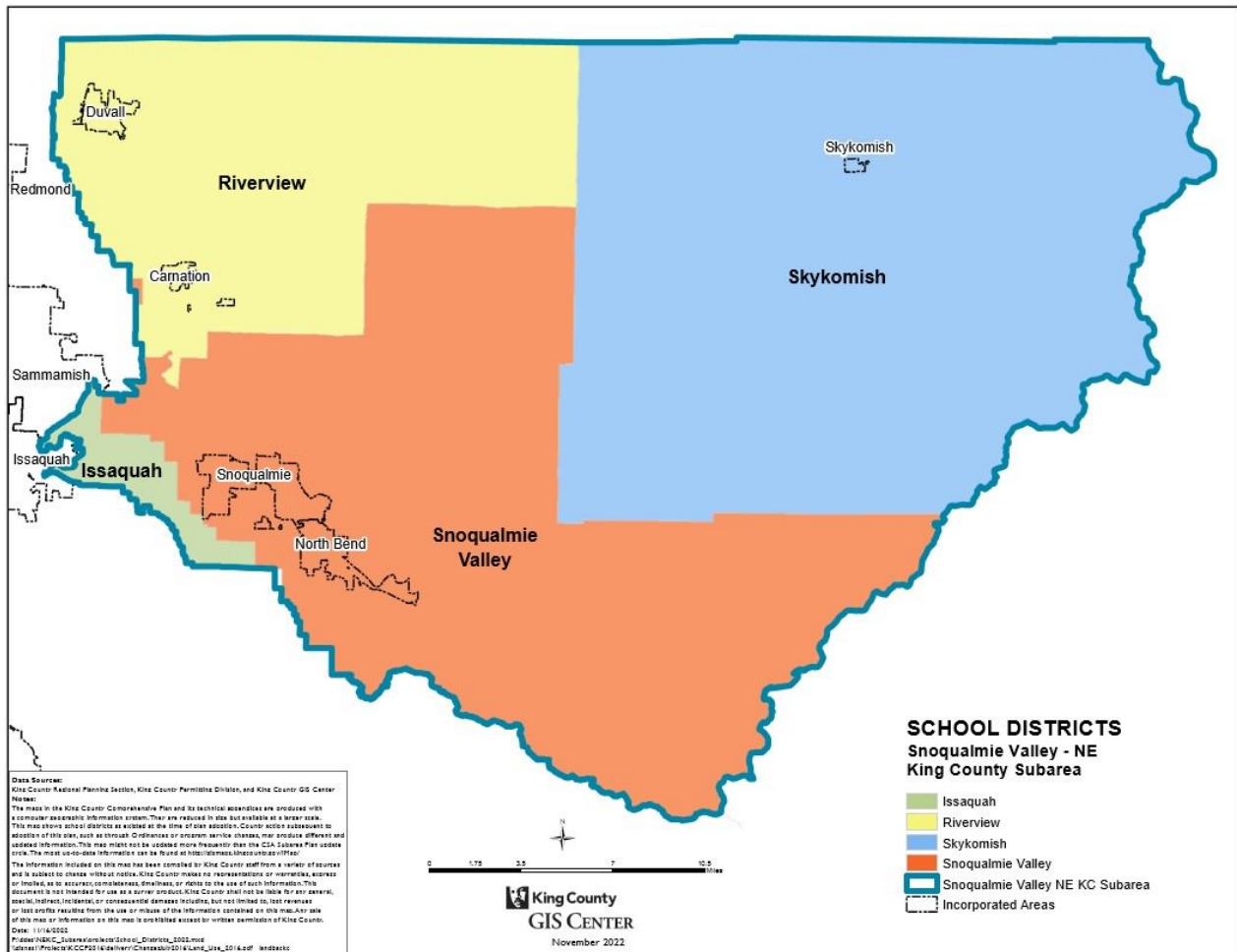
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3023 TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA

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
Tokol Bypass Site	Recreation

3024

3025 MAP 35: SCHOOL DISTRICTS

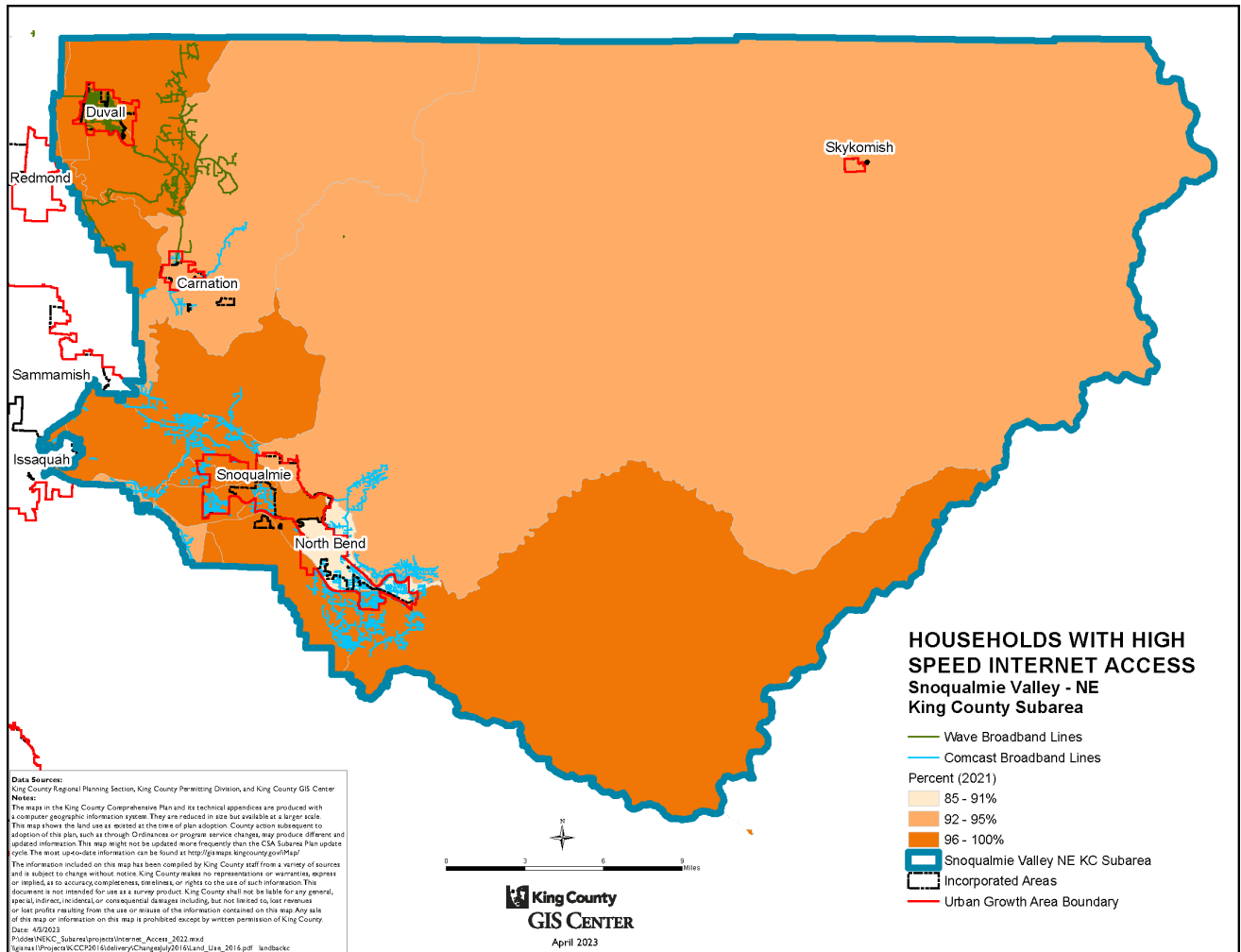


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MAP 36: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY<sup>192</sup>



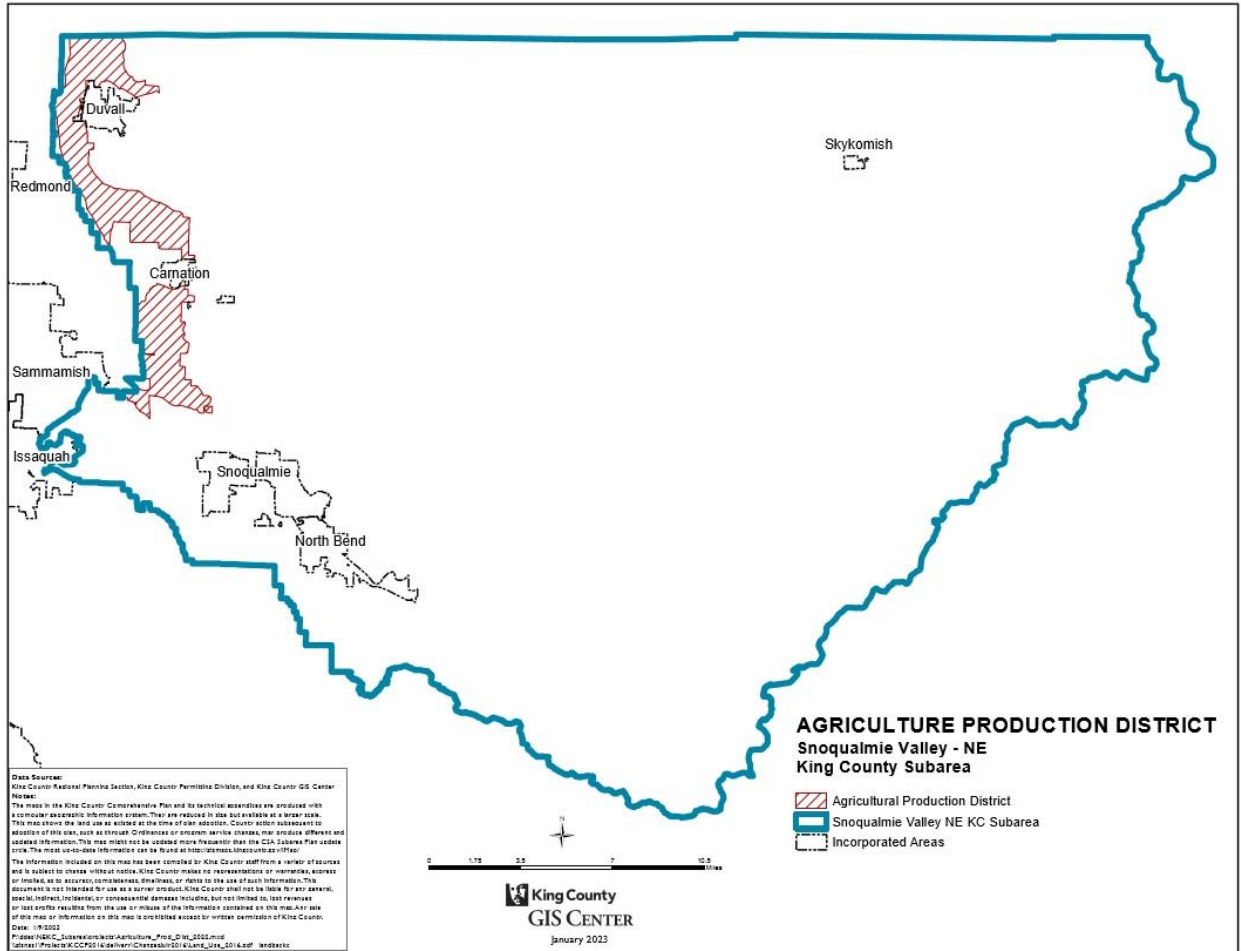
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<sup>192</sup> King County Broadband Access Study February 2020

3032 MAP 37: AGRICULTURAL LAND USE



3033

3034

## 3035 Appendix B: Equity Impact Review

3036 King County's 2016-2022 Equity and Social Justice Strategic Plan contains four strategies to  
3037 advance equity and social justice that include investing:<sup>193</sup>

- 3038 • Upstream and where the needs are greatest,
- 3039 • In community partnerships,
- 3040 • In employees, and
- 3041 • With accountable and transparent leadership.<sup>194</sup>

3042 The equity and social justice shared values guide and shape the County's work. King County is:

- 3043 • Inclusive and collaborative
- 3044 • Diverse and people focused
- 3045 • Responsive and adaptive
- 3046 • Transparent and accountable
- 3047 • Racially just
- 3048 • Focused upstream and where the needs are greatest<sup>195</sup>

3049 It is within this framework that the Snoqualmie Valley/NE King County Community Service Area  
3050 Subarea Plan (Subarea Plan) was developed and will be implemented. This analysis of equity  
3051 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and  
3052 negative – associated with the development and implementation of the Subarea Plan. This  
3053 analysis generally follows the process in the King County Equity Impact Review Tool.<sup>196</sup>

### 3054 Introduction

3055 King County declared racism a public health crisis via Motion 15655 on July 24, 2020.<sup>197</sup> All of  
3056 King County government is committed to implementing a racially equitable response to this  
3057 crisis, centering on the community.

3058 King County's racially equitable response is guided by the following values:

- 3059 • Anti-racism
- 3060 • Focus where the negative impacts have been most harmful
- 3061 • Center on Black, Native, and Brown experiences and voices
- 3062 • Responsive, adaptive, transparent, and accountable
- 3063 • Focus on addressing root causes

3064 The King County Executive has committed to following four pro-equity, anti-racist actions:  
3065

- 3066 • Share power
- 3067 • Interrupt business as usual
- 3068 • Replace it with something better

---

<sup>193</sup> The 2016-2022 Equity and Social Justice Strategic Plan is under revision at the time of the writing of this plan.

<sup>194</sup> Link to [King County "Equity and Social Justice Strategic Plan"](#)

<sup>195</sup> Link to [King County "Equity and Social Justice Strategic Plan"](#)

<sup>196</sup> Link to [King County, "Equity Impact Review Process Overview"](#)

<sup>197</sup> Link to [King County Motion 15655](#)



- 3069
- Get comfortable with discomfort.

3070 These values shaped development of the Equity Impact Review conducted by King County  
3071 Department of Local Services in partnership with the community, and in turn, development of  
3072 the Subarea Plan.

### 3073 Purpose of Equity Impact Review

3074 The purpose of Equity Impact Reviews at King County is to be both a process and tool to  
3075 identify, evaluate, and communicate the potential impact, both positive and negative, of a policy,  
3076 program or plan, on equity.<sup>198</sup>

3077 The County's Equity Impact Review process blends quantitative data and community  
3078 engagement findings to inform planning, decision-making, and implementation of actions which  
3079 affect equity in King County.<sup>199</sup> The Equity Impact Review process considers the following  
3080 equity frameworks:

- 3081 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties
- 3082 • **Process Equity:** Inclusive, open and fair process with meaningful opportunities for  
3083 input
- 3084 • **Cross-Generational Equity:** Consideration of effects of current actions on future  
3085 generations

3086 The Equity Impact Review framework, organized work into five phases of analysis, as follows:

- 3087 • Phase 1: Scope. Identify who will be affected and how.
- 3088 • Phase 2: Assess equity and community context.
- 3089 • Phase 3: Analysis and decision process.
- 3090 • Phase 4: Implementation. Staying connected with the community.
- 3091 • Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.

3092 Each phase of the Equity Impact Review for the Subarea Plan built off earlier phases of work.  
3093 The Equity Impact Review is an iterative document, providing insights and informing course  
3094 changes as needed based on learnings, and being transparent about what has and has not  
3095 worked well.

3096 This Equity Impact Review guided the subarea planning process by informing how the County  
3097 engages and shares power with the community in collective decision making where possible.  
3098 The Office of Equity, Racial, and Social Justice guided and provided resources for the  
3099 development of the Equity Impact Review and understanding its impact on the development of  
3100 the Subarea Plan. King County's Department of Local Services partnered with the Office of  
3101 Equity, Racial, and Social Justice to help identify, evaluate, and communicate potential equity  
3102 impacts to the community – both positive and negative – of the proposals in the Subarea Plan.

### 3103 WHAT IS THE SNOQUALMIE VALLEY/NE KING COUNTY SUBAREA PLAN?

3104 The Subarea Plan is an element of the *King County Comprehensive Plan (Comprehensive*  
3105 *Plan)*. The *Comprehensive Plan* is the long-range guiding policy document for all land use and  
3106 development regulations in unincorporated King County, and for local and regional services

<sup>198</sup> Link to [Tools and Resources - King County Office of Equity, Racial & Social Justice](#)

<sup>199</sup> Link to [Equity Impact Review Tool and Process Link](#)

3107 throughout the county—including transit, sewer, parks, trails, and open space. It is adopted  
3108 under the requirements of the Washington State Growth Management Act.<sup>200</sup> The Subarea Plan  
3109 states a 20-year community vision for the subarea and establishes policies for King County to  
3110 follow to help the community realize its vision.

3111 As an element of the *Comprehensive Plan*, subarea plans must comply with the Growth  
3112 Management Act. The Growth Management Act focuses growth primarily in urban areas. To  
3113 support focusing growth in urban areas, investment in infrastructure and governmental services  
3114 is generally concentrated in such areas. Therefore, the Growth Management Act restricts the  
3115 type and level of infrastructure and governmental services in ~~the~~ low-density rural areas. These  
3116 restrictions may lead to an inequity in service delivery between urban and rural areas, as the  
3117 expectation per state law is for these areas to have rural level services.

3118 The County has never conducted ~~a comprehensive update to its long-range plan for the~~  
3119 ~~subarea plan for the whole of~~ Snoqualmie Valley/NE King County geography, although the  
3120 Snoqualmie Valley Community Plan, completed in 1989, and the Fall City Subarea Plan,  
3121 completed in 1999 with amendments in 2012, included portions of what today makes up the  
3122 subarea. These plans conveyed the following community needs: retaining the character of the  
3123 community through zoning and land use provisions, promoting economic health, maintaining  
3124 views, flood protection, and addressing environmental concerns specific to this area, as was  
3125 highlighted in the Snoqualmie Valley Community Plan. The passing of the Growth Management  
3126 Act in the early 1990s resulted in most of the community plans, including the Snoqualmie Valley  
3127 Community Plan, being repealed.<sup>201</sup> The policies in the Fall City Subarea Plan are in effect until  
3128 the King County Council adopts this Subarea Plan.

3129 Work on the Subarea Plan formally commenced in July 2021, including the development of this  
3130 Equity Impact Review. The scope and schedule of the Subarea Plan were established by the  
3131 King County Council in 2020 via Ordinance 19146.<sup>202</sup>

3132 Ordinance 19146 broadened the scope of subarea plans, including a requirement for greater  
3133 community engagement and the completion of an Equity Impact Review. Ordinance 19146 also  
3134 required creation of a Community Needs List.<sup>203</sup> The Community Needs List is a list of  
3135 community-identified services, programs, and investments that community wishes to see in its  
3136 area. King County departments use the list as one of many inputs for budget development.  
3137 Development of the Community Needs List for the Snoqualmie Valley/NE King County  
3138 Community Service Area informed the County's initial understanding of community priorities.  
3139 Similarly, the community vision and policies of the Subarea Plan will inform and support  
3140 subsequent updates to the Community Needs List. At times, engagement with the community  
3141 addresses both the Subarea Plan and Community Needs List due to the link between  
3142 community vision and policies in the Subarea Plan and the services, program, and investments  
3143 in the Community Needs List.

3144

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<sup>200</sup> [Link to Revised Code of Washington Chapter 36.70A](#)

<sup>201</sup> [Link to Revised Code of Washington Chapter 36.70A](#)

<sup>202</sup> [Link to Ordinance 19146](#)

<sup>203</sup> [Link to King County, "Community Needs List Development Process"](#)

## 3145 Determinants of Equity

3146 King County Code 2.10.210 defines the Determinants of Equity as the social, economic,  
3147 geographic, political, and physical environment conditions in which people are born, grow, live,  
3148 work, and age that lead to the creation of a fair and just society.<sup>204</sup> The determinants of equity  
3149 include:

- 3150 ♦ 1. Early Childhood Development
- 3151 ♦ 2. Education
- 3152 ♦ 3. Jobs and Job Training
- 3153 ♦ 4. Health and Human Services
- 3154 ♦ 5. Food Systems
- 3155 ♦ 6. Parks and Natural Resources
- 3156 ♦ 7. Built and Natural Environment
- 3157 ♦ 8. Transportation
- 3158 ♦ 9. Community Economic Development
- 3159 ♦ 10. Neighborhoods
- 3160 ♦ 11. Housing
- 3161 ♦ 12. Community and Public Safety
- 3162 ♦ 13. Law and Justice

3163 As stated in the King County Determinants of Equity Report, access to the determinants of  
3164 equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or  
3165 language spoken. Inequities are created when barriers exist that prevent individuals and  
3166 communities from accessing these conditions and reaching their full potential. These factors,  
3167 while invisible to some, have profound and tangible impacts on all. Throughout the development  
3168 of the Subarea Plan, the Equity Impact Review will help identify those populations most  
3169 impacted by inequities in the subarea.

## 3170 Equity Impact Review Phase 1 – Who will be affected by the Snoqualmie 3171 Valley/NE King County Subarea Plan?

### 3172 **A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY**<sup>205</sup>

3173 The subarea covers an area of 881 square miles and is home to approximately 26,000 people,  
3174 making it the county's largest unincorporated region by area. There are several communities in  
3175 Snoqualmie Valley/NE King County with which residents identify, including the Rural Towns of  
3176 Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as  
3177 Baring, Ernie's Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner,  
3178 and Wilderness Rim. The subarea also includes small unincorporated urban areas that are  
3179 within the urban growth boundaries of the Valley cities of Carnation, Duvall, North Bend, and  
3180 Snoqualmie. Under the Growth Management Act, the intention is that these areas will be  
3181 annexed by the adjacent incorporated cities over time. The Town of Skykomish, in the northeast  
3182 portion of the subarea, is an incorporated city, but has no annexable area inside of the Urban  
3183 Growth Area Boundary.

3184 The Snoqualmie Indian Tribe, a federally recognized sovereign tribal nation, has its tribal  
3185 reservation within the boundaries of the subarea. The Snoqualmie Indian Tribe was consulted

<sup>204</sup> Link to [King County's Determinants of Equity Report \(2016\)](#)

<sup>205</sup> Figures rounded to an appropriate significant digit.

3186 throughout the Subarea Plan development, totaling six meetings between July 2021 and August  
 3187 2023, to gather feedback during various stages of plan development. The Tulalip Tribes are a  
 3188 federally recognized tribal nation and signatory of the 1855 Treaty of Point Elliot whose usual  
 3189 and accustomed places include this subarea.<sup>206</sup> Representatives of the Tulalip Tribes met with  
 3190 King County Department of Local Services staff to discuss plan development three times,  
 3191 between November 2021 and March 2023. The meetings with the Snoqualmie and Tulalip  
 3192 Tribes consisted of updates to the Indian Tribes with the King County Department of Natural  
 3193 Resources and Parks, and individual meetings dedicated to this planning process. Muckleshoot  
 3194 Tribal representatives were presented the Subarea Plan for their review several times but did  
 3195 not offer any feedback.

3196 A majority (86 percent) of the households within the subarea identify as White.<sup>207</sup> About 2  
 3197 percent of residents use ~~a~~ languages other than English at home. Spanish and Chinese are the  
 3198 most used languages other than English. The subarea has one of the highest median incomes  
 3199 of any subarea in King County. Tables 18-21 summarize the demographics and socioeconomic  
 3200 data of the subarea and how it compares with King County as whole, which shows an area that  
 3201 is predominantly whiter and more affluent than the rest of the County.<sup>208</sup>

3202 **TABLE 18: SNOQUALMIE VALLEY/NE KING COUNTY SOCIOECONOMICS**

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

3203  
 3204 **TABLE 19: SNOQUALMIE VALLEY/NE KING COUNTY INCOME AND POVERTY**

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

3205  
 3206 **TABLE 20: SNOQUALMIE VALLEY/NE KING COUNTY RACE AND ETHNICITY**

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

<sup>206</sup> Link to [Treaty of Point Elliott, 1855 | GOIA \(wa.gov\)](#)

<sup>207</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>208</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%

3207  
3208

**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%

3209

3210 This data shows only a small part of the broader subarea picture, however. The following  
 3211 sections discuss in more detail the socioeconomic elements of the subarea and its communities.  
 3212 The socioeconomic data selected and analyzed in this review considers how race, level of  
 3213 income, gender, or language spoken may impact an individual’s or community’s access to the  
 3214 determinants of equity.<sup>209</sup>

3215 The needs and vulnerabilities of residents can vary significantly based on factors such as  
 3216 household income, homeownership status, access to networks of support, English language  
 3217 proficiency, immigration status, civic engagement, disability status, and many others.<sup>210</sup> These  
 3218 factors are further impacted by their intersection with race. Further complication is added when  
 3219 vulnerabilities are compounded by living in a rural area, where resources and support such as  
 3220 healthcare, transit, and employment are harder to reach. This section builds on the  
 3221 demographic profile in the Subarea Plan to identify notable differences and disparities that are  
 3222 related to residents’ needs and vulnerabilities.

3223 **Impacted Communities and Priority Populations**

3224 In the last 30 years, the subarea has seen dramatic changes: the Snoqualmie Indian Tribe  
 3225 received federal recognition as a sovereign nation, unincorporated lands were annexed into  
 3226 nearby cities, and small communities grew into suburbs. Shifts in industry and technology  
 3227 brought demographic changes to communities and the economy, with a shift from resource-  
 3228 based industries to primarily service sector and tourism.

3229 On average, Snoqualmie Valley/NE King County fares better than King County as a whole in  
 3230 key social and economic outcomes. As shown by the data above, residents are more likely to  
 3231 own their home, speak English as a primary language, and earn higher incomes than their  
 3232 counterparts across the County. The subarea also has lower rates of poverty than King County  
 3233 as a whole.

3234 All members of a community are affected by a Subarea Plan. The policies and zoning that  
 3235 inform what kind of buildings can be built and where they can be built; the uses allowed in an  
 3236 area; and the services, programs, and facilities that can be provided or influenced by County  
 3237 government create the environment in which community members experience their community,

<sup>209</sup> Link to [Ordinance 16948](#)

<sup>210</sup> Link to [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#)



3238 access services, and encourage personal financial growth. More specifically, the Subarea  
 3239 Plan's effect on a particular individual will depend on several factors, including whether that  
 3240 individual is a homeowner, a renter in market-rate housing, a renter in income-restricted  
 3241 housing, a business owner, an employee of a business within the subarea, or even someone  
 3242 who visits the area to eat, shop, or recreate. All these factors are further dependent on how the  
 3243 private market responds to new policies and regulations.

3244 Through examining demographics and conversations with the community and community-based  
 3245 organizations, the County identified the following priority populations early in the subarea  
 3246 planning process. The County prioritized engagement with people in these demographic groups  
 3247 and Indian tribes to ensure that their perspectives were included in the development of the  
 3248 Subarea Plan:

- 3249 • Indian tribes (the sovereign Snoqualmie and Tulalip Tribes)
- 3250 • Black, Indigenous, and People of Color communities
- 3251 • English language learners
- 3252 • Youth

3253 Specific concerns raised by community members included:

- 3254 • Access to services and resources such as education, healthy food, and  
 3255 mobility/transportation for priority populations – raised by community members and  
 3256 public school representatives, including multi-language learning
- 3257 • Affordable housing for those who are already living in the subarea and those who  
 3258 work in the subarea but cannot afford housing
- 3259 • Attention to youth, their mental health, and opportunities for youth – raised by  
 3260 community-based organizations and parents
- 3261 • Feedback on the Subarea Plan and access to determinants of equity for Black,  
 3262 Indigenous, and People of Color – raised by community members and community-  
 3263 based organizations
- 3264 • Access to determinants of equity and availability of historic tribal resources for  
 3265 members of the Snoqualmie Indian Tribe and Tulalip Tribes – raised by community  
 3266 members and members of the Tribes

3267 The following sections discuss these priority populations in the subarea in the context of how  
 3268 the Subarea Plan may impact each group. In addition, a more encompassing review of the  
 3269 socioeconomic data for the subarea completed during the drafting of the Public Review Draft  
 3270 identified broad disparities between different communities across the region. This section will  
 3271 provide a comparative overview of the socioeconomic differences between the six Census  
 3272 Designated Places in the subarea and further discuss how the Subarea Plan may impact these  
 3273 communities in different ways.

## 3274 Indian Tribes

3275 American Indians/Alaska Natives make up 1 percent of the population in the subarea, which is  
 3276 approximately the same as King County overall (1 percent).<sup>211</sup> Tribal groups have a historic and  
 3277 continued presence across the region. The subarea is home to the Snoqualmie Tribal

<sup>211</sup> During October of 2022 the Snoqualmie Indian Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie Indian Tribe staff stated they would need to request approval to share such information from their Council, they had been advised that it would unlikely be approved, and chose to pass on such a request.

3278 reservation land and trust lands. It also contains certain federally adjudicated “usual and  
3279 accustomed places” for treaty-reserved hunting, fishing, and gathering of the Tulalip Tribes and  
3280 Muckleshoot Indian Tribe.

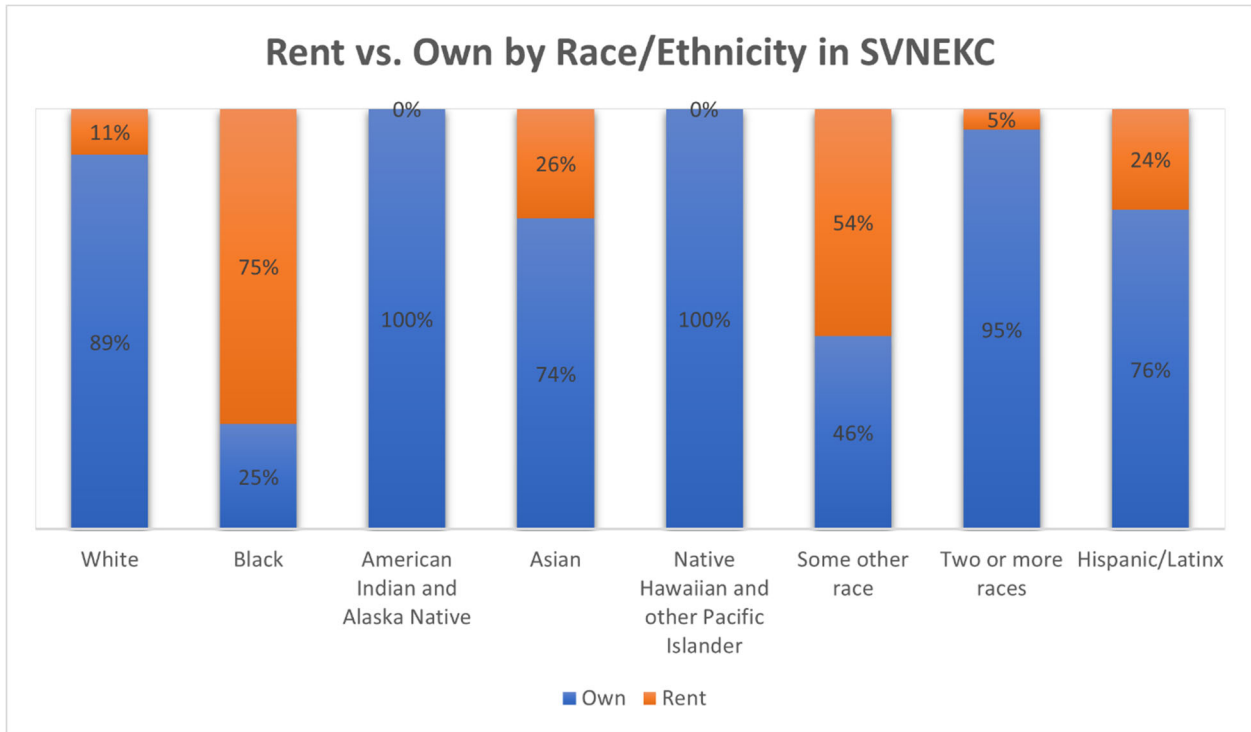
### 3281 Black, Indigenous, and People of Color Community

3282 Snoqualmie Valley/NE King County has limited racial and ethnic diversity, with 84 percent of the  
3283 population comprised of White, non-Hispanic people, compared with 60 percent of the  
3284 population of King County. The largest ethnic groups in the subarea are Hispanic or Latinx (5  
3285 percent of the population), Asian (5 percent), and two or more races (3 percent).

3286 The strategy for engagement with the Black, Indigenous, and People of Color communities, due  
3287 to its small population, needed to be hands-on and focused on areas recommended by  
3288 community-based organizations who serve these populations. This strategy included attempts  
3289 to connect with youth and various school affinity groups, connecting directly with Tribal staff  
3290 whose historic lands include the subarea, discussions with community-based organizations who  
3291 may support Black, Indigenous, and People of Color populations, presence at events, and  
3292 handing out flyers in local businesses to increase visibility. More details on engagement of the  
3293 Black, Indigenous, and People of Color communities are explained in the Phase 2 section,  
3294 below.

3295 Most households in the subarea (88 percent) own their residence, far greater than the  
3296 proportion of King County households at 56 percent. However, while only 12 percent of  
3297 households rent, those households that rent are more likely to be members of the Black,  
3298 Indigenous, and People of Color community. This is particularly true for Black residents, who  
3299 historically faced discriminatory policies and lending practices which created barriers to home  
3300 ownership. In the subarea, only 67 percent of households which identify as Black or African  
3301 American, Asian, or some other race own their home compared to White households (89  
3302 percent). Hispanic/Latinx households are also less likely to own their homes (76 percent)  
3303 compared to White households.

3304 **FIGURE 3: HOMEOWNERSHIP BY RACE/ETHNICITY**



3305

3306 In the subarea, approximately 36 percent of all renters are “cost burdened,” meaning that they  
 3307 spend more than 30 percent of their income on housing. This is greater than King County as a  
 3308 whole where 34 percent of all renters are cost burdened. Additionally, the subarea has a lower  
 3309 prevalence of cost-burdened owned households (22 percent) compared to county-wide (25  
 3310 percent).

3311 Previous studies in King County have evaluated how the needs and interests of people that  
 3312 identify with particular racial and ethnic groups are diverse and are compounded based upon  
 3313 the intersectionality of other identity-based factors such as gender, age, or social class, as well  
 3314 as personal experience.<sup>212</sup> This makes it especially important to engage with as many people as  
 3315 possible in the subarea planning process, and from a variety of racial and ethnic groups, to  
 3316 consider distributional equity where there is greater balance in home ownership across racial  
 3317 identities and reduced disproportionate cost burdened housing.

3318 **English Language Learning Communities**

3319 Limited English proficiency can be a significant barrier to civic engagement, including  
 3320 participating in planning processes. All King County services in this subarea are conducted in  
 3321 English while very few services provide adequate accommodations for English Language  
 3322 Learning populations. This includes the engagement process for this Subarea Plan, where all  
 3323 primary communications are conducted in English; guidance documents are available in  
 3324 Spanish and Chinese (Mandarin) with translation options available for other languages. In the  
 3325 subarea approximately two percent of the population is estimated to have limited English  
 3326 proficiency, compared to six percent of the population of King County as a whole. However, this

<sup>212</sup> [Link to Attachment B: Skyway-West Hill Community Service Area Subarea Plan](#) and [Attachment C: North Highline Community Service Area Subarea Plan](#)

3327 number varies depending on geography within the subarea. Approximately six and one half  
 3328 percent of residents in the areas between the cities of Carnation and Duvall along State Road  
 3329 203 (Novelty, Stillwater, and Stuart) have limited English proficiency. Furthermore, in Fall City  
 3330 10 percent of residents use ~~a~~-languages other than English at home with Spanish-speakers  
 3331 making up seven percent of the population. The most common languages used in the subarea  
 3332 after English are Spanish, Chinese, then Hindi.<sup>213</sup>

3333 Based on language data, the County translated key documents into Spanish. The County  
 3334 advertised Spanish interpretation for events, offered flyers in Spanish, and included Spanish  
 3335 and Chinese text in the Public Review Draft flyer. In addition to professional translators at  
 3336 events, King County Department of Local Services staff fluent in Spanish were available to  
 3337 translate in Spanish both during online and in-person events.

### 3338 Youth

3339 Youth (under 18 years old) comprise about 23 percent of the population in the subarea, higher  
 3340 than the countywide rate (21 percent). Given the twenty-year time horizon of this plan, youth are  
 3341 impacted more than others, as they are the future of this subarea. Youth were engaged through  
 3342 various means, such as attending multilanguage learning high school classes, attending  
 3343 Snoqualmie Valley Youth Council Meetings, and coordinating with Two Rivers Big Picture High  
 3344 School students to collect feedback. Representatives of community-based organizations serving  
 3345 youth and local school district administrators and teachers were also interviewed on the needs  
 3346 of youth in the subarea.

### 3347 Identifying Additional Priority Populations Through Census Designated Places

3348 ~~In contrast to previous subarea plans completed recently within unincorporated King County,~~  
 3349 ~~†~~The subarea encompasses a vast region with varying geographies and communities with  
 3350 distinct differences from one another. Reviewing the socioeconomic and demographic data for  
 3351 the entire subarea to identify priority populations proved limiting. Data for the subarea conveyed  
 3352 as a single community with the highest annual income out of all the subareas in unincorporated  
 3353 King County and predominantly White residents. The subarea includes several communities  
 3354 with varying social identities and socioeconomic status. As a deeper analysis of this data took  
 3355 place, it became clear that viewing the subarea as a singular region was not the best approach.

3356 This section provides further analysis of socioeconomic characteristics of the Census  
 3357 Designated Places within the subarea compared to the entire subarea. Census Designated  
 3358 Places are a statistical geography representing closely populated, unincorporated communities  
 3359 that are locally recognized and identified by name. The purpose of Census Designated Places is  
 3360 to provide meaningful statistics for well-known, unincorporated communities. There are six  
 3361 Census Designated Places located within the subarea: Baring Census Designated Place, Fall  
 3362 City Census Designated Place, Lake Marcel-Stillwater Census Designated Place, Riverbend  
 3363 Census Designated Place, Riverpoint Census Designated Place, and Wilderness Rim Census  
 3364 Designated Place. While the Census Designated Places do not geographically cover the whole  
 3365 of the subarea, they serve to emphasize key socioeconomic differences between different  
 3366 communities within the region. These trends highlight the risk of characterizing the subarea as a

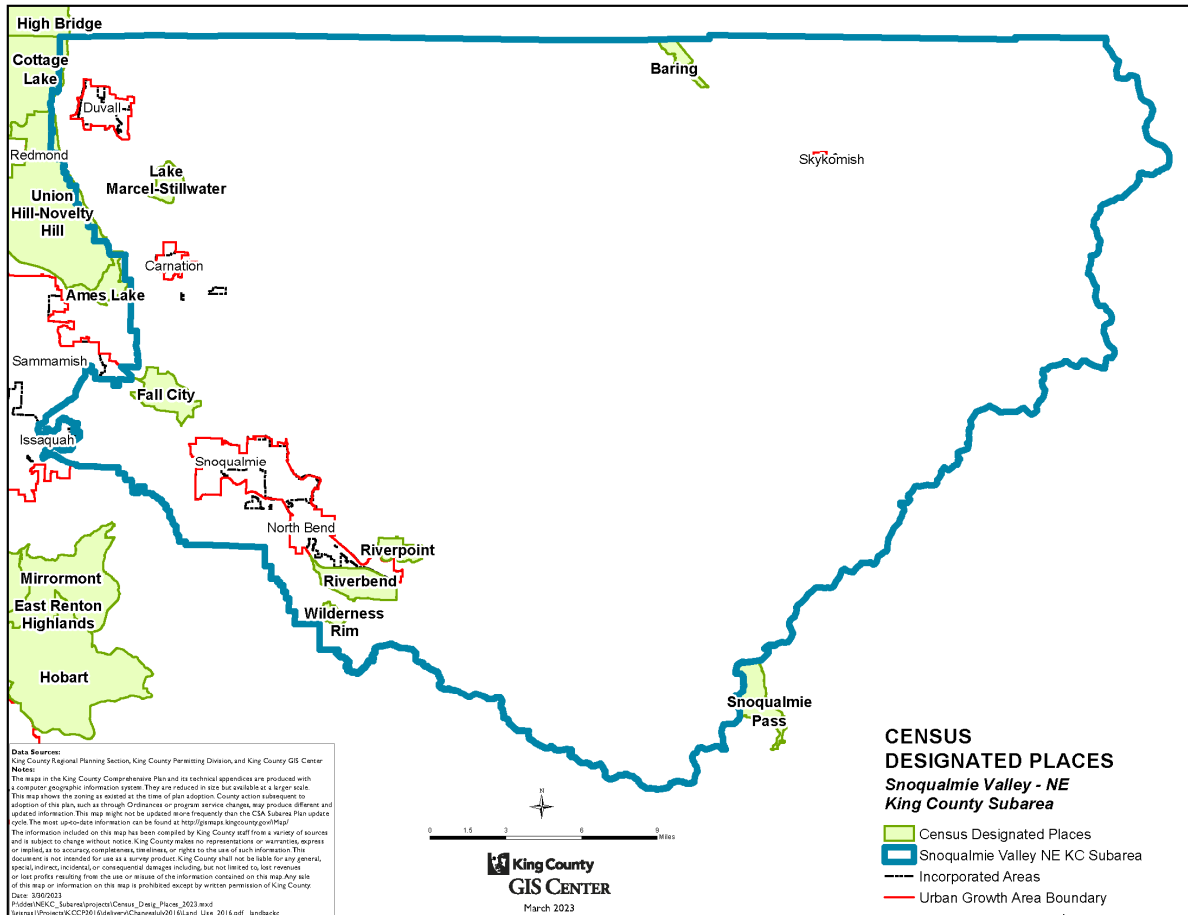
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<sup>213</sup> 2019 American Community Survey Public Use Microdata Sample data (census.gov). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.

3367 uniform community in the context of equity as the overall distribution of resources is not  
3368 proportionate to the populations who reside, work, and play in this area.

3369 Census Designated Place-level data identify additional priority populations. These populations  
3370 were not identified in the early development of the Subarea Plan due to initially applying the  
3371 data analysis approach that mirrored the latest subarea plans adopted by Council, to examine  
3372 the entire subarea. After conversations with community-based organizations representing  
3373 populations in need, it was clear that data covering smaller communities was needed, and that  
3374 this subarea needs a level of analysis that examines individual areas to explore variations and  
3375 prioritize engagement appropriately. This deeper demographic assessment revealed disparities  
3376 that were not apparent during the initial analysis. These late realizations were addressed during  
3377 the public review period, including further consideration in future community engagement  
3378 activities, discussed more at-depth in Phase 2 of the Equity Impact Review. One example of an  
3379 action resulting from Census Designated Place-level data findings is having a physical presence  
3380 at the Skykomish foodbank during the public review period, which stems from the finding that  
3381 the Baring Census Designated Place has a significantly lower median household income than  
3382 other areas.

3383 **MAP 38: CENSUS DESIGNATED PLACES WITHIN THE SUBAREA**



3384

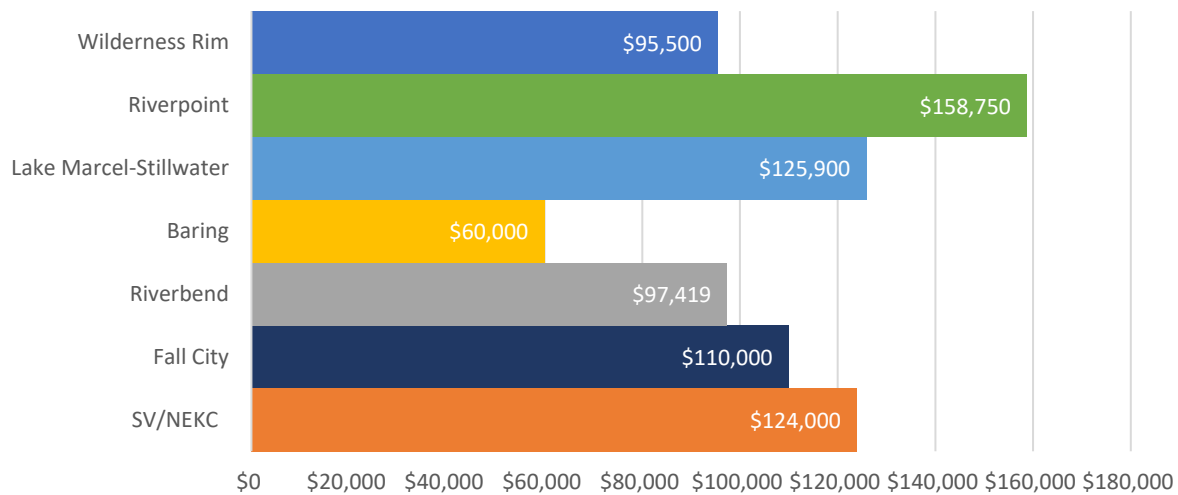
3385 **PEOPLE WITH LOW INCOMES**  
3386 Significant diversity exists in demographic and socioeconomic conditions across the subarea  
3387 within different communities and neighborhoods. As such, the Subarea Plan can affect each  
3388 community in different ways. the subarea as a region is relatively affluent compared to King



3389 County, with a median household income of \$124,000 compared to the County’s \$103,000.<sup>214</sup>  
 3390 The high median household income of the region is not distributed equally among communities  
 3391 within the subarea, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn  
 3392 over 200% more than households in Baring (\$60,000).

3393 Efforts were made to engage with people who lived in and near the Baring area prior to the  
 3394 public review period, including individual invitations to 79 residents to join a focus group, phone  
 3395 calls asking individuals to be advocates for community input, posting flyers at the Baring store  
 3396 and various locations in Skykomish, and hosting an in-person meeting in Baring during the  
 3397 public review period. These efforts did not result in much participation until the public review  
 3398 portion of the planning process. Though the economic disparities of Baring were not fully  
 3399 analyzed until partway through the subarea planning process, the outcomes of this analysis did  
 3400 not change what the County had already heard through communicating with people who work  
 3401 and live in the area.

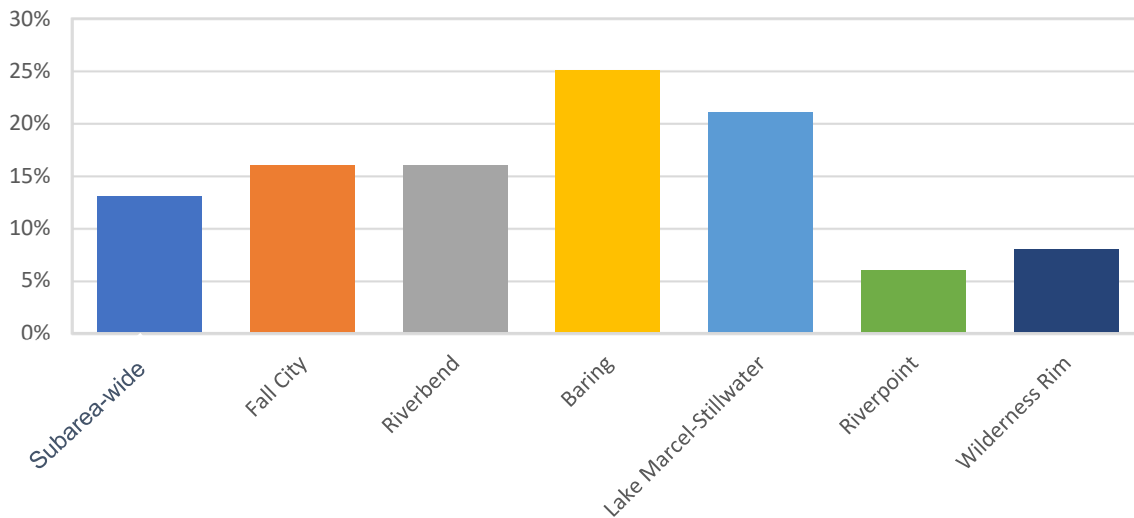
3402 **FIGURE 4: SNOQUALMIE VALLEY/NE KING COUNTY MEDIAN HOUSEHOLD INCOME**



3403 Compared to the subarea-wide data, the distribution of poverty, education, and homeownership  
 3404 among households in the subarea reveals disparities in outcomes. By most metrics, Baring  
 3405 (population 255) has socioeconomic outcomes that are not as favorable as the other Census  
 3406 Designated Places in the subarea. Baring’s average household income is less than half (48  
 3407 percent) of the subarea average. Twelve percent of Baring’s population qualify as impoverished.  
 3408 Less than a quarter, 22 percent, of Baring’s population has attained a bachelor’s degree or  
 3409 higher in education. Other communities along US Highway 2 such as Grotto and unincorporated  
 3410 Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint  
 3411 have poverty rates of 1 percent or less. These two communities, with the highest household  
 3412 incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of  
 3413 Lake Marcel-Stillwater households and 62 percent of Riverpoint households hold a bachelor’s  
 3414 degree or higher. This data highlights the relationship between educational attainment and  
 3415 household income, as higher educational attainment increases the number of employment  
 3416 pathways and earning potential.

<sup>214</sup> All figures for the subarea include the total population of the Subarea, including the populations of the six Census Designated Places.

3417 **FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65**



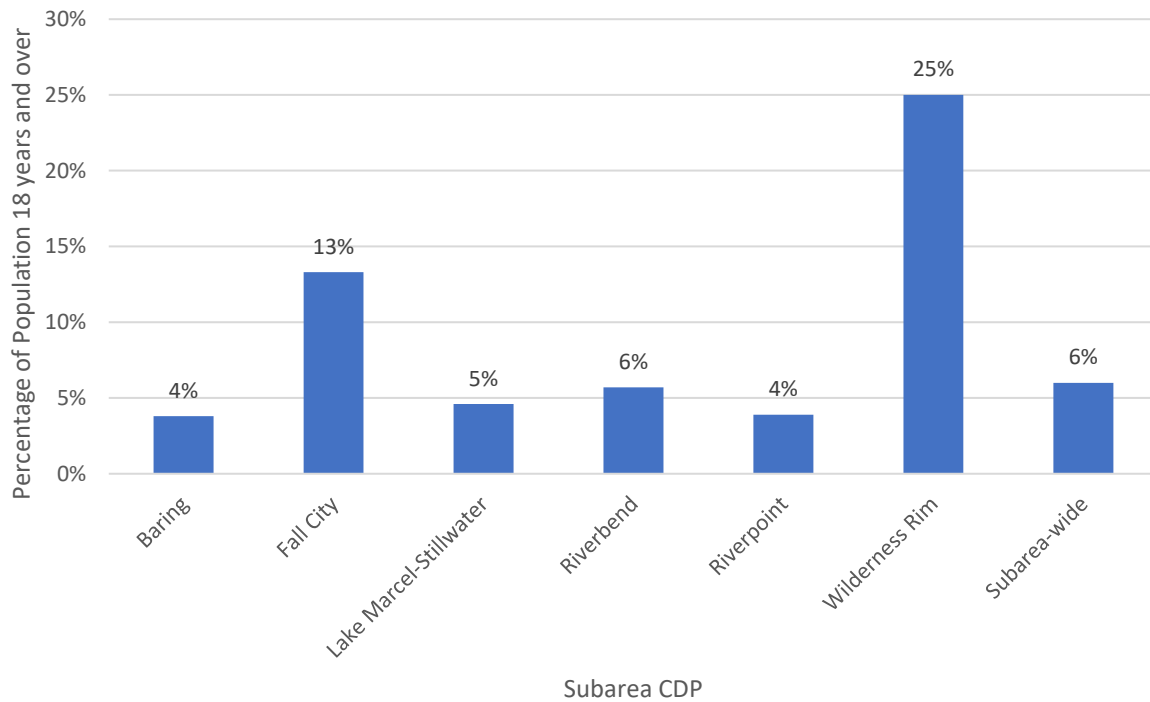
3418  
3419 ~~SENIORS AND ELDERLY~~ RESIDENTS AGED 65 AND OVER

3420 About 13 percent of the population in the subarea is over 65 years of age. This is lower than the  
3421 percentage for King County as a whole (14 percent). However, in the communities of Baring,  
3422 Fall City, Lake Marcel-Stillwater, and Riverbend the percentage ranges from 16 percent to 25  
3423 percent, significantly higher than the subarea broadly. The Subarea Plan can direct land use  
3424 and development standards which may impact the ability of people aged 62 years and  
3425 olderseniors to age in place or find suitable housing that meets their changing needs. Similarly,  
3426 the Subarea Plan includes a section on housing and human services which could affect delivery  
3427 of services to support people aged 62 years and olderseniors. This is reflected in the policies to  
3428 the degree a subarea plan can reflect such issues where they are determined to be specific to  
3429 the subarea, not countywide. 'Senior service centers' are specifically referenced in a human  
3430 services policy, a reference to Mt Si Senior Center and SnoValley Senior Center.

3431 VETERANS

3432 The subarea has a higher percentage of veterans (6 percent) than King County (4 percent).  
3433 When looking at Census Designated Places, this number increases to 13 percent in Fall City  
3434 and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health  
3435 challenges and a plan which encourages access to health and human services is essential to  
3436 supporting this community. Support to veterans was included in two policies under Chapter 5:  
3437 Housing and Human Services, one policy included addressing housing stability and the other  
3438 included addressing veteran services. Indirectly, through housing and human services policies,  
3439 veteran support is included to the degree a subarea plan can reflect such issues where they are  
3440 determined to be specific to the subarea, not countywide.

3441 **FIGURE 6: SNOQUALMIE VALLEY/NE KING COUNTY VETERAN POPULATION**



3442

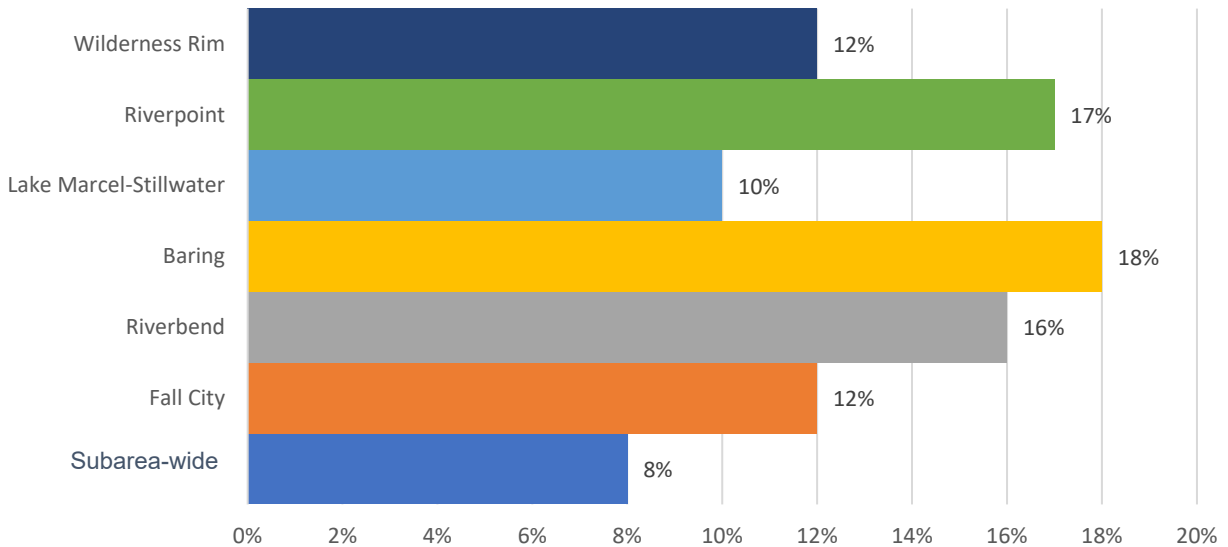
3443 **PERSONS WITH DISABILITIES**

3444 About eight percent of the population in the subarea identify as having a disability, which could  
 3445 include challenges with hearing, vision, or independent living as well as cognitive or ambulatory  
 3446 differences.<sup>215</sup> This is lower than King County as a whole (nine and half percent). However,  
 3447 given the size and physical diversity across the subarea the overall percentage does not reflect  
 3448 differences between the communities within this area. Census Tract 328, which includes the  
 3449 unincorporated communities of Baring and Grotto, makes up the largest geographic area within  
 3450 the subarea. The area is sparsely populated with a total of 2,900 residents.<sup>216</sup>

<sup>215</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/cbr/acs/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>216</sup> The population of Census Tract 328 includes the incorporated town of Skykomish (population 153) which is not part of the subarea.

3451 **FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE**



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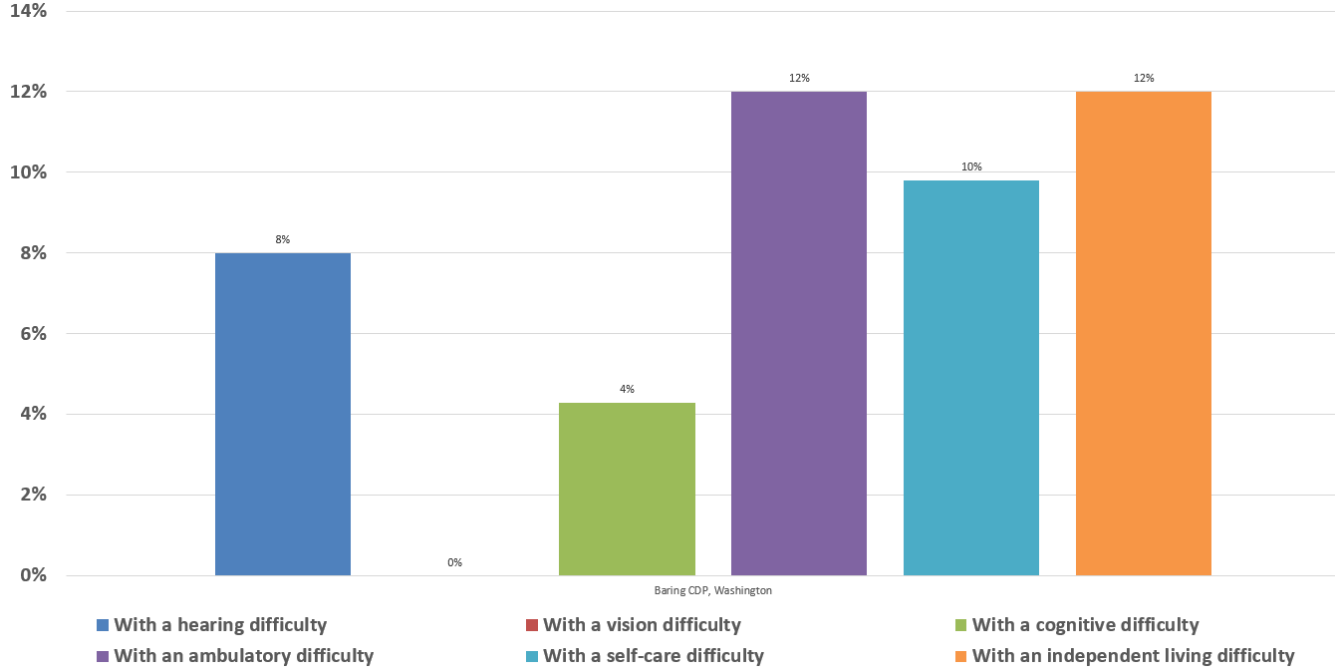
3453 Nearly 18 percent of the population in the Baring Census Designated Place identify as having a  
3454 disability, almost twice that of King County. Those with disabilities are much more likely to be  
3455 over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly  
3456 residents. Disabled residents face further challenges in the rural areas such as the subarea  
3457 compared to their urban counterparts due to less access to health care and human services,  
3458 fewer supermarkets and food options, and limited public transportation.<sup>217</sup> The degree to which  
3459 a disability affects a person is not a question asked in the American Community Survey, though  
3460 the type of disability is included. Below are graphs of each Census Designated Place showing  
3461 the percentage of the population with each disability.

3462 The Figures 8 through 13 show disability type in each Census Designated Place by percentage.

<sup>217</sup> [Link to Center for Disease Control and Prevention – Rural Health](#)

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

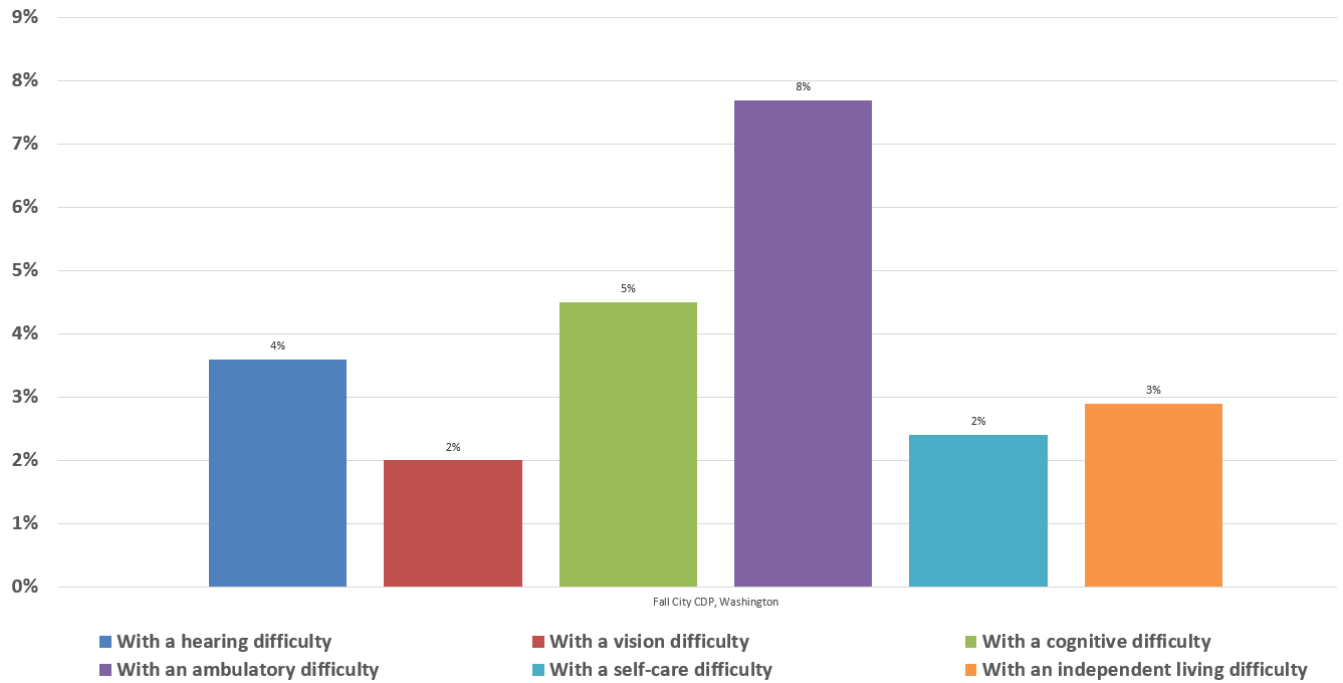


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**FIGURE 9: PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CENSUS DESIGNATED PLACE**



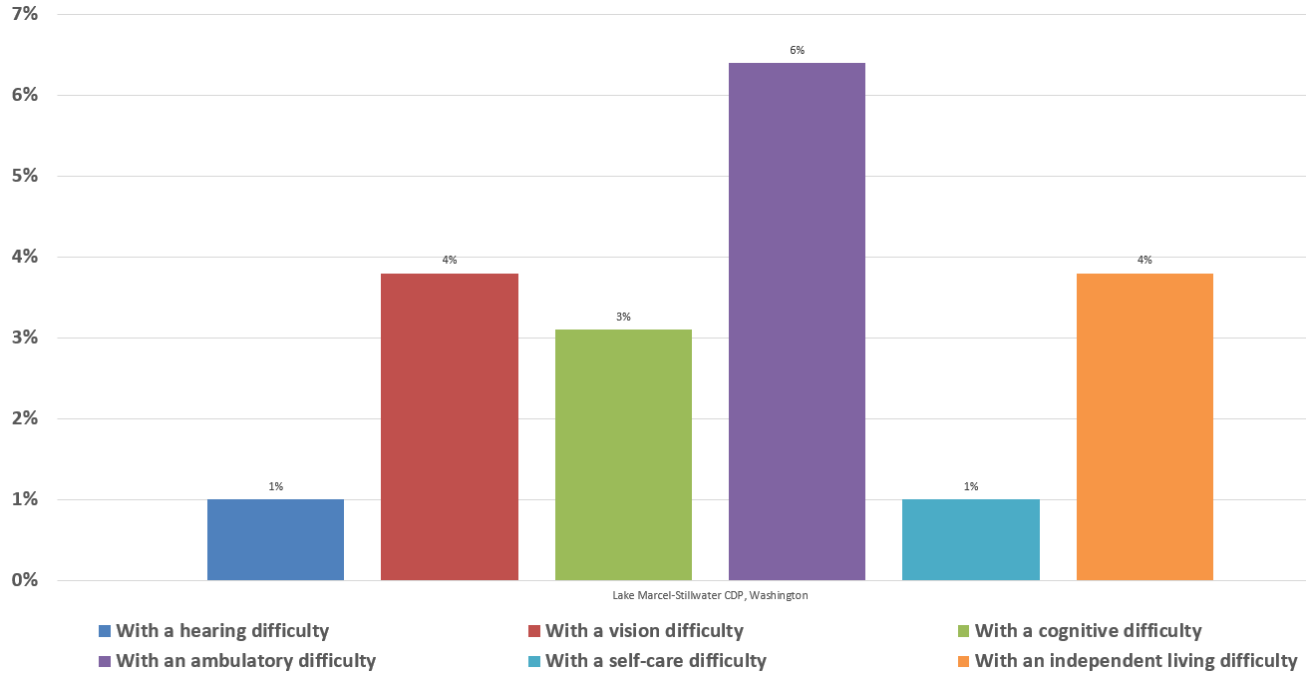
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**FIGURE 10: PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER CENSUS DESIGNATED PLACE**

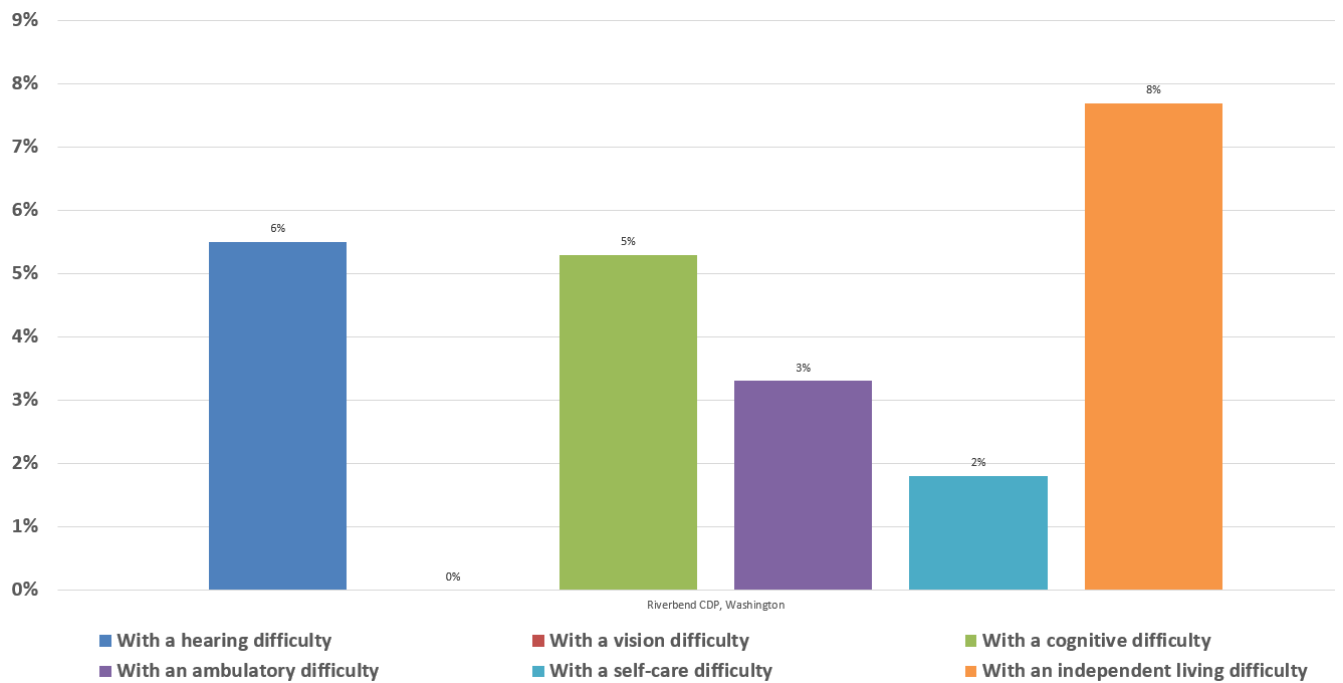


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**FIGURE 11: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CENSUS DESIGNATED PLACE**

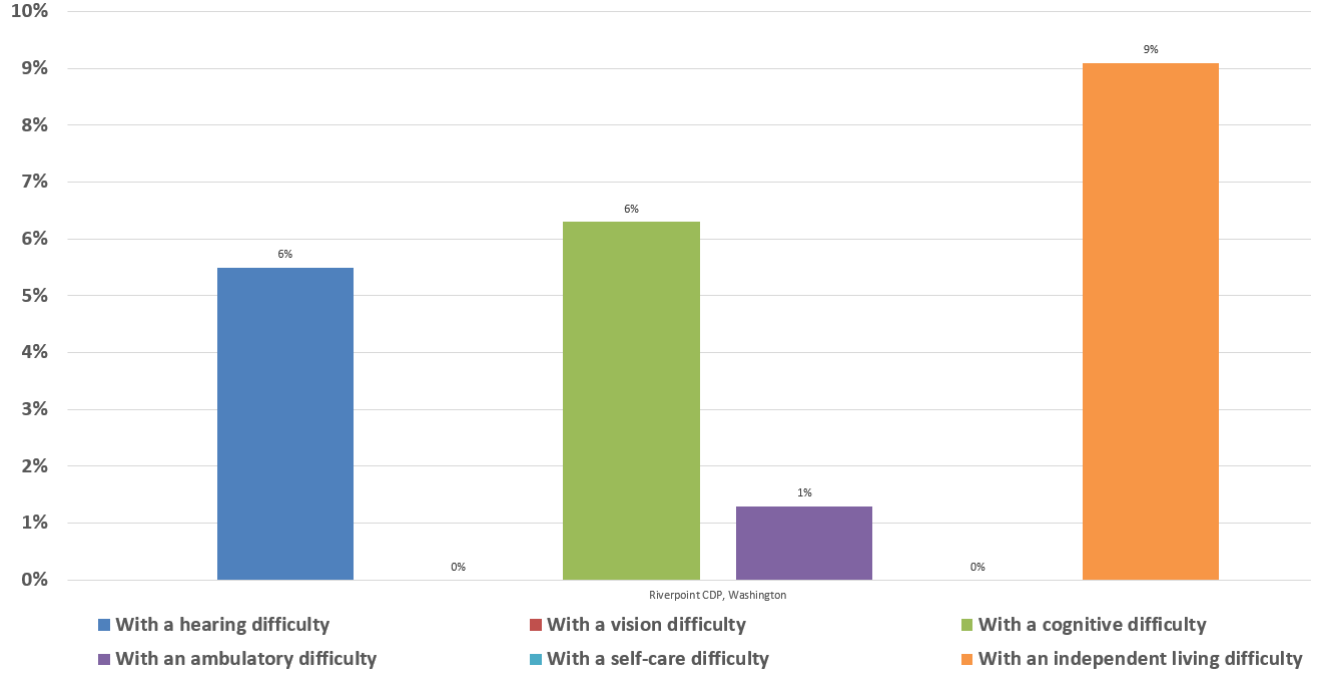


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**FIGURE 12: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERPOINT CENSUS DESIGNATED PLACE**

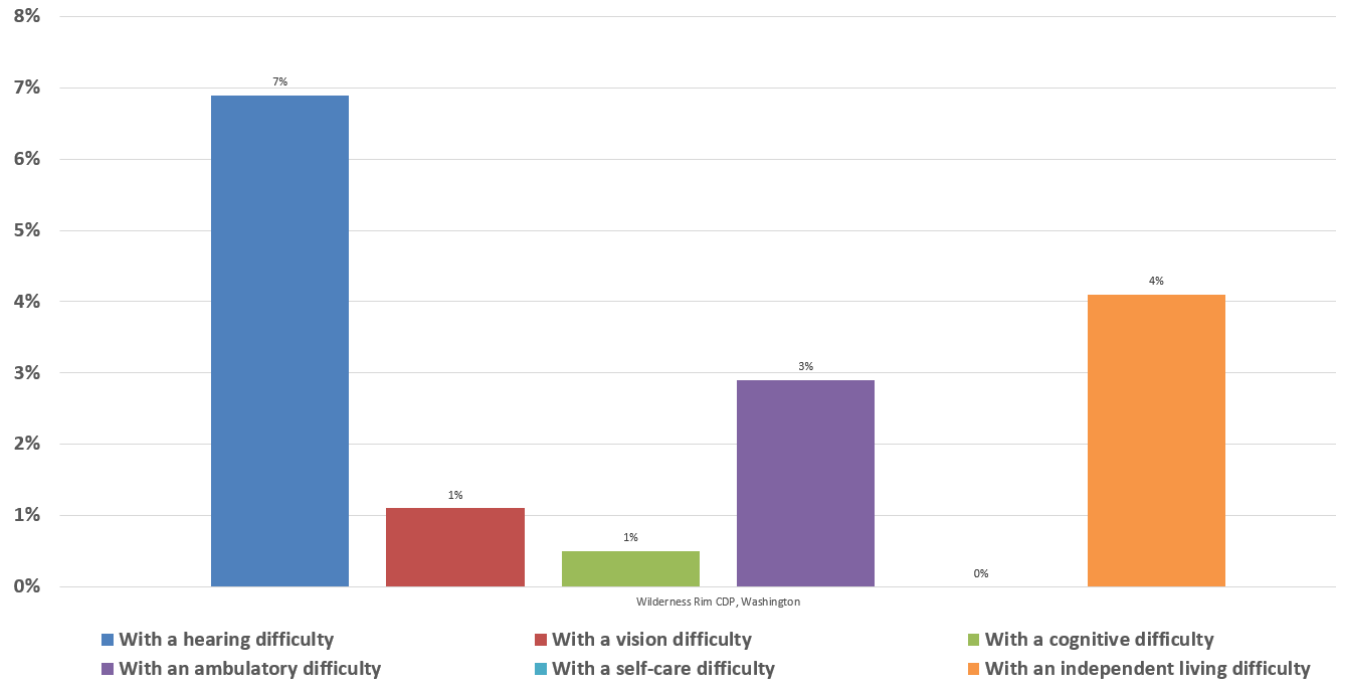


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**FIGURE 13: PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CENSUS DESIGNATED PLACE**



3485

3486

3487

3488 Exploring individual disabilities per Census Designated Place provides a deeper picture of what  
3489 types of disability are present per geography. As reflected in the aggregated disability chart,  
3490 Baring Census Designated Place has the most disabilities by percentage, with both ambulatory  
3491 difficulty and independent living difficulty at 12 percent of the population, and 10 percent of the  
3492 population having difficulty with self-care. Baring is also the oldest Census Designated Place in  
3493 the subarea with 25 percent of the population at 65 years and older. When comparing to the  
3494 second oldest Census Designated Place in the subarea, Lake Marcel-Stillwater Census  
3495 Designated Place with 21 percent of the population over 65 years old, there is a significant  
3496 difference in the percentage of those with disabilities. Six percent of Lake Marcel-Stillwater  
3497 population has an ambulatory difficulty, which is the highest percentage for a type of disability in  
3498 this Census Designated Place. The Census Designated Place with the largest percentage of  
3499 veterans, Wilderness Rim at 21 percent has relatively low percentages of disabilities reported,  
3500 the exception being hearing loss at 7 percent, which is second only to Baring at 8 percent.

3501 In terms of equity when concerning those with disabilities, the Baring Census Designated Place  
3502 needs more attention than other places. King County Department of Local Services staff made  
3503 extra efforts to engage with this population during the public review period. As the most remote  
3504 area of this rural subarea difficulty connecting with the population is inherent, but King County  
3505 Department of Local Services staff made extra efforts to engage and solicit feedback on plan  
3506 development from Baring community members.

## 3507 Equity Impact Review Phase 2 – Assess Equity and Community Context

3508 This section of the Equity Impact Review identifies how, and at what stage, the project team  
3509 reached out to community groups, including priority populations, to learn about their priorities  
3510 and concerns and receive feedback and direction on the Subarea Plan. This section considers  
3511 whether and how each of the determinants of equity may be impacted, and a review of how the  
3512 policies, land use designations, and zoning regulations relate to the community's expressed  
3513 priorities and concerns. The specific priority populations are:

- 3514 • Indian tribes
- 3515 • Black, Indigenous, and People of Color communities
- 3516 • People with Limited English Proficiency
- 3517 • Youth
- 3518 • People with disabilities\*
- 3519 • People who are elderly\*

3520 \*Added because of the Census Designated Place analysis.

## 3521 Community Engagement

3522 Community engagement in the subarea planning process provides the opportunity for  
3523 participants to shape the scope and content of the Subarea Plan. The ability for the community  
3524 to influence plan development changes throughout the process:

- 3525 • Visioning. Input given at the visioning stage helps to direct plan scope and guiding  
3526 principles.
- 3527 • Subarea Plan Development. During plan development, engagement steers the  
3528 policies and strategies that are proposed.

- 3529           • Public Review Draft. The Public Review Draft is intended to capture community  
3530 interests and identify how the Subarea Plan can respond to those interests through  
3531 policies, land use and zoning changes and code amendments.  
3532           • Plan Adoption. The County Executive recommends a plan based on consideration of  
3533 input on the Public Review Draft. The Council consider the recommendations and  
3534 may make changes. It holds a public hearing for community input before final  
3535 decisions are made with plan adoption.  
3536           • Implementation. Community involvement focuses the implementation of plan  
3537 objectives and policies to ensure that it meets the vision.

3538 Community engagement in the development of the Subarea Plan occurred in three phases,  
3539 described below.

#### 3540 FIRST PHASE

3541 The first phase of public engagement took place from June 2021 to June 2022. Prior to  
3542 developing any proposals to change existing regulations and policies, the subarea planning  
3543 team sought to learn about the priorities and concerns of the residents of the subarea.

3544 Note: During this first phase of engagement, King County Department of Local Services staff  
3545 efforts were limited due to restrictions from the COVID-19 pandemic. Though the King County  
3546 employee stay-at-home order that started March 2020 was lifted in July 2021, the rules  
3547 continued to change based on the circumstances of the pandemic. Although some employees  
3548 were able to return to work, the County still strongly discouraged any in-person meetings or  
3549 gatherings other than those necessary for business operations. Those restrictions remained in  
3550 place until March 1, 2022, which spanned the majority of this first phase of engagement.

3551 Based on lessons learned from Equity Impact Reviews conducted on previous subarea plans,  
3552 the first phase of public engagement focused on the following goals:

- 3553           • Grow network across the subarea and develop partnerships with key community  
3554 members, groups, and organizations.  
3555           • Gain knowledge from the community and share knowledge with the community about  
3556 the purpose and function of the subarea planning process in the subarea. This  
3557 approach was taken to ensure a general understanding in the community of key  
3558 concepts prior to any discussion about potential changes to existing regulations.  
3559           • Seek guidance from the community to inform first draft of Subarea Plan proposals.

3560 The County focused on process equity by reaching out to the various populations in the subarea  
3561 that included but are not limited to priority populations through requesting small meetings with  
3562 Indian tribes, businesses or business interests, community-based organizations, offices of  
3563 elected officials, local governments (including in neighboring cities and counties), public school  
3564 administrators, and residents within the planning area. The County conducted 75 meetings  
3565 during this early phase. These meetings ranged from high level introductions to the Subarea  
3566 Plan to targeted discussions covering specific items, such as available services and the future  
3567 land use of specific parcels. Additional outreach included phone calls and informal meetings  
3568 with community members. Most of these meetings occurred virtually using Microsoft Teams, ~~but~~  
3569 ~~and~~ some were in person. In addition to providing an introduction to the subarea planning work,  
3570 the meetings served as learning opportunities for the County as well as opportunities to build  
3571 and strengthen relationships within the area. The meetings were an hour long; the first fifteen  
3572 minutes were used to introduce the team, the engagement purpose, the Subarea Plan, and the  
3573 planning process, while the remaining forty-five minutes were dedicated to listening and dialog.

3574 In addition to these meetings, the County engaged in numerous phone calls and informal  
 3575 conversations about community priorities and the planning process. These were not formally  
 3576 documented, but deepened King County Department of Local Services staff's understanding of  
 3577 the community.

3578 SECOND PHASE

3579 ~~While the first phase of public engagement for the Subarea Plan was focused on understanding~~  
 3580 ~~the priorities and concerns of the community, building relationships, sharing knowledge about~~  
 3581 ~~the Subarea Plan, and identifying interested parties, t~~The second phase of public engagement  
 3582 focused on the following goals from June 2022 to May 2023:

- 3583
- 3584 • Receiving feedback from the community on topics to be included in the draft vision,  
 3585 scope, and guiding principles.
  - 3586 • Reflecting on the successes and areas for improvement in the first phase of public  
 3587 engagement.

3587 An example of success was the feedback received from the online survey, which provided a  
 3588 subarea-wide set of feedback. An area to improve was providing more opportunities for dialog  
 3589 with individual community members, which led to the formation of focus groups composed of  
 3590 volunteers from various geographies with various interests.

3591 The County engaged with community members through virtual meetings with individuals and  
 3592 small groups, geographic and topic-specific focus groups, community-wide virtual events, in-  
 3593 person meetings, booths at community events, email correspondence, online surveys, and  
 3594 interactive engagement using online maps. These activities were heavily weighted on virtual, as  
 3595 the COVID-19 pandemic was waning during a large portion of engagement, and then due to  
 3596 personal preference of community members. The decision to use these methods was derived  
 3597 from feedback during the introductory meetings with community-based organizations, Indian  
 3598 tribes, municipalities and other government organizations, and individual community members.  
 3599 In addition to questions about communication preferences and anticipated feedback, the County  
 3600 asked, "What are your ideas for reaching more people through public engagement?"

3601 Notice of meetings was provided using the following means:

- 3602
- 3603 • Department of Local Services/King County website
  - 3604 • PublicInput.com – An online platform which served as the main information website  
 3605 for the Subarea Plan
  - 3606 • Social Media (Facebook, Twitter, Instagram, Nextdoor)
  - 3607 • King County Unincorporated Area News email newsletter
  - 3608 • GovDelivery email list for Snoqualmie Valley NE King County<sup>218</sup>

3608 THIRD PHASE

3609 The final phase of public engagement for the Subarea Plan was focused on hearing input about  
 3610 the Public Review Draft of the plan, which was available for comment from June 1 to July 15,  
 3611 2023. With many COVID-19 restrictions lifted at this time, Public Review Draft engagement  
 3612 included a blend of virtual and in-person engagement opportunities, including:

3613 Online engagement

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<sup>218</sup> GovDelivery is a subscription-based service application through which the County sends out bulletins and notifications to subscribers.



- 3614 • Virtual Department of Local Services Annual Town Hall for the subarea
- 3615 • Project website
- 3616 • Online surveys
- 3617 • Interactive maps
- 3618 • Social media posts by King County Department of Local Services and partner
- 3619 organizations
- 3620 • Virtual office hours
- 3621 • A visioning and scoping kickoff event hosted on Zoom
- 3622 • A final visioning and scoping workshop event hosted on Zoom
- 3623 • Public review draft hybrid virtual and in-person kickoff event
- 3624 • Public review draft overview video
- 3625
- 3626 In-person events
  - 3627 • Booths at community events
  - 3628 • Fliers in English and Spanish posted throughout the subarea
  - 3629 • Public review draft hybrid virtual and in-person kickoff event
  - 3630 • Public review draft meeting in Baring
  - 3631 • Public review draft meeting for unincorporated North Bend
  - 3632 • Office hours at several libraries within the area (Carnation, Fall City, North Bend,
  - 3633 Skykomish)
  - 3634
- 3635 Focused meetings
  - 3636 • Eight focus groups, each meeting three times, for specific interest groups or geographic
  - 3637 areas
  - 3638 • Talks at high school classes and youth board meetings
  - 3639 • Community business visits
  - 3640 • One-on-one and small group meetings
  - 3641 • Hmong farmer interviews
  - 3642
- 3643 Notice of opportunities to provide input was distributed via:
  - 3644 • Postcard mailed to all homes and businesses in the subarea
  - 3645 • Project email list
  - 3646 • *Comprehensive Plan* email list
  - 3647 • Social media (Facebook, Instagram, Twitter, Nextdoor)
  - 3648 • King County Unincorporated Area News
  - 3649 • A Supportive Community For All
  - 3650 • City of Carnation
  - 3651 • City of Issaquah
  - 3652 • City of North Bend
  - 3653 • Fall City Community Association
  - 3654 • Fall City Neighbors Newsletter
  - 3655 • Mt Si Senior Center
  - 3656 • Si View Metropolitan Parks District
  - 3657 • Sno-Valley Senior Center

- 3658 • Snoqualmie Pass Community Association
- 3659 • Snoqualmie Valley Mobility Coalition
- 3660 • Snoqualmie Watershed Forum
- 3661

3662 As of September 15, 2023, the Subarea Plan contact list contains 8,724 emails and mobile  
 3663 numbers. Most of these contacts were provided by the District 3 Councilmember’s Office.

3664 SUMMARY OF OUTREACH CONDUCTED IN ALL THREE PHASES

3665 Table 22 summarizes outreach conducted and the discussion/outcome of these activities in all  
 3666 three phases of public engagement that was targeted to the four, initial priority populations  
 3667 identified in the Equity Impact Review.

3668 **TABLE 22: OUTREACH TO PRIORITY POPULATIONS**

Tribes	<p><u>Snoqualmie Indian 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 <u>Indian</u> 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 <u>Indian</u> Tribe’s comment letter</li> </ul> <p>The conversation in the introductory meeting was geared toward future engagement with the Snoqualmie <u>Indian</u> Tribe and Tribal Members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Snoqualmie <u>Indian</u> 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 <u>Indian</u> Tribe, most of the content discussed specific to the Subarea Plan revolved around the Snoqualmie <u>Indian</u> 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>219</sup> The nexus with both plans is land use</p>
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<sup>219</sup> Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

and zoning within the areas of focus for the Tribe's Plan. Geographic Information Systems data for the Corridor Management Plan has been obtained and compared to existing zoning and land use to ensure no recommended changes within this plan would negatively affect the Tribe's goals stated within their plan and the terrestrial areas it covers.

The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.

The meetings with the Snoqualmie Indian Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the "Upper Snoqualmie Resilient River Corridor Management Plan" was obtained and explored to verify no map amendment recommendations would adversely impact this Plan's goals. An example is a policy created to support improved connections of salmon habitat. Most of the subjects covered in this meeting are linked to policies found in the *Comprehensive Plan*.

An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Indian Tribe.

The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Snoqualmie Indian Tribe during the public review period. A large portion of comments were dedicated to better representation of the Snoqualmie Indian Tribe and the role it plays in the Snoqualmie Valley as of 2023, including the Tribe's economic significance. Changes resulting from the comment letter and meeting include updating maps to better reflect reservation and trust lands, and the addition of a section in the Economic Development chapter explaining the Tribe's economic role in the area.

#### Tulalip Tribes

Meetings on the following dates:

- November 15, 2021, as an introduction to the Subarea Plan,
- March 15, 2022, as part of an annual meeting with the King County Department of Natural Resources and Parks
- March 8, 2023, as part of an annual meeting with the King County Department of Natural Resources and Parks

During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and were interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it

	<p>relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for gathering and hunting, and ensuring the lands the Tulalips have access to in 2023 remain available in the future.</p> <p>The 2023 King County Department of Natural Resources and Parks annual meeting was an opportunity to discuss proposed policy concepts and how they connect with Tribal concerns.</p> <p>These meetings with the Tulalip Tribes centered around fisheries, treaty rights, and access to usual and accustomed places. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. For example, a policy was created to support coordination to address overcrowded trailheads.</p> <p>The Tulalip Tribes were contacted during the public review period regarding a meeting to review policies though no response was given.</p> <p><u>Muckleshoot Indian Tribe</u> Muckleshoot Indian Tribe representatives were presented with the Subarea Plan for their review several times but did not offer any feedback.</p>
<p>Black, Indigenous, and People of Color Community</p>	<p>Initial outreach to Black, Indigenous, and People of Color communities started with King County Department of Local Services staff talking with representatives of community-based organizations who have history of working with Black, Indigenous, and People of Color communities and connecting with community-based organizations who provide service in these communities.</p> <p>King County Department of Local Services attempted to connect with the Black, Indigenous, and People of Color community through discussions with human service providers in the area, such as SeaMar, HopeLink, Encompass, and Empower Youth Network. These human service providers were recommended by other community services providers. Though King County Department of Local Services staff did not gain much contact with Black, Indigenous, and People of Color groups directly from these conversations, the staff of these human service providers helped paint a picture of Black, Indigenous, and People of Color populations in the subarea. Because Black, Indigenous, and People of Color populations do not live in specific parts of the unincorporated area, opportunities for engagement were identified, such as SeaMar's <del>senior</del> activities for people aged 62 years and older, and the possibility of connecting with English Language Learning students at local schools.</p> <p>Several organizations with potential connections to Black, Indigenous, and People of Color populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to King County Department of Local Services staff. These organizations include Black, Indigenous, and People of Color community advocacy groups, small Black, Indigenous, and</p>

	<p>People of Color-owned businesses, free legal services providers, food banks, and Black, Indigenous, and People of Color farming groups.</p> <p>Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley Chamber President voiced concerns regarding living conditions of the workers and lack of needed services. Through engagement with the farming community of the Snoqualmie Valley Agricultural Production District, the County learned there is not a large Black, Indigenous, and People of Color farming community. With some exceptions, the 2023 composition of the farming community is mostly White. Exceptions include a small Hmong community outside of Fall City, a handful of dairy farms who hire migrant workers, and one farm that grows products for an organic community-supported agricultural business, Full Circle Farms. Full Circle Farms was the only farm willing to talk to King County Department of Local Services staff that has a significant amount of Black, Indigenous, and People of Color farmers. The search for Black, Indigenous, and People of Color who farmed was through both using King County Department of Natural Resources and Parks connections and talking to Valley farmers themselves.</p> <p>King County Department of Local Services staff spoke with the owner of Full Circle Farms, who employs approximately 15 workers, mostly from El Salvador working in the Snoqualmie Valley on H-1 visas. The conversation covered the needs of the workers and their families, specifically human service needs. Also covered were the challenges of making money as a farm owner in King County, and the difficulty of permitting and building code-compliant temporary housing for seasonal workers. Changing zoning for increased housing in the rural area, specifically an agricultural production district, contrasts with the <i>Comprehensive Plan</i> and Growth Management Act; however, policies within Chapter 5: Housing and Human Services are being proposed to support housing and human service needs for such populations.</p> <p>Prior to the public review period other attempts to contact Black, Indigenous, and People of Color populations within the farming community include the Hmong community and a blueberry farmer of South Asian descent. The County contacted the International Rescue Committee regarding immigrant and refugee communities they serve in the subarea, but the Committee said their focus is almost exclusively South King County, and their preference was to wait to get involved until a plan covered that area.</p> <p>During the Public Review Draft period, King County Department of Local Services staff visited several farms accompanied by Hmong community member Bee Cha and interviewed four Hmong farmers, including Bee. The County offered compensation for the farmers' time in the form of \$100 Visa gift cards, which was accepted by one farmer.</p> <p>Leads from human service providers opened opportunities to connect with multilanguage learning students at Mt Si High School. The County asked students their aspirations for their community at a class on November 7, 2022,</p>
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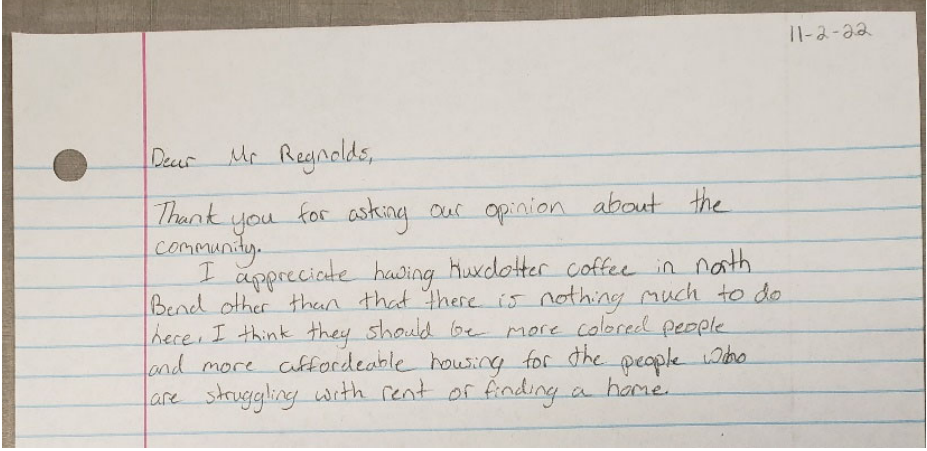
	<p>prior to the public review draft. The County introduced proposed policies and discussed their significance with the students and how the policies could be improved at a class on June 14, 2023, during the public review period.</p>
<p>English Language Learning Communities</p>	<p><i>Spanish-Speaking 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 <del>mobile-manufactured</del> 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 <del>senior</del> event <u>for people aged 62 years and older</u> 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>
<p>Youth</p>	<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>

Lerner administrators, Mt Si High School Multi-Language Learning and students.

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



3669

3670 As noted previously, further review of socioeconomic and demographic data as part of the Equity  
 3671 Impact Review revealed additional priority populations – people with low incomes, people aged  
 3672 62 years and older~~who are seniors~~, veterans, and people with disabilities – which were not  
 3673 prioritized in the first and second phases of community engagement. These groups were  
 3674 prioritized in the third phase of engagement. Efforts to engage these groups focused on  
 3675 connecting with nonprofits and community-based organizations in the subarea which provide  
 3676 human services to these populations. These efforts are summarized in Table 23.

3677 **TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS**

<p><u>Seniors</u>  <u>People</u>  <u>Aged 62</u>  <u>years and</u>  <u>older</u></p>	<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 <u>for people aged 62 years and older</u><del>for the senior population</del> 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 <u>people aged 62 years and older</u><del>senior residents</del> in both English and Spanish. During this event <u>people aged 62 years and older</u><del>seniors</del> mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.</li> </ul>
<p>People Living with</p>	<ul style="list-style-type: none"> <li>• Interviewed residents of Unincorporated Skykomish on September 22, 2022.</li> </ul>

<p>Low Incomes</p>	<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, individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish.</li> <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 aa nonprofit organization which provides several services to those in need, such as food affordability, energy assistance, housing, a family development program, transportation and adult education.</li> </ul>
<p>Veterans</p>	<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>
<p>People with Disabilities</p>	<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>

3678

3679 Apart from an overarching desire to maintain rural character for the area, these groups had  
 3680 concerns different than others in the subarea. Such concerns are access to services such as  
 3681 healthcare, mental health support, and access to affordable food. Transit and transportation are  
 3682 a concern, as driving a car is difficult to afford for some people.

3683 **Major Lessons Learned from the First and Second Phases of Community Engagement**

3684 Over the course of the first and second phases of engagement and development of the Subarea  
 3685 Plan, King County Department of Local Services staff identified several areas for improvement.  
 3686 The following section discusses each of the lessons learned and considers strategies to  
 3687 address them in the future:

3688 *For large geographies, review socioeconomic and demographic data at different scales*  
 3689 *earlier in the process to identify priority populations that have disproportionate access to*  
 3690 *determinants of equity.*

3691 As discussed earlier, this Subarea Plan differs from previous plans due to its size and varied  
 3692 geography. The data for the subarea is not completely representative of the variations in  
 3693 socioeconomic and demographic experiences across different communities within the subarea’s  
 3694 boundaries. Once the data was reviewed at smaller scales through the Census Designated  
 3695 Places, four additional priority populations were identified that were previously missed: people  
 3696 with low incomes, people aged 62 years and olderseniors, veterans, and people with disabilities.  
 3697 While King County Department of Local Services staff did engage with these groups and  
 3698 community service providers which serve these populations in the first two phases, a targeted  
 3699 effort was not part of the Subarea Plan community engagement plan.



3700 The solution to this lesson is twofold: review socioeconomic and demographic data at multiple  
3701 scales, and when new priority populations are found, intentionally pivot to engage them to learn  
3702 and address their needs and priorities.

3703 *Connect with more organizations and agencies who serve and interact with priority*  
3704 *populations.*

3705 A common sentiment shared by community service providers during engagement was that most  
3706 residents do not have the time or capability for various reasons to engage directly in a dialogue  
3707 with King County even though they represent some of the greatest needs for services. As such,  
3708 the community service providers can often serve as the voice for these groups to amplify their  
3709 needs. In a subarea as geographically expansive as the subarea, connecting with priority  
3710 populations who may be physically or financially constrained becomes more difficult. By  
3711 connecting with more organizations that represent the needs of these populations, the County  
3712 will be able to better serve these communities even if they can't be physically present.

3713 Many of the most successful outreach and networking outcomes came from suggestions  
3714 provided by community service providers and local agency representatives. These groups have  
3715 greater knowledge and connections within the area. The representatives were able to connect  
3716 King County Department of Local Services staff with businesses, community leaders, and local  
3717 groups previously not identified as interested parties. For instance, one of the best  
3718 conversations about the needs of the Hispanic/Latinx community came from the Multilanguage  
3719 Learning program lead at Riverview High School.

3720 The County should leverage connections with community-based organizations and create new  
3721 connections with these service providers early in the planning process to earn their trust, gain  
3722 their perspective as advocates for priority populations, and learn how to effectively connect with  
3723 these populations.

## 3724 **How Lessons Learned in the First Two Phases of Engagement Informed the Third** 3725 **Phase of Engagement**

3726 Census Designated Place data revealed that, compared to the rest of the subarea, there is a  
3727 disproportionate number of ~~people aged 62 years and older~~ ~~seniors~~ with disabilities and  
3728 significantly lower income levels in the Baring area. Attempting to reach this population via email  
3729 in earlier phases had not worked, so King County Department of Local Services staff made  
3730 efforts to have a physical presence in the area, including handing out flyers at the Skykomish  
3731 Foodbank, open office hours at the Skykomish Library, attending Skykomish Tunnel Days, and  
3732 an in-person meeting at the Baring Fire Station. More efforts were also made to connect with  
3733 veterans in the subarea as well.

3734 The County continued to connect with community-based organizations that serve priority  
3735 populations in the subarea. There has been a core group of organizations that have engaged  
3736 with King County Department of Local Services staff. This engagement continued, through  
3737 attending their meetings and the Mobility/Human Services Focus Group. King County  
3738 Department of Local Services staff tried to expand this list of organizations to those who could  
3739 not be reached in earlier phases and those who had not yet been contacted.

### 3740 THIRD PHASE

3741 The third phase of engagement occurred after the release of the Public Review Draft. Taking  
3742 the lessons learned in the previous two phases, the King County Department of Local Services

3743 staff continued to work collaboratively with the community and use the Office of Equity and,  
 3744 Racial and Social Justice's Equity Impact Review tool as a guide to ensure the diverse and  
 3745 historically underrepresented voices of the community are amplified and reflected in the  
 3746 Subarea Plan.

3747 Through the assistance of a contract with a communications consulting firm that freed up King  
 3748 County Department of Local Services staff time, more comprehensive engagement was able to  
 3749 be done with priority populations by being physically present in the subarea. Below is the list of  
 3750 strategies and materials used to help engagement with people that were less represented in the  
 3751 planning process prior to release of the public review draft.

### 3752 Engagement Strategies to Connect with Priority Populations Beyond Previous 3753 Methods

- 3754 • Greater depth in communication with community-based organizations in subarea
- 3755 • More focus on the Unincorporated Skykomish Area, specifically people aged 62  
 3756 years and older and people with disabilities
- 3757 • More effort to connect with veterans
- 3758 • Distribute materials in Spanish and Mandarin (Chinese)
- 3759 • More presence at community events occurring during the public review period
- 3760 • More flyers posted at areas where priority populations may visit
- 3761 • Mailed postcards containing English, Spanish, and Mandarin to all addresses within  
 3762 the subarea informing community members of this planning process and the public  
 3763 review period
- 3764 • Increased collaboration on engagement with County Council District 3 staff to further  
 3765 reach priority populations

### 3766 Potential Impacts to the Determinants of Equity

3767 The following table considers how the Subarea Plan may directly or indirectly impact access to  
 3768 each of the determinants of equity, and how the Subarea Plan's content may affect distributional  
 3769 equity and intergenerational equity. Access to the determinants of equity creates a baseline of  
 3770 equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities  
 3771 are created when barriers exist that prevent individuals and communities from accessing these  
 3772 conditions and reaching their full potential.

3773 While the Subarea Plan may directly or indirectly influence the Determinants of Equity, it is  
 3774 important to note that the private sector makes most decisions made about how land is  
 3775 developed that will have an impact on the Determinants of Equity. However, local governments  
 3776 can provide the structure governing how land can be developed and used in a way that  
 3777 positively influences the kind of new development that may occur in the future. Furthermore,  
 3778 local governments also hold the responsibility to remove barriers to full participation in the  
 3779 economy and society. King County has implemented a pro-equity, anti-racist agenda to address  
 3780 these barriers.

3781 Zoning changes can result in changed market conditions, where the appeal to redevelop a  
 3782 neighborhood or area could increase or decrease. Priority populations are more vulnerable for

3783 displacement in instances such as this, where renters have no control over the decision to sell a  
 3784 property – home ownership rates being a measure of equity access to determinants of equity.<sup>220</sup>

3785 Table 24 is not a complete analysis of all the potential outcomes associated with each  
 3786 determinant, but rather an illustration of how the Subarea Plan relates with the realization of  
 3787 these determinants in a community.

3788 **TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY**

<b>Determinant of Equity<sup>221</sup></b>	<b>Brief Description from KC OERSJ<sup>222</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>220</sup> Link to [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

<sup>221</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>222</sup> Link to [K.C.C Title 2, Section 10, Subsection 210](#)

Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</sup>	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Jobs and Job Training	Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families	<p>Creation of jobs is mostly determined by market forces. However, the Subarea Plan could help lead to increased access to jobs for both new and existing residents through supporting local businesses with such things as technical assistance. The Subarea Plan has the potential to indirectly influence creation of jobs if supportive policies and land use and zoning changes successfully encourage more vibrant local businesses and jobs in the Snoqualmie Valley Agricultural Production District that create new employment, as well as jobs tied to developing and redeveloping land and structures in the subarea. Conversely, the Subarea Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region.</p> <p>The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, enable the allowance of housing near concentrations of jobs such as Snoqualmie Pass, as well as enable job training opportunities in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p>

Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</sup>	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal 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 <u>the</u> 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 <u>the</u> 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.



Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</sup>	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people	<p>Many of the rural communities in the subarea lack options for basic shopping services such as grocery stores. Communities such as Baring and Snoqualmie Pass are a half hour drive by car to a full-service grocery store, where other unincorporated areas in the subarea are walking distance to such facilities. Furthermore, the distance and lack of transportation options for residents further impacts the ability to access affordable, healthy, and culturally appropriate foods.</p> <p>While the location of grocery stores is heavily influenced by market forces, the Subarea Plan has the potential to influence access to food systems for both new and existing residents. Scoping topics in the Subarea Plan include support for local food production, rural economic development, and agriculture in the subarea. Healthy foods can be grown and sold by farms and small markets. Subarea Plan policies can support plans for improving the infrastructure to connect the community with a sustainable food system.</p>
Parks and Natural Resources	Parks and natural resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities	<p>Many the subarea residential neighborhoods enjoy access to parks, open space, and natural resources in their communities.</p> <p>Policies prioritizing safety and inviting walking and bicycling throughout the subarea to connect residents to transit facilities, commercial areas, local parks, and open spaces are all determinants of equity. As with all of the policies included in the Subarea Plan, implementation will consider funding availability, resources, and other factors.</p>

Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</sup>	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Built and Natural Environment	Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment	<p>Land use policies, land use and zoning map amendments, and development conditions are designed to support the small business environment that is cherished in the subarea, supporting access to jobs.</p> <p>Environmental policies support tribal rights to access fishing and hunting, through aiding in the preservation of these resources. By influencing the development of additional jobs, services, and housing in the subarea and on transit corridors, the Subarea Plan can indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and tree canopy, water, soil, and sediment are addressed when development is proposed.</p>
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking	The Subarea Plan has a potential to influence equity in access to transportation for residents through coordinating road improvements and working with rural transit representatives on mobility solutions. Residents of the subarea have limited options for transit and transportation, with the majority of the population relying on personal vehicles as their primary mode of transportation. Increasing traffic and natural hazards further impact residents of the area from being able to access needed services across the county. A transportation policy has been created to address mobility throughout the subarea.

Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</sup>	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan are intended to support local businesses and local economies such as agriculture in the subarea, with the objective of reducing potential for displacement through a strong local economy. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	<p>Neighborhood identity and character give a community its sense of place. the subarea has many communities and neighborhoods which have a strong sense of identity, and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other Determinants of Equity discussed in this table are likely to have the potential to impact whether the subarea communities thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces and encourage improved access to them, and allow for more location-appropriate development to support opportunities for families to remain in proximity and for aging-in-place.</p>

Determinant of Equity <sup>221</sup>	Brief Description from KC OERSJ <sup>222</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.

3789

3790 **Equity Impact Review Phase 3 – Analysis and Decision Process**

3791 The Subarea Plan proposes neighborhood-specific and topic-based policies along with land use  
 3792 and zoning amendments and development conditions that will guide and regulate the scale and  
 3793 type of development that may potentially occur within the subarea over the next 20 years.  
 3794 Policies also provide direction for County-provided services, programs, and facilities in the  
 3795 subarea. Guiding principles shape the policies, map amendments and development conditions,  
 3796 and all are guided by the community-developed vision statement for the subarea. All of this is  
 3797 centered around the provision of County resources and services to those who have the greatest  
 3798 needs in the subarea.

3799 Plan policies analyzed below include the following topics: land use, housing, human services,  
 3800 environment, parks and open space, transportation, services and utilities, and economic  
 3801 development. The land use and zoning map amendments discussed in the table are separate  
 3802 from the Subarea Plan policies described below but are a part of the Subarea Plan package and  
 3803 implement the policies proposed in the Subarea Plan. The associated land use and zoning map

3804 amendments determine how land can be used, whereas the policies guide future decisions at  
3805 King County.

3806 The Subarea Plan centers the community's interests and priorities. The analysis in the table in  
3807 this section of the Equity Impact Review summarizes what the project team heard from the  
3808 community as priorities, how the Subarea Plan and associated land use and zoning map  
3809 amendments and development conditions respond to the priorities, the intended outcomes, and  
3810 where some questions remain. The table identifies community-raised priorities that the Subarea  
3811 Plan cannot directly respond to due to scope considerations, while identifying pathways for  
3812 those priority areas to be considered.

3813 King County can change zoning, the conditions under which land can be developed and used.  
3814 The results of this can both positively and negatively impact a community's ability to access the  
3815 Determinants of Equity. While King County can use its authority to develop policy and take  
3816 regulatory action, provide funding, and engage with the community, the private market will  
3817 determine whether it wants to invest in development in the subarea. It is the intent of the  
3818 Subarea Plan to increase the likelihood that new development will occur in a way that will  
3819 support distributional, process, and intergenerational equity and that changes over time will be  
3820 consistent with the vision and community priorities expressed by the residents and businesses  
3821 of the subarea.

## 3822 Summary of Decision-Making Process and Proposed Subarea Policy 3823 Recommendations

3824 The subarea policies and amendments to land use designations, zoning classifications, and  
3825 development conditions were drafted with community input and reviewed by community  
3826 members during the Public Review Draft of the Subarea Plan.

3827 The input and recommendations were prepared based on feedback gathered from the  
3828 community during all three phases of community engagement and from review of prior  
3829 community plans and community-developed initiatives. In addition, the Subarea Plan has been  
3830 developed in consideration of the historical, demographic, economic, and geographic  
3831 characteristics of the subarea, and its context within King County and the region. Subsequent  
3832 work with the community will include developing a prioritized list of projects for the Community  
3833 Needs List.

3834 This phase of the Equity Impact Review, "Analysis and Decision", considers how the intended  
3835 outcomes of the Subarea Plan, guided by community input and expressed through policies, map  
3836 amendments, and development conditions, may affect the three frameworks of equity:  
3837 distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also  
3838 considers the potential for the Subarea Plan to have unintended consequences that negatively  
3839 impact access to equity, such as displacement, and provisions in the Subarea Plan that are  
3840 intended to reduce this potential.

3841 The following tables summarize, by Plan chapter topic, the community-identified priorities and  
3842 how the proposals in the Public Review Draft were built based on the input received and the  
3843 outcomes that are intended to be achieved.

3844 A note on the Growth Management Act:  
3845 As an element of the *Comprehensive Plan*, this Subarea Plan must comply with the Growth  
3846 Management Act. It is important to recognize the Growth Management Act focuses growth



3847 primarily in urban areas, and the subarea is a rural area. To support this focused growth,  
 3848 investment in infrastructure and governmental services is to follow the same path. Therefore,  
 3849 the Growth Management Act restricts the type and level of infrastructure and governmental  
 3850 services to that which is typical of the low-density rural areas. Inherently, these restrictions may  
 3851 lead to an inequity in service delivery between urban and rural areas, as the expectation per  
 3852 State Law is for these areas to have rural level services.

3853 A note on relation to *Comprehensive Plan* Policies:  
 3854 Some of the feedback relates to issues that occur in other unincorporated areas of the county  
 3855 and are covered in the *Comprehensive Plan* policies. The policies in this plan are unique to this  
 3856 subarea only and do not replicate those found in the *Comprehensive Plan*.

3857 **Land use feedback and policy development with equitable outcomes**

3858 Summary of what was heard from the community:

- 3859 • Preserve rural character of the communities and limit growth to levels that support  
 3860 local families and businesses in Fall City and Preston, as well as other areas.
- 3861 • Focus attention on Snoqualmie Pass as a community and popular regional  
 3862 recreation destination, including better coordination with other governments.
- 3863 • Address the lack of affordable housing.
- 3864 • Consider natural hazards and limit environmental and infrastructure impacts in new  
 3865 development.
- 3866 • Preserve views and natural amenities enjoyed by everyone, including view corridors  
 3867 along scenic byways.
- 3868 • Support agriculture by protecting farmland, improving drainage, and continuing the  
 3869 Fish, Farm, Flood Initiative.

3870 Table 25 summarizes the intent behind proposed land use policies supporting equity, racial and  
 3871 social justice, and intended outcomes.

3872 **TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES**

Proposed policy	Intended outcomes
<p>3873 <b>SVNE-43 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>

3874

3875 **Housing and Human Service feedback and policy development with equitable**  
 3876 **outcomes**

3877 Summary of what was heard from the community:

- 3878 • Maintain rural character through limiting residential development.

- 3879 • Address the lack of affordable housing for young people to stay in the subarea.
- 3880 Affordable housing located next to services for people aged 62 years and
- 3881 olderseniors.
- 3882 • Create more housing options for farmworkers nearby, for example the Hmong
- 3883 community.
- 3884 • Increase housing in Snoqualmie Pass that can support the unique nature of its
- 3885 amenities, including more accommodations for the local workforce through zoning
- 3886 allowances.
- 3887 • Increase behavioral and mental health services and facilities, including better
- 3888 transportation options to such facilities.
- 3889 • Provide more support for youth mental health services at schools.
- 3890 • Provide better access for people aged 62 years and olderseniors in the subarea to
- 3891 services and programs.
- 3892 • Provide more resources for remote communities in Northeast King County,
- 3893 especially if they are cut off due to a climate-related event.

3894  
3895 Table 26 summarizes the intent behind proposed housing and human services policies  
3896 supporting equity, racial and social justice, and intended outcomes.

3897 **TABLE 26: PROPOSED HOUSING AND HUMAN SERVICES POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p><b>SVNE-87 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. <u>The Rural areas are</u> 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-98 intent:</b> Support housing stability programs and affordable housing development for <u>people aged 62 years and olderseniors</u> near existing senior services that serve unincorporated residents.</p>	<p>A direct positive outcome could be increased housing affordable to <u>people aged 62 years and olderseniors</u> 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 <u>people aged 62 years and olderseniors</u> was raised during several</p>

	phases of engagement, including during the Mobility and Human Services Focus Group.
<b>SVNE-119 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.	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.
<b>SVNE-110 intent:</b> Support housing at Snoqualmie Pass for the local workforce through various programs and incentives.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low-incomes and seasonal migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.
<b>SVNE-134 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.	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.
<b>SVNE-142 intent:</b> Partner with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of <u>people aged 62 years and older</u> seniors, veterans, and those living with disabilities in the subarea	A direct positive outcome could be increased physical and mental wellbeing for <u>people aged 62 years and older</u> 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 <u>people aged 62 years and older</u> seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
<b>SVNE-153 intent:</b> Recognizing Northeast King County as a vulnerable population in terms of <u>natural disasters-climate-related</u>	A direct positive outcome would be intentional focus on the services provided to the Northeast King County community in the

<p>events and treat this as a human service issue.</p>	<p>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 emerging housing needs, and mental health support. This policy is a direct result of in-person engagement with community members of Northeast King County, who have great concern as to what would happen to their families and community after a major climate-related event such as a wildfire, landslide, or extreme flood.</p>
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3899

3900 **Environment feedback and policy development with equitable outcomes**

3901 Summary of what was heard from the community:

- 3902 • Protect the subarea’s forests, rivers, lakes, agricultural valleys, and open spaces.
- 3903 • Continue efforts toward salmon recovery and upholding tribal treaty rights.
- 3904 • Maintain biodiversity.
- 3905 • Increase resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.
- 3906 • Increase wildfire resilience and allocating resources for managing wildfires.
- 3907 • Manage water effectively in terms of water resource conservation.
- 3908 • Focus on loss of agricultural lands to riparian restoration efforts.
- 3909

3910  
 3911 Table 27 summarizes the intent behind proposed environmental policies supporting equity,  
 3912 racial and social justice, and intended outcomes.

3913 **TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p><b>SVNE-164 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</p>

	engagement, including during the Mobility and Human Services Focus Group.
<b>SVNE-175 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 <u>Indian</u> Tribe and Tulalip Tribes.
<b>SVNE-186 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.

3915

3916 **Parks and Open Space feedback and policy development with equitable outcomes**

3917 Summary of what was heard from the community:

- 3918 • Increase access to natural lands and attention to trailhead crowding.
- 3919 • Increase recreational facilities to accommodate a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.
- 3920 • Increase recreational programming for children and teens.
- 3921 • Increase the number of parks, playgrounds, and other recreational facilities for community members.
- 3922 • Preserve historic landmarks and cultural resources.
- 3923 • Strengthen partnerships and increased coordination with the Snoqualmie and Tulalip Tribes.

3924 Table 28 summarizes the intent behind proposed parks and open space policies supporting equity, racial and social justice, and intended outcomes.

3925 **TABLE 28: PROPOSED PARKS AND OPEN SPACE POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<b>SVNE-2047 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, <u>people aged 62 years and older</u> <del>seniors</del> , 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



	<p>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.</p>
<p><b>SVNE-2148 intent:</b> Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not.</p>
<p><b>SVNE-2249 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.</p>	<p>A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income. Community members, land managers, and organizations shared that trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.</p>

3932

3933 **Transportation feedback and policy development with equitable outcomes**

3934 Summary of what was heard from the community:

- 3935 • Increase active transportation infrastructure, such as bike lanes, shoulders that can
- 3936 accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is
- 3937 high, such as around schools.
- 3938 • Improve roads and maintenance of roadways and bridges.
- 3939 • Address traffic congestion along commuting routes to the urban areas during the week,
- 3940 and in areas that see weekend recreational users.
- 3941 • Increase transit options in the Snoqualmie Valley and options for transit along State
- 3942 Route 18 to South King County.
- 3943 • Increase mobility options for ~~people aged 62 years and older~~seniors, youth, and disabled
- 3944 persons.
- 3945 • Improve transit connections to Snohomish County and the future light rail station in
- 3946 Redmond.
- 3947 • Address the lack of roadside amenities along US Highway 2.

3948  
3949 Table 29 summarizes the intent behind proposed transportation policies supporting equity, racial  
3950 and social justice, and intended outcomes.  
3951

3952  
3953  
3954  
3955

**TABLE 29: PROPOSED TRANSPORTATION POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p><b>SVNE-250 intent:</b> Work with communities in the subarea on mobility solutions that meet their needs.</p>	<p>A direct positive outcome could be increased mobility options for those who are in most need, including <u>people aged 62 years and older</u>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)</p>
<p><b>SVNE-272 intent:</b> Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the facilities for travelers on US Highway 2.</p>	<p>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.</p>
<p><b>SVNE-283 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.</p>	<p>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.</p>
<p><b>SVNE-2924 intent:</b> Address sidewalk gaps in the Fall City Business District.</p>	<p>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 <u>people aged 62 years and older</u>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.</p>

3956

3957

3958 ~~Services and Utilities feedback and policy development with equitable outcomes~~

3959 Summary of what was heard from the community:

- 3960 ● ~~Improve internet access, availability, and quality to better connect the area.~~
- 3961 ● ~~Plan for stresses on services like power and emergency services in areas that see large~~
- 3962 ~~numbers of weekend visitors such as Snoqualmie Pass.~~
- 3963 ● ~~Increase resilience to the power grid to alleviate chronic outages.~~
- 3964 ● ~~Provide better access to the dump as garbage service is an issue with wildlife.~~
- 3965 ● ~~Keep the new large onsite sewage system in the Fall City business district to those in~~
- 3966 ~~the district and not beyond.~~
- 3967 ● ~~Focus on improving local infrastructure and services to support economic growth.~~

3968

3969 Table 30 summarizes the intent behind proposed services and utilities policies supporting  
3970 equity, racial and social justice, and intended outcomes.

3971

3972 **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>

3973

3974 Economic development feedback and policy development with equitable outcomes

3975 Summary of what was heard from the community:

- 3976 ● Preserve resource-based economies of the subarea.
- 3977 ● Support and enhance recreation opportunities and support businesses and
- 3978 organizations in the subarea.
- 3979 ● Build an economically sustainable and viable community which supports farms through
- 3980 more agricultural tourism and protecting against the threats posed by climate change
- 3981 and flooding.
- 3982 ● Provide support to existing local businesses, and retention of the existing size and scale
- 3983 of commercial areas to limit growth and retain rural character.

3984

3985 Table 31 summarizes the intent behind proposed economic development policies supporting  
3986 equity, racial and social justice, and intended outcomes.

3987  
3988

**TABLE 3034: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended Outcomes
<p><b>SVNE-3529 intent:</b> Support local businesses that are unique to the Snoqualmie Valley and Northeast King County through things such as technical assistance.</p>	<p>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.</p>
<p><b>SVNE-396 intent:</b> Support outdoor recreation and tourism that encourages local employment and does not harm the environment through partnerships with agencies, municipalities, and organizations.</p>	<p>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.</p>
<p><b>SVNE-3934 intent:</b> Support connecting communities adjacent to the Snoqualmie Valley Agricultural District to local farms to help support the farms and local economies</p>	<p>An indirect positive outcome would be increased access to healthy foods for people with disabilities, <del>seniors</del><u>people aged 62 year and over</u>, and other populations with mobility difficulties in the subarea. This specific topic was raised by the Fall City community during engagement for this effort.</p>

3989

3990 **Land Use and Zoning Map Amendment feedback and policy development with**  
3991 **Equitable Outcomes**

3992 Summary of what was heard from the community:

- 3993 • Retain rural character subarea-wide
- 3994 • Preserve open space/natural lands subarea-wide
- 3995 • Preserve existing form and character of Fall City Rural Town and Preston area
- 3996 • Update the Fall City Business District Zoning Overlay to reflect current needs as of 2023
- 3997 • Adjust Fall City residential zoning to fit size and scale of current 2023 community
- 3998 • Increase options for affordable housing, where appropriate

4000 Table 32 summarizes the intent behind proposed land use and zoning map amendments  
4001 supporting equity, racial and social justice, and intended outcomes.

4002  
4003  
4004

4005 **TABLE 3132: 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.

4006

4007



## 4008 Appendix C: Tribal Relations and Community Engagement

4009 This appendix begins with an explanation of engagement with Indian tribes, highlighting various  
4010 meetings and the content covered. The following section covers overall engagement goals with  
4011 the community at large, strategies, and key audiences. A summary of community engagement  
4012 activities and feedback is then given, with an explanation of how community input influenced the  
4013 Snoqualmie Valley/Northeast King County ~~Community Service Area~~-Subarea Plan (Subarea  
4014 Plan). Finally, sources of engagement and documented meetings are listed.

### 4015 Tribal Relations

4016 The Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe are sovereign  
4017 nations, and the County engages with them through government-to-government consultation.  
4018 The County worked to address tribal needs within this plan, through direct dialog and  
4019 coordination with internal departments at King County that intersect with tribal issues such as  
4020 fishing rights and access to ancestral lands.

#### 4021 Snoqualmie Indian Tribe

4022 The County met with the Snoqualmie Indian Tribe on the following dates:

- 4023 • July 20, 2021, as an introduction to the Subarea Plan
- 4024 • January 25, 2022, where the Snoqualmie Indian Tribe introduced the “Upper  
4025 Snoqualmie Resilient River Corridor Management Plan”
- 4026 • June 1, 2022, during a King County Department of Natural Resources and Parks  
4027 annual meeting
- 4028 • August 31, 2022, for a meeting specific to the connection between the Subarea Plan  
4029 and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan
- 4030 • March 8, 2023, for another King County Department of Natural Resources and Parks  
4031 annual meeting annual meeting
- 4032 • August 1, 2023, a dedicated meeting to the Subarea Plan between the Snoqualmie  
4033 Indian Tribe, King County Department of Local Services and Regional Planning

4034 The introductory meeting covered future engagement with the Snoqualmie Indian Tribe and  
4035 Tribal members and representatives, what they anticipated we would hear from the community,  
4036 and specific concerns to the Tribe. The Tribe stated they are on a different level than ~~community~~  
4037 interested parties as a sovereign nation, so Tribal concerns which include land and sacred  
4038 places need to be treated separately than engagement with the general public. This feedback  
4039 supported existing King County approaches and bolstered this Plan’s approach to Tribal issues.  
4040 For example, no questions in the Subarea Plan surveys asked the public’s opinions on Tribal  
4041 issues, as they are not for the public to decide, but to be addressed directly with Indian tribes  
4042 through consultation.

4043 After the initial meeting with the Snoqualmie Indian Tribe, most discussion revolved around the  
4044 Tribe’s *Upper Snoqualmie Resilient River Corridor Management Plan* introduced to the County

4045 in January 2022 and released to the public the following August.<sup>223</sup> The nexus with both plans is  
4046 land use and zoning within the areas of focus for the Tribe's plan. The County compared  
4047 Geographic Information Systems data for the *Corridor Management Plan* to existing zoning and  
4048 land use to ensure no recommended changes within this plan would negatively affect the Tribe's  
4049 goals in their plan.

4050 The March 8, 2023, meeting covered expanding the policies related to the environmental health  
4051 of the Snoqualmie River as well as the significance of archeological sites within Fall City and  
4052 other areas in the Snoqualmie Valley/Northeast King County Community Service Area  
4053 (subarea) significant to the Snoqualmie Indian Tribe.

4054 The August 1, 2023, meeting was to review and discuss a robust comment letter provided by  
4055 the Tribe during the public review period. A large portion of comments were dedicated to better  
4056 representation of the Tribe and the role it plays in the Snoqualmie Valley. Changes resulting  
4057 from the comment letter and meeting include updating maps to better reflect reservation and  
4058 trust lands, and the addition of a section in the Economic Development chapter explaining the  
4059 Tribe's economic role in the area.

## 4060 The Tulalip Tribes

4061 The County met with the Tulalip Tribes on the following dates:

- 4062 • November 15, 2021, as an introduction to the Subarea Plan
- 4063 • March 15, 2022, as part of an annual meeting with King County Department of  
4064 Natural Resources and Parks annual meeting
- 4065 • March 7, 2023, as another annual meeting with King County Department of Natural  
4066 Resources and Parks annual meeting

4067 During these meetings the Tulalip Tribes conveyed concerns about population growth and the  
4068 effect it may have on treaty-reserved resources. They are concerned with water processes and  
4069 climate change and are interested in how the Subarea Plan could address these topics. They  
4070 are also concerned with recreational use and development within the floodplain and how it  
4071 relates to salmon habitat. A great concern is protection and preservation of salmon resources in  
4072 the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access  
4073 to them, specifically for gathering and hunting, and how overuse of recreation affects these  
4074 treaty rights. They are concerned that lands the Tulalip Tribes already have access to as of  
4075 2023 may not be available in the future.

4076 During the March 7, 2023, meeting Tribal and King County Department of Local Services staff  
4077 discussed further engagement. Tulalip planning staff felt they did not have the capacity to  
4078 engage in this plan. The Tulalip Tribe was contacted during the public review period regarding a  
4079 meeting to review policies, though no response was given.

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<sup>223</sup> Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

4080 The Muckleshoot Indian Tribe

4081 The County notified the Muckleshoot Indian Tribe of this planning process on multiple  
4082 occasions, and that a small section of the planning area is within the Lake Sammamish  
4083 Watershed. The Tribe did not respond.

4084

## 4085 Community Engagement

4086 As part of Subarea Plan development, King County implemented a robust public engagement  
4087 program with the goal of informing, involving, and empowering people and communities. The  
4088 community engagement program was flexible, with strategies evolving as the team learned  
4089 more about the needs and preferences of the community and focused on reaching people who  
4090 are traditionally excluded from government processes.

### 4091 Community Engagement Goals and Objectives

4092 The goal of the Subarea Plan community engagement program was to conduct robust public  
4093 engagement that informs, involves, and empowers people and communities.

4094 Objectives were to:

- 4095 • Create opportunities to seek input, listen, and respond to residents.
- 4096 • Empower people to play an active role in shaping their future.
- 4097 • Create public awareness of what King County does.

### 4098 Community Engagement Strategies

4099 The County developed a community engagement plan with a focus on equity, using the “County  
4100 engages in dialogue” and “County and community work together” levels of engagement from the  
4101 Office of Equity Racial and Social Justice’s Community Engagement Guide (see Figure 14).<sup>224</sup>

4102 The approach involved working with the community, including youth, underrepresented  
4103 populations, and community-based organizations that acted as amplifiers for those in need.  
4104 Many of the County’s engagement events were virtual, due to the COVID-19 pandemic.  
4105 Activities included email correspondence, online surveys, virtual meetings with individuals and  
4106 small groups, geographic and topic-specific focus groups, community-wide virtual and in-person  
4107 events, interactive engagement online maps, and in-person meetings and booths at community  
4108 events.

4109

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<sup>224</sup> [Link to King County Community Engagement Guide](#)

4110 **FIGURE 14: COMMUNITY ENGAGEMENT CONTINUUM (OFFICE OF EQUITY, RACIAL AND SOCIAL**  
 4111 **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

4112

4113 The County prioritized connecting with subarea residents who have not traditionally engaged in  
 4114 community planning efforts. The County’s goal was to create a plan that reflects the needs of  
 4115 those traditionally not at the table. King County Department of Local Services staff went to  
 4116 lengths to connect with these communities with some success and some lessons learned.

4117 Before engaging with residents of the subarea, the County studied demographic data. Census  
 4118 Designated Places demonstrated similar demographics, the exception being lower incomes in  
 4119 some areas. The community with the lowest median income is Baring. Baring also has an older  
 4120 population and a population with a higher level of disabilities than the rest of the subarea. Baring  
 4121 is remote, making it more challenging to reach Baring-area residents. The County posted flyers  
 4122 in areas such as the Baring Store, the Baring Fire Station, and the commercial area of  
 4123 Skykomish in both English and Spanish and sent emails to 95 individuals from a list provided by  
 4124 Councilmember Perry’s office. During the public review period, the County hosted an in-person  
 4125 community meeting in Baring, which provided an opportunity for 12 residents to provide input on  
 4126 all aspects of the Subarea Plan scope.

4127 Except for Baring, available data for the subarea did not reveal much in terms of locations  
 4128 where priority populations resided. To identify priority populations throughout the rest of the  
 4129 subarea, the County relied on connections with community-based organizations and existing  
 4130 connections within King County Local Services and Department of Natural Resources and  
 4131 Parks.

4132 The County engaged several community-based organizations during the summer of 2021 to  
 4133 learn more about priority populations in the area, to connect with the individual community  
 4134 members directly, and to hear what service providers feel is needed most. The County  
 4135 contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A  
 4136 Supportive Community for All, in addition to community-based organizations with more targeted  
 4137 services and populations, such as Empower Youth Network, Encompass, Hopelink, and  
 4138 SeaMar. These discussions opened opportunities to further reach priority populations such as  
 4139 connecting with multilanguage learning students at Mt Si High School.

4140 Strategies implemented by the County included:



- 4141 • Reducing barriers to participation by offering a range of ways to learn about the Subarea
- 4142 Plan and share input
- 4143 • Maintaining safety during the COVID-19 pandemic by offering virtual ways to participate,
- 4144 including live (Zoom) meetings, opportunities to share input on the project website,
- 4145 virtual office hours, phone calls, and mailers
- 4146 • Providing a consistent presence by driving traffic to the website with all communications,
- 4147 and using the website as a repository of plan information and vehicle for sharing input
- 4148 • Amplifying the County's message through trusted local partners
- 4149 • Having a presence in the community, working regularly with and sharing information
- 4150 through community-based organizations, residents, partners, and businesses
- 4151 • Meeting people where they are by participating in local events
- 4152 • Hearing common concerns for specific interest groups or geographic areas through
- 4153 focus groups and briefings
- 4154 • Providing materials in English and Spanish

## 4155 **Lessons Learned**

4156 As the first plan for a rural area under a new Subarea Planning Program, this was an  
 4157 exploratory engagement effort with lessons learned. Community engagement strategies evolved  
 4158 as the team learned more about the needs and preferences of the community, with a focus on  
 4159 engaging people who have traditionally been left out of government process. Strategies also  
 4160 evolved as safety precautions related to the COVID-19 pandemic shifted. Notes are also made  
 4161 on how rural subarea plan engagement could be improved in the future.

### 4162 **Lessons learned prior to the public review period (pre-June 2023)**

4163 Engaging priority populations through a decentralized subarea as large as this one is  
 4164 challenging. The County relied on virtual engagement (especially during the COVID-19  
 4165 pandemic state of emergency) augmented with in-person visits, as not all have access to a  
 4166 computer or phone or could join a virtual meeting.

4167 Community service providers suggested some of the challenges connecting with priority  
 4168 populations might be due to potential fear of government, a lack of time for engagement, and  
 4169 fragmented groups across a large geography. Another challenge was meeting the goal of  
 4170 connecting with residents of unincorporated areas as opposed to those who live in the cities  
 4171 within the Snoqualmie Valley or adjacent cities. Occasionally a group would be identified along  
 4172 with their needs, and King County Department of Local Services staff would later find out the  
 4173 residents lived in an incorporated area, for example the Spanish-speaking community in the  
 4174 Duvall Highlands.

4175 One lesson learned from this planning process is the general difficulty of getting face-to-face  
 4176 contact with priority populations. As noted above, many may not be willing to speak with the  
 4177 government, and others may not have the time. The County found an effective strategy for  
 4178 learning about the needs of priority populations is to speak with service providers. One  
 4179 particularly successful conversation was with the Multi-Language Learning Administrators for  
 4180 the Riverview School District. They were able to convey issues and needs at a school district-  
 4181 wide level, including issues exacerbated by the COVID-19 pandemic, such as mental health  
 4182 issues and lack of access to quality internet. Both topics are addressed in this plan.

4183 King County Department of Local Services staff partnered with the Fall City Community  
4184 Association and Snoqualmie Pass Community Association to organize feedback events. The  
4185 Fall City Community Association is a long-standing and organized group that provided valuable  
4186 insights and feedback. The Fall City Community Association formed a “Subarea Stewards”  
4187 group that met weekly for over a year before focus groups were created and engaged for this  
4188 plan. Some community members approached King County Department of Local Services staff  
4189 individually and said this group was not wholly representative of the community. At times the  
4190 group produced engagement tools which did not align with the scope and process of the  
4191 Subarea Plan; for example, issuing a “Fall City Subarea Plan” survey, though no King County  
4192 Department of Local Services staff were consulted, nor does a Fall City Subarea Plan process  
4193 currently exist.

4194 The Snoqualmie Pass Community Association was in the process of being formed during much  
4195 of the Subarea Plan engagement. The Snoqualmie Pass Community Association hosted an in-  
4196 person focus group event and broadcasted engagement opportunities on their Facebook group.  
4197 Snoqualmie Pass is in two counties, and the Snoqualmie Pass Community Association does not  
4198 distinguish between King and Kittitas County residents. Many of the issues presented and  
4199 discussed in the group meetings were related to things on the Kittitas County side of the border,  
4200 which at times was difficult to separate, but also an advantage as it helped support the idea and  
4201 now policy of more coordination with Kittitas County on Snoqualmie Pass issues.

4202 King County Department of Local Services staff had a hard time reaching residents of the  
4203 unincorporated areas in the Skykomish valley and primarily heard from residents of Fall City.  
4204 The County found that the Fall City Census Designated Place has a higher median income and  
4205 better health outcomes than the Baring Census Designated Place, which has the lowest median  
4206 income and highest percentage of people with disabilities out of all the Census Designated  
4207 Places in the subarea. This shows that more efforts need to take place when engaging areas  
4208 with more needs.

4209 Prior to the public review draft period, the County recognized that more work was needed to  
4210 ensure perspectives of all subarea residents were reflected in the Subarea Plan. During the  
4211 public review process, King County Department of Local Services staff attempted to engage  
4212 with a larger group of service providers and those who are a part of priority populations. This  
4213 included more efforts to reach Baring residents and the Hmong community that farms the  
4214 Snoqualmie Valley, which were difficult to reach during the initial phases of engagement.

#### 4215 **Updated strategies during the public review period – June 1 to July 15**

4216 King County Department of Local Services staff used these lessons learned to create and  
4217 implement a more robust engagement effort during the public review period of this subarea  
4218 plan. To reach a wider audience, specifically priority populations, the County:

- 4219 • Mailed postcards to every residence within the subarea
- 4220 • Had more physical presence at events
- 4221 • Used the contacts gained through engaging with school district staff to connect with  
4222 youth
- 4223 • Relied on human service providers as amplifiers for priority populations in the  
4224 subarea

4225 Postcards with information on the Subarea Plan, dates for engagement, ways to provide  
4226 feedback, and informational text in Spanish and Mandarin were mailed to every residence in the

4227 subarea at the beginning of the public review period. This helped reach those who may not  
4228 regularly have access to or use the internet, and those who generally are not associated with  
4229 groups who may have contact with King County Department of Local Services staff. The goal  
4230 was a more robust and diverse group of community members providing feedback.

4231 The County had more presence at community events during the public review period. This was  
4232 partly because COVID-19 pandemic restrictions for County employees ended. Also, the public  
4233 review period fell during the summer when there are many community events in the subarea.  
4234 King County Department of Local Services staff had booths at some events and handed out  
4235 flyers at others. Flyers were also distributed to more locations throughout the subarea for farther  
4236 reach.

4237 The County further engaged with human service providers through ~~the a~~ Mobility and Human  
4238 Services Focus Group and through individual conversations. Conversations explored how the  
4239 public review draft addresses needs specific to service providers' communities, how it could be  
4240 improved, and how King County Department of Local Services staff could further engage  
4241 directly with priority populations. The list of community service providers has been expanded  
4242 from earlier phases to cast a wider net to priority populations.

4243 During all engagement phases the County contacted school administrators to connect with the  
4244 best representatives and discover the best avenues to engage youth and explore their needs,  
4245 which continued during the public review period. Both school administrators and teachers were  
4246 engaged about how the public review draft addresses the needs of students and their families.

4247 The County continued partnering with both the Fall City Community Association and  
4248 Snoqualmie Pass Community Association through the public review period.

#### 4249 **How overall improvements could be made to rural subarea plan engagement**

4250 Engagement on long-range planning efforts provides unique challenges in ~~the~~ unincorporated  
4251 rural areas when compared to cities and urban unincorporated lands. The physical separation of  
4252 individuals, families, and communities is a natural state of ~~the~~ rural areas and proves difficult for  
4253 cohesive engagement and messaging. Specific approaches and messaging may help improve  
4254 engagement with priority populations and rural subarea community members at large.

4255 School districts could be leveraged to a greater degree at the beginning of the planning process  
4256 to reach out to families and youth. Sending out a mailer to all residences and businesses at the  
4257 beginning of the planning process could be valuable, in addition to mailers sent at the beginning  
4258 of a public review period for a draft plan. More effort at the beginning to expand existing  
4259 networks and create a larger engagement list in general could be of value.

4260 Lack of awareness is not the only reason people do not share feedback. For some community  
4261 members, there are significant barriers to participation, as noted above. Paying community  
4262 members that represents priority populations could help amplify engagement opportunities and  
4263 provide a more equitable strategy by increasing the amount of feedback received from those  
4264 who are not usually at the table.

4265 Messaging for rural subarea plans could help community members understand what a subarea  
4266 plan for an unincorporated rural area contains. Better emphasis of both the subject matter and  
4267 time horizons could help channel feedback, i.e., aspirational policies with 20-year time horizons  
4268 and zoning and land use changes. Delineating what areas are incorporated and what are not

4269 could help community members understand if they are an unincorporated resident affected by  
 4270 the planning process, or if they live in a city and should focus on planning efforts from another  
 4271 government. Finally, emphasizing what can and cannot be done in terms of the rural level of  
 4272 services a County is required to maintain under the Growth Management Act would help both  
 4273 educate the public on what can be done within these plans, and help focus the feedback on  
 4274 topics that can be covered within a Subarea Plan.

4275 **Key Audiences**

4276 Table 33 presents key engagement audiences that were integral to the successful development  
 4277 of the Subarea Plan, and some targeted strategies to help facilitate engagement with those  
 4278 audiences. King County updated this table to reflect what the public, community-based  
 4279 organizations, and service providers shared throughout the engagement process.

4280 **TABLE 3233: 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 Share 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>

4281

4282 King County built an initial community contact list from past engagement efforts before the  
 4283 subarea planning process. Over a period of six months, King County Department of Local  
 4284 Services staff reached out to various groups and individuals within the Community Service  
 4285 Area to help expand that list. Many groups were added, and some originally on the list  
 4286 requested to not to be included. As of September 19, 2023, the list of contacts was 8,717,  
 4287 which mostly includes community members in addition to businesses, community-based  
 4288 organizations, federally elected officials, representatives of local governmental organizations  
 4289 apart from King County, special interest groups, public safety representatives, public school  
 4290 representatives, tribal representatives, and representatives of utilities.

4291 **Summary of Community Engagement Activities and Feedback**

4292 Community engagement activities included:

4293 **Online engagement**

- 4294 • Project website
- 4295 • Online surveys



- 4296 • Interactive maps
- 4297 • Social media posts by King County Department of Local Services and partner
- 4298 organizations
- 4299 • Virtual office hours
- 4300 • A visioning and scoping kickoff event hosted on Zoom
- 4301 • A final visioning and scoping workshop event hosted on Zoom
- 4302 • Public review draft hybrid kickoff event
- 4303 • Public review draft overview video

4304 **In-person events**

- 4305 • Booths at community events
- 4306 • Fliers in English and Spanish posted throughout the subarea
- 4307 • Annual Town Hall for the subarea
- 4308 • Public review draft hybrid kickoff event
- 4309 • Public review draft meeting in Baring
- 4310 • Public review draft meeting for unincorporated North Bend

4311 **Focused meetings**

- 4312 • Eight focus groups, each meeting three times, for specific interest groups or geographic
- 4313 areas
- 4314 • Talks at high school classes and youth board meetings
- 4315 • Community business visits
- 4316 • One-on-one and small group meetings
- 4317 • Hmong farmer interviews

4318 **Building off previous efforts**

- 4319 • Audit studies that detail community input on similar topics

4320 **How Community Input Influenced the Subarea Plan**

4321 PROCESS OF TRANSLATING ENGAGEMENT TO VISION, SCOPE, GUIDING PRINCIPLES, AND ULTIMATELY PUBLIC REVIEW  
4322 DRAFT OF PLAN

4323 The process of engagement leading up to the public review draft is outlined as follows:

- 4324 1. Develop an Engagement Plan
- 4325 2. Introduce the community to the planning process through meetings, activities, and
- 4326 conversations
- 4327 3. Create a list of community and group contacts to participate and spread the word
- 4328 4. Collect feedback through engagement activities
- 4329 5. Categorize feedback into subjects and themes, noting the frequency of each grouping
- 4330 6. Translate feedback received to a 20-year lens to aid in scoping for policy development
- 4331 7. Relate the feedback received to the framework of the *Comprehensive Plan*

- 4332 8. Refine feedback to create a draft vision, guiding principles, policy concepts and map
- 4333 amendment concepts
- 4334 9. Share draft and concept materials with the community to solicit feedback
- 4335 10. Translate community feedback into plan content
- 4336 11. Format and refine for public review draft

4337 SUMMARY OF FEEDBACK AND HOW IT TRANSLATED TO PLAN SCOPE

4338 The following tables summarize the feedback themes received prior to the public review draft  
 4339 phase, including notes on whether it was included in the Subarea Plan, and why.

4340 TABLE 3334: LAND USE FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<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 <del>all the</del> 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 <u>the</u> 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.

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TABLE 3435: 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 <u>the rural areas</u> .	Included.
<b>Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for <u>people aged 62 years and older</u> 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 <u>people aged 62 years and older</u> 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 <u>people aged 62 years and older</u>seniors in the subarea to services and programs.</b>	Policy supporting partnership with <del>senior</del> service providers in the subarea to coordinate access to programs that support the mental and physical health of <u>people aged 62 years and older</u> 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 <u>people aged 62 years and older</u> 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.

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TABLE 3536: 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.



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

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TABLE 3637: 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
<p><b>Strengthened partnerships and increased coordination with the Snoqualmie Indian Tribe and Tulalip Tribes.</b></p>	<p>Not included.</p>	<p>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>.</p>

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TABLE 3738: TRANSPORTATION FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
<p><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></p>	<p>A policy to address sidewalk gaps in the Fall City Business District.</p>	<p>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>.</p>
<p><b>Desire for road improvements and enhanced maintenance of roadways and bridges.</b></p>	<p>A policy to support safety improvements to State Route 906 to better serve area residents and visitors.</p> <p>Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements.</p>	<p>Aside from the unique situation on State Routes 202 and 906 the need to improve roadway safety is recognized for all unincorporated areas. Because this is a rural area, the ability to enhance roadways and bridges is limited to that of rural level services.</p>
<p><b>Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.</b></p>	<p>Not included.</p>	<p>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>.</p>

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 <del>people aged 62 years and older</del>seniors, youth, and <del>disabled persons</del>people with disabilities.</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.

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**TABLE 3839: 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 <del>all</del> the 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.

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

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4352

**TABLE 3940: 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 <del>all the</del> 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.	

4353

4354

**TABLE 4041: 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.

4355

4356 Sources of Engagement and Documented Meetings

4357 Engagement activities are explained in detail below, and include:

4358 **Online engagement**

- 4359 • Project website
- 4360 • Online surveys
- 4361 • Interactive maps
- 4362 • Social media posts by King County Department of Local Services and partner
- 4363 organizations
- 4364 • Virtual office hours
- 4365 • A visioning and scoping kickoff event hosted on Zoom
- 4366 • A final visioning and scoping workshop event hosted on Zoom
- 4367 • Public review draft hybrid kickoff event
- 4368 • Public review draft overview video

4369 **In-person events**

- 4370 • Booths at community events
- 4371 • Fliers in English and Spanish posted throughout the subarea
- 4372 • Annual Town Hall for the subarea
- 4373 • Public review draft hybrid kickoff event
- 4374 • Public review draft meeting in Baring
- 4375 • Public review draft meeting for unincorporated North Bend

4376 **Focused meetings**

- 4377 • Eight focus groups, each meeting three times, for specific interest groups or geographic
- 4378 areas
- 4379 • Talks at high school classes and youth board meetings
- 4380 • Community business visits
- 4381 • One-on-one and small group meetings
- 4382 • Hmong farmer interviews

4383 **Building off previous efforts**

- 4384 • Audit studies that detail community input on similar topics

4385 **Project Website**

4386 **Project Public Input website**

4387 The Public Input website for the project has been the home for communication, information  
4388 sharing, and input gathering for the project. During every meeting the County has directed  
4389 individuals, interest groups, and the public at large to the website.<sup>225</sup> The website is translatable  
4390 into multiple languages through a Google Translate widget and has been the platform used for  
4391 all recent subarea planning efforts to date.

4392

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<sup>225</sup> Link to [Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com](https://www.snoqualmievalley.com/Northeast-King-County-Subarea-Plan-PublicInput.com)

4393 The website contains a high-level explanation of the project effort and updates on project  
4394 progress, a project area map, project timeline, contact information, and an email list sign up.  
4395 The project website is also the application that hosted all the four of the community surveys,  
4396 which are explained below.

4397 As the planning phases progressed, the project site was reformatted and updated to reflect  
4398 engagement opportunities. The website is the centerpiece of information gathering and  
4399 engagement opportunities during the public review draft period. The website contains the  
4400 Subarea Plan documents ready for download and review, along with separate pages explaining  
4401 the Subarea Plan components and providing opportunities to give feedback. Events and  
4402 meetings are announced on the website, giving dates and links when needed.

## 4403 Online Surveys

### 4404 Community Needs List survey

4405 A parallel effort to the Subarea Plan is the Community Needs List, a list of community requests  
4406 that are part of the County's biennial budget process. The Community Needs Lists are for the  
4407 six rural community service areas and the five urban unincorporated potential annexation areas,  
4408 as required by King County Code 2.16.055.C, including the subarea.

4409 The proposed Community Needs List includes the potential services, programs, facilities, capital  
4410 improvements, and standard operations needing additional resources to respond to community-  
4411 identified needs, including those that build on the communities' strengths and assets. The list  
4412 was developed in collaboration and consultation with community members of the subarea.

4413 A survey with open-ended questions was used to develop the list. The survey was open for over  
4414 a year, from mid-2020 to July 2021, and resulted in more than 500 public comments.

4415 The Community Needs List input relevant to the Subarea Plan included the following topics:  
4416 rural zoning, preservation of rural character, regional trail connectivity, road improvements and  
4417 maintenance, improved transit, agricultural support, human services support, and many Fall  
4418 City-specific items.

### 4419 June 2022 online survey

4420 As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a  
4421 survey hosted on the Public Input website, followed by questions for community members to  
4422 answer. The survey was open the entire month of June. Every word cloud had an open-ended  
4423 question allowing participants to continue to provide feedback. This survey received 680 views,  
4424 128 participants, and 901 comments. Most respondents were from Fall City. The comments  
4425 generally supported the feedback given in a widely publicized virtual event that took place prior  
4426 to the survey, with rural, nature, and farming as key words used to describe the area, a desire  
4427 for low housing density, focus on successful small and local businesses, priority for  
4428 environmental conservation and more open space, desire to preserve farmland, need for  
4429 affordable housing, more options for transit and active transportation, and improved services

4430 and utilities. Survey results are available on the project Public Input website and are also  
4431 available by request.<sup>226</sup>

#### 4432 **September 2022 online survey**

4433 From September 1 to 22, the County fielded a survey to help refine the potential vision, guiding  
4434 principles, and scope prior to the September event. The survey showed how the feedback  
4435 informs the *Comprehensive Plan* and zoning/land use considerations. It consisted of bars that  
4436 one could slide on a range from 'Not Important' to 'Very Important' for phrases that could feed a  
4437 vision statement, multichoice questions ranging from 'Completely Disagree' to 'Completely  
4438 Agree' for statements to be used in potential guiding principles, and a series of questions on  
4439 scoping topics that presented a series of subjects that could be selected if important to the  
4440 participant. Every series of questions had a section for comments.

4441 The survey received 866 views, 388 participants, 12,290 multiple-choice responses, and 430  
4442 comments. Participants ranked the following statements as important to very important (above  
4443 80 out of 100):

- 4444 • "Preserve views of our agricultural valleys, mountains, rivers and forests"
- 4445 • "Maintain our ecosystems and minimize impacts to the environment and wildlife habitat"
- 4446 • "Preserve and protect farmland; support and strengthen the local agricultural economy"
- 4447 • "Maintain the rural character of our area"

4448 Participants ranked the following statements as slightly less important (between 70 and 80 out  
4449 of 100):

- 4450 • "Support a strong rural economic vitality and a thriving community"
- 4451 • "Preserve the cultural history and archaeology of our community"
- 4452 • "Support and enhance outdoor recreation opportunities for all"

4453 participants gave a slightly lower ranking to the following statements (between 60 and 70 out of  
4454 100):

- 4455 • "Ensure support and access to services and programs for those with financial needs and  
4456 residents from historically underinvested communities"
- 4457 • "Promote social community connections"
- 4458 • "Create opportunities and spaces for public art and community events"
- 4459 • "Support a range of housing choices".

4460 In ranked choice questions, participants also prioritized environmental conservation, conserving  
4461 agricultural lands and supporting farmers, and supporting local businesses. As of publication  
4462 date results are available on the project Public Input website and are also available by request.  
4463 Survey input was used to finalize the vision, guiding principles, and scope.<sup>227</sup>

<sup>226</sup> [Link to Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com](#)

<sup>227</sup> [Link to King County, WA - Report Creation \(publicinput.com\)](#)



4464 **February 2023 online survey**

4465 From January 30 to February 24, 2023, the County managed a survey to solicit feedback on a  
4466 draft vision statement, draft guiding principles, policy concepts, and map amendment concepts.  
4467 Feedback is summarized below.

- 4468 • Respondents supported most portions of the Vision Statement, but some expressed  
4469 doubts about the ability of the County to follow through with the vision.
- 4470 • In the Guiding Principles, respondents emphasized the need to preserve and protect  
4471 natural resources and maintain the rural character of the area.
- 4472 • Regarding land use, responses indicated the desire to keep and enhance zoning for  
4473 low density residential, along with requiring such things as neighborhood trail  
4474 connections, impact fees, improved walking routes, and other compensations for  
4475 development impacts.
- 4476 • Housing feedback included the opposition to cluster developments, support for  
4477 farmworker housing incentives, and a desire to retain the small town feel of certain  
4478 areas.
- 4479 • Human services feedback in general supported all services, with a focus on mental  
4480 health.
- 4481 • Respondents want to preserve and improve water resources, habitat, and critical  
4482 areas, as well as resilience to flooding and climate change.
- 4483 • Parks and open space comments suggest prioritization of rural character is  
4484 important, along with improving, linking, and creating more multi-use trails, and  
4485 addressing overcrowded trailheads.
- 4486 • Respondents expressed a need to address traffic and road conditions, improve non-  
4487 motorized connections, reduce road closures for floods, and create more flood  
4488 evacuation routes.
- 4489 • Services and utility comments revolved around increasing resiliency to the electrical  
4490 grid, protecting aquifer recharge areas and supporting small water districts.
- 4491 • Economic development comments emphasized prioritizing local farms and farm  
4492 product sales, and concerns with the increased traffic and crowding associated with  
4493 tourism.

4494 Results are available on the project Public Input website, and were used to finalize the vision,  
4495 guiding principles, and scope.<sup>228</sup> The survey received 382 views, 47 participants, and 199  
4496 comments.

4497 **Public Review Draft survey**

4498 During the public review draft, from June 1 to July 15, 2023, the County managed a survey to  
4499 solicit feedback on the Public Review Draft of the Subarea Plan. The survey was opened by 247  
4500 users, 147 of whom answered at least one question.

4501 Key findings from the survey (which was combined with focus groups and public meetings for  
4502 analysis purposes) included:

- 4503 • Respondents recognize challenges associated with limited housing options but often do  
4504 not support high-density housing as a solution.

<sup>228</sup> Link to [Snoqualmie Valley/NE King County Concepts Survey](#)

4505 • The natural environment is a defining characteristic of the subarea, and its preservation  
4506 should be a key priority.

4507 • Respondents see growth at odds with the local character and aesthetic which make the  
4508 subarea a desirable place to live; they would prefer that greater attention be paid to the  
4509 present needs of existing residents.

4510 Results are available on the Public Input website and were used to create the final plan. The full  
4511 survey report is available by request.

### 4512 Council District 3 survey

4513 In September 2022, Councilmember Sarah Perry's office distributed a Community Engagement  
4514 Survey across the subarea through emails, texts, and US Mail addresses. By January 2023, the  
4515 Councilmember's office received a total of 490 responses from residents living in the 10  
4516 unincorporated areas shown below:

4517	• North Bend	126
4518	• Fall City	123
4519	• Carnation	88
4520	• Duvall	66
4521	• Snoqualmie	39
4522	• Issaquah	30
4523	• Baring	7
4524	• Skykomish	7
4525	• Snoqualmie Pass	2
4526	• Preston	1

4527 The following are the results for the top five priorities for each zip code from the 490 responses.

#### 4528 TOP 5 INITIATIVES IN EACH (UNINCORPORATED) ZIP CODE

- 4529 • 98045 (North Bend): 126 responses
- 4530 1. 'Preserve rural character of unincorporated areas'
- 4531 2. Tie between 'Support policies that balance the needs of salmon with those of  
4532 agricultural land preservation' and 'Increase access / availability of support  
4533 services like crisis centers, behavioral health, and substance use treatment '
- 4534 3. 'Develop the workforce for behavioral health services'
- 4535 4. 'Increase outreach by trained outreach providers'
- 4536 5. Tie between 'Increase access to senior housing tax relief programs' and  
4537 'Enhance farmland preservation programs to provide greater incentive to  
4538 landowners to protect farmland'
- 4539 • 98024 (Fall City): 123 responses
- 4540 1. 'Preserve rural character of unincorporated areas'
- 4541 2. Tie between 'Enhance farmland preservation programs to provide greater  
4542 incentive to landowners to protect farmland' and 'Increase access / availability of  
4543 support services like crisis centers, behavioral health, and substance use  
4544 treatment '
- 4545 3. 'Increase access to senior housing tax relief programs'

- 4546 4. 'Support policies that balance the needs of salmon with those of agricultural land  
4547 preservation'
- 4548 5. 'Develop the workforce for behavioral health services'
- 4549 • 98014 (Carnation): 88 responses
- 4550 1. 'Preserve rural character of unincorporated areas'
- 4551 2. 'Enhance farmland preservation programs to provide greater incentive to  
4552 landowners to protect farmland'
- 4553 3. 'Increase access / availability of support services like crisis centers, behavioral  
4554 health, and substance use treatment '
- 4555 4. 'Support policies that balance the needs of salmon with those of agricultural land  
4556 preservation'
- 4557 5. 'Develop the workforce for behavioral health services'
- 4558 • 98019 (Duvall): 66 responses
- 4559 1. 'Preserve rural character of unincorporated areas'
- 4560 2. 'Increase access / availability of support services like crisis centers, behavioral  
4561 health, and substance use treatment '
- 4562 3. 'Support policies that balance the needs of salmon with those of agricultural land  
4563 preservation'
- 4564 4. 'Enhance farmland preservation programs to provide greater incentive to  
4565 landowners to protect farmland'
- 4566 5. Tie between 'More transit options to reach major employment centers during  
4567 peak travel times (6-9 AM, 3-6 PM)' and 'Increase outreach by trained outreach  
4568 providers'
- 4569 • 98065 (Snoqualmie): 39 responses
- 4570 1. 'Preserve rural character of unincorporated areas'
- 4571 2. 'Increase access / availability of support services like crisis centers, behavioral  
4572 health, and substance use treatment '
- 4573 3. 'Support policies that balance the needs of salmon with those of agricultural land  
4574 preservation'
- 4575 4. 'More transit options to reach major employment centers during peak travel times  
4576 (6-9 AM, 3-6 PM)'
- 4577 5. Tie between 'Increase outreach by trained outreach providers' and 'Address out  
4578 of pocket costs for behavioral health care'
- 4579 • 98027 (Issaquah): 30 responses
- 4580 1. 'Increase access / availability of support services like crisis centers, behavioral  
4581 health, and substance use treatment '
- 4582 2. 'Preserve rural character of unincorporated areas'
- 4583 3. 'Enhance farmland preservation programs to provide greater incentive to  
4584 landowners to protect farmland'
- 4585 4. 'Support policies that balance the needs of salmon with those of agricultural land  
4586 preservation'
- 4587 5. Tie between 'Increase outreach by trained outreach providers' and 'Develop the  
4588 workforce for behavioral health services'
- 4589 • 98224 (Baring): 7 responses
- 4590 1. 'Address out of pocket costs for behavioral health care'
- 4591 2. 'Increase access / availability of support services like crisis centers, behavioral  
4592 health, and substance use treatment '

- 4593 3. Tie between 'Support policies that balance the needs of salmon with those of  
4594 agricultural land preservation' and 'Continue to make investments in reducing  
4595 greenhouse emissions countywide'
- 4596 4. Tie between 'Enhance farmland preservation programs to provide greater  
4597 incentive to landowners to protect farmland' and 'Increase the amount of  
4598 permanent housing options'
- 4599 5. 'More options for midday, nights, and weekends'
- 4600 • 98288 (Skykomish): 7 responses
- 4601 1. 'Allocate resources to manage our risk of wildfires '
- 4602 2. 'Increase access to senior housing tax relief programs'
- 4603 3. Tie between 'Zoning changes to allow duplexes, triplexes, and ADU's' and  
4604 'Preserve rural character of unincorporated areas'
- 4605 4. 'More transit options to reach major employment centers during peak travel times  
4606 (6-9 AM, 3-6 PM)'
- 4607 5. Tie between 5 initiatives
- 4608 a. 3 from Behavioral Health
- 4609 b. 1 from Transit
- 4610 c. 1 from Zoning and Permitting
- 4611 • 98068 (Snoqualmie Pass): 3 responses
- 4612 1. 'Continue to make investments in reducing greenhouse emissions countywide'
- 4613 2. Tie between 3 initiatives
- 4614 a. 'Reduce permit processing times'
- 4615 b. 'Support policies that balance the needs of salmon with those of  
4616 agricultural land preservation'
- 4617 c. 'Create more housing with integrated services'
- 4618 3. Tie between 3 initiatives
- 4619 a. 'Preserve rural character of unincorporated areas'
- 4620 b. 'New flexible, on-demand options where I can book shared rides to  
4621 destinations and public transit'
- 4622 c. 'Zoning changes to allow duplexes, triplexes, and ADU's'
- 4623 • 98050 (Preston): 1 response
- 4624 ○ Initiatives they ranked as 1 (top priority)
- 4625 ■ 'Preserve rural character of unincorporated areas'
- 4626 ■ 'Enact stronger land use regulations that better protect rivers and streams  
4627 and associated salmon habitat'
- 4628 ■ 'Enhance farmland preservation programs to provide greater incentive to  
4629 landowners to protect farmland'
- 4630 ■ 'New bus routes/options closer to where I live or work'
- 4631 ■ 'Increase investment of public dollars in affordable housing units for  
4632 people with lower incomes'
- 4633 ■ 'Create more housing with integrated services'
- 4634 ■ 'Address out of pocket costs for behavioral health care'
- 4635 ■ 'Increase access / availability of support services like crisis centers,  
4636 behavioral health, and substance use treatment '

4637  
4638 In Table 42 is the information compiled from the survey in tabular form:  
4639

4540 TABLE 4142: 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/C R	Preserve rural character of unincorporated areas	1	1	1	1	1	1		1	1	1	9
SU	Increase access/availability of support services like crisis centers, behavioral health & substance use	1	1	1	1	1	1	1			1	8
SU	Develop the workforce for behavioral health services	1	1	1			1		1			5
SU	Increase outreach by trained outreach providers	1			1	1	1					4
SU	Increase access to senior housing tax relief	1	1						1			3
SU	Address out of pocket costs for behavioral health care					1		1			1	3
SU	increase outreach by trained outreach providers	1										1
SU	Reduce permitting process time									1		1
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



4642 **Interactive Maps**

4643 **Online interactive maps for community feedback**

4644 The County used ArcGIS online maps to collect community input on two occasions. The first  
4645 was to help gauge scoping items that were geographically specific. The second was used to  
4646 communicate potential zoning and land use changes to gather community feedback.

4647 **Interactive engagement web map for scoping**

4648 The County used an interactive web map to solicit location-specific feedback.<sup>229</sup> The map  
4649 helped to further define what scoping topics and locations to explore. The map was live from  
4650 March 29 to August 4, 2022.

4651 Users were able to create both points and lines on the map with associated comments on the  
4652 following topics:

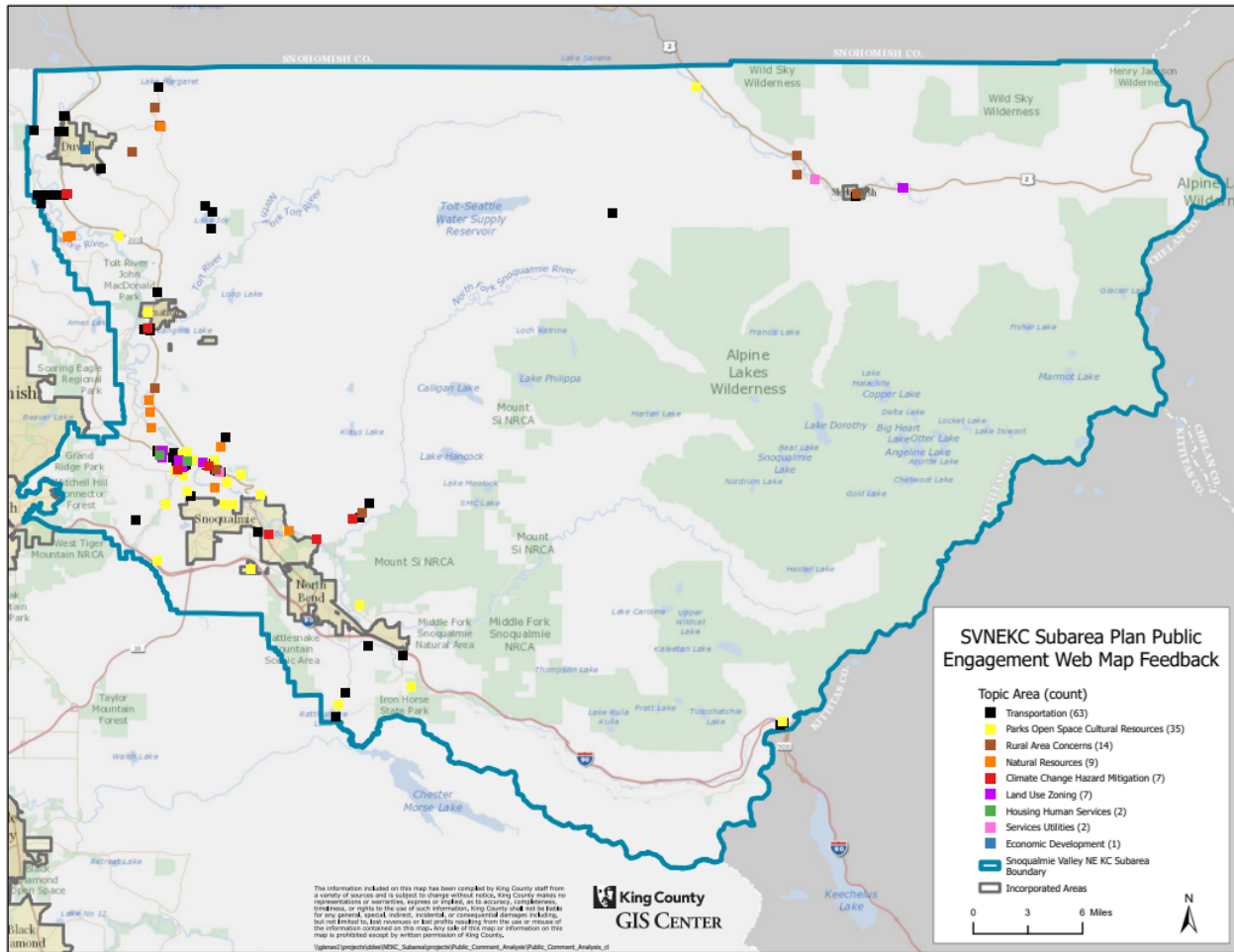
- 4653 • Climate Change/Hazard Mitigation and Resilience
- 4654 • Economic Development
- 4655 • Parks and Open Space Future Land Use/Zoning
- 4656 • Housing and Human Services
- 4657 • Natural Resources
- 4658 • Rural Area Concerns
- 4659 • Services and Utilities
- 4660 • Transportation

4661 A total of 131 points and 10 lines were created from comments. Map 38 summarizes the  
4662 distribution geographically and per theme.

---

<sup>229</sup> [Link to \*Northeast King County Subarea Plan Scoping Feedback App \(arcgis.com\)\*](#)

4663 MAP 39: INTERACTIVE ENGAGEMENT WEB MAP



4664

4665 A large majority of the points were focused on the Fall City area, with other areas in the lower  
 4666 valley being common locations. The most common topic was 'Transportation' where comments  
 4667 mainly focused on road maintenance. The second most popular topics was 'Parks and Open  
 4668 Space where most comments focused on access to lands and improvements on existing  
 4669 facilities.

4670 [Social Media Posts by King County Department of Local Services and Partner  
 4671 Organizations](#)

4672 The County used social media throughout the project to increase participation. People in the  
 4673 subarea often communicate on Facebook and other social media. The Department of Local  
 4674 Services accounts and occasionally the Road Services Division accounts for Facebook,  
 4675 Instagram, and Twitter provided updates of plan status and opportunities to participate, often  
 4676 leveraging project-specific videos and other tools. During campaigns to drive participation  
 4677 toward a survey or attendance at a community meeting these announcements were often  
 4678 posted multiple times a week. During these campaign periods the Office of Councilmember  
 4679 Perry volunteered to spread the word as well, leveraging a network of multiple thousands of

4680 followers on social media. Almost all these announcements directed people to the project web  
4681 page.

4682 Another source of information includes King County's Unincorporated Area News, which has a  
4683 monthly distribution countywide. These announcements gave high level overviews of plan  
4684 progress and informed folks how to stay up to date. King County Department of Local Services  
4685 staff emails and the project web page were provided in these announcements.

4686 In September of 2022, the project lead participated in an hour-long radio interview on Valley  
4687 104.9 FM. The interview consisted of an overview of the Subarea Planning Program, this  
4688 specific plan, the background of the lead planner, questions on King County in general, and  
4689 thoughts on the future of the Snoqualmie Valley. This interview aired on Sunday September 25,  
4690 2022.

4691 At times, the project team partnered with other organizations to help amplify announcements, to  
4692 increase reach to networks beyond that of Local Services. Organizations that helped spread the  
4693 word include:

- 4694 • A Supportive Community For All
- 4695 • City of Carnation
- 4696 • City of Issaquah
- 4697 • City of North Bend
- 4698 • Fall City Community Association
- 4699 • Fall City Neighbors Newsletter
- 4700 • Mt Si Senior Center
- 4701 • Si View Metropolitan Parks District
- 4702 • Snoqualmie Pass Community Association
- 4703 • Snoqualmie Valley Mobility Coalition
- 4704 • Snoqualmie Watershed Forum
- 4705 • Sno-Valley Senior Center
- 4706

#### 4707 SPANISH LANGUAGE MEDIA POSTS

4708 "Foro Para La Comunidad Hispana de Carnation y Duvall", is a 63-member Facebook group  
4709 representing the Hispanic community in and around Carnation and Duvall. King County  
4710 Department of Local Services staff created a Facebook account to join this group and posted  
4711 messages at engagement points in the Subarea Plan development (screenshot provided below)  
4712 in hopes of gaining connections. The first message, on June 17, 2022, introduced the group to  
4713 the Subarea Plan and how to participate. The second message, on September 1, 2022,  
4714 explained several opportunities to engage and how to find out more about the Subarea Plan. A  
4715 third message was sent informing the group of the public review period on June 7, 2023, asking  
4716 to connect with individuals interested in providing feedback.

4717 FIGURE 15: EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP



4718

4719 Distribute and Post Fliers in English and Spanish Throughout the Subarea

4720 FIGURE 16: EXAMPLE OF A SPANISH FLYER POSTED AT LA PASADITA IN DUVALL



4721

4722 Virtual Office Hours

4723 The County held virtual office hours weekly from February to July 2023. Visitors ranged from  
4724 curious community members wanting to find out more about the effort to directors of  
4725 organizations interested in advocating for specific zoning and policy changes.

4726 Subarea-Wide Events

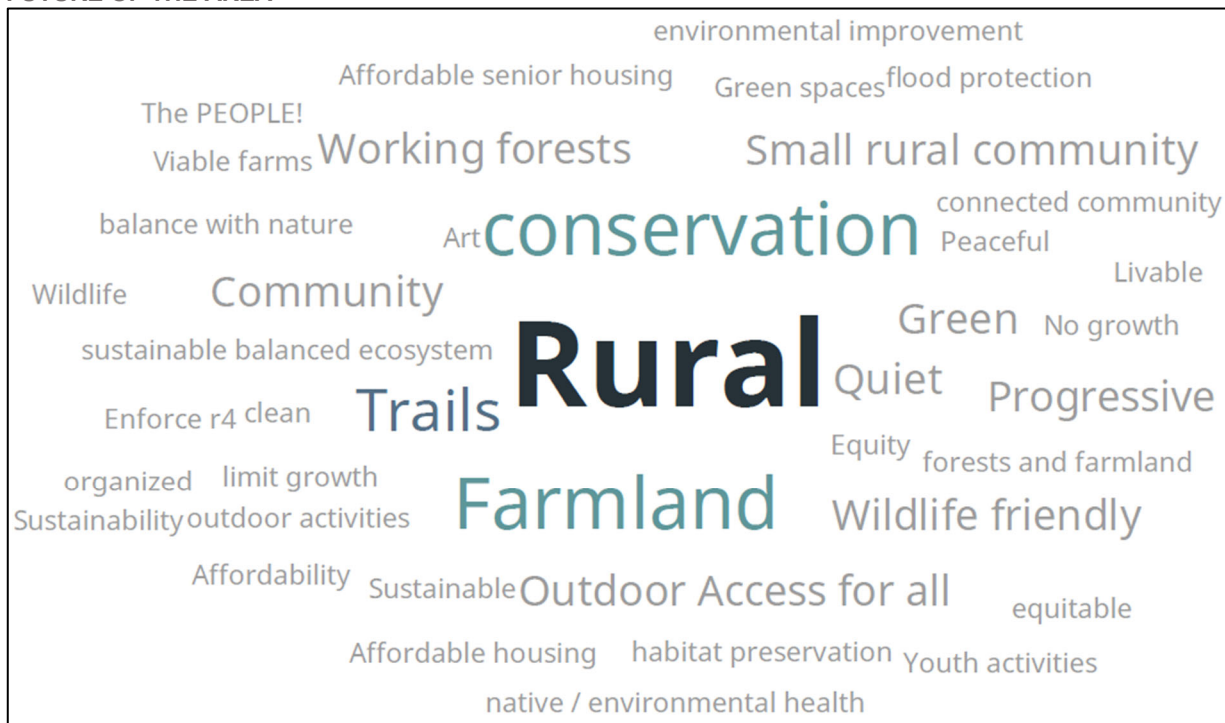
4727 VISIONING AND SCOPING KICKOFF EVENT ON ZOOM – MAY 2022

4728 This virtual community event was the official kickoff for developing the vision, guiding principles,  
4729 and scope for the Subarea Plan. It leveraged engagement during the meeting through  
4730 interactive word clouds that captured ideas of community members (example below); multiple  
4731 live question-and-answer periods where participants could share thoughts or questions over  
4732 camera and audio or through text chat; and ten guest speakers representing a diverse set of



4733 geographies and interests within the subarea. Councilmember Perry was the featured guest and  
4734 shared the role of leading and mediating the event with Local Services Director John Taylor and  
4735 Project Manager Jesse Reynolds. The engagement results of this meeting, along with an online  
4736 survey that immediately followed the event (described below), were used to create a framework  
4737 around the vision, guiding principles, and scope. At the peak of the event there were over 80  
4738 attendees.

4739 **FIGURE 17: WORD CLOUD RESULTING FROM ASKING THE PARTICIPANTS THEIR VISION FOR THE**  
4740 **FUTURE OF THE AREA**



- 4741
- 4742 Feedback received during this event included:
- 4743 • The desire to retain the existing rural character
  - 4744 • The desire to preserve and support the agricultural community
  - 4745 • The desire to retain low density development
  - 4746 • Preserving and leveraging the natural amenities of the area in terms of economy, as well  
4747 as supporting local businesses
  - 4748 • More open space and better trail connections
  - 4749 • Considering climate change when planning the future
  - 4750 • Increased human services, affordable housing and mental health support



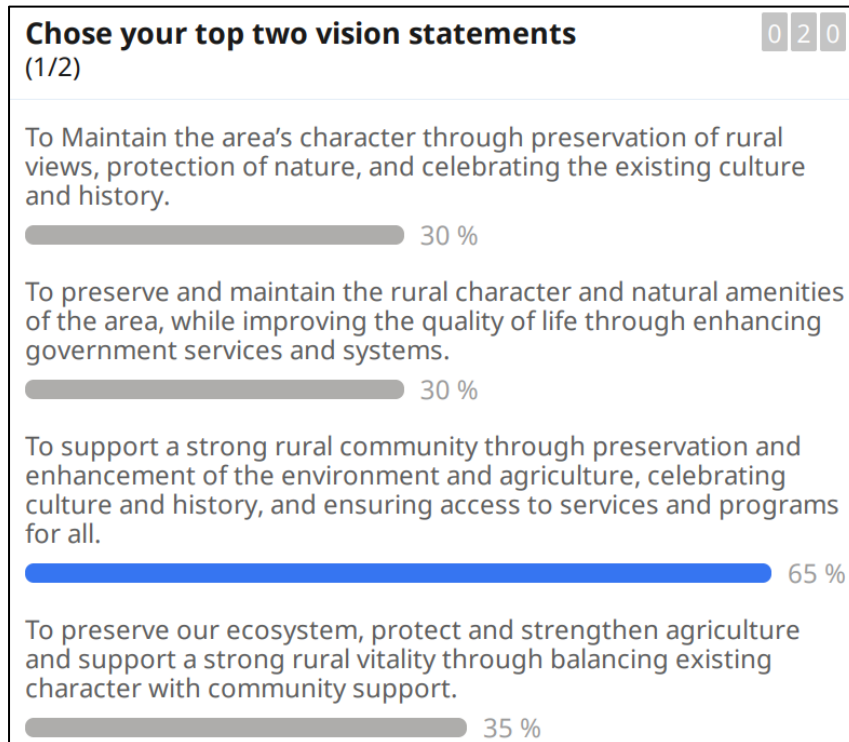
- 4751 • Improved connectivity through various modes of transportation

4752

4753 FINAL VISIONING AND SCOPING WORKSHOP EVENT ON ZOOM – SEPTEMBER 2022

4754 Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement,  
4755 this event represented a winding down of intense engagement before a complete draft of the  
4756 Subarea Plan was created. This event was preceded by a survey designed to narrow down  
4757 content for the vision, guiding principles, and scope from previous engagement so that King  
4758 County Department of Local Services staff could use this event as a final step in refining this  
4759 content. Whereas the May event leveraged live, open-ended word clouds to help identify topics  
4760 of interest, this event leveraged multiple-choice questions to focus on refining such topics  
4761 (example below). Like the May meeting, this meeting included informational content, a feature  
4762 presentation by Councilmember Perry, presentation of results to date, several guest speakers  
4763 representing various interests and geographies from within the planning area, question-and-  
4764 answer periods, and the multiple-choice questions. At the peak of the event there were over 40  
4765 attendees.

4766 **FIGURE 18: RESULTS FROM A LIVE POLL DURING THE MEETING USED TO HELP REFINE THE VISION**  
4767 **STATEMENT**



4768

4769 Feedback during this event included:

- 4770 • Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- 4771 • Desire to improve access to health and human services and mobility

- 4772 • Desire to retain rural character
- 4773 • Housing affordability is important
- 4774 • Increased agricultural support is desired
- 4775 • River restoration and salmon recovery are very important
- 4776 • Road maintenance is important in the area
- 4777 • Desire for greater internet availability and quality
- 4778 • Local/small business support is desired

4779 PUBLIC REVIEW DRAFT HYBRID KICKOFF EVENT – JUNE 2023

4780 The County hosted a public review draft kickoff event in-person at the Preston Community  
4781 Center and on Zoom on June 12, 2023. The event involved an opportunity for informal  
4782 conversations between King County Department of Local Services staff and community  
4783 members, a presentation on the Subarea Plan, and a question and answer period at the end.  
4784 Topics such as land use, housing, human services, environment, and parks and open space  
4785 were discussed. The peak of attendance reached 70 people, with half attending virtually and  
4786 half in person.

4787 [Public Review Draft Overview Video](#)

4788 To reach people who were not able or interested in joining the hybrid kickoff event on June 12,  
4789 the County posted a video that gave a consolidated overview presentation and provided  
4790 information on how to comment.<sup>230</sup> The video received 205 views.

4791 [Booths at Community Events](#)

4792 King County Department of Local Services staff spent time during community events to spread  
4793 the word about the Subarea Plan, gather feedback and encourage participation in the planning  
4794 process. Events included but were not limited to:

- 4795 • Si View Farmers Market in North Bend on August 25, 2022 – King County booth
- 4796 • Fall City Night Out on July 31, 2022 – the Fall City Community Association shared  
4797 project flyers and King County contacts at their booth
- 4798 • Dam Be Ready Event on September 22, 2022 – flyers distributed
- 4799 • Open House for Lower Frew Levee Setback project on October 22, 2022 – flyers  
4800 distributed
- 4801 • Duvall Days on June 3, 2023 – King County booth
- 4802 • Skykomish Library, June 9, 2023 – drop-in event
- 4803 • Skykomish Foodbank on June 9, 2023 – King County booth
- 4804 • Fall City Day/Fall City Run on June 10, 2023 – King County booth
- 4805 • North Bend Library, June 15, 2023 – drop-in event

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<sup>230</sup> [Link to Review Draft Overview Video](#)

- 4806 • North Bend Farmers Market, June 15, 2023 – King County booth
- 4807 • Skykomish Tunnel Days, June 17, 2023 – King County booth
- 4808 • Carnation Library, June 23, 2023 – drop-in event
- 4809 • SnoValley Senior Center, June 23, 2023 – presentation and discussion
- 4810 • Mt Si Senior Center, June 30, 2023 – presentation and discussion
- 4811 • Fall City Library, June 30, 2023 – drop-in event

#### 4812 [Annual Town Hall for Snoqualmie Valley/NE King County – March 2022](#)

4813 These annual meetings are an opportunity to hear from elected and appointed King County  
4814 leaders and King County Department of Local Services staff members about how the local  
4815 government for residents of the unincorporated area is delivering services. This meeting  
4816 featured Councilmember Perry and was focused on prioritizing the community’s needs list. The  
4817 end of this meeting was also the first presentation of the Subarea Plan to a large group. The  
4818 presentation was an overview of the scope, with information on how to engage and follow  
4819 progress. A question-and-answer session took place after the presentation, where community  
4820 members discussed both long-range and short-term issues they would like to see government  
4821 address.

#### 4822 [Public Review Draft Meeting in Baring – July 2023](#)

4823 The County hosted an in-person public meeting at the Baring Fire Station on July 6. Twelve  
4824 community members attended.

4825 Participants discussed increasing affordable housing, limiting plans for visual buffers, disaster  
4826 assistance, detail about the Snohomish River, mobility, parks services, internet and electricity  
4827 reliability, and asked questions about zoning.

#### 4828 [Public Review Draft Meeting for Unincorporated North Bend – July 2023](#)

4829 The County hosted an in-person public meeting for residents of unincorporated North Bend at  
4830 the North Bend Train Depot on July 11, 2023. In addition to King County Department of Local  
4831 Services staff, Councilmember Sarah Perry and a city of North Bend planner attended. Twelve  
4832 community members attended.

4833 Participants discussed preserving farmland, rural lands, and the impact of cities on the rural  
4834 areas. Participants also discussed services for people who are homeless, affordable housing,  
4835 river use, wildlife habitat, trailhead crowding, and economic development.

#### 4836 [Sno-Valley Senior Center Booth and Discussions – June 2023](#)

4837 A booth was set up outside the dining hall during a popular day for lunch, Friday June 23, 2023.  
4838 When the dining hall filled with approximately 50 guests the County made an announcement  
4839 about the Subarea Plan and encouraged people to visit the booth and share their thoughts.

4840 Many participants had concerns about maintaining rural character and the growth the Valley  
4841 cities have seen. Some participants had specific questions about the zoning on their parcels.  
4842 One participant shared concerns about short-term rentals and how septic systems are not  
4843 adequately equipped to address the amount of people that stay in them.

#### 4844 **Mt Si Senior Center Presentation and Discussions – June 2023**

4845 A presentation was given to guests at the Mt Si Senior Center during a popular day for lunch,  
4846 Friday June 30, 2023. Approximately 25 community members were in attendance. Following the  
4847 presentation was a question and answer period, then King County Department of Local  
4848 Services staff approached tables of attendees to have individual conversations.

4849 Many of the participants had concerns with the growth occurring within the Cities of North Bend  
4850 and Snoqualmie, as well as concerns with water supply. These feelings and others mostly  
4851 centered around maintaining rural character, natural resources, and keeping space for wildlife.  
4852 The general sentiment for this group was for there to be minimal development in the subarea.

#### 4853 **Focus Groups**

4854 The County convened eight focus groups three times during the planning effort:

- 4855 • Agricultural
- 4856 • Fall City
- 4857 • Mobility/Human Services
- 4858 • Preston/Mitchell Hill
- 4859 • Snoqualmie Pass
- 4860 • Unincorporated Carnation/Duvall
- 4861 • Unincorporated North Bend/Snoqualmie
- 4862 • Unincorporated Skykomish

4863  
4864 County planners also hoped to include youth and elderly focus groups but couldn't recruit  
4865 enough members. They were, however, able to engage youth at meetings at schools or events.  
4866 Elderly people were included in the other groups. The Unincorporated Skykomish group  
4867 consisted only of two residents the first and second round, despite sending emails to residents  
4868 of that area beyond the normal call to participate. The third Unincorporated Skykomish group  
4869 saw more success, convening a group of six for the meeting.

#### 4870 **SUMMER/FALL 2022 FOCUS GROUP MEETINGS**

4871 The first round of focus group meetings, which was meant for visioning and scoping, took place  
4872 in late August and September 2022. Below are summary findings from those meetings. These  
4873 summaries were created after the meetings then emailed to the group members. providing them  
4874 an opportunity to help edit, add, and omit anything they felt needed refining. This follow-up  
4875 email also gave group members who could not attend the meeting a chance to contribute  
4876 feedback.

#### 4877 **Unincorporated Carnation/Duvall Visioning and Scoping Meeting Summary – August** 4878 **2022**

4879 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4880 purpose. Top themes included:

- 4881 • Folks live here because of the natural environment, want to keep the rural character and  
4882 minimize growth while supporting local families and businesses and allowing people to  
4883 age in place - balance healthy systems and create rural economic development at the  
4884 same time
- 4885 • Want more human services support within valley, including mental health services, youth  
4886 services, job training
- 4887 • Want to strengthen agriculture locally, more support and ability to make money as a  
4888 farmer
- 4889

4890

4891

4892 **Preston/Mitchell Hill Visioning and Scoping Meeting Summary – August 2022**

4893 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4894 purpose. Top themes included:

- 4895 • Need to preserve this rich and varied rural area, supporting environmental preservation  
4896 and climate resiliency while creating sustainable access to natural areas
- 4897 • The Growth Management Act and Urban Growth Boundary need to be upheld to  
4898 preserve King County's rural and resource lands and to prevent sprawl, including  
4899 educating folks new to the area about why that and preserving the areas heritage,  
4900 history, and character are important
- 4901

4902 **Unincorporated Skykomish Visioning and Scoping Meeting Summary – September 2022**

4903 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4904 purpose. Top themes included:

- 4905 • Infrastructure and regulation (of vacation rentals in particular) are needed to provide  
4906 access to the area's valuable natural spaces for visitors while balancing impacts to  
4907 residents
- 4908 • Affordable housing is needed
- 4909 • There is a desire for a viable local economy that provides local jobs and services for  
4910 residents
- 4911

4912 **Unincorporated North Bend/Snoqualmie Visioning and Scoping Meeting Summary –**  
4913 **September 2022**

4914 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4915 purpose. Top themes included:

- 4916 • Enhance the quality of life in unincorporated areas through maintaining and enhancing  
4917 infrastructure systems, in particular flood resilience, active transportation, transportation  
4918 services, roads, and parks and recreation
- 4919 • Address housing affordability while maintaining the rural nature of unincorporated areas
- 4920 • Promote economic development that leverages the area’s existing amenities – natural  
4921 resources, farming, tourism

4922  
4923 **Mobility & Human Services Visioning and Scoping Meeting Summary – September 2022**

4924 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4925 purpose. Top themes included:

- 4926 • Desire for a transit-connected subarea with the goal of increasing access to human  
4927 service resources and a larger supply of affordable housing
- 4928 • A lack of transportation options and increasing housing affordability are severely limiting  
4929 the ability of existing human service organizations to support the community
- 4930 • Need for better, more accessible mental health services

4931

4932 **Agriculture Visioning and Scoping Meeting Summary – September 2022**

4933 This meeting was hosted virtually by King County and is a group that was formed solely for this  
4934 purpose. Top themes included:

- 4935 • Climate change resilience and mitigation is the priority to protect farms and agricultural  
4936 land in the area; there is a desire for an overarching climate change vision that doesn't  
4937 just control negative outcomes, but creates positive outcomes
- 4938 • The group wants to see an economically sustainable and viable community which  
4939 supports farms through more agricultural tourism and protecting against the threats  
4940 posed by climate change and flooding
- 4941 • The group wants to see real strategies, timeline, and action, not just vision or legal  
4942 protections

4943

4944 **Fall City Visioning and Scoping Meeting Summary – September 2022**

4945 This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City  
4946 Community Association. Top themes included:

- 4947 • Maintain the unique character of Fall City though changing the zoning code to limit the  
4948 density of new housing, using tools such as minimum lot sizes and exploring allowed  
4949 uses in commercial core and other ways to preserve aesthetics of the Rural Town  
4950 through regulation



- 4951           • Affordable housing for everyone, so residents can age in place and youth can live in the  
4952           town they grew up in, and so the town can support local workers such as school  
4953           teachers  
4954           • Better connection to the surrounding agricultural businesses, farmers, and products, in a  
4955           way that supports both downtown Fall City and the agricultural businesses, as well as  
4956           the health of the community, leveraging local food and agritourism  
4957

4958           In addition to the feedback received in this meeting, the Fall City Community Association  
4959           separately shared that they were interested in Fall City special use districts having the first right  
4960           of refusal on open space properties sold by King County, and residents having improved public  
4961           access to natural lands. They also voiced a desire for more community spaces, both indoor and  
4962           outdoor; more open space for active and passive recreation; better connectivity for active  
4963           transportation; preservation of mountain views; and improved maintenance and construction of  
4964           new amenities in the existing parks.

4965           **Snoqualmie Pass Visioning and Scoping Meeting Summary – September 2022**

4966           This meeting was hosted by the newly formed Snoqualmie Pass Community Association in  
4967           person at the Snoqualmie Pass Firehouse event space. Top themes included:

- 4968           • Desire for more community spaces, both indoor and outdoor, including open spaces for  
4969           recreation, infrastructure for active transportation, connectivity between neighborhoods,  
4970           and preservation of natural amenities  
4971           • Services and infrastructure to support both residents and the large influx of weekend  
4972           visitors, including safety improvements to State Route 906, trucking infrastructure,  
4973           emergency services, water supply, snow removal, and resilience to natural hazards  
4974           • Improved tourism infrastructure, both in terms of accommodating tourists with basic  
4975           infrastructure like roads and emergency services, and space for amenities desired by  
4976           visitors, like areas for sledding  
4977

4978           The second round of focus group meetings, geared toward reviewing a draft vision statement  
4979           and guiding principles, and reviewing policy and map amendment policies, took place in  
4980           February 2023. Below are summary findings from those meetings. These summaries were  
4981           created after the meetings then emailed to the group members to help edit, add, and omit  
4982           anything they felt needed refining.

4983           **Fall City Refine and Review Meeting – February 2023**

4984           This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City  
4985           Community Association. The content discussed in the meeting is described below.

4986           For the Vision Statement and Guiding Principles, the group was focused on the idea of  
4987           maintaining the area’s rural character and supporting Fall City businesses and local  
4988           organizations.

4989           Scoping Topics and Concepts:

- 4990 • Need to have regulations that implement the policies.
  - 4991 • Add specificity on who is responsible and what action will be taken where possible.
  - 4992 • Reduce the "spill over" effect/impacts of urban density on the neighboring rural areas.
  - 4993 Focus on preserving rural character.
  - 4994 • Want more information on middle housing.
- 4995 When presented with concepts for map amendments, referred to as Map Summaries, the group  
4996 made several suggested changes to map summaries, which are included as part of the  
4997 information summarized in the feedback tables above.
- 4998 **Mobility & Human Services Refine and Review Meeting – February 2023**
- 4999 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5000 purpose. The content discussed in the meeting is described below.
- 5001 The Vision Statement and Guiding Principles should be expanded to include celebration of  
5002 diverse cultures and should reference whose culture and history.
- 5003 Scoping Topics and Concepts:
- 5004 • Housing should address homelessness, support for domestic violence victims, worker  
5005 housing, and housing for farm workers
  - 5006 • Needs more geographic specificity about which areas need improved access to  
5007 behavioral health services
  - 5008 • Services should be available and accessible in the Valley
- 5009 For the Map Summaries, there is an area on the riverside of SR 202 in Fall City that the County  
5010 owns that would work very well for locating worker housing for local workers.
- 5011 **Agriculture Refine and Review Meeting – February 2023**
- 5012 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5013 purpose. The content discussed in the meeting is described below.
- 5014 Vision and Guiding Principles should reference culture and history, define rural character, and  
5015 include references to Fish, Farm, Flood Initiative.
- 5016 Scoping Topics and Concepts:
- 5017 • Resiliency, flooding, and climate change are priorities; Fish, Farm, Flood Initiative is  
5018 limited to a specific area, but the Subarea Plan can focus on improvements (rather than  
5019 restoration) to natural resource lands

5020 • The Subarea Plan should address farm worker housing and housing affordability for  
5021 middle class

5022 • Support economic viability of farms through greater support and promotion of  
5023 agritourism, allow additional point of sale locations, improve public safety and  
5024 transportation

5025 Map Summaries need to better link to the document. Suggested changing the Rural Forest  
5026 Demonstration project to a potential carbon sequestration credit project.

### 5027 **Preston/Mitchell Hill Refine and Review Meeting – February 2023**

5028 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5029 purpose. The content discussed in the meeting is described below.

5030 Vision Statement and Guiding Principles should focus on support for existing businesses, with  
5031 growth of business and affordable housing in the cities.

5032 Scoping Topics and Concepts:

5033 • Make sure references to commercial development aren't used as a loophole to allow  
5034 businesses that serve beyond rural residents to become outlet malls, etc.

5035 • Preston wants viable businesses, but focus existing Preston businesses

5036

5037 For the Map Summaries, the group is still in agreement with Preston Industrial limitations,  
5038 though the language could be improved.

### 5039 **Unincorporated Carnation/Duvall Refine and Review Meeting – February 2023**

5040 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5041 purpose. The content discussed in the meeting is described below.

5042 The group is okay with the concepts in the Vision Statement and Guiding Principles.

5043 Scoping Topics and Concepts:

5044 • Development needs to be consistent with rural character; that may mean affordable  
5045 housing in the rural area is not feasible

5046 • Focus on wildfire risk, including improvements to the capacity and safety of the arterial  
5047 road network for emergency preparedness

5048 • Prioritize zoning classifications

5049 The group was generally okay with the Map Summary concepts.

5050 **Snoqualmie Pass Refine and Review Meeting – February 2023**

5051 This meeting was hosted virtually by King County and is a group that was formed in partnership  
5052 between King County and the Snoqualmie Pass Community Association. Themes are below.

5053 Vision Statement and Guiding Principles:

- 5054 • Snoqualmie Pass is continuing to grow as a recreational destination, especially in the  
5055 winter, which is different than rest of subarea.

5056 Scoping Topics and Concepts:

- 5057 • Concerns about the implications of short-term rentals on the community and available  
5058 rental capacity, desire for further study on how it has been regulated, sentiments in the  
5059 community and potential regulations.
- 5060 • No comments for housing and human services, parks and open space, transportation,  
5061 services and utilities, economic development.

5062 **Unincorporated North Bend/Snoqualmie Refine and Review Meeting – February 2023**

5063 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5064 purpose. The content discussed in the meeting is described below.

5065 The group supports the Vision Statement and Guiding Principles but were concerned that goals  
5066 are somewhat lofty.

5067 Scoping Topics and Concepts:

- 5068 • Prioritize housing choice, encouraging cities to have policies that result in affordable  
5069 housing such as allowing ADUs on residential properties.
- 5070 • Improve transportation, including access to services, transportation during flood events  
5071 and emergencies, and active transportation networks like connecting regional trails.
- 5072 • Prioritize environmental conservation and restoration, acknowledging that growth in the  
5073 area has negatively impacted the environment, particularly rivers and streams and areas  
5074 with overcrowded trails and trailheads.

5075 The group was encouraged that not a lot of changes are proposed in the Map Summaries.

5076 **SUMMER 2023 FOCUS GROUP MEETINGS**

5077 The third series of focus group meetings was held in June and July 2023 to hear feedback on  
5078 the Public Review Draft of the Subarea Plan.

5079 **Fall City Public Review Draft Meeting – June 2023**

5080 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5081 purpose. Four people attended. Top themes included:

- 5082 • Preserve rural character and aesthetic and support the local economy without significant  
5083 changes to zoning for housing or commercial areas.

- 5084 • Protect natural resources from environmental impacts and damage such as overuse and  
5085 overcrowding, destruction due to increased development, and climate change.

- 5086 • Address the inconsistency of utilities and services in Fall City, including sewer and  
5087 septic services and faulty power grids.

5088 **Snoqualmie Pass Public Review Draft Meeting – June 2023**

5089 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5090 purpose. Ten people attended. Top themes included:

- 5091 • Balance the protection of the environment and wildlife with the creation of more reliable  
5092 services and utilities, including improved access to water, waste management, more  
5093 reliable power, and increased public transportation and connectivity for pedestrians.

- 5094 • Increase support for human services and recreational opportunities to improve quality of  
5095 life in the Snoqualmie Pass area; many residents feel that they are limited by the size  
5096 and location of the community, and when they try to increase opportunities, they receive  
5097 very little support or funding.

- 5098 • Support additional affordable housing for full-time community members and seasonal  
5099 workers that also maintains the character of Snoqualmie Pass and mitigates impacts on  
5100 the surrounding natural area.

5101

5102

5103 **Unincorporated North Bend Public Review Draft Meeting – June 2023**

5104 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5105 purpose. One person attended. Top themes included:

- 5106 • Focus on preserving the size and scale of commercial areas through support for existing  
5107 businesses without expanding the area or changing commercial zoning.

- 5108 • Maintain existing housing availability for the area, understanding the limited role of  
5109 “affordable housing” in unincorporated areas.

- 5110 • Increase connectivity and access to green spaces through bike lanes, walking paths,  
5111 and more centralized trailheads to reduce overcrowding and strain on the environment.

5112 **Unincorporated Skykomish Public Review Draft Meeting – 6/28/2023**

5113 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5114 purpose. Six people attended. Top themes included:

- 5115 • Prioritize increased development of the rural area to allow for additional resources and  
5116 support, including the creation of ample housing for local workers, improved services  
5117 and utilities, and interest in the area becoming a more enjoyable destination for visitors.

- 5118 • Balance the protection of the Skykomish River and other local ecosystems and wildlife  
5119 with increased tourism to the area, which would help reduce the strain on other areas  
5120 and improve the local economy.

5121 **Preston/Mitchell Hill Public Review Draft Meeting – June 2023**

5122 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5123 purpose. Two people attended. Top themes included:

- 5124 • Prioritize economic activity that supports existing residents and limits the expansion of  
5125 middle housing and multi-unit~~family~~ housing, to help preserve the rural aesthetics of the  
5126 area.

- 5127 • Protect salmon habitats and limit visitors and tourists in the area by restricting the  
5128 creation of new trails and outdoor spaces to ensure the area is not overcrowded or  
5129 overwhelmed.

- 5130 • Improve funding and support for utilities and repairs in the area, for example, faster  
5131 response times to power outages and maintenance of rural roads which are used not  
5132 only by residents, but by tourists as well.

5133 **Unincorporated Carnation/Duvall Public Review Draft Meeting – July 2023**

5134 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5135 purpose. Four people attended. Top themes included:

- 5136 • Ensure that residents of all ages can live comfortably in the subarea with access to  
5137 necessary services and programs, including spaces designed for young people and  
5138 resources for people aged 62 years and older~~seniors~~ to age in place.

- 5139 • Protect forests and other natural spaces through limiting access to trailheads and  
5140 mitigating damages from tourism and agritourism.

- 5141 • Improve transportation in the area, including bus services and bike lanes, through  
5142 increased coordination with transit agencies and the Washington State Department of  
5143 Transportation.  
5144

5145 **Mobility and Human Services Public Review Draft Meeting – July 2023**

5146 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5147 purpose. Two people attended. Top themes included:

- 5148 • Prioritize human services and programs for community members of all ages – including  
5149 people who are unhoused, workers, and community members without low incomes –  
5150 without fear of compromising rural character .



- 5151 • Differentiate between affordable housing and low-income housing and provide both in  
5152 the subarea.  
5153 • There are limited behavioral and mental health services available for residents, housed  
5154 or unhoused; people don't have the resources to access the limited services in their  
5155 communities, or to travel to other communities to receive support.  
5156

5157 **Agriculture Public Review Draft Meeting – July 2023**

5158 This meeting was hosted virtually by King County and is a group that was formed solely for this  
5159 purpose. Three people attended. Top themes included:

- 5160 • Support efforts to improve housing for farm workers, such as providing temporary  
5161 housing during the busy season, creating permanent affordable housing, or offering a  
5162 housing subsidy for farmers.
- 5163 • Ensure that water quality and quantity (referencing droughts in the summer and flooding  
5164 in the winter) are maintained to support salmon and agriculture, and that flooding is  
5165 appropriately addressed.
- 5166 • Consider the long-term health of the area when deciding whether to implement a septic  
5167 system or a long-term sewage system.

5168 **High School Classes and Youth Board Meetings**

5169 Several communications were made by King County Department of Local Services staff to  
5170 Snoqualmie Valley School District and Riverview School District administrators and staff,  
5171 including both districts' multi-language learning administrators, Two Rivers Big Picture School  
5172 (alternative high school in Snoqualmie), Empower Youth Network, and the Mt Si Metropolitan  
5173 Parks District. These communications were an attempt to engage with youth and get their  
5174 feedback. Though more touchpoints with the youth of the area would be desired, the times that  
5175 interactions were made proved to be valuable.

5176

5177 **Snoqualmie Valley Youth Council**

5178 One avenue for engaging with youth in the subarea was working with the Snoqualmie Valley  
5179 Youth Council. The Council describes themselves as, "a group of local middle and high school  
5180 students that plan and participate in community events and service projects."

5181 On October 17, 2022, the County met with the Council. The round-table style-meeting included  
5182 introductions and a visioning discussion. Each student participant had the opportunity to share  
5183 their thoughts on their community and desires for the future. Students said they like the nature  
5184 that surrounds them and the community in general, but in general were dissatisfied with the  
5185 quantity and type of residential development occurring in the incorporated areas. Students also  
5186 had a desire for greater opportunities and activities for folks their age in town and felt there  
5187 could be more commercial options. In general, students felt they did not want their area to  
5188 change much in the next twenty years.

5189 A June 5, 2023, meeting occurred in a similar format to the previous meeting to go over the  
5190 content of the public review draft. The youth mentioned several desires for the future, such as  
5191 more transit options, more youth services, greater care for the environment, more diverse  
5192 housing choices, and keeping space for wildlife. The youth also desired more mental health  
5193 support in their schools, addressing overcrowded trailheads, and more businesses to support  
5194 outdoor recreation.

### 5195 **Mount Si High School Multi-Language Learner Classroom**

5196 King County Department of Local Services staff went to a multi-language learning class to  
5197 speak with youth about the planning effort on November 7, 2022. The teacher said that when  
5198 they introduced the activity to the students, the students were shocked that the County wanted  
5199 their opinion. This gives even more reason to engage those who have traditionally been  
5200 excluded from public processes, including people who are Black, Indigenous, and People of  
5201 Color; immigrants; or both. It is incumbent on the County to build trust with these groups to set  
5202 the stage for future engagement. Students voiced a desire for more amenities in their area, such  
5203 as places to hang out, activities to participate in, and more commercial options that fit their  
5204 culture.

5205 The students in the multi-language learning class also wrote letters to the planning team about  
5206 their ideas for the subarea. Top themes from the letters included:

- 5207 • Support low-income community members by creating more affordable housing or  
5208 considering alternative solutions such as housing stipends.
- 5209 • Invest in the maintenance of parks and existing community spaces and consider creating  
5210 additional gathering spaces not only for the entire community, but also specifically for  
5211 teens.
- 5212 • Increase access to public transportation by adding additional bus services throughout  
5213 the subarea.
- 5214 • Protect the environment and wildlife in the subarea and increase forest restoration  
5215 efforts.

5216 On June 14, 2023, the County conducted a similar class with the multi-language learning class,  
5217 with a focus on the public review draft. Topics discussed in the class and in follow-up letters  
5218 included:

- 5219 • A desire to slow the growth the Snoqualmie Valley has seen.
- 5220 • More affordable housing options.
- 5221 • More transportation options to places such as North Bend and Seattle.
- 5222 • More sheltered areas for youth to hang out and be dry during the rainy season, among  
5223 other park amenities.
- 5224 • Job training and more job opportunities.

5225 **Two Rivers Big Picture School**

5226 The County attempted creating internships for three students, but due to human resources and  
5227 contracting complications official internships were not possible.

5228 **Riverview School District Multilanguage Learning**

5229 Riverview School District Multilanguage Learning teachers and administrators met in person  
5230 with King County Department of Local Services staff on September 23, 2022, to explore ways to  
5231 engage with students and to hear teachers' and administrators' observations on the needs of  
5232 the families of the students their program supports.

5233 Themes included:

- 5234 • Better transit options: Families commute to Woodinville and Redmond but cannot afford  
5235 gas; better information on available transportation options is needed; more transit  
5236 options are needed.
- 5237 • Flooding and the road network: Families have limited mobility in the Valley during flood  
5238 events.
- 5239 • Internet and cellular service: Gaps in cell phone service and internet service exist, such  
5240 as Stillwater Elementary School; the school district had to give students hot spots during  
5241 the pandemic.
- 5242 • More affordable housing options: It is difficult for low-income families to find affordable  
5243 housing; one example is a dairy farmer hurt his back and due to their inability to work  
5244 they could no longer live at the farm, and it took them over a year to find a new home.
- 5245 • Medical services: There are no urgent care facilities in Duvall, so families go to  
5246 Redmond or Snoqualmie.
- 5247 • Mental health services: Mental health services are in huge demand for students as of  
5248 2023 . Elementary schools are better equipped for short-term mental health support, but  
5249 it is the high schools that have the greatest need. The school district is contracting out  
5250 mental health support to private counseling services, spending around \$300,000 per  
5251 year as of 2023, but this spending comes from COVID-19 funds which are temporary,  
5252 and will no longer be available once COVID-19 related services and funding expire.

5253 **Community Business Visits**

5254 **Carnation Ixtapa Restaurant**

5255 At the recommendation of Empower Youth Network (see below), King County Department of  
5256 Local Services staff met with the owners of Carnation Ixtapa Restaurant at the restaurant,  
5257 distributed flyers in English and Spanish, and asked them to participate and encourage their  
5258 family and friends to participate in the planning process.

5259 **Full Circle Farms**

5260 Farmers, organizations supporting the farming community, and King County Department of  
5261 Natural Resources and Parks all shared that only a few farms within the Snoqualmie Valley  
5262 have more than a couple migrant workers. One farm that has approximately 15 migrant workers,  
5263 mostly from El Salvador through H-1 visas, is Full Circle Farms. King County Department of  
5264 Local Services staff spoke with Full Circle Farms owner Andrew Stout at a Snoqualmie Valley  
5265 Watershed Improvement District field event on June 3, 2022. Mr. Stout discussed the  
5266 challenges of permitting temporary worker housing. Mr. Stout offered to connect the project lead  
5267 with farmworkers, but the County team was unable to get ahold of him after the event as it was  
5268 the middle of growing season.

#### 5269 **King County Public Health Eastgate Clinic**

5270 Flyers were posted by King County Department of Public Health staff at the King County Public  
5271 Health Eastgate Clinic in English and Spanish during both March and June of 2022.

#### 5272 **La Pasadita**

5273 The County visited La Pasadita, a Salvadorian bakery and restaurant in Duvall, twice and gave  
5274 flyers (in English and Spanish) to the owners' son and asked him to encourage his friends and  
5275 family to participate in the planning process.

#### 5276 **One-on-One and Small Group Meetings**

5277 The County held many small meetings with various groups within the planning area. These  
5278 meetings have ranged from high level introductions to the overall effort, to targeted discussions  
5279 covering specific items, such as available services and the future land use of specific parcels.  
5280 Most of these meetings have been virtual, primarily using Microsoft Teams. Of the 117 meetings  
5281 that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual,  
5282 and two were phone calls. Of the 117 meetings, nine were with businesses or business  
5283 interests, 25 were with community-based organizations or coalitions, three were with the offices  
5284 of elected officials, 23 were with local governments within or adjacent to the project area, two  
5285 were with public school administrators, 50 were with residents, and six were with Tribal  
5286 representatives.

5287 Note: this list of meetings does not count impromptu phone calls or informal conversation, but  
5288 only one-on-one or group discussions with prior planning. A complete list of these meetings is  
5289 available upon request.

#### 5290 **SeaMar**

5291 King County Department of Local Services staff attended a social event at Mt Si Senior Center  
5292 for Spanish-speaking ~~people aged 62 years and older~~ ~~seniors~~ on May 9, 2022. The SeaMar  
5293 program started 25 years ago and is designed for ~~people aged 62 years and older~~ ~~seniors~~ who  
5294 speak Spanish to talk to folks their age. The program also helps with transportation to medical  
5295 appointments and other benefit assistance like social security and citizenship. In the subarea,  
5296 SeaMar events take place in Carnation and North Bend.

5297 • Though many of the participants visited the subarea, none actually lived in it.

5298 • According to the SeaMar facilitator at the event, this is the regular group that attends  
5299 these events at Mt Si Senior Center, and SnoValley Senior Center.

5300 • Three participants visited the subarea occasionally, who live in Issaquah and Issaquah  
5301 Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico,  
5302 and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but  
5303 the planning team was unable to connect with the man afterward to receive their contact  
5304 information.

5305 Overall, the participants who visit the subarea appreciate the open space, safety, the climate,  
5306 and social opportunities such as this event.

### 5307 **Snoqualmie Valley Mobility Coalition**

5308 The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the  
5309 service provider Snoqualmie Valley Transit on several occasions regarding mobility in the  
5310 subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the  
5311 organization was used to spread the word on engagement opportunities. The County had  
5312 several conversations with Amy Biggs, director of Snoqualmie Valley Transit, throughout the  
5313 planning process. Findings from these meetings and conversations, in addition to several letters  
5314 of support for Snoqualmie Valley Transit provided to King County Department of Local Services  
5315 staff, show there is a greater need for mobility services to help people attend work, school, and  
5316 use services available exclusively in the urban area such as medical appointments. Though the  
5317 users of transit services were not contacted directly, much was gained by their service  
5318 providers. Policy has been created in the Transportation Chapter to address coordination  
5319 between the County as a whole, Metro, and these services.

### 5320 **Spanish-Language Community-Based Organizations and Businesses**

5321 The County met with Empower Youth Network, specifically with Family Connection Coordinator  
5322 Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in  
5323 demographic data. Yareli had insights into the local Spanish-speaking population and estimated  
5324 it would be challenging connect with them. She described the population as generally hard to  
5325 reach and not in one cohesive area and noted that the pandemic had made this worse. The  
5326 community of Duvall Highlands was mentioned, but this community is within the City of Duvall.  
5327 Yareli suggested connecting with the community-based organization SeaMar, the owners of the  
5328 Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of  
5329 Salvadorian decent and becoming active in the Hispanic Community.

5330 City Administrator Cortez also recommended the owners of the Carnation Ixtapa Restaurant, in  
5331 addition to connecting with the owners of La Pasadita in Duvall and “Foro Para La Comunidad  
5332 Hispana de Carnation y Duvall”, mentioned in the section covering social media above.

### 5333 **Hmong Farmer Interviews**

5334 The planning team conducted a series of interviews with Hmong farmers in the Snoqualmie  
5335 Valley about their priorities for the subarea. Top themes included:

- 5336 • Develop improved water management policies, particularly protections against flooding.  
5337 Many Hmong farmers not only have crops and profits significantly impacted by flooding,  
5338 but also lose equipment and materials due to the lack of a consistent flood notification  
5339 system. Improvements such as raised platforms to save livestock and equipment,  
5340 support for farmers impacted by floods, and alarm systems for flood warnings could  
5341 create impactful changes, alongside better preparation to reduce flooding overall.  
5342 Although flooding is the primary concern, protection against increasing summer droughts  
5343 is also valuable.
  
- 5344 • Create more opportunities for affordable, flood-resistant housing. Many farmers in the  
5345 Snoqualmie Valley lease their farmland and live elsewhere. There is a major lack of  
5346 affordable housing in the area, and much of what is available is extremely susceptible to  
5347 damage from flooding. Not only can many Hmong farmers not afford housing, but it also  
5348 does not feel safe. Suggestions for improved affordable housing included structures on  
5349 stilts, or multi~~unit-family~~, flood-proof housing. Most Hmong community members  
5350 interviewed didn't mind not owning their farmland but wanted to be able to live nearby.  
5351 Most of the Hmong farmers interviewed were interested in increased services and  
5352 support for young people and ~~people aged 62 years and older~~seniors but felt that there  
5353 was no point in adding more services if no one can live in the area.
  
- 5354 • Improve protections for farmland in the subarea. Many Hmong farmers shared concerns  
5355 about the availability of rented land from both private owners and the County and hoped  
5356 for more investment in preserving farmland. Farming is a key element of the Snoqualmie  
5357 Valley's identity, and the Hmong community worries that farmland is being compromised  
5358 for development or other uses.
  
- 5359 • Balance restoration with agriculture. The Hmong farmers understand the importance of  
5360 restoration and see the benefits of environmental protections. When the river is clean  
5361 and healthy, and the Valley's ecosystems are thriving, farming is easier. Knowing the  
5362 importance of environmental protections, some farmers expressed concerns that land  
5363 designated for restoration is not always maintained properly. Most community members  
5364 do not mind finding a balance between agriculture and restoration, but want the  
5365 designations to be fair, and want restoration areas to be appropriately managed and  
5366 resourced. The Hmong farmers hope that there is a way to prioritize the protection of the  
5367 local ecosystems and the creation of parks and open spaces while also recognizing the  
5368 importance of agriculture.
  
- 5369 • Support more stable infrastructure, particularly the maintenance of safe roads, reliable  
5370 power, and consistent access to water. Without key resources, many Hmong farmers  
5371 can't focus on concerns such as drainage, soil quality, or maintenance of their farms.
  
- 5372 • Increase technical and skill support for Hmong farmers in the community. Providing  
5373 trainings on farming skills, business management, and entrepreneurship could help the  
5374 Hmong community to thrive.

### 5375 [Audit Studies that Detail Community Input on Similar Topics](#)

5376 Some secondary feedback was used to help inform scoping. These studies included:



- 5377 • Si View Metropolitan Parks District Community Interest and Opinion Survey Findings
- 5378 Report, June 2021<sup>231</sup>
- 5379 • A Supportive Community For All Community Needs Assessment, May 2019<sup>232</sup>
- 5380 • Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan<sup>233</sup>
- 5381 • Fall City Community Survey, September 2022<sup>234</sup>

5382 Documented Meetings – June 2021 to August 2023

5383 Documented meetings for the period of June 2021 to August 2023 are as follows:

5384 TABLE 4243: 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 <u>Indian</u> Tribe	Indian Tribe	Virtual
7/28/2021	City of Carnation	Local Government	Virtual
8/3/2021	Chelan County	Local Government	Virtual
8/11/2021	City of Sammamish	Local Government	Virtual
8/11/2021	City of North Bend	Local Government	Virtual
8/12/2021	City of Issaquah	Local Government	Virtual
8/13/2021	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual

<sup>231</sup> Link to [Si View Metro Parks Community Interest and Opinion Survey Findings Report](#)

<sup>232</sup> Link to [A Supportive Community For All Community Needs Assessment](#)

<sup>233</sup> Link to [Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan](#)

<sup>234</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>
8/30/2021	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

Date	Organization	Type	Format
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 <u>Indian</u> 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

Date	Organization	Type	Format
4/19/2022	Hopelink	Community Based Organizations	Virtual
4/28/2022	Snoqualmie Pass Community Group	Residents	Virtual
5/2/2022	Fall City Subarea Stewards	Residents	Virtual
5/3/2022	Fall City Community Association	Residents	Virtual
5/9/2022	SnoValley Chamber of Commerce	Community Based Organizations	In-Person and Driving Tour
5/9/2022	SeaMar Spanish-speaking Senior Event	Residents	In-Person at Mt Si Senior Center
5/16/2022	Snoqualmie Valley Human Services Coalition	Community Based Organizations	Virtual
5/16/2022	Fall City Subarea Stewards	Residents	Virtual
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 <a href="#">Indian</a> 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

Date	Organization	Type	Format
6/10/2022	Ixtapa Carnation	Business	In-Person
6/10/2022	La Pasadita Duvall	Business	In-Person
6/10/2022	Snoqualmie Pass Community Group	Residents	In-Person
6/16/2022	City of Issaquah	Local Government	Virtual
6/16/2022	City of Sammamish	Local Government	Virtual
6/17/2022	Town of Skykomish	Local Government	Virtual
6/17/2022	City of Duvall	Local Government	Virtual
6/23/2022	City of Carnation	Local Government	Virtual
6/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/27/2022	City of North Bend	Local Government	Virtual
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 <u>Indian</u> Tribe	Indian Tribe	Virtual
9/2/2022	Interview with residents of Unincorporated Skykomish	Residents	Virtual

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
9/6/2022	Fall City Library Office Hours	Residents	In-Person
9/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
9/7/2022	Weekly Virtual Office Hours	Residents	Virtual
9/12/2022	Unincorporated North Bend/Snoqualmie Residents	Residents	Virtual
9/13/2022	Snoqualmie Pass Community Group	Residents	Virtual
9/14/2022	Weekly Virtual Office Hours	Residents	Virtual
9/16/2022	Mobility and Human Services Representatives	Community Based Organizations	Virtual
9/19/2022	Agricultural Community Representatives	Residents	Virtual
9/19/2022	Fall City Community Association	Residents	Virtual
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



<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
10/5/2022	Weekly Virtual Office Hours	Residents	Virtual
10/12/2022	Weekly Virtual Office Hours	Residents	Virtual
10/17/2022	Snoqualmie Valley Youth Council (Si View Metro Parks)	Residents	In-Person at Si View Parks Headquarters
10/18/2022	Mountains to Sound Greenway Trust	Community Based Organizations	Virtual
10/19/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	WA State Department of Transportation	Government	Virtual
11/1/2022	WA State Department of Natural Resources	Government	Virtual
11/2/2022	Weekly Virtual Office Hours	Residents	Virtual
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

Date	Organization	Type	Format
1/4/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/2/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
2/9/2023	Meeting with past and current Fall City Community Association presidents	Residents	Virtual
2/13/2023	Focus Group Meeting 2 - Mobility & Human Services	Community Based Organizations	Virtual
2/13/2023	Focus Group Meeting 2 - Fall Cities	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Agriculture	Residents/Community Based Organizations/Businesses	Virtual
2/22/2023	Focus Group Meeting 2 - Preston/Mitchell Hill	Residents	Virtual
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 <u>Indian</u> Tribe	Indian Tribe	Virtual

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
3/14/2023	Weekly Virtual Office Hours	Residents	Virtual
3/14/2023	Kittitas County State Route 906 meeting	Intergovernmental	Virtual
3/17/2023	Snoqualmie Pass Community Association	Intergovernmental/Community Based Organizations	In-Person
3/21/2023	Weekly Virtual Office Hours	Residents	Virtual
3/23/23	Snoqualmie Pass Community Meeting	Intergovernmental	Virtual
3/28/2023	Weekly Virtual Office Hours	Residents	Virtual
4/4/2023	Weekly Virtual Office Hours	Residents	Virtual
4/11/2023	Weekly Virtual Office Hours	Residents	Virtual
4/14/2023	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
4/18/2023	Weekly Virtual Office Hours	Residents	Virtual
4/25/23	Weekly Virtual Office Hours	Residents	Virtual
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

<b>Date</b>	<b>Organization</b>	<b>Type</b>	<b>Format</b>
6/5/23	Snoqualmie Valley Youth Council	Youth	In-Person
6/6/23	Fall City Community Association Monthly Meeting	Residents	Virtual
6/7/23	Weekly Virtual Office Hours	Residents	Virtual
6/8/23	Skykomish Library Office Hours	Residents	In-Person
6/8/23	Skykomish Food Bank	Residents	In-Person
6/9/23	Fall City Days	Community Event	In-Person
6/12/23	Subarea Public Review Draft Kickoff Event	Residents	In-Person and Virtual
6/13/23	Weekly Virtual Office Hours	Residents	Virtual
6/14/23	Mt Si High School Multilanguage Learning Program	Youth	In-Person
6/15/23	North Bend Library Office Hours	Residents	In-Person
6/15/23	Si View Farmers Market	Residents	In-Person
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

Date	Organization	Type	Format
6/27/23	Focus Group Meeting 3 – Unincorporated North Bend/Snoqualmie	Residents	Virtual
6/28/23	Focus Group Meeting 3 – Unincorporated Skykomish	Residents	Virtual
6/29/23	Focus Group Meeting 3 – Preston/Mitchell Hill	Residents	Virtual
6/30/23	Mt Si Senior Center	Residents	In-Person
6/30/23	Fall City Library Office Hours	Residents	In-Person
7/3/23	Interviews with Hmong Farmers	Residents	In-Person
7/5/23	Focus Group Meeting 3 – Unincorporated Carnation/Duvall	Residents	Virtual
7/6/23	Focus Group Meeting 3 – Mobility and Human Services	Service Providers	Virtual
7/6/23	Baring Community Meeting	Residents	In-Person
7/7/23	Focus Group Meeting 3 - Agriculture	Service Providers	Virtual
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 <u>Indian</u> Tribe	Indian Tribe	Virtual

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Appendix D: Fall City Subdivision Moratorium Work Plan Report

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Fall City Subdivision Moratorium Work Plan Report

June 2024





**King County**

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## 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>235,236,237</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>238</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>235</sup> [Link to Revised Code of Washington \(RCW\) 36.70A.390](#)

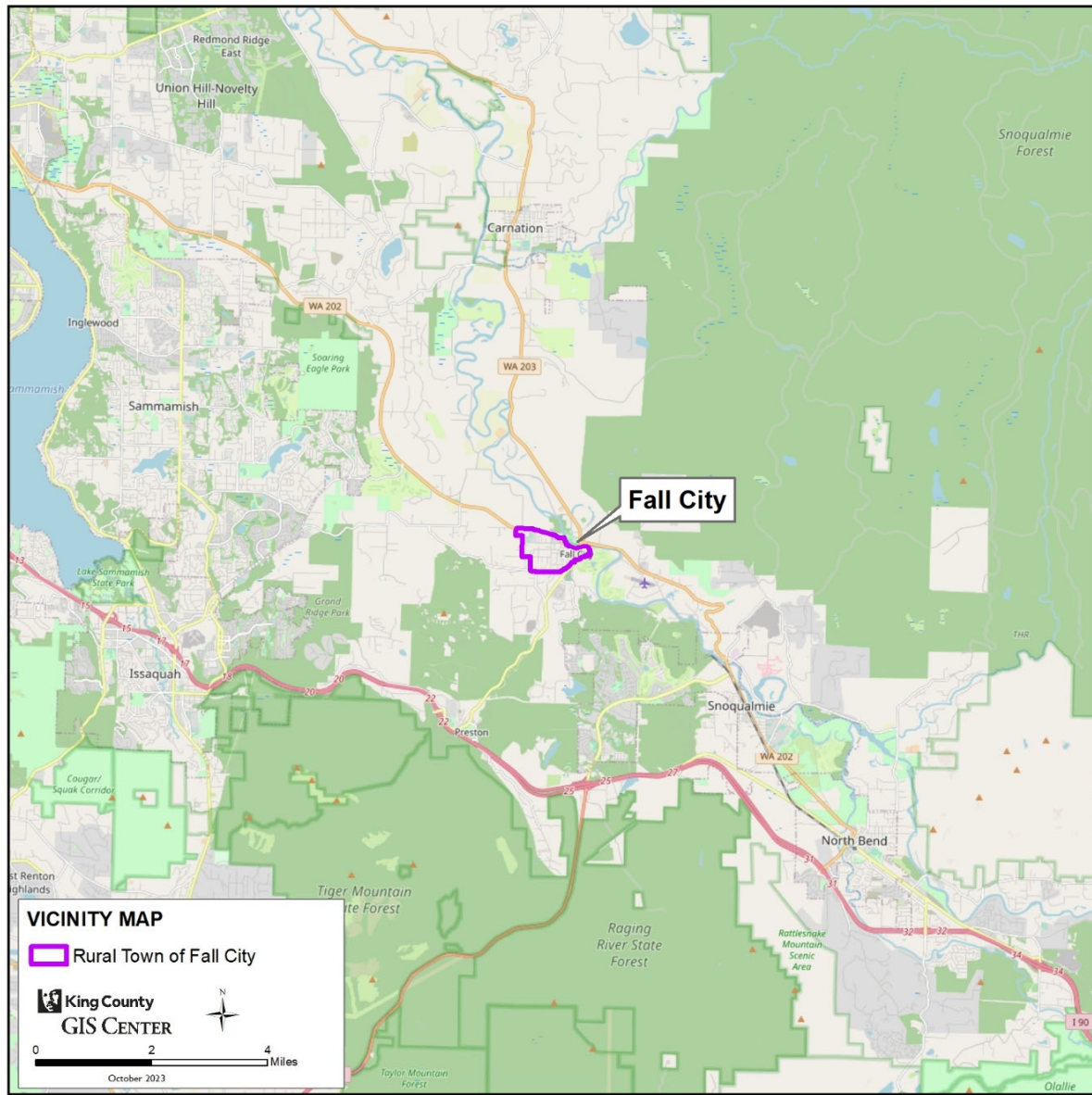
<sup>236</sup> [The Growth Management Act refers to the guiding law for growth and development in Washington State.](#)

<sup>237</sup> [Link to Ordinance 19613](#)

<sup>238</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.](#)

5450

Figure 191. Fall City Vicinity Map



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

5457

- better meet the intent of relevant King County Countywide Planning Policies (CPP) and King County Comprehensive Plan (Comprehensive Plan) policies, and

5458

5459

- address the concerns of the Fall City community and strive to preserve the rural character of the Rural Town.

5460

5461

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.

5462

5463 P-suffix development conditions apply to specific properties and generally limit the ability for land  
5464 development.<sup>239</sup> The P-suffix regulation recommended was informed through analyses and community  
5465 engagement. One analysis method was a review of development regulations. King County regulations  
5466 were analyzed, in addition to state and federal regulations to ensure DLS staff understood the full scope  
5467 of regulations affecting subdivision development in Fall City. Regulations analyzed include the RCW, the  
5468 Washington Administrative Code (WAC), United States Environmental Protection Agency Fact Sheet 13,  
5469 King County Board of Health Code (BOH Code), King County Stormwater Code - King County Code (KCC)  
5470 Chapter 9.04, the King County Stormwater Design Manual (KCSWDM), and King County Zoning Code -  
5471 KCC Title 21A. The CPPs and the Comprehensive Plan were also reviewed to provide a deeper context of  
5472 the policy framework.

5473  
5474 A quantitative and qualitative analysis of rural character specific to Fall City was completed by DLS, with  
5475 a focus on three sites representing various time periods of Fall City residential development.  
5476 Framework, a consulting firm with an architectural background was hired to assist in this analysis.<sup>240</sup> The  
5477 sites analyzed include a 19<sup>th</sup>-century historic neighborhood, a post-World War II (post-war)  
5478 neighborhood, and a recent development. The 19<sup>th</sup>-century and post-war neighborhoods represent the  
5479 historic character of Fall City. The recent development is a manifestation of the current development  
5480 regulations.

5481  
5482 Input from the community was gathered regarding what they feel are their cultural assets and their  
5483 ideas of rural character. These results are a culmination from both robust community engagement for  
5484 over two years for the Subarea Plan and engagement specific to this work plan, specifically one virtual  
5485 event, one in-person presentation and discussion, and emails.

5486  
5487 DLS staff compared their findings of the analysis of the regulations, the community’s ideas of community  
5488 character, and the findings of the site analysis to determine if additional regulations were needed. This  
5489 effort resulted in the development of proposed P-suffix regulations. The purpose of the recommended  
5490 regulations is to better align new development with the established rural character of Fall City, while  
5491 protecting property rights and allowing reasonable development that contributes positively to the  
5492 community. Table 1 summarizes the recommended P-suffix regulation.

5493  
5494 Table 431. Recommended P-Suffix Regulations

<u>Recommended Amendment</u>	<u>P-Suffix Amendment Basis</u>
<u>Establish criteria for creating more common open space.</u>	<u>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.</u>
<u>Modify dimensional standards to reduce building mass and create more space between buildings.</u>	<u>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</u>

<sup>239</sup> For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to KCC Title 21A.

<sup>240</sup> Link to Framework (weareframework.com)

<u>Recommended Amendment</u>	<u>P-Suffix Amendment Basis</u>
	<p><u>access to a municipal wastewater system. On a 12,500 square foot 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.</u></p> <p><u>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.</u></p>
<p><u>Buildings should be proportional to parcel sizes at a scale similar to older developments of Fall City.</u></p>	<p><u>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.</u></p>
<p><u>Encourage keeping stormwater on-site.</u></p>	<p><u>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.</u></p>

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5496

## Background

### Department Overview

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

### Key Context

Fall City is an unincorporated rural area of King County, designated as a Rural Town in the Comprehensive Plan.<sup>241, 242</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 residences and other development types, with a variety of sizes. R-4 zoning is found in Rural Towns as well as within the Urban Growth Areas (UGAs) of the County. A recent development in Fall City consists of homes located only a few feet from each other, with minimal open space between homes. The density of homes in this subdivision is much greater than other parts of Fall City. The development looks like a development one would expect to find in a suburb within the UGA, rather than one in a rural town that should represent rural character. This development is the inspiration for the moratorium in effect for Fall City as of May 2023.

### Regulatory Overview for Growth Planning

The guiding law for growth and development in Washington State is the GMA.<sup>243</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>241</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>242</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>243</sup> Link to GMA Laws and Rules - Washington State Department of Commerce



5534 MPPs are regional policies that provide a region’s plan for growth. The Puget Sound Regional Council  
5535 provides these plans in a document titled VISION 2050 that guides the growth of the central Puget  
5536 Sound region including King County.<sup>244</sup> The multicounty planning policies provide a framework for  
5537 updating countywide planning policies.

5538  
5539 The primary purpose of countywide planning policies is to ensure consistency between the  
5540 comprehensive plans of cities and counties sharing a common border or related regional issues.<sup>245</sup>  
5541 Subarea plans clarify, supplement, or implement comprehensive plan policies for a specific area or  
5542 community. Zoning code and development regulations provide restrictions on land use and must be  
5543 consistent with subarea plans and a comprehensive plan, both of which must be consistent with the  
5544 CPPs and MPPs. There are various types of regulations and zoning codes including development review  
5545 procedures codes, interim zoning ordinances, and moratoria. Unincorporated areas of King County, such  
5546 as Fall City, are governed by the Comprehensive Plan and individual adopted subarea plans.

5547  
5548 Subarea plans in King County are adopted as part of the Comprehensive Plan, addressing smaller  
5549 geographies within King County and establish policies specific to the needs of those communities.  
5550 Policies in the Comprehensive Plan and subarea plans are implemented through the KCC, which includes  
5551 development regulations, and through other service-oriented plans and the County budget.

5552  
5553 Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans  
5554 for the six rural Community Service Areas and five major Potential Annexation Areas as a part of the  
5555 Comprehensive Plan.<sup>246,247,248</sup> The Comprehensive Plan and its subarea plans must meet the GMA’s  
5556 requirements, which include focusing development in urban areas and reducing sprawl.<sup>249</sup> The  
5557 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers  
5558 the area of Fall City.

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<sup>244</sup> [Link to VISION 2050](#)

<sup>245</sup> [Link to King County Countywide Planning Policies](#)

<sup>246</sup> [Link to King County Code 2.15.055.B.](#)

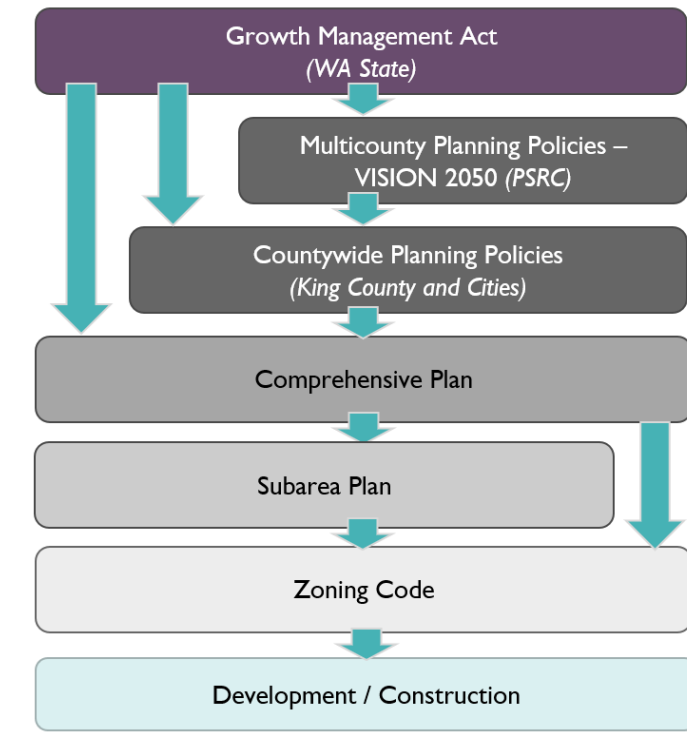
<sup>247</sup> [Link to Community Service Areas - King County, Washington](#)

<sup>248</sup> [Term definitions can be found in this link - King County Comprehensive Plan](#)

<sup>249</sup> [Link to Revised Code of Washington 36.70A.020](#)

5560

Figure 202. REGULATORY FRAMEWORK UNDER the Washington State Growth MANAGEMENT ACT



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5563 Regulatory and Policy Background Specific to Ordinance 19613

5564 State law under the GMA authorizes local governments to adopt a moratorium on land development.<sup>250</sup>

5565 Moratoria halt specific actions for a specified amount of time, such as submitting an application for a

5566 residential subdivision.

5567

5568 King County is interested in evaluating the size and scale of residential development in Fall City Rural

5569 Town to ensure that the range of development is compatible with the County’s goals for the Rural Area

5570 and is consistent with rural character. In contrast to past land segregations where each home has an on-

5571 site septic systems and stormwater management, a recent subdivision used a large on-site sewage

5572 system (LOSS) and shared stormwater tracts, which resulted in smaller residential lots and houses tightly

5573 clustered. This development pattern contrasts the rural character of the area, which is what the GMA

5574 was established, in part, to protect. The Council issued a moratorium on acceptance of residential

5575 subdivision applications in Fall City, to assess whether relevant zoning and development regulations are

5576 consistent with the GMA, the Comprehensive Plan, and other environmental land use laws. The

5577 moratorium is for a seven-month period from May 2023 to December 2023, providing DLS staff with

5578 time to investigate whether additional regulation is necessary. This report was prepared as part of that

5579 investigation.

5580

5581 According to the RCW 36.70A.030, ‘Rural character’ refers to the patterns of land use and development

5582 established by a county in the rural element of its comprehensive plan:

<sup>250</sup> Link to Revised Code of Washington 36.70A.390

- 5583 A. In which open space, the natural landscape, and vegetation predominate over the built
- 5584 environment;
- 5585 B. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
- 5586 work in rural areas;
- 5587 C. That provide visual landscapes that are traditionally found in rural areas and communities;
- 5588 D. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 5589 E. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
- 5590 development;
- 5591 F. That generally do not require the extension of urban governmental services; and
- 5592 G. That are consistent with the protection of natural surface water flows and groundwater and
- 5593 surface water recharge and discharge areas.<sup>251</sup>

5594 RCW 36.70A.030 defines "rural development" as:

5595 ...development outside the urban growth area and outside agricultural, forest, and

5596 mineral resource lands designated pursuant to RCW 36.70A.170.<sup>252</sup> Rural development

5597 can consist of a variety of uses and residential densities, including clustered residential

5598 development, at levels that are consistent with the preservation of rural character and

5599 the requirements of the rural element of a comprehensive plan. Rural development

5600 does not refer to agriculture or forestry activities that may be conducted in rural areas.

5601

5602

5603 King County Comprehensive Plan and Countywide Planning Policies

5604 Fall City is one of the three Rural Towns within the Rural Area geography identified by the

5605 Comprehensive Plan.<sup>253</sup> The Comprehensive Plan states the purposes of Rural Town designations are "to

5606 recognize existing concentrations of higher density and economic activity in Rural Areas...and to allow

5607 modest growth of residential and economic uses to keep them economically viable into the future."

5608 Rural Towns "are considered part of the rural area for the purposes of the Growth Management Act, do

5609 not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban

5610 Growth Area."<sup>254</sup>

5611

5612 The Rural Area policy section goal statement in the CPPs is "the Rural Area Geography is stable and the

5613 level and pattern of growth within it provide for a variety of landscapes and open space, maintains

5614 diverse low-density communities, and supports rural economic activities based on sustainable

5615 stewardship of land."<sup>255</sup> Although there are no growth targets identified in the CPPs for the rural area,

5616 recent development trends show minimal growth is expected to occur in King County's rural area.<sup>256</sup>

5617

5618 The Comprehensive Plan defines "rural growth" as "growth that is scaled to be compatible with and

5619 maintains the traditional character of the Rural Area." Comprehensive Plan Policy R-201 established a

5620 framework for rural character in King County, stating that "it is a fundamental objective of the

5621 Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement

5622 the Growth Management Act, it is necessary to define the development patterns that are considered

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<sup>251</sup> [Link to Revised Code of Washington \(RCW\) 36.70A.030](#)

<sup>252</sup> [Link to Revised Code of Washington \(RCW\) 36.70A.030](#)

<sup>253</sup> [Link to King County Comprehensive Plan](#)

<sup>254</sup> [Link to King County Comprehensive Plan](#)

<sup>255</sup> [Link to King County Countywide Planning Policies](#)

<sup>256</sup> [Link to King County Urban Growth Capacity Report](#)

5623 rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities  
5624 and service.” Policy R-201 outlines attributes associated with rural character and the Rural Area that the  
5625 King County’s land use regulations and development standards must protect and enhance.

5626  
5627 Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area, including  
5628 Rural Towns, to comply with the GMA, to prevent sprawl and the overburdening of rural services, to  
5629 reduce need for capital expenditures, to maintain rural character, to protect the environment, and to  
5630 reduce transportation-related gas emissions. Policy R-302, states that residential development in Rural  
5631 Towns should occur at a variety of densities and housing types that are compatible with the  
5632 maintenance of historic resources and community character.

5633  
5634 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan  
5635 The King County Executive transmitted the Subarea Plan and an update of the Comprehensive Plan in  
5636 December 2023, with anticipated adoption by the Council in December 2024. As part of the Subarea  
5637 Plan, the Executive evaluated the size and scale of residential development in Fall City to ensure that the  
5638 range of development is compatible with the County's goals for the Rural Area and is consistent with  
5639 rural character.

#### 5640 Interim Zoning Ordinance

5641  
5642 The Council is contemplating the adoption of an interim zoning ordinance (Proposed Ordinance 2023-  
5643 0202), which would commence at the expiration of the moratorium adopted in Ordinance 19613 and  
5644 would end at the anticipated adoption of the Subarea Plan.<sup>257,258</sup> The interim zoning ordinance includes  
5645 provisions for minimum lot size and setbacks that are intended to ensure consistency with rural  
5646 character on an interim basis while the County evaluates whether additional regulation is necessary.

#### 5647 Report Methodology

5648  
5649 DLS staff conducted the analysis and community engagement, identified recommendations, and  
5650 developed this report with the help of a consultant, Framework. Framework is a consulting firm that  
5651 specializes in planning, urban design and architecture.<sup>259</sup>

5652  
5653 The recommendations in this report were informed by community engagement with residents of Fall  
5654 City, review of development regulations, and an analysis of three development sites in Fall City that span  
5655 three development periods from the early 19<sup>th</sup>-century to the 2020s. This report is also informed by  
5656 conversations with public health authorities from King County and the State of Washington, the  
5657 Comprehensive Plan, the BOH Code, the WAC, and the RCW.

#### 5658 Community Engagement Specific to this Work Plan

5659  
5660 Engagement with Fall City on the Subarea Plan lasted almost two and a half years, and consisted of  
5661 many activities, such as: focus groups, community meetings, virtual surveys, and individual discussions  
5662 with community members. Beyond engagement associated with the Subarea Plan, DLS staff and the  
5663 consultants conducted engagement activities with the community specific to this work plan. On August  
5664 21, 2023, DLS Staff and the consultant team hosted an online open house to share the preliminary

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<sup>257</sup> *An interim Zoning Ordinance is a set of temporary development regulations that are in effect while new regulations are being developed.*

<sup>258</sup> *Link to Proposed Ordinance 2023-0202*

<sup>259</sup> *Link to Framework (weareframework.com)*

5665 findings of this report and collect community input. This was followed by an in-person presentation and  
5666 discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total,  
5667 approximately 40 community members attended the two meetings in-person or virtually and shared  
5668 their thoughts. DLS invited Community members follow-up with staff through email; comments were  
5669 received through email from five community members.

5670  
5671 The community engagement process identified four community priorities for future residential growth,  
5672 including:

- 5673 1. Providing open sightlines and proper proportions of homes to size of lots
- 5674 2. Provision of usable open space within a development
- 5675 3. Retaining trees
- 5676 4. Maintaining neighborhood connectivity

5677

5678 Report Requirements

5679 This section is organized to align with the requirements for this Report outlined in Ordinance 19613,  
5680 Section 2.C.

5681 **A. Describe all development regulations that affect lot dimensions, building size, and**  
5682 **bulk for residentially zoned properties in the Rural Town of Fall City**

5683 This sub section summarizes the current development regulations, as of 2023, affecting lot dimensions  
5684 and building size and bulk for residentially zoned properties in Fall City. This includes regulations from  
5685 the KCC, BOH Code, and RCW.

5686 Per Ordinance 19613:

- 5687 • Lot dimensions may include but are not limited to minimum building lot size, lot width, and  
5688 minimum and maximum density.
- 5689 • Building size and bulk may include but are not limited to minimum building lot size, lot width,  
5690 and minimum and maximum density. Building size and bulk may include but are not limited to  
5691 base and maximum height, impervious surface maximums, on-site septic standards, or  
5692 landscaping or stormwater requirements that affect the overall size and scale of buildings and  
5693 structures.

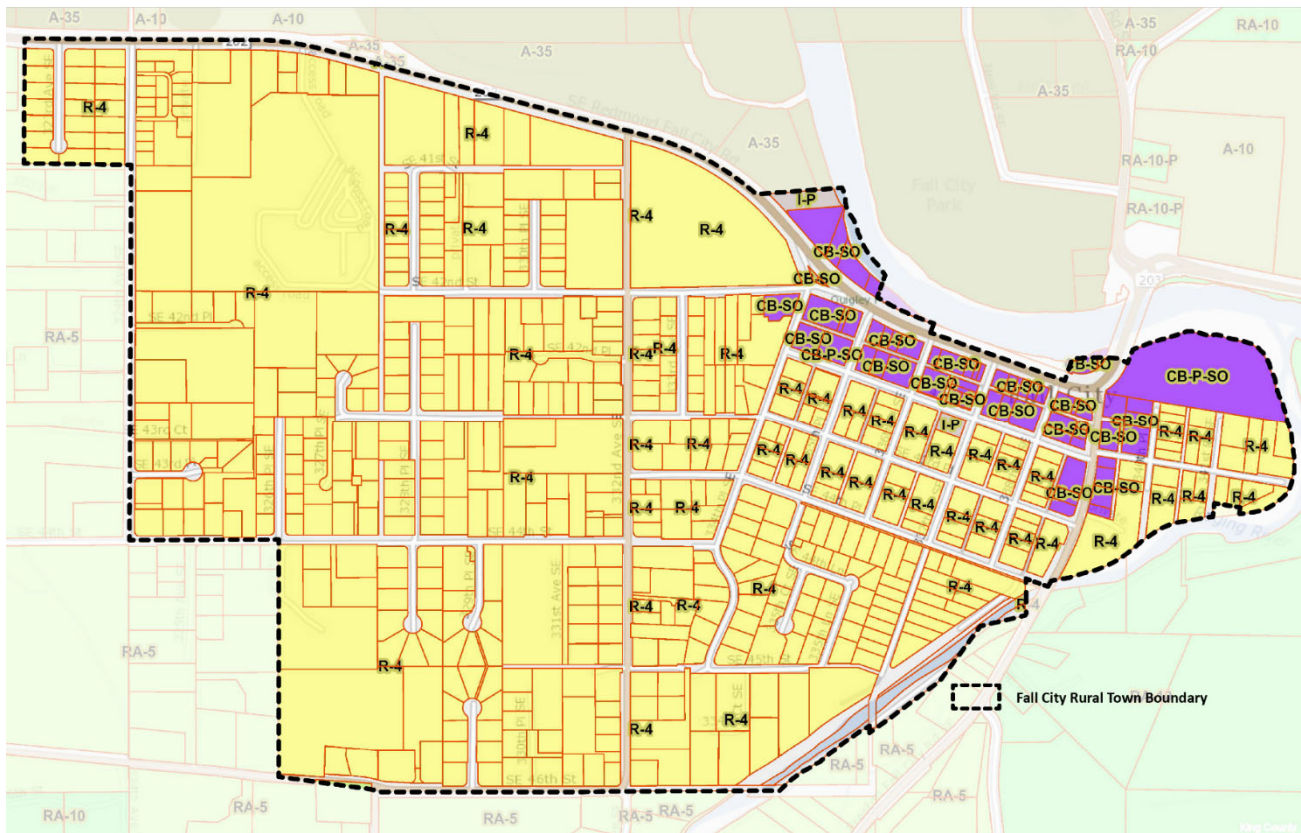
5694 The residential portion of Fall City, outside of its commercial district, is comprised entirely of a zone  
5695 titled R-4. The purpose of the R-4 zone is to provide a mix of predominantly single detached residences.  
5696 Residential development within Fall City outside of its commercial district is subject to the regulations  
5697 for the R-4 zone. This study is considering whether the R-4 development regulations are preserving the  
5698 rural character of Fall City. The R-4 zone classification is used in other parts of unincorporated King  
5699 County (urban areas and other Rural Towns), and most of the standards are not specific to Fall City. The  
5700 R-4 zone in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes  
5701 are determined during development based on gross density, with land for common open space,  
5702 stormwater facilities, and community drain fields counting towards the project density. The gross  
5703 density approach therefore allows for smaller parcel sizes. Other standards applicable to the R-4 zone in  
5704 Fall City are summarized below.

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Figure 213. FALL CITY ZONING MAP



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**King County Code Chapter 21A.12 Development Standards<sup>260</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>260</sup> [Link to King County Code Title 21.A](#)

5729 **King County Code (KCC) 21A.08.030 Residential Land Uses**

5730 One accessory dwelling unit (ADU) is allowed per single detached residences. In most circumstances  
5731 ADUs cannot exceed 1,000 square feet. They cannot exceed base height unless constructed wholly  
5732 within an existing dwelling unit. Off-street parking is not required for ADUs.

5733  
5734 **King County Code (KCC) 21A.18.030 Computation of Required Off-Street Parking Spaces**

5735 Single detached residences – 2 off-street parking spaces per dwelling unit

- 5736 • Apartment studio units - 1.2 off-street parking spaces per dwelling unit
- 5737 • Apartment one-bedroom units - 1.5 off-street parking spaces per dwelling unit
- 5738 • Apartment two-bedroom units - 1.7 off-street parking spaces per dwelling unit
- 5739 • Apartment three-bedroom units or larger - 2 off-street parking spaces per dwelling unit

5740  
5741 **King County Code (KCC) 21A.14.180 On-Site Recreation – Space Required**

5742 KCC 21A.14.180 requires on-site recreation space for residential developments. Each recreation space is  
5743 owned and managed by the homeowners association (HOA). Recreation space may provide amenities  
5744 such as playground equipment, sport courts, sport fields, picnic areas, and trails. KCC 21A.14.180.C.9.  
5745 states that any recreation space located outdoors (except for recreation space that is part of some  
5746 stormwater tracts) must be located adjacent to, and be accessible by, trail or walkway to any existing or  
5747 planned municipal, county, or regional park, public open space, or trail system. This requirement results  
5748 in connectivity with the neighborhood. KCC 21A.14.185 allows a fee-in-lieu of on-site recreation space if  
5749 the recreation space provided within a county park in the vicinity will be of greater benefit to the  
5750 prospective residents of the development.

5751  
5752 **King County Board of Health Code (BOH Code) 13.24.020**

5753 This Code outlines the requirements for small on-site septic systems (OSS).

- 5754 • The minimum lot size when creating new lots using OSS must be established by the health  
5755 officer based on the information submitted and any on-site inspections by the health officer.  
5756 These requirements include:
  - 5757 ○ All lots created must be at least 12,500 square feet and shall not exceed a maximum  
5758 flow density of 1,570 gallons of sewage per acre per day.
  - 5759 ○ Lots utilizing an individual private water source must be at least five acres.
- 5760 • Factors are listed that may be considered when determining the type of on-site system,  
5761 connection to sewers, or establishing minimum lot size area. These factors include soil  
5762 conditions, drainage, setbacks from property lines, water supplies, rights of way, easements,  
5763 and more.

5764  
5765 **Public Health – Seattle & King County On-Site Sewage/Septic System Program**

5766 According to the Public Health – Seattle & King County’s On-site Sewage/Septic System Program,  
5767 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring visits  
5768 easier.<sup>261</sup> It is a best management practice (BMP) to not place plants over the septic system as they may  
5769 be disturbed or destroyed with repair work. The septic tank, drain field, and reserve area should be clear

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<sup>261</sup> Link to WAC 246-272A-0238(1) and KCBOH 13.36.030(E)

5770 of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets,  
5771 sand boxes, or parked vehicles.<sup>262</sup>

5772  
5773 Care must be taken when a home uses an on-site septic system or is in a community that shares a  
5774 LOSS.<sup>263</sup> It is imperative that fats, grease, and oils do not enter the system.<sup>264</sup> Households must spread  
5775 out their water use throughout the day so the system is not overwhelmed, and heavy water usage  
5776 fixtures such as soaking tubs should not be installed in houses with septic systems.<sup>265</sup> Household size  
5777 must not exceed the designed capacity of the septic system.<sup>266</sup>

5778  
5779 **Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-**  
5780 **272B**<sup>267</sup>

5781 The WAC regulates LOSS. The regulations in WAC Chapter 247-272B can impact the rural character of  
5782 developments by determining where a LOSS can be located within a development site, and by limiting  
5783 the density of a development due to the amount of flow the system is able to accommodate. There are  
5784 horizontal setbacks that determine the distance a LOSS must be sited from specific soil types. There are  
5785 also vertical setbacks that require the LOSS to be sited specific distances from specific soil types as well  
5786 as the water table. LOSS systems serve an entire project site, and flows are limited based on the size and  
5787 soil type of the project area. For example, the limit for project areas with certain soil types is 900 gallons  
5788 per day per acre (GPD/acre), while the limit for project areas with other soil types could be 1,475  
5789 GPD/acre.

5790  
5791 **King County Code (KCC) Chapter 9.04 Stormwater Runoff and Surface Water and Erosion Control**  
5792 **Stormwater requirements found in the King County Surface Water Design Manual (KCSWDM) do not**  
5793 **limit the size or density of lots, but County requirements to mitigate stormwater runoff may limit the**  
5794 **use of a lot.**<sup>268</sup> **When stormwater thresholds are exceeded, the developer is required to install flow**  
5795 **control best BMPs or flow control facilities, such as stormwater ponds, detention vaults, etc. The**  
5796 **placement of flow control BMPs or facilities may reduce the area available for development. Section**  
5797 **1.2.2.3 (page 1-36) of the KCSWDM requires the screening of aboveground stormwater facilities, making**  
5798 **these visual amenities. Aboveground stormwater facilities such as ponds sometimes serve as wildlife**  
5799 **habitat, and stormwater vaults are often used as pocket parks offering amenities such as sport courts or**  
5800 **children’s play equipment. The most common thresholds that would result in a Fall City subdivision**  
5801 **mitigating for stormwater runoff are:**

- 5802     a. The development installs or replaces more than 2,000 square feet of impervious surface on the  
5803     lot.  
5804     b. The development installs or replaces more than 5,000 square feet of impervious surface on the  
5805     lot.

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<sup>262</sup> [Link to KCBOH 13.60.005\(A\)\(6\)](#)

<sup>263</sup> [Link to KCBOH 13.60.005\(A\) and KCBOH 13.60.020\(D\)](#)

<sup>264</sup> [Link to USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13](#)

<sup>265</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>266</sup> [Link to KCBOH 13.60.005\(A\)\(7\)](#)

<sup>267</sup> [Link to Large on-site sewage system regulations](#)

<sup>268</sup> [Link to King County Surface Water Design Manual](#)

5806 If a development installs or replaces more than 2,000 square feet of impervious surface (threshold a),  
5807 flow control BMPs are required. If a development installs or replaces more than 5,000 square feet of  
5808 impervious surface (threshold b), in addition to flow control BMPs one or more flow control facilities is  
5809 required. When threshold b is exceeded, an exception to providing a flow control facility is available.  
5810 Projects may qualify for this exception if hydrologic modeling shows that stormwater runoff after  
5811 development is only slightly more than the runoff existing prior to the development. The details of this  
5812 exception can be found in the KCSWDM. Impervious surfaces on a lot are also controlled by zoning  
5813 standards.  
5814  
5815  
5816  
5817

5818 **Evaluate Rural Character, consistent with the Growth Management Act definition, of**  
5819 **Rural Town of Fall City through an evaluation of typical land use patterns,**  
5820 **architectural and natural features, and community-identified cultural assets**

5821  
5822 The consultant, Framework, a firm that specializes in planning, urban design and architecture, assisted  
5823 DLS staff with analyses of the residential areas of Fall City. Framework analyzed land development  
5824 patterns, landscaping, architecture, and cultural assets including natural features in Fall City to evaluate  
5825 the rural character. Based on that data, they analyzed whether recent development in the area is  
5826 consistent with such character.

5827  
5828 As noted above in the Key Context section, rural character as defined in the Comprehensive Plan refers  
5829 to patterns of land use and development that includes features such as open space and vegetation  
5830 predominating over the built environment, that fosters traditional rural lifestyles, and that prevents the  
5831 conversion of undeveloped land into sprawling, low density development. Please refer to the discussion  
5832 of rural character in the Background section of this report.

5833  
5834 **Methodology and Reference of Sites Selection for Residential Development Study**

5835 Framework performed a qualitative and quantitative analysis of the residential patterns for a study area  
5836 consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the  
5837 analysis was to compare the existing development patterns against the current development regulation  
5838 requirements. This was done to evaluate typical land use patterns and architectural features in Fall City.  
5839 This study is used as a base to recommend potential development regulation amendments.

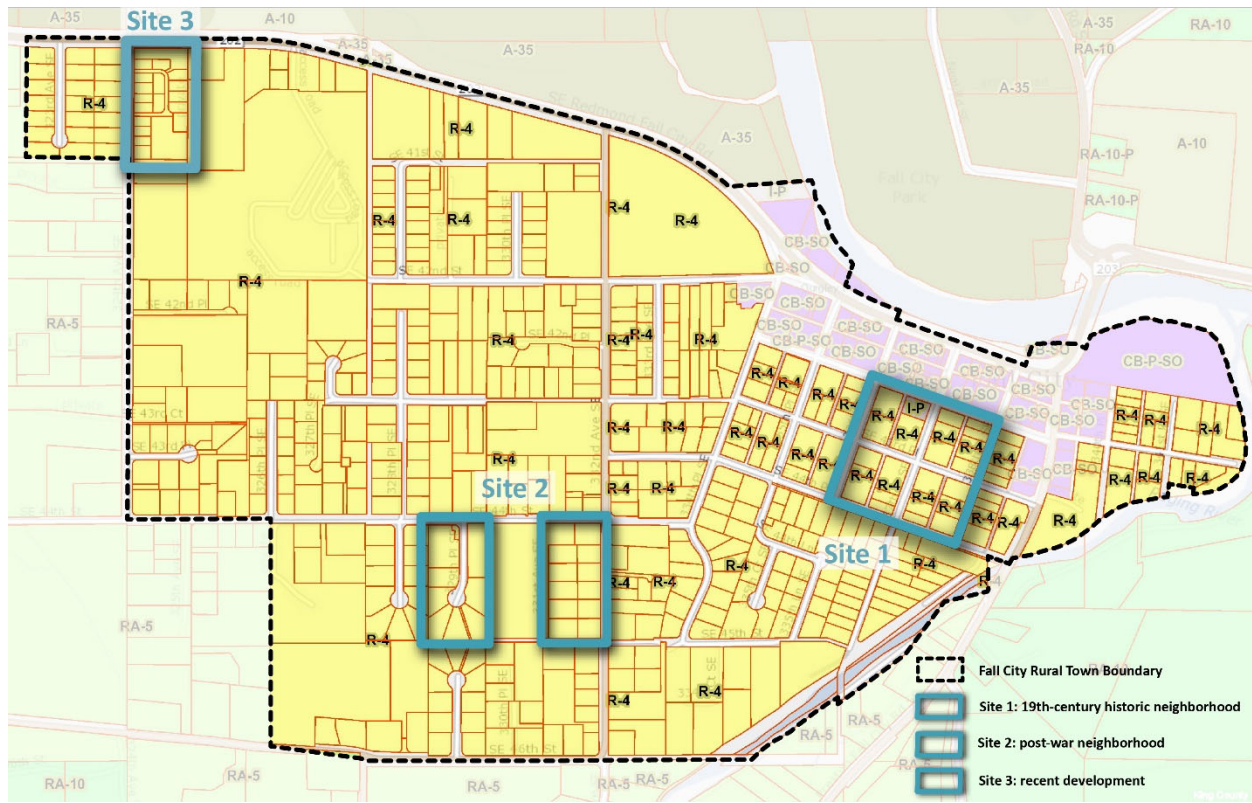
5840  
5841 The three example sites were selected based on the Fall City Historic Residential District Report (King  
5842 County Landmarks and Heritage Commission, February 2002), input from the community, a review of  
5843 recent developments, and the King County Geographic Information System.<sup>269</sup> These sites represent  
5844 different development periods in Fall City: the early 19<sup>th</sup>-century historic neighborhood (Site 1), the  
5845 post-war neighborhood (Site 2), and the recent development (Site 3).

---

5846  
<sup>269</sup> [Link to Landmarks Commission - Historic Preservation - King County, Washington](#)



5847 **Figure 224. STUDY AREAS ZONING**



5848  
5849  
5850  
5851 **Table 442. Fall City Lot Size Analysis**

	<b>R-4 Zoned area overall</b>	<b>Site 1 19th-century historic neighborhood</b>	<b>Site 2 Post-war neighborhood</b>	<b>Site 3 Recent development</b>
<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*

5852 \*SF = square feet  
5853 \*\*FAR = floor area ratio  
5854 \*\*\*du/ac = density units per acre



5855 **Site 1 Analysis**  
 5856 Site 1 is located within the Fall City historic  
 5857 residential district, which was designated as a  
 5858 Community Landmark District by the King  
 5859 County Landmarks Commission in 2002. The 15-  
 5860 block district was originally platted in 1887 and  
 5861 contains 32 buildings that the commission  
 5862 identified as "contributing buildings,"  
 5863 representative of the early twentieth-century  
 5864 rural character. Specifically:  
 5865 • Lots are of various size  
 5866 • Buildings placed on large open lots, set back  
 5867 20 feet from the street  
 5868 • Architectural styles vary between Late  
 5869 Victorian, Queen Anne, Colonial Revival,  
 5870 and Craftsman/bungalow  
 5871 • Building heights range from one to two  
 5872 stories, and frequently include, small,  
 5873 detached garages or barns on the rear alley  
 5874 side or adjacent side of the street  
 5875 • There are few short segments of paved  
 5876 sidewalk along the public streets  
 5877 throughout the Site 1 neighborhood  
 5878 • Alleys are unique to this area of Fall City  
 5879 and are wide, providing access to the rear  
 5880 yards and allowing for rear detached  
 5881 garages  
 5882 • Open spaces on these lots are generous,  
 5883 open, and continuous, allowing views into  
 5884 and across property lines  
 5885

5886 *Table 453. SITE 1 EXISTING CONDITIONS OF BUILT*  
 5887 *FORM: LOT AND PROPERTY CHARACTERISTICS*

<u>Net site density</u>	<u>3.2 du/ac*</u>
<u>Gross site density</u>	<u>2.1 du/ac*</u>
<u>Median lot size</u>	<u>0.24 acres (10,500 sf**)</u>
<u>Typical lot dimensions</u>	<u>140 feet x 100 feet; 140 feet x 75 feet</u>
<u>Average lot coverage</u>	<u>10.07%</u>
<u>Building height</u>	<u>1 story</u>
<u>Average building footprint</u>	<u>1,062 sf**</u>
<u>Typical buildings</u>	<u>Various architecture style, gabled roof</u>
<u>Landscape feature</u>	<u>Tall mature trees</u>
<u>ROW width***</u>	<u>75 feet</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley access</u>	<u>Yes</u>
<u>Street parking</u>	<u>Yes</u>

5888 \*du/ac = density units per acre

5889 \*\*sf = square feet

5890 \*\*\*ROW = right-of-way

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5899

*Figure 235. Site 1 Aerial View*



5900



Figure 246. Various Building Styles - Historic Victorian Style Building



Figure 257. Various Building Styles - Cottage with Attached Garage



Figure 268. Wide Paved Street without Curbs



Figure 279. Detached Garages or Barns on the Rear



5901

5902 **Site 2 Analysis**  
 5903 Site 2 was developed in the post-war era in Fall  
 5904 City, with buildings constructed over time,  
 5905 primarily between the 1960s and 1990s.  
 5906 • Most of the buildings are large, one-story  
 5907 structures situated on generously sized,  
 5908 wide lots, typically around 100 feet wide  
 5909 • Homes feature ample setbacks, ranging  
 5910 from 20 to 40 feet  
 5911 • The neighborhood is characterized by large,  
 5912 mature trees, contributing to its rural and  
 5913 natural landscape  
 5914 • Informal, decorative plantings along the  
 5915 frontage and hedge corners are frequent  
 5916 • Streets have a sidewalk area designated by  
 5917 a white stripe on one side  
 5918 • Although the neighborhood is connected to  
 5919 major roads, connectivity is impacted by the  
 5920 presence of a cul-de-sac  
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5930  
 5931 *Table 464. SITE 2 EXISTING CONDITIONS OF BUILT*  
 5932 *FORM: LOT AND PROPERTY CHARACTERISTICS*

<u>Net site density</u>	<u>2.57 du/ac*</u>
<u>Gross site density</u>	<u>2.07 du/ac*</u>
<u>Median lot size</u>	<u>0.38 acres (16,474 sf**)</u>
<u>Typical lot dimensions</u>	<u>160 feet x 100 feet</u>
<u>Average lot coverage</u>	<u>9.08%</u>
<u>Building height</u>	<u>1 story</u>
<u>Average building footprint</u>	<u>1,500 sf**</u>
<u>Typical buildings</u>	<u>One- and two-story ranch homes, gable and valley roof</u>
<u>Landscape feature</u>	<u>Large mature trees</u>
<u>ROW width***</u>	<u>60 feet, 80 feet</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley access</u>	<u>No</u>
<u>Street parking</u>	<u>Yes</u>

5933 \*du/ac = density units per acre  
 5934 \*\*sf = square feet  
 5935 \*\*\*ROW = right-of-way

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5940



5941

*Figure 2810. Site 2 Aerial View*



5942



Figure 2911. Small Cottage on Open Lot



Figure 3012. One-Story Ranch Home with Attached Garage



Figure 3113. Cul-de-Sac



Figure 3214. Lush Evergreen Trees in this Area



5943  
5944  
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5947



5948 **Site 3 Analysis**  
 5949 Site 3 is the recent subdivision development  
 5950 that uses the LOSS system, located on the  
 5951 northwest side of Fall City along Redmond Fall  
 5952 City Rd SE (SR 202). It subdivided an original  
 5953 4.25-acre parcel to create 17 single detached  
 5954 residences, featuring a shared open space on  
 5955 the south side (41,238 square feet) and a  
 5956 stormwater pond (24,632 square feet) on the  
 5957 north side of the site.  
 5958 • The built form on this site is characterized  
 5959 by large buildings on small, narrow lots,  
 5960 ranging from 5,000 to 8,000 square feet,  
 5961 with lot widths varying from 50 to 60 feet  
 5962 • All buildings were constructed during the  
 5963 same period, and their architectural styles  
 5964 are repetitive, with most being the same  
 5965 floor plan varying only by color  
 5966 • The road has a six-foot-wide marked  
 5967 sidewalk area  
 5968 • Development uses minimal 10-foot  
 5969 setbacks, maximizing the building area with  
 5970 little area for landscape at the front yard  
 5971 • A 12-foot landscape buffer fronts the 324th  
 5972 Avenue parcel line  
 5973  
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*Table 475. SITE 3 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS*

<u>Net site density</u>	<u>7.08 du/ac*</u>
<u>Gross site density</u>	<u>3.40 du/ac*</u>
<u>Median lot size</u>	<u>0.14 acres (6,299 sf**)</u>
<u>Typical lot dimensions</u>	<u>105 feet x 50 feet; 107 feet x 60 feet</u>
<u>Average lot coverage</u>	<u>20.16%</u>
<u>Building height</u>	<u>2 story</u>
<u>Average building footprint</u>	<u>1,200 sf**</u>
<u>Typical buildings</u>	<u>Two-story ranch style</u>
<u>Landscape feature</u>	<u>Small lawn with some short shrubs</u>
<u>ROW width***</u>	<u>90 feet</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley access</u>	<u>No</u>
<u>Street parking</u>	<u>No</u>

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

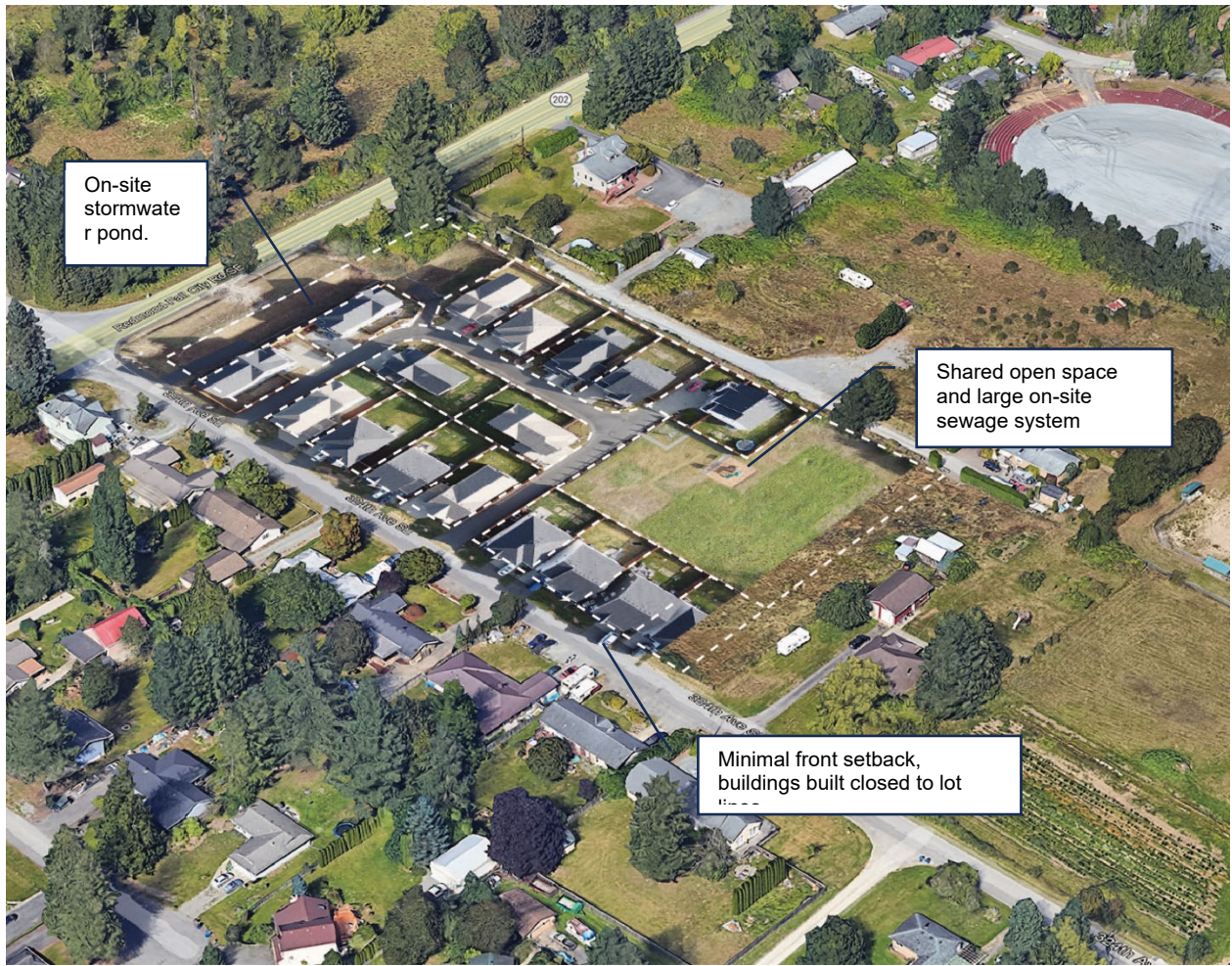
\*\*sf = square feet

\*\*\*ROW = right-of-way

5986

5987

Figure 3315. Site 3 Aerial View



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Figure 3416. Repetitive Architectural Style



Figure 3517. Minimal Landscape or Open Space at the Frontage



Figure 3618. Wide Paved Street without Curbs



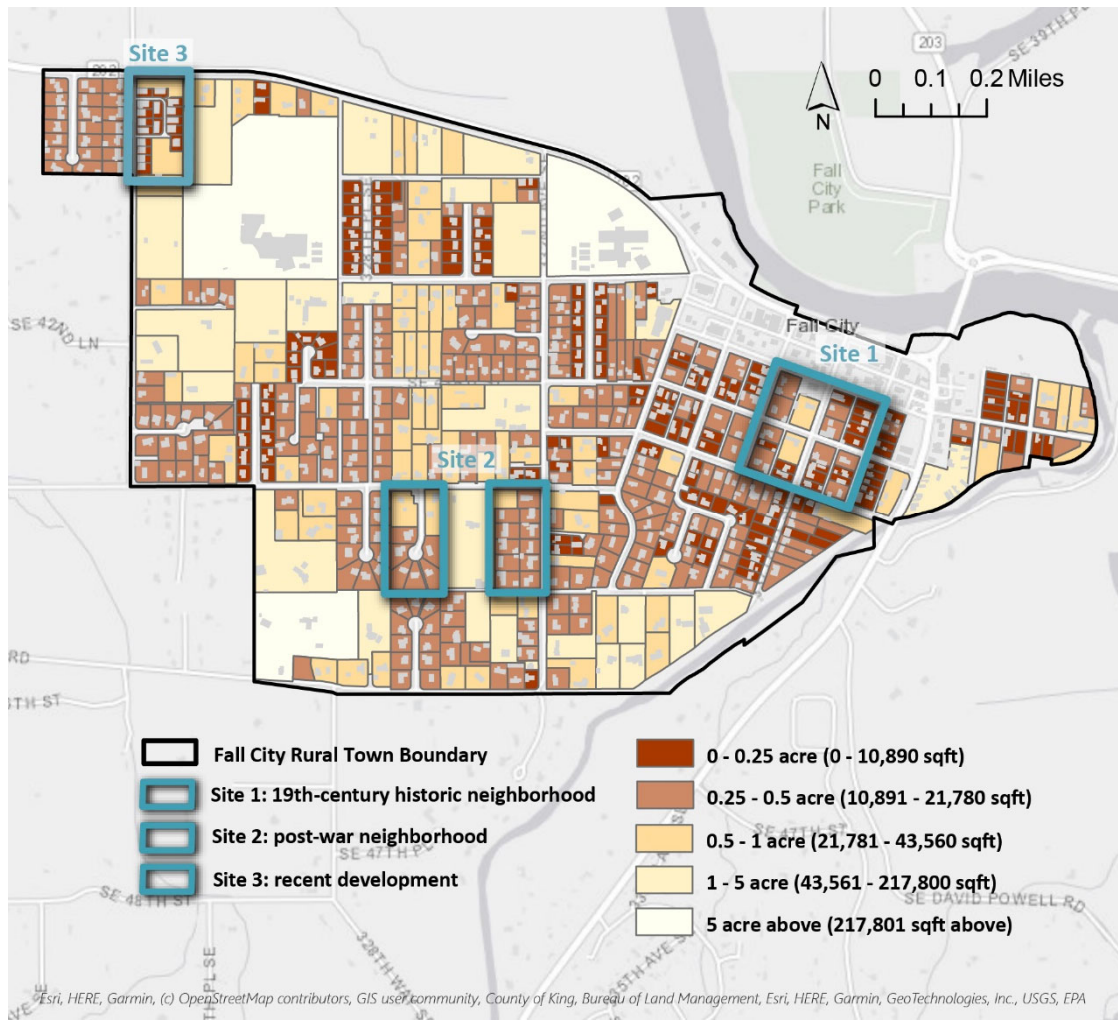
Figure 3719. On-site Stormwater Pond



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Figure 3820. FALL CITY LOT SIZE ANALYSIS MAP



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

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

With limited large-scale urban development, most Fall City’s residential areas are characterized by low-density development, featuring one- or two-story single detached residences scattered throughout the open landscape, usually with a 20-foot or more setback from the street. The median lot size in Fall City is about 14,000 square feet. In the post-war era and historic neighborhood areas, the median lot sizes are 16,000 square feet and 10,500 square feet, respectively. The average lot size in the recent development

6007 is 5,825 square feet. This data, in addition to feedback from members of the community through  
6008 engagement, revealed the pattern of recent development is not consistent with the rural character of  
6009 Fall City as it departs from the typical land use patterns found in the residential areas.

6011 **Architecture and Landscape** – Fall City's historic downtown area retains its small-town charm, with  
6012 buildings dating to the early 19th century. Fall City has been gradually expanding from the original  
6013 townsite since that time. The architecture in Fall City is a mix of styles, reflecting the variety of  
6014 architectural trends popularized over the past decades.

6015  
6016 While the RCW and Comprehensive Plan policies do not directly speak to architecture, they do refer to  
6017 open space, vegetation, and visual landscapes. In the older developments of Site 1 and 2, building mass  
6018 was often distributed throughout each lot, with square footage provided in the form of detached  
6019 garages, barns and other outbuildings, rather than all square footage of built area contained in the  
6020 home structure, as is the case in the recent development. Additionally, the older developments have  
6021 larger setbacks, resulting in a feeling of more open landscape as sightlines are open between buildings.  
6022 These open spaces provide space to maintain existing vegetation or plant new vegetation, resulting in  
6023 mature trees and shrubs on the older lots. Recent development does not leave space for mature  
6024 landscaping, such as large trees typically seen in older developments. Recent developments maximize  
6025 space for tightly clustered buildings, which is not conducive for the footprint of large trees.  
6026

6027 **Analyze whether the development regulations in Subsection IV.A are appropriate and**  
6028 **consistent with adopted policies regarding rural character and rural growth**

6029 This section provides a review of CPPs and policies within the Comprehensive Plan relevant to rural  
6030 character related to subdivisions and residential zoning within the Rural Town of Fall City. It includes a  
6031 comparison between this body of relevant policies and how existing regulations, including KCC, relates  
6032 to the policies. Finally, this section identifies potential changes in regulations to bridge gaps between  
6033 developments and the body of relevant policies.

6034  
6035 **Review of Policies Relevant to Rural Character of the Residential Areas of the Rural Town of Fall City**

6036 Countywide Planning Policies (CPPs)

6037 The CPPs create a shared and consistent framework of growth management planning for all jurisdictions  
6038 in King County. In accordance with RCW 36.70A.210, the CPPs provide the countywide framework from  
6039 which county and city comprehensive plans are developed and adopted.<sup>270</sup> The following CPPs are  
6040 relevant to rural character and rural growth as it applies to the residential areas of Fall City.

6041  
6042 **DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional**  
6043 **centers, countywide centers, locally designated local centers, areas of high employment,**  
6044 **and other transit supported areas to promote access to opportunity. Focus employment**  
6045 **growth within designated regional and countywide manufacturing/industrial centers**  
6046 **and within locally designated local centers.**

6047  
6048 **DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural**  
6049 **services, minimize the need for new rural infrastructure, maintain rural character, and**  
6050 **protect open spaces and the natural environment.**

6051  
6052 **DP-50 Establish rural development standards and strategies to ensure all development**  
6053 **protects the natural environment, including farmlands and forest lands, by using**  
6054 **seasonal and maximum clearing limits for vegetation, limits on the amount of**  
6055 **impervious surface, surface water management standards that preserve natural**  
6056 **drainage systems, water quality and groundwater recharge, and best management**  
6057 **practices for resource-based activities.**

6058  
6059 The CPPs direct housing and employment growth to cities and locally designated centers and away from  
6060 the rural areas, demonstrating that Fall City, even as a Comprehensive Plan designated Rural Town, is  
6061 not a place to designate growth (DP-4). Per the Comprehensive Plan, the study area is rural and is not  
6062 designated as a local center. Residential areas and future subdivisions of Fall City need to fit the existing  
6063 rural character of the community (DP-47). Subdivision and residential development in Fall City should  
6064 take into consideration its impacts to natural systems in the rural area, particularly regarding levels of  
6065 impervious surface allowed which directly affects surface water management, water quality, and  
6066 groundwater recharge (DP-48, DP-50).

6067  
6068 Comprehensive Plan Policies

6069 As noted previously in Background section of this report, the Comprehensive Plan is the long-range  
6070 guiding policy document for all land use and development regulations in unincorporated King County.

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<sup>270</sup> More detail on Countywide Planning Policies can be found in the subsection B. Key Context in Section III.  
Background.



6071 The following are the most relevant Comprehensive Plan policies relative to the residential areas of Fall  
6072 City.<sup>271</sup>

6073 **RP-203 King County shall continue to support the reduction of sprawl by focusing growth and**  
6074 **future development in the Urban Growth Area, consistent with adopted growth targets.**

6075 **R-101 King County will continue to preserve and sustain its rural legacy and communities**  
6076 **through programs and partnerships that support, preserve, and sustain its historic,**  
6077 **cultural, ecological, agricultural, forestry, and mining heritage through collaboration**  
6078 **with local and regional preservation and heritage programs, community groups, rural**  
6079 **residents and business owners including forest and farm owners, rural communities,**  
6080 **towns, and cities, and other interested stakeholders.**

6081 **R-102 King County will continue to support the diversity and richness of its rural communities**  
6082 **and their distinct character by working with its rural constituencies through its**  
6083 **Community Service Areas program to sustain and enhance the rural character of Rural**  
6084 **Area and Natural Resource Lands.**

6085 **R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the**  
6086 **character of its designated Rural Area. The Growth Management Act specifies the rural**  
6087 **element of comprehensive plans include measures that apply to rural development and**  
6088 **protect the rural character of the area (Revised Code of Washington 36.70A.070 (5)). The**  
6089 **Growth Management Act defines rural character as it relates to land use and**  
6090 **development patterns (Revised Code of Washington 36.70A.030 (15)). This definition**  
6091 **can be found in the Glossary of this Plan. Rural development can consist of a variety of**  
6092 **uses that are consistent with the preservation of rural character and the requirements**  
6093 **of the rural element. In order to implement Growth Management Act, it is necessary to**  
6094 **define the development patterns that are considered rural, historical or traditional and**  
6095 **do not encourage urban growth or create pressure for urban facilities and service.**

6096 Therefore, King County’s land use regulations and development standards shall protect  
6097 and enhance the following attributes associated with rural character and the Rural Area:

- 6101 a. The natural environment, particularly as evidenced by the health of wildlife and  
6102 fisheries (especially salmon and trout), aquifers used for potable water, surface  
6103 water bodies including Puget Sound and natural drainage systems and their  
6104 riparian corridors;  
6105 b. Commercial and noncommercial farming, forestry, fisheries, mining, home-  
6106 occupations and home industries;  
6107 c. Historic resources, historical character and continuity important to local  
6108 communities, as well as archaeological and cultural sites important to tribes;  
6109 d. Community small-town atmosphere, safety, and locally owned small businesses;  
6110 e. Economically and fiscally healthy Rural Towns and Rural Neighborhood  
6111 Commercial Centers with clearly defined identities compatible with adjacent  
6112 rural, agricultural, forestry and mining uses;  
6113  
6114

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<sup>271</sup> *These policies are as adopted in the 2016 Comprehensive Plan, as amended.*



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- a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;
- b. An authorized public agency will manage the community system; and
- c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.

F-280 King County shall continue to promote the preservation of native vegetation and soils and the restoration of disturbed soils on rural residential zoned parcels to the maximum extent feasible. Minimized impervious areas and the dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual are the preferred methods of stormwater management in the Rural Area.

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

The Comprehensive Plan policies address concentration of growth, reduction of sprawl, and preservation of the existing rural character of Fall City (CP-535). The Comprehensive Plan's rural area policies that relate to residential development call for Fall City's residential areas to retain their existing rural character, discourage urban densities that could create pressure for urban facilities and services (R-101, R-102, R-201), and call for most of the growth to be outside of the rural area (RP-203). The zoning and infrastructure within this area are to support low growth rates and rural service levels which reduces sprawl and focuses development and supporting infrastructure within the UGA (R-301, R-302). LOSS are allowed to serve only existing structures and lots.

This policy results in the requirement for each lot to be large enough for an on-site sewer system (OSS), of which the minimum lot area needed is 12,500 square feet. Dense, small lot subdivisions are not allowed per this policy in Fall City (F-262). Under the current Rural Area land use designation of the Comprehensive Plan, traditional rural development patterns that match the size and scale of residential development in the surrounding rural 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).

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**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 486. Relevant Countywide Planning Policies Related to Development Regulations*

<u>Policy</u>	<u>Considerations to Fall City Subdivisions</u>	<u>Relevant Development Regulation</u>
<u>DP-4</u>	<u>Density should be focused in urban areas, away from Fall City</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul>
<u>DP-47</u>	<u>Limit growth, prevent sprawl and overburdening of services and infrastructure, maintain rural character, protect open spaces</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <u>21A.14.180 On-site recreation – space required.</u>  <u>13.24 Water and Sewer Comprehensive Plans</u>  <u>BOH Code 13.24.020 – requirements for on-site septic systems</u>  <u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u>
<u>DP-48</u>	<u>Limitation of residential development in areas outside of Fall City – development in the Rural Town should be compatible with surrounding rural character</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul>

<u>Policy</u>	<u>Considerations to Fall City Subdivisions</u>	<u>Relevant Development Regulation</u>
		<u>21A.14.180 On-site recreation – space required</u>
<u>DP-50</u>	<u>Limit impervious surface, and other standards to ensure protection of natural environment and adjacent resource lands, specifically through vegetation and surface water management</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Impervious surface</u></li> </ul> <u>21A.14.180 On-site recreation – space required</u>  <u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u>  Future tree regulations that are in-progress for the UGA could be applied to Rural Towns

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*Table 497. Relevant Comprehensive Plan Policies Related to Development Regulations*

<u>Policy</u>	<u>Considerations to Fall City Subdivisions</u>	<u>Relevant Development Regulation</u>
<u>RP-203</u>	<u>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.</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul>
<u>R-101, R-102, R-201</u>	<u>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</u>	<u>21A.12 Development Standards – Density and Dimensions</u> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <u>21A.14.180 On-site recreation – space required.</u>  <u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u>

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		<p><u>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</u></p>
<p><u>R-301, R-302</u></p>	<p><u>Minimize growth rate through development controls such as allowed density and dimensions, reducing need for infrastructure improvements and reducing environmental impacts</u></p>	<p><u>21A.12 Development Standards – Density and Dimensions</u></p> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <p><u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u></p> <p><u>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</u></p>
<p><u>R-330, R-331</u></p>	<p><u>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</u></p>	<p><u>21A.12 Development Standards – Density and Dimensions</u></p> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <p><u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u></p> <p><u>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</u></p>
<p><u>T-316</u></p>	<p><u>The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)</u></p>	<p><u>21A.12 Development Standards – Density and Dimensions</u></p> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <p><u>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</u></p>
<p><u>F-280</u></p>	<p><u>Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions</u></p>	<p><u>21A.12 Development Standards – Density and Dimensions</u></p> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> </ul>



<u>Policy</u>	<u>Considerations to Fall City Subdivisions</u>	<u>Relevant Development Regulation</u>
		<ul style="list-style-type: none"> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <p><u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u></p> <p><u>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</u></p>
<u>CP-535</u>	<u>Maintain Fall City’s rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of the existing utilities and infrastructure</u>	<p><u>21A.12 Development Standards – Density and Dimensions</u></p> <ul style="list-style-type: none"> <li>• <u>Maximum density of dwelling units</u></li> <li>• <u>Minimum lot size</u></li> <li>• <u>Street and interior setbacks</u></li> <li>• <u>Minimum lot width</u></li> <li>• <u>Building height</u></li> <li>• <u>Impervious surface</u></li> </ul> <p><u>21A.14.180 On-site recreation – space required</u></p> <p><u>13.24 Water and Sewer Comprehensive Plans</u></p> <p><u>BOH Code 13.24.020 – requirements for on-site septic systems</u></p> <p><u>9.04 Stormwater Runoff and Surface Water and Erosion Control</u></p>

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6215 **Policy Analysis Findings - Whether the Development Regulations in Subsection IV.A are Appropriate**  
6216 **and Consistent with Adopted Policies Regarding Rural Character and Rural Growth**

6217 Comparing the study sites to the policies identified above, Sites 1 and 2 meet the intent of rural  
6218 character in Fall City’s residential areas. Sites 1 and 2 consist of neighborhoods at densities consistent  
6219 with the rest of Fall City, the retention of these development patterns is mentioned in several  
6220 Comprehensive Plan policies. Site 3, as the application of current codes to an R-4 zoned residential  
6221 subdivision, does not meet the intent of the policies relevant to Fall City’s residential areas, where  
6222 densities are much higher than existing development, with little space between homes. The below  
6223 subsections connect the recent subdivision Site 3 with DLS staff findings, connecting gaps in where the  
6224 zoning code does not reflect the intent of the abovementioned policies.

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6226 Figure 20 shows consistencies in lot size, the relationship of the home size to lot size, and the density of  
6227 homes in Site 1 and Site 2. Quantitatively, these demonstrate the existing rural character for residential  
6228 areas because the density of housing and home and lot dimensions are like the majority of Fall City.  
6229 Secondarily, Sites 1 and 2 have similar aesthetics to the rest of Fall City, with mature vegetation and  
6230 generous open spaces between homes and the road. When comparing the older Sites 1 and 2 to newer  
6231 Site 3, a manifestation of the County’s existing codes, gaps become obvious regarding the intent of the  
6232 policies and current development regulations.

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6234 The combination of density and dimensional standards (zoning regulations including lot size, lot line  
6235 setbacks, height, and impervious surface percentage coverage), the lack of tree preservation  
6236 regulations, and large areas of land used for stormwater management facilities leads to a character that  
6237 does not fit the existing development patterns of the residential areas of Fall City, and subsequently  
6238 does not align with Comprehensive Plan policies R-301 and R-330. The recommendations below address  
6239 this gap between the intent of the policies and current development regulations, by examining how  
6240 potential changes to the County’s development regulations through the Comprehensive Plan and CPPs  
6241 could bring future subdivision developments closer to Fall City’s existing rural character.

6242  
6243 *Area-based density allowances lead to development patterns not appropriate to the rural character of Fall*  
6244 *City*

6245 This analysis finds the current base residential zoning of R-4 is not consistent with King County’s adopted  
6246 policies related to rural character and rural growth in Fall City. The development result of subdivisions in  
6247 R-4 areas is a denser look and feel than what is seen in elsewhere in Fall City. The current King County  
6248 zoning code that contains R-4 zone regulates gross density, allowing four dwelling units per acre,  
6249 including shared open space for the subdivision residents and infrastructure within the gross residential  
6250 acreage. The resulting developments, as manifested with Site 3, do not fit the existing character of Fall  
6251 City.

6252  
6253 While all three study sites meet the R-4 zone gross density requirements, the median densities of Site 1  
6254 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances.<sup>272</sup> When considering  
6255 net density, which only considers the net lot area, Site 3 stands out in net density calculations.<sup>273</sup> Site 3  
6256 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and

<sup>272</sup> See Table 2. Fall City Lot Size Analysis for a comparison of densities and dimensions between the three sites.

<sup>273</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.

6257 Site 2 at 2.64 (see Table 8). This results from Site 3's development capitalizing on the gross density  
6258 approach, which reduces lot sizes and increases unit count by adding the area of LOSS treatment and  
6259 shared open space into the overall gross residential area.  
6260

6261 Table 508. Fall City Median Net Density

	<u>Site 1</u> <u>19<sup>th</sup>-century historic</u> <u>neighborhood</u>	<u>Site 2</u> <u>Post-war</u> <u>neighborhood</u>	<u>Site 3</u> <u>Recent development</u>
<u>Median net density</u> <u>(du/ac)*</u>	<u>4.15</u>	<u>2.64</u>	<u>6.95</u>

6262 \*du/ac = density units per acre  
6263

6264 The resulting subdivision does not maintain the existing rural character, is not compatible with its  
6265 surroundings, and has higher levels of impervious surfaces, so it is not aligned with CPPs DP-47, DP-48,  
6266 and DP-50. The rural legacy of Fall City and its associated residential densities are not preserved with the  
6267 current development regulations, which is in opposition to Comprehensive Plan Policies RP-203, R-101,  
6268 R-102, R-201, R-301, R-302, R-330, and R-331.  
6269

6270 Historic rural residential development in Fall City typically has larger lots and more landscaping  
6271 The median lot sizes of Site 1 and Site 2 are approximately 10,000 square feet to 16,000 square feet.  
6272 Compared to Site 3, buildings are setback further from side property lines and are accompanied by  
6273 more landscaping and mature trees. Parking and garage access have minimal impact on the bulk of each  
6274 lot as many garages are detached or driveways enter from alleys behind the lots. In Site 3, lot yields are  
6275 between 5,000-6,000 square feet and almost no vegetation is present on the lots. Driveways consume a  
6276 significant area of each front yard due to the narrow width of each lot compared to Sites 1 and 2.  
6277 Common open spaces are absent, except for public parks. This shows that KCC Chapter 21A.12 and the  
6278 resulting residential subdivision of Site 3 do not meet the intent of Comprehensive Plan Policies R-330,  
6279 R-331, and R-280, where native vegetation and soil should be preserved, impervious surfaces should be  
6280 minimized, and the scale of traditional development should be preserved.  
6281

6282 Architectural sameness within new developments is not consistent with the Rural Town design elements in  
6283 Fall City

6284 The new developments in Site 3 frequently feature buildings with similar architecture but varying colors.  
6285 Neighborhoods within all other parts of Fall City contain a variation of architectural types, even in areas  
6286 where subdivisions developed during the same period are largely intact. Because of this, Site 3 and the  
6287 related development regulations do not meet the intent of Comprehensive Plan Policy T-316, where the  
6288 historic aesthetics of the areas of Fall City along the Cascade Valleys Scenic Byway (State Route 202)  
6289 should be preserved.  
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6292 **Community engagement, as part of the Snoqualmie Valley/Northeast King County**  
6293 **subarea plan, specific to the Rural Town of Fall City on rural character and community**  
6294 **identity and implementing policies and development regulations**

6295 One of the most discussed topics raised by community members during the public process for the  
6296 Subarea Plan was the desire to preserve rural character as it applies to the residential areas and future  
6297 subdivisions in Fall City. This focus is consistent from early discussions with the Fall City community in  
6298 2021 to the end of the Subarea Plan public review period, July 15, 2023. A large portion of this  
6299 engagement was with the Fall City Community Association, specifically a subgroup of the Association  
6300 that named themselves the ‘subarea stewards’, which is a group of active community members  
6301 dedicated to the plan process. Engagement included in-person and virtual events, individual  
6302 conversations, and surveys, designed to reach a range of community members, with the bulk of direct  
6303 discussion with the subarea steward group. This subgroup and the Fall City Community Association led  
6304 most of these events, controlling the topics covered, and enabling the community to work together with  
6305 the County on developing Fall City-specific content.

6306  
6307 The most frequently discussed topic when engaging Fall City community members on the Subarea Plan  
6308 was residential developments and subdivisions as they relate to rural character. Specifically, community  
6309 members were not content with the subdivision that composes Site 3, stating the development was too  
6310 dense, lots were too small, the look and feel was too homogeneous and urban feeling, and the  
6311 subdivision was too inward facing. Often community members shared their thoughts on how  
6312 development regulations should be changed, the most common comment in this regard was there  
6313 should be a minimum lot size of a quarter acre (10,890 square feet).

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6315 Beyond the efforts related to the Subarea Plan, specific engagement took place for this work plan. On  
6316 August 21, 2023, DLS staff and the consultant team hosted an online open house to share the  
6317 preliminary findings of this report and collect community input. This was followed by an in-person  
6318 presentation and discussion at a monthly Fall City Community Association meeting on September 5,  
6319 2023. In total, approximately 40 community members attended the two meetings and shared their  
6320 thoughts. Community members were given the opportunity to follow-up with DLS staff through email.  
6321 DLS staff received five comments through email from community members. The meetings discussed the  
6322 following questions:

- 6323 • What features do the community members like the most about the residential areas of Fall City?
- 6324 • How could regulations reinforce development to preserve the features they like?
- 6325 • Are there types of residential developments/home styles they would like to see more of, or that  
6326 don’t currently exist in Fall City?
- 6327 • Should regulations allow for a smaller lot size in exchange for open space, with new criteria for  
6328 open space?
- 6329 • What are the community-identified cultural assets important to them?

6330 The common themes of feedback resulting from the community answering these questions and  
6331 providing further comments are summarized in the sections below.

6332  
6333 **Community-Identified Cultural Assets**

6334 The following is a summary of the key assets, both physical and cultural, that community members said  
6335 were important to them. The summary reflects feedback collected during Subarea Plan engagement and  
6336 engagement specific to this work plan.

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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.

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**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 519. Fall City Consultant Recommendations and Executive Response*

<b><u>Consultant Recommendation</u></b>	<b><u>Executive Response</u></b>
<u>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.</u>	<b><u>Does not concur.</u></b>  <u>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.</u>



<u>Consultant Recommendation</u>	<u>Executive Response</u>
	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>To comply with the requirement of RCW 36.70A.030 that open space must predominate over the built environment, the recommended P-suffix provides a recommended regulation that requires all recreation space provided in a development to be outdoor rather than indoor recreation space, except in the case of housing for people aged 62 and older.</u></p>
<p><u>Density credit could be provided for the preservation of significant trees or forested or natural areas that provide public benefit.</u></p>	<p><b><u>Partial Concurrence.</u></b></p> <p><u>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>274</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.</u></p> <p><u>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</u></p>

<sup>274</sup> Link to Ordinance 19546, Section 90, Proviso 2

<u>Consultant Recommendation</u>	<u>Executive Response</u>
	<p>must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.</p>
<p>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>	<p><b><u>Does not concur.</u></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>
<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>	<p><b><u>Partial Concurrence.</u></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>
<p>Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass.<sup>275</sup></p>	<p><b><u>Does not concur.</u></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>275</sup> A floor to area ratio is the amount of square footage in a building compared to the size of a parcel.

<u>Consultant Recommendation</u>	<u>Executive Response</u>
	<p><u>regulation to the existing recommendations would be redundant.</u></p> <p><u>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.</u></p>
<p><u>Reduce building mass by incentivizing detached garages.</u></p>	<p><b><u>Concurs.</u></b></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p><u>Require or incentivize keeping stormwater on-site for sites with larger parcels.</u></p>	<p><b><u>Partial Concurrence.</u></b></p> <p><u>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</u></p>

<u>Consultant Recommendation</u>	<u>Executive Response</u>
	<p><u>minimum lot size is used, developers often treat as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond 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.</u></p> <p><u>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.</u></p>
<p><u>Consider adopting stronger tree preservation standards.</u></p>	<p><b><u>Partial Concurrence.</u></b></p> <p><u>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>276</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.</u></p> <p><u>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</u></p>

<sup>276</sup> Link to Ordinance 19546, Section 90, Proviso 2

<u>Consultant Recommendation</u>	<u>Executive Response</u>
	<p><u>wildland-urban interface regarding wildfire safety.</u></p> <p><u>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.</u></p>

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Table 10 compares current development standards to the three options for density and dimensional standards within the recommended P-suffix.

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Table 5210. Comparison of Dimensional Standards

<u>Dimensional Standard</u>	<u>Existing Code</u>	<u>Recommended for 12,500 sf* lots</u>
<u>Base density</u>	<u>4 du/ac**</u>	<u>Minimum lot size used, resulting in approximately 3 du/ac</u>
<u>Minimum lot width</u>	<u>30 feet</u>	<u>60 feet</u>
<u>Minimum street setback</u>	<u>10 feet</u>	<u>15 feet</u>
<u>Minimum interior setback</u>	<u>5 feet</u>	<u>10 feet</u>
<u>Base height</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Maximum impervious surface percentage</u>		<u>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</u>

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\*sf = square feet

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\*\*du/ac = dwelling unit per acre



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### 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>277</sup>

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<sup>277</sup> [Link to King County's True North and values](#)

6436 Appendices

6437  
6438 Ordinance 19613

6439 AN ORDINANCE declaring a seven-month moratorium prohibiting subdivisions of residentially zoned  
6440 land in the Rural Town of Fall City; directing the executive to produce a work plan to address the issues  
6441 and circumstances necessitating the moratorium; and declaring an emergency.

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6443 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6444 SECTION 1. Findings:

6445 A. King County has the authority, under to constitutional police powers, home rule  
6446 authority, and the Washington state Growth Management Act, including chapter 36.70A RCW to  
6447 establish a moratorium to preclude the acceptance of certain new development applications while the  
6448 county studies related land use issues.

6449 B. In 1990, the Washington state Legislature adopted the Growth Management Act in order  
6450 to, in part, facilitate the preservation of rural character. Rural character, in part, refers to patterns of  
6451 land use and development in which open space, the natural landscape and vegetation predominate over  
6452 the built environment, that fosters traditional rural lifestyles and rural-based economies, that provide  
6453 visual landscapes that are traditionally found in rural areas and communities, and that reduces the  
6454 inappropriate conversion of undeveloped land into sprawling, low-density development.

6455 C. The Countywide Planning Policies states that the goal as follows "the Rural Area  
6456 Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and  
6457 open space, maintains diverse low-density communities, and supports rural economic activities based  
6458 on sustainable stewardship of land." Although there are no growth targets identified in the countywide  
6459 planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1  
6460 percent or less annually.

6461 D. The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural  
6462 growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the  
6463 Rural Area." King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for  
6464 the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing  
6465  sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural  
6466 character, protect the environment, and reduce transportation-related gas emissions.

6467 E. The King County Comprehensive Plan identifies three rural towns within the Rural Area  
6468 geography: Vashon, Fall City, and Snoqualmie Pass. The King County Comprehensive Plan states the  
6469 purposes of Rural Town designations are "to recognize existing concentrations of higher density and  
6470 economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep  
6471 them economically viable into the future." Rural towns are considered part of the rural area for the  
6472 purposes of the Growth Management Act, do not provide significant growth capacity, and are not  
6473 subject to the growth targets adopted for the Urban Growth Area.

6474 F. Consistent with King County Comprehensive Plan Policy R-302, residential development in  
6475 Rural Towns should occur at a variety of densities and housing types that are compatible with the  
6476 maintenance of historic resources and community character.

6477 G. King County is preparing the Snoqualmie Valley/Northeast King County Subarea Plan as  
6478 well as an update of the King County Comprehensive Plan, scheduled to be adopted in December 2024.  
6479 As part of those updates, King County is interested in evaluating the size and scale of residential

6480 development in the Fall City Rural Town to ensure that the range of development is compatible with the  
6481 county's goals for the Rural Area and is consistent with rural character.

6482 H. King County is completing an environmental impact statement with the 2024 King County  
6483 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential  
6484 mitigation associated with policy and code changes. The environmental impact statement will evaluate  
6485 options that address the issues necessitating the interim zoning ordinance.

6486 I. King County is contemplating the adoption of an interim zoning ordinance, which would  
6487 commence at the expiration of this moratorium and end at the adoption of the Snoqualmie  
6488 Valley/Northeast King County Subarea Plan and King County Comprehensive Plan update. The interim  
6489 zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure  
6490 consistency with rural character on an interim basis while the County studies whether additional  
6491 regulation is necessary.

6492 J. King County is reviewing several applications for residential subdivisions in the Rural Town  
6493 of Fall City and has received notice that property owners seek to subdivide additional lots in the Rural  
6494 Town of Fall City. In contrast to past land segregations, those subdivisions now rely on the use of large  
6495 on-site sewage systems and shared stormwater tracts, which is resulting in smaller residential lots and  
6496 houses tightly clustered to one area of the subdivision. Those developments place a great deal of  
6497 pressure on the intended rural character of the area, which is what the Growth Management Act was  
6498 established, in part, to protect.

6499 K. It is in the public interest that any zoning and development regulations are consistent  
6500 with the Growth Management Act, the King County Comprehensive Plan, and other environmental land  
6501 use laws.

6502 L. It is in the public interest to establish a moratorium on acceptance of applications for the  
6503 subdivision of residentially zoned land in the Rural Town of Fall City for a seven-month period in order to  
6504 investigate whether additional regulation is necessary.

6505 M. Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement  
6506 the Growth Management Act.

6507 N. It is necessary that this ordinance go into effect immediately in order to avoid a rush of  
6508 applications for new subdivisions on residentially zoned land in the Rural Town of Fall City.

6509 SECTION 2. A. A seven-month moratorium commencing upon the effective date of this  
6510 ordinance is declared on the acceptance of applications for the subdivision of residentially zoned land in  
6511 the Rural Town of Fall City. Any land use approvals or other permits that are accepted as a result of  
6512 error or by use of vague or deceptive descriptions during the moratorium are null and void and without  
6513 legal force or effect. Applications for alteration of final plats may continue be accepted consistent with  
6514 K.C.C. 19A.16.070.

6515 B. Within sixty days of the effective date of this ordinance, the council shall hold a public  
6516 hearing on the moratorium.

6517 C. During the moratorium, the executive shall complete a work plan for residential lots in  
6518 the Rural Town of Fall City and attach the findings to the ordinance adopting the Snoqualmie  
6519 Valley/Northeast King County subarea plan. The work plan shall, at a minimum:

6520 1. Describe all development regulations that affect lot dimensions and building size and  
6521 bulk for residentially zoned properties in the Rural Town of Fall City. Lot dimensions may include but are  
6522 not limited to: minimum building lot size, lot width, and minimum and maximum density. Building size  
6523 and bulk may include but are not limited to: base and maximum height, impervious surface maximums,  
6524 on-site septic standards, or landscaping or stormwater requirements that affect the overall size and  
6525 scale of buildings and structures;

6526 2. Evaluate the rural character, consistent with the Growth Management Act definition, of  
6527 the Rural Town of Fall City through an evaluation of typical land use patterns, architectural and natural  
6528 features, and community-identified cultural assets;

6529 3. Analyze whether development regulations in subsection B.1. of this section are  
6530 appropriate and consistent with adopted policies regarding rural character and rural growth;

6531 4. Complete, as part of the Snoqualmie Valley/Northeast King County subarea plan,  
6532 community engagement specific to the Rural Town of Fall City on rural character and community  
6533 identity and implementing policies and development regulations; and

6534 5. Propose as part of the Snoqualmie Valley/Northeast King County subarea plan, any  
6535 recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County  
6536 subarea plan, King County Comprehensive Plan policies, zoning, or any combination thereof, that would  
6537 address the impacts and concerns identified in section 1 of this ordinance.

6538 C. The executive shall electronically transmit the work plan as an attachment to the  
6539 ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan, and proposed  
6540 amendments to the Snoqualmie Valley/Northeast King County subarea plan, the King County  
6541 Comprehensive Plan, development regulations, zoning, or any combination thereof, no later than  
6542 December 31, 2023, as part of the 2024 King County Comprehensive Plan update, with the clerk of the  
6543 council who shall retain the original and provide an electronic copy to all councilmembers, the council  
6544 chief of staff, the chief policy officer and the lead staff for the local services and land use committee, or  
6545 its successor.

6546 SECTION 3. **Severability.** If any provision of this ordinance or its application to any person  
6547 or circumstance is held invalid or should any portion of this ordinance be preempted by state or federal  
6548 law or regulation, the remainder of the ordinance or the application of the provision to other persons or  
6549 circumstances is not affected.

6550 SECTION 4. A. The county council finds as a fact and declares that an emergency exists and  
6551 that this ordinance is necessary for the immediate preservation of public peace, health or safety or for  
6552 the support of county government and its existing public institutions.

6553 B. Enactment of this temporary moratorium as an emergency under Section 230.30 of the  
6554 King County Charter waives certain procedural requirements, including SEPA review under chapter  
6555 43.21C RCW and K.C.C. chapter 20.44, notice to the state under RCW 36.70A.106 and published notice  
6556 under K.C.C. 20.18.110.

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**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.

6570 I. Development Regulations and Policies Overview

6571  
6572 A. Rural Character Definitions and Related Policies

6573  
6574 According to RCW 36.70A.030, "Rural character" refers to the patterns of land use and development  
6575 established by a county in the rural element of its comprehensive plan:

- 6576 a. In which open space, the natural landscape, and vegetation predominate over the built  
6577 environment;  
6578 b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and  
6579 work in rural areas;  
6580 c. That provide visual landscapes that are traditionally found in rural areas and communities;  
6581 d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;  
6582 e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density  
6583 development;  
6584 f. That generally do not require the extension of urban governmental services; and  
6585 g. That are consistent with the protection of natural surface water flows and groundwater and  
6586 surface water recharge and discharge areas.

6587  
6588 RCW 36.70A.030 describes "Rural development" as development outside the urban growth area and  
6589 outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural  
6590 development can consist of a variety of uses and residential densities, including clustered residential  
6591 development, at levels that are consistent with the preservation of rural character and the requirements  
6592 of the rural element. Rural development does not refer to agriculture or forestry activities that may be  
6593 conducted in rural areas.

6594  
6595 Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth  
6596 Management Act, as was the case with Ordinance 19613 adopted on May 16, 2023.

6597 King County Comprehensive Plan and Countywide Planning Policies

6598 Fall City is one of the three rural towns within the Rural Area geography identified by the King County  
6599 Comprehensive Plan. The King County Comprehensive Plan states the purposes of Rural Town  
6600 designations are "to recognize existing concentrations of higher density and economic activity in Rural  
6601 Areas...and to allow modest growth of residential and economic uses to keep them economically viable  
6602 into the future." Rural towns are considered part of the rural area for the purposes of the Growth  
6603 Management Act, do not provide significant growth capacity, and are not subject to the growth targets  
6604 adopted for the Urban Growth Area.

6605  
6606 The Countywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is  
6607 stable and the level and pattern of growth within it provide for a variety of landscapes and open space,  
6608 maintains diverse low-density communities, and supports rural economic activities based on sustainable  
6609 stewardship of land."<sup>278</sup> Although there are no growth targets identified in the countywide planning  
6610 policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less  
6611 annually.

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<sup>278</sup> [Link to 2021 Adopted CPPs \(kingcounty.gov\)](https://kingcounty.gov)



6613 The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as  
6614 "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area."  
6615 King County Comprehensive Plan Policy R-201 established a framework for rural character in King  
6616 County, stating that "it is a fundamental objective of the King County Comprehensive Plan to maintain  
6617 the character of its designated Rural Area" and "in order to implement the Growth Management Act, it  
6618 is necessary to define the development patterns that are considered rural, historical or traditional and  
6619 do not encourage urban growth or create pressure for urban facilities and service." Policy R-201 outlines  
6620 attributes associated with rural character and the Rural Area that the King County's land use regulations  
6621 and development standards shall protect and enhance.

6622  
6623 Consistent with King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable  
6624 for the Rural Area including Rural Towns to comply with the Growth Management Act, continue  
6625 preventing sprawl and the overburdening of rural services, reduce need for capital expenditures,  
6626 maintain rural character, protect the environment, and reduce transportation-related gas emissions.  
6627 Policy R-302, residential development in Rural Towns should occur at a variety of densities and housing  
6628 types that are compatible with the maintenance of historic resources and community character.

### 6629 **Snoqualmie Valley/Northeast King County Subarea Plan**

6630 The King County Executive is transmitting the Snoqualmie Valley/Northeast King County Subarea Plan  
6631 and an update of the King County Comprehensive Plan in December 2023, with an anticipated adoption  
6632 by the County Council in December 2024. As part of those updates, King County is interested in  
6633 evaluating the size and scale of residential development in the Fall City Rural Town to ensure that the  
6634 range of development is compatible with the county's goals for the Rural Area and is consistent with  
6635 rural character.

### 6636 **Interim Zoning Ordinance**

6637  
6638 King County is contemplating the adoption of an interim zoning ordinance, which would commence at  
6639 the expiration of the moratorium and end at the adoption of the Snoqualmie Valley/Northeast King  
6640 County Subarea Plan and King County Comprehensive Plan update. The interim zoning ordinance  
6641 includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural  
6642 character on an interim basis while the County studies whether additional regulation is necessary.

### 6643 **Environmental Impact Statement**

6644  
6645 King County is completing an environmental impact statement with the 2024 King County  
6646 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential  
6647 mitigation associated with policy and code changes. The environmental impact statement will evaluate  
6648 options that address the issues necessitating the interim zoning ordinance.

## 6649 **B. Development Regulations**

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6651  
6652 Below summarizes all current development regulations that affect lot dimensions and building size and  
6653 bulk for residentially zoned properties in the Rural Town of Fall City. The R-4 Zoning District is used in  
6654 other parts of King County and most of the standards are not specific to Fall City. The R-4 zoning district  
6655 in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are  
6656 determined during development based on gross density with land for common open space, stormwater  
6657 facilities, and community drainfields counting towards the project density. The gross density approach  
6658

6659 therefore allows for smaller parcel sizes. Other standards applicable to the R-4 Zoning District in Fall City  
6660 are summarized below.

6661 **King County Code (KCC) - 21A.12 Development Standards**

- 6662     ▪ R-4 Zoning District
- 6663     ▪ Max Density 4 units/acre (about 10,890 sq ft per lot, no minimum lot size)
- 6664     ▪ No minimum density
- 6665     ▪ No minimum lot area
- 6666     ▪ Front Setback 10'
- 6667     ▪ Minimum Interior Setback 5'
  - 6668         ○ These standards may be modified under the provisions for zero-lot-line and townhouse
  - 6669         developments.
  - 6670         ○ Vehicle access points from garages, carports or fenced parking areas shall be set back
  - 6671         from the property line on which a joint use driveway is located to provide a straight-line
  - 6672         length of at least twenty-six feet as measured from the center line of the garage, carport
  - 6673         or fenced parking area, from the access point to the opposite side of the joint use
  - 6674         driveway.
- 6675     ▪ Minimum Lot Width 30'
- 6676     ▪ Base Height 35'; Max Height 75' with additional setback. (With the Snoqualmie Valley/Northeast
- 6677         King County Subarea Plan update, max height in Fall City could be exempted in updated
- 6678         regulations)
- 6679     ▪ Maximum Impervious Surface 55%
  - 6680         ○ Impervious surface does not include access easements serving neighboring property
  - 6681         and driveways to the extent that they extend beyond the street setback due to location
  - 6682         within an access panhandle or due to the application of King County Code
  - 6683         requirements to locate features over which the applicant does not have control.
- 6684     ▪ Allowable uses: residential uses, with allowances for parks, hospitals, some small-scale retail,
- 6685         cultural uses.
- 6686     ▪ Accessory dwelling units are permitted with limitation that the accessory dwelling units and
- 6687         accessory living quarters shall not exceed base heights, except that this requirement shall not
- 6688         apply to accessory dwelling units constructed wholly within an existing dwelling unit.
- 6689     ▪ Parking Requirements:
  - 6690         ○ Single detached residence - 2.0 per dwelling unit
  - 6691         ○ Studio units - 1.2 per dwelling unit
  - 6692         ○ One-bedroom units - 1.5 per dwelling unit
  - 6693         ○ Two-bedroom units - 1.7 per dwelling unit
  - 6694         ○ Three-bedroom units or larger - 2.0 per dwelling unit

6695 **King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans**

6696 The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC  
6697 13.24.134 prohibits sewer services in rural and natural resource areas, , except under the following  
6698 conditions: 1) when the facilities are needed to address specific health and safety problems  
6699 threatening the use of existing structures or to serve a new school authorized to be located in the  
6700 RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is  
6701 made by the utilities technical review committee that no cost-effective alternative technologies are  
6702 feasible.  
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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.

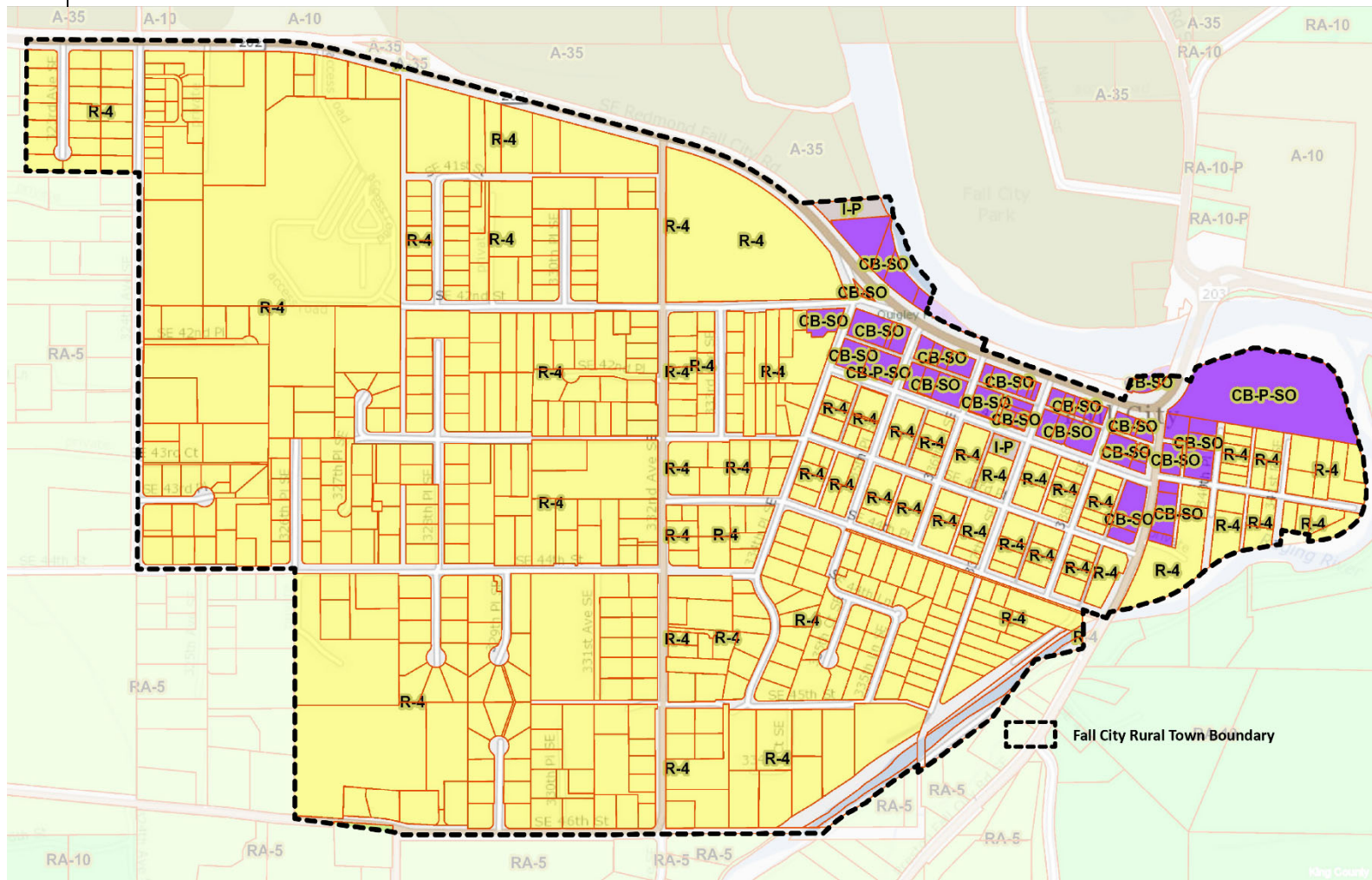
Code 13.24.020 also lists factors that may be considered when determining the type of on-site system, connection to sewers, or establishing minimum lot size area. These factors include soil conditions, drainage, setbacks from property lines, water supplies, rights-of-way, easements, and more.

**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.

6727

Figure 1. FALL CITY ZONING MAP



6728

6729 II. Existing Development Analysis

6730  
6731 C. Overview

6732  
6733 **Pattern of Residential Areas** – The pattern of Fall City's residential areas reflects its rural origins. With  
6734 limited large-scale urban development, the majority of Fall City's residential areas are characterized by  
6735 low-density development, featuring one- or two-story single detached residences scattered throughout  
6736 the open landscape, set back from the street. The median net density of Fall City is approximately 3.11  
6737 du/ac. The lot sizes are generous relative to other rural neighborhood developments in the region. The  
6738 median lot size in the Fall City is about 14,000 square feet, while in the historic neighborhood area the  
6739 median lot size is around 10,500 square feet. The earlier plats on the northwest side, along the south  
6740 bank of the Snoqualmie River, where the original townsite took shape in the early nineteenth century,  
6741 are oriented toward the riverfront and influenced by the railroad alignment. The street grid developed  
6742 later is north-south oriented.

6743  
6744 **Architecture** - Fall City's historic downtown area retains its small-town charm, with buildings dating back  
6745 to the early 19th century. The town has been gradually expanding outwards from the original townsite.  
6746 The architecture in Fall City showcases a mix of styles, reflecting the variety of architectural trends  
6747 popularized over the past decades.

6748  
6749 **Landscape and Streets** - Fall City's landscape mirrors its rural character, with mature trees and shrubs  
6750 and local gardening decorations commonly observed. With less emphasis on extensive urban  
6751 infrastructure such as sidewalks, roads in Fall City are generally wide, measuring 60' to 90', and lack  
6752 curbs and gutters in most locations, contributing to the area's more rustic feel.

6753  
6754 **Mobility and Parking** - Driving is a major transportation mode in this area. Public transportation is  
6755 located along Redmond-Fall City Rd SE (SR 202), and there is little public transportation in the Rural  
6756 Town. On-street parking on the street shoulder is often seen. The street grid in Fall City is inconsistent,  
6757 with some residential areas having cul-de-sacs.

6758  
6759 **Recent Development Pattern** - Recently, a new subdivision has relied on the use of large on-site sewage  
6760 systems and shared stormwater tracts, resulting in smaller residential lots and houses tightly clustered  
6761 in one area of the subdivision. It is largely felt by members of the community that these developments  
6762 pattern might place a pressure on the rural character of Fall City.

6763  
6764 D. Methodology and Reference of Sites Selection

6765  
6766 The following sections contain a qualitative and quantitative analysis of the residential patterns for Fall  
6767 City as a whole, as well as three example neighborhood sites within the R-4 zone. The purpose is to  
6768 compare the existing development patterns against the current development regulation requirements  
6769 to identify gaps and potential solutions, guiding future development in Fall City while preserving its rural  
6770 character.

6771  
6772 The three example sites are selected based on the Fall City Historic Residential District Report (King  
6773 County Landmarks and Heritage Commission, February 2002), input from the community, a review of



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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*

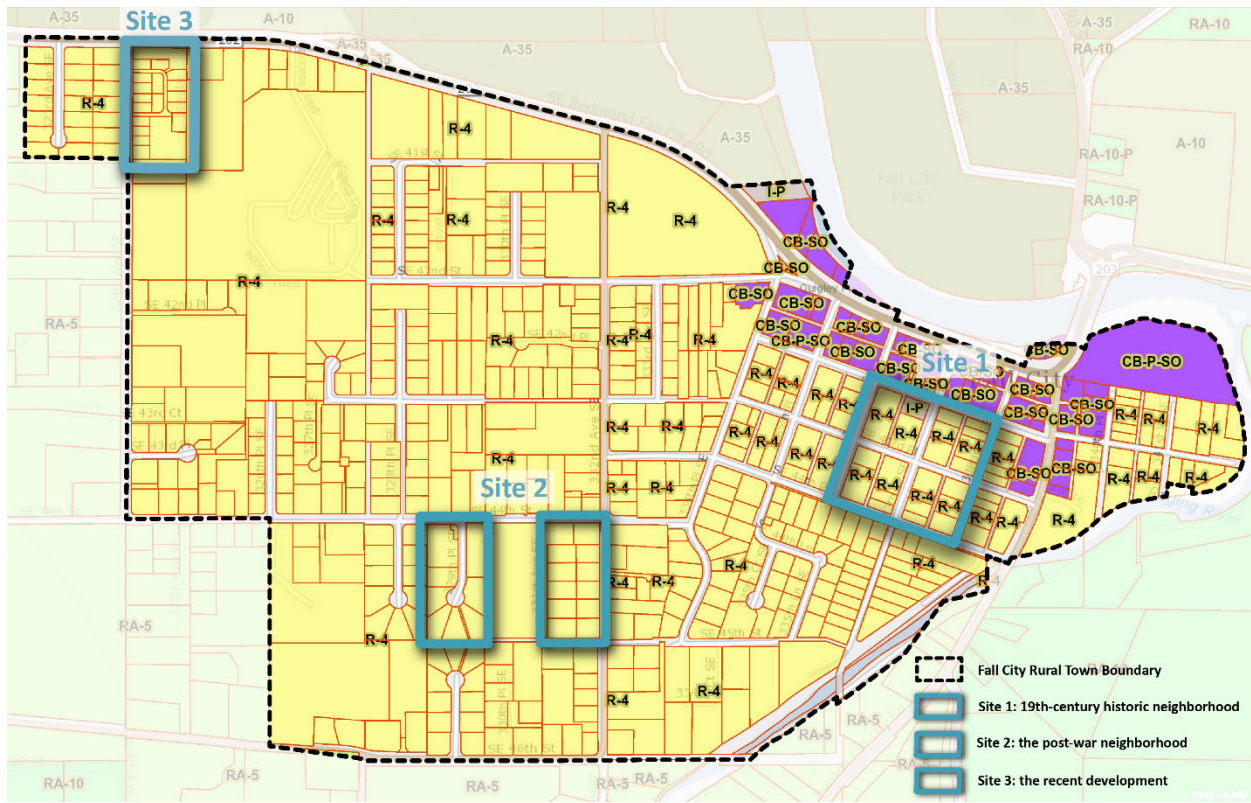


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*Zoning Map Here Figure 3. STUDY AREAS ZONING*



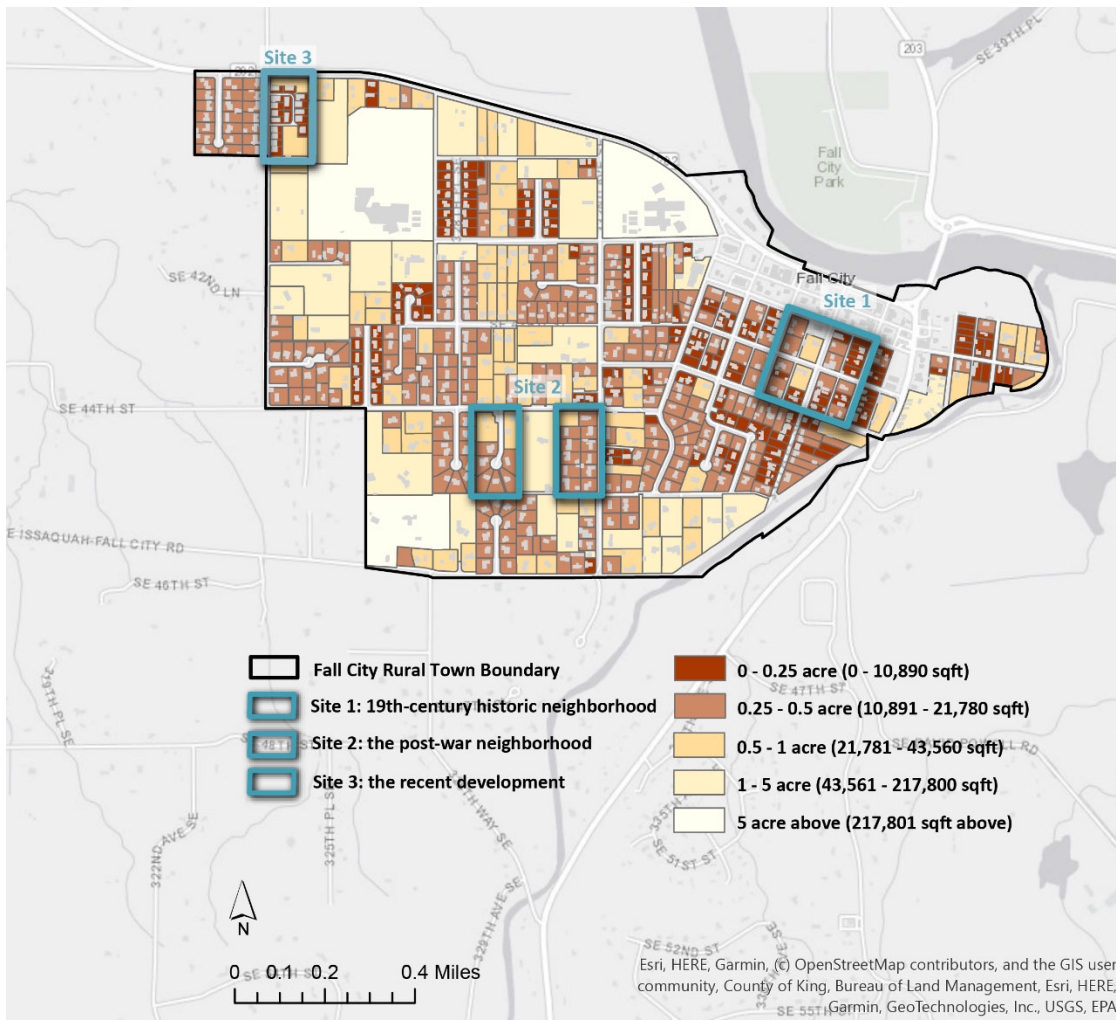
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Figure 4. FALL CITY LOT SIZE ANALYSIS MAP



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Figure 5. FALL CITY LOT SIZE ANALYSIS

	<b>R-4 Area Overall</b>	<b>Site 1 19th-century historic neighborhood</b>	<b>Site 2 The post-war neighborhood</b>	<b>Site 3 The recent development</b>
<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

6789

6790

**E. Site Analysis 1**

6791

6792 Site 1 is located within the Fall City historic  
 6793 residential district, designated a Community  
 6794 Landmark District by the King County  
 6795 Landmarks Commission in 2002. The 15-block  
 6796 district was originally platted in 1887 and  
 6797 contains 32 buildings that the commission  
 6798 identified as "contributing buildings,"  
 6799 representative of the early twentieth-century  
 6800 rural character. Site 1 also contains three  
 6801 individually designated King County Landmarks,  
 6802 subject to different regulations than the district.

6803

6804 At Site 1, the street grid is oriented toward the  
 6805 Snoqualmie River and the Redmond-Fall City  
 6806 Road (SR 202). The lots have various sizes, with  
 6807 buildings centrally placed on large open lots, set  
 6808 back 20 feet from the street. Architectural  
 6809 styles vary from Late Victorian, Queen Anne,  
 6810 Colonial Revival, and Craftsman/Bungalow. The  
 6811 building height ranges from one to two stories,  
 6812 and frequently, there are small, detached  
 6813 garages or barns on the rear alley side or  
 6814 adjacent side of the street.

6815

6816 The streets are wide, measuring 50-60 feet, and  
 6817 are paved without curbs and gutters. There are  
 6818 few short segments of paved sidewalk. Parking  
 6819 can be found on the street or in the garage.  
 6820 Alleys are unique to this area of Fall City and are  
 6821 wide, providing access to the rear yards. The  
 6822 turf-covered alleyways offer picturesque view  
 6823 corridors at mid-block.

6824

6825 Open spaces on these lots are generous, open,  
 6826 and continuous, allowing views into and across  
 6827 property lines. There are no fences or only low  
 6828 rural fences and hedges. Property boundaries  
 6829 and corners are often marked by trees or  
 6830 ornamental shrubs.

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6837

6838 Figure 6. SITE 1 EXISTING CONDITIONS OF BUILT FORM:

6839 LOT AND PROPERTY CHARACTERISTICS

<u>Net Site Density</u>	<u>3.2 du/ac</u>
<u>Gross Site Density</u>	<u>2.1 du/ac</u>
<u>Median Lot Size</u>	<u>0.24 acres (10500sf)</u>
<u>Typical Lot Dimensions</u>	<u>140'x100';140'x75'</u>
<u>Average Lot Coverage</u>	<u>10.07%</u>
<u>Building Height</u>	<u>1 story</u>
<u>Avg. Bldg. Footprint</u>	<u>1,062 SF</u>
<u>Typical Buildings</u>	<u>various architecture style, gabled roof</u>
<u>Landscape feature</u>	<u>Tall mature trees</u>
<u>ROW width</u>	<u>75'</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley Access</u>	<u>Yes</u>
<u>Street Parking</u>	<u>Yes</u>

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6841 Figure 7. SITE 1 LOCATION KEY MAP



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\*Parcels were excluded from the calculation as they do not represent the originally platted form.



6845 **Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT**



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Figure 9. Site 1 Ariel View



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Figure 10. Low Rural Fences



Figure 11. Low Rural Fences

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6852



*Figure 12. Various Building Styles - Historic Victorian Style Building*



*Figure 13. Various Building Style - Cottage with Attached Garage*

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*Figure 13. Wide Pave Street without Curbs*



*Figure 14. Detached Garages or Barns on the Rear*

6854



*Figure 15. Wide Setback from the Street*



*Figure 16. Hedge Corner*

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6856 **F. Site Analysis 2**  
 6857  
 6858 Site 2 was developed in the post-war era in Fall  
 6859 City, with buildings constructed over time,  
 6860 primarily in the 1960s and 1990s.  
 6861 Most of the buildings are large, one-story  
 6862 structures situated on generously sized, wide  
 6863 lots, typically around 100 feet wide. The homes  
 6864 feature ample setbacks, ranging from 20 to 40  
 6865 feet.  
 6866  
 6867 The neighborhood is characterized by large,  
 6868 mature trees, contributing to its rural and  
 6869 organic landscape. There are often informal  
 6870 decorative plantings by the locals along the  
 6871 frontage and hedge corners.  
 6872  
 6873 The paved streets are wide, lacking curbs or  
 6874 gutters, and they have marked sidewalk area on  
 6875 one side. On-street parking is observed. On-site  
 6876 parking is also available, with garage access  
 6877 from the street.  
 6878  
 6879 Although the neighborhood is connected to  
 6880 major roads, there is room for improvement in  
 6881 its connectivity due to the presence of cul-de-  
 6882 sacs.  
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6902  
 6903 Figure 16. SITE 2 EXISTING CONDITIONS OF BULIT  
 6904 FORM: LOT AND PROPERTY CHARACTERISTICS

<u>Net Site Density</u>	<u>2.57 du/ac</u>
<u>Gross Site Density</u>	<u>2.07 du/ac</u>
<u>Median Lot Size</u>	<u>0.38 acres(16474sf)</u>
<u>Typical Lot Dimensions</u>	<u>160'x100'</u>
<u>Average Lot Coverage</u>	<u>9.08%</u>
<u>Building Height</u>	<u>1 story</u>
<u>Avg. Bldg. Footprint</u>	<u>1,500 SF</u>
<u>Typical Buildings</u>	<u>1-2 story ranch homes, Gable &amp; Valler roof,</u>
<u>Landscape feature</u>	<u>Large mature trees</u>
<u>ROW width</u>	<u>60', 80'</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley Access</u>	<u>No</u>
<u>Street Parking</u>	<u>Yes</u>

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6906 *Figure 17. SITE 2 LOCATION KEY MAP*



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6908 *Figure 18. SITE 2 PLAN DIMENSION MEASUREMENT*



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*Figure 19. Site 2 Ariel View*



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*Figure 20. Small Cottage on Open Lot*



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*Figure 21. One-Story Ranch Home with Attached Garage*



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*Figure 22. Cul-de-sac*



*Figure 23. Lush Evergreen Trees in this Area*

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*Figure 24. Paved Street without Curb*



*Figure 25. Hedge Frontage and Vernacular Landscaping*

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**G. Site Analysis 3**

Site 3 is a recent development located on the northwest side of Fall City along Redmond Fall City Rd SE (SR 202). It subdivided an original 4.25-acre parcel to create 17 single detached residences, featuring a shared open space on the south side (41,238 sqft) and a stormwater pond (24,632 sqft) on the north side of the site.

The built form on this site is characterized by large buildings on small, narrow lots, ranging from 5000 to 8000 square feet, with lot widths varying from 50 to 60 feet. The buildings are clustered and oriented toward the north-south 324th Avenue with an internal half loop circulation. All the buildings were constructed during the same period, and their architectural styles are monotonous tract homes.

The road is paved without curbs and gutters, and there is a 6-foot-wide sidewalk area marked on the road. The development uses minimal 10-foot setbacks, maximizing the building area with little landscape at the front yard. There is a 12-foot landscape buffer fronting the 324 Avenue parcel line. There is no on-street parking; instead, cars park in the garage or on the driveways with garage access is from the street.

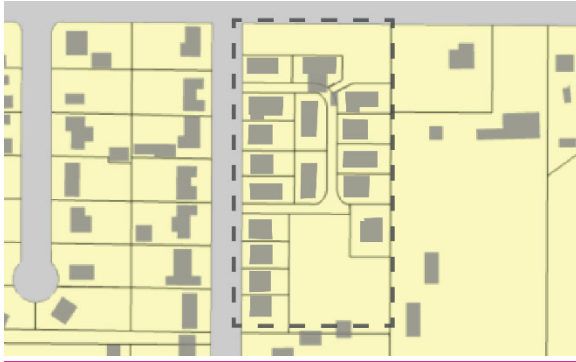
6963 *Figure 26. SITE 3 EXISTING CONDITIONS OF BUILT*  
6964 *FORM: LOT AND PROPERTY CHARACTERISTICS*

<u>Net Site Density</u>	<u>7.08 du/ac</u>
<u>Gross Site Density</u>	<u>3.40 du/ac</u>
<u>Median Lot Size</u>	<u>0.14 acres (6299sf)</u>
<u>Typical Lot Dimensions</u>	<u>105'x50'; 107x60'</u>
<u>Average Lot Coverage</u>	<u>20.16%</u>
<u>Building Height</u>	<u>2 story</u>
<u>Avg. Bldg. Footprint</u>	<u>1,200 SF</u>
<u>Typical Buildings</u>	<u>2 story ranch style</u>
<u>Landscape feature</u>	<u>Small lawn with some short shrubs</u>
<u>ROW width</u>	<u>90'</u>
<u>Sidewalks</u>	<u>Yes (no curbs)</u>
<u>Alley Access</u>	<u>No</u>
<u>Street Parking</u>	<u>No</u>



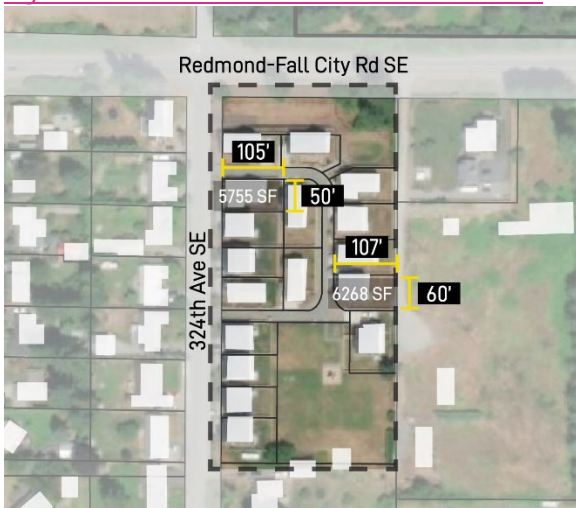
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6966 *Figure 27. SITE 3 LOCATION KEY MAP*

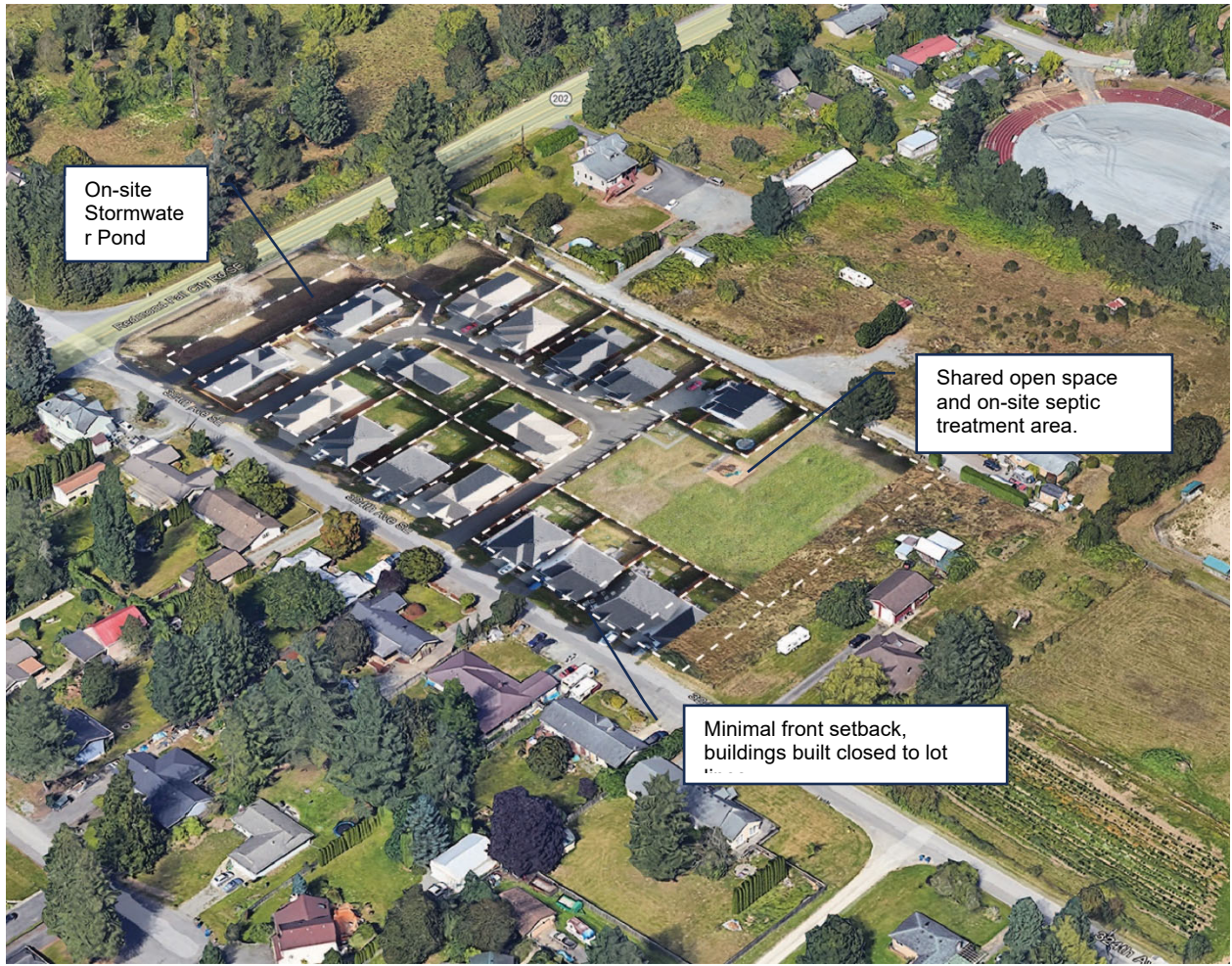


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6968 *Figure 28. SITE 3 PLAN DIMENSION MEASUREMENT*



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*Figure 29. Site3 Ariel View*



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*Figure 30. Monotonous Architectural Style*



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*Figure 31. Minimal Landscape or Open Space at the Frontage*



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*Figure 32. Wide Paved Street without Curbs*



*Figure 33. On-site Stormwater Pond*

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*Figure 34. Paved Internal Circulation*



*Figure 35. Attached Garage with Driveway Access from the Street*

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## 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.



7052 **Neighborhood Connectivity**

7053 The community participants like the trails and small pedestrian connections, including informal  
7054 pedestrian paths that connect the cul-de-sac and they are well-used by the community. A pedestrian  
7055 path extending from a cul-de-sac is identified in the site 2 analysis.

7056  
7057 The community participants are concerned about pedestrian safety as in the denser area, vehicles will  
7058 park in the walking area. They would like to see dedicated safe walking routes with curbs and signs  
7059 especially near school.

7060  
7061 **J. Recommendations**

7062  
7063 The project recommendations are informed by the review of development regulations, the analysis of  
7064 rural character specific to Fall City, the site and context analysis of sites in Fall City, and input from the  
7065 Fall City community. The goal of the recommendations is to better align new development with the  
7066 established rural character in Fall City while protecting property rights and allowing reasonable  
7067 development that contributes positively to the community.

7068  
7069 **Establish criteria for allowing land used for common open space and amenities to count towards**  
7070 **project density.** Currently land used for common open space and infrastructure may count towards the  
7071 project density at the discretion of the developer. This results in smaller parcel sizes that contribute to  
7072 the lack of compatibility of new development in Fall City with the existing development pattern and  
7073 rural character. Potential criteria may include:

- 7074  
7075
  - 7075 • **Creation of Public Open Space.** For open space to count towards project density it would be  
7076 required to be publicly accessible and not limited to a homeowners association.
  - 7077 • **Preservation of Significant Trees or Natural Areas.** Density credit could be provided for the  
7078 preservation of significant trees, forested or natural areas that provide a public benefit.
  - 7079 • **Visual or Physical Amenity.** For infrastructure such as stormwater facilities they would need to  
7080 be designed a visual or physical amenity to count towards a project density. Septic drainfields  
7081 would therefore not count towards project density.
  - 7082 • **Trails.** Open space that provides a publicly accessible trail could be counted towards project  
7083 density.

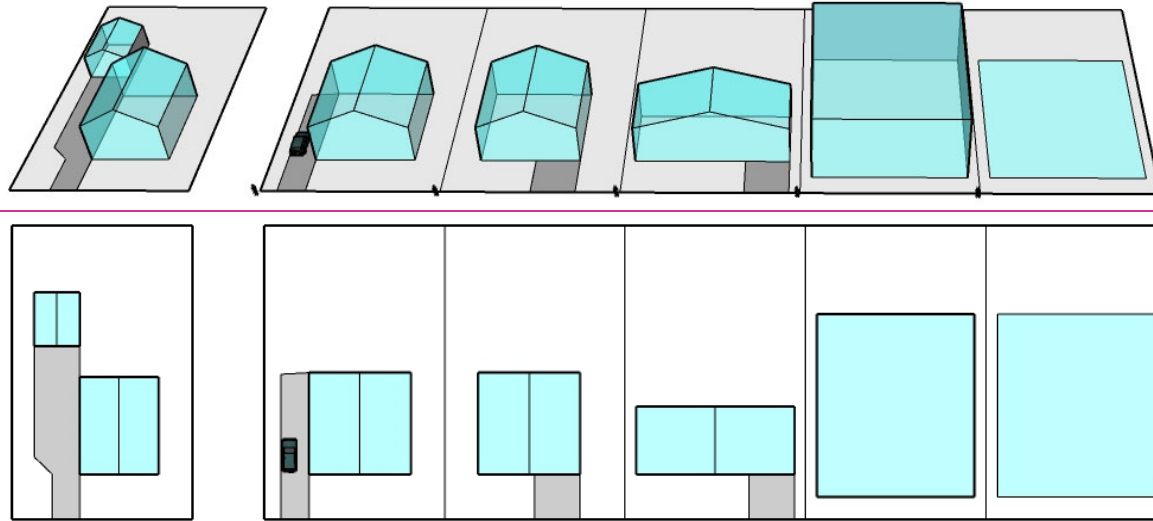
7084 **For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site**  
7085 **planning process.** This process would only apply to projects that are requesting to reduce lots sizes  
7086 below ¼ acre in exchange for providing common open space and amenities that meet the recommended  
7087 criteria described above. The review process should include submittal of plat maps, site plans,  
7088 elevations, massing models, and architectural renderings. Standards for architectural variety in  
7089 materials, massing, landscape, and site planning could be required since this is a process that developers  
7090 would opt into. The alternate review process will provide more flexibility but also higher standards for  
7091 design and integration with the rural character of Fall City.

7092  
7093 **Modify dimensional standards to reduce building mass and create more space between buildings.**

- 7094  
7095
  - 7095 • **Reduce the maximum impervious surface limit to 40% and exempt longer driveways to**  
7096 **encourage detached rear garages.**

- 7097 • Increase the front yard setback to a minimum of 20'.
- 7098 • Increase side yard setbacks to a minimum of 15' and require one side yard setback of at least 20'
- 7099 to allow access to the rear yard.
- 7100 • Increase the minimum lot width to 60' but allow flexibility for irregularly shaped lots.
- 7101 **Establish a Floor to Area (FAR) limit to right size buildings to parcel sizes.** FAR limits help to reduce
- 7102 building mass and right size building sizes to parcel sizes. Given the typical lot size of a quarter acre the
- 7103 FAR limit could be 0.4 and would allow 4,000 sq feet of building area which should include garages that
- 7104 are integrated into the principal building. Incentives should be provided for other design approaches to
- 7105 reduce building mass of the principal structure such as rear detached garages, garages accessed from
- 7106 the side where garage doors are not visible from the street, and the use of alley accessed detached
- 7107 garages. Detached accessory dwelling units could also be exempt to provide more variety and affordable
- 7108 and multi-generational housing opportunities.
- 7109
- 7110 **Require or incentivize keeping stormwater on-site for sites with larger parcels.** Requiring a minimum
- 7111 lot size of a ¼ acre will expand opportunities to retain stormwater site on individual parcels. New
- 7112 requirements could be put in place to require or incentivize (such as through RainWise) stormwater to
- 7113 be kept and treated on-site unless there are topographical or other site challenges that make this
- 7114 infeasible. The focus should be on non-pollution generating surfaces such as roofs as driveways may
- 7115 have to be addressed in a different manner.
- 7116
- 7117 **Consider adopting stronger tree preservation standards.** Community engagement efforts indicated a
- 7118 desire for stronger tree preservation standards. Standards may include new classifications of trees based
- 7119 on size and species with different standards for preservation along with mitigation requirements for
- 7120 replanting. Flexibility in site design can also help to preserve trees in new developments.
- 7121
- 7122
- 7123

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

<u>ACCESSORY BUILDING FOOTPRINT</u>	<u>480</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>DRIVEWAY FOOTPRINT</u>	<u>1822</u>	<u>815</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>n/a</u>

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Redline provided for illustrative purposes only

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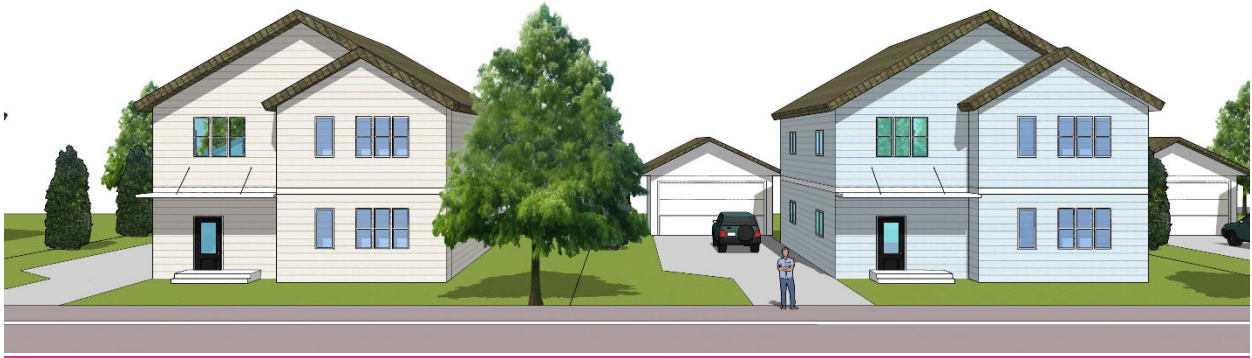




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Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering

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