



King County

1
2
3
4
5
6
7
8
9

SNOQUALMIE VALLEY/ NORTHEAST KING COUNTY SUBAREA PLAN

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



10

11	Table of Contents	
12	Executive Summary	34
13	Chapter 1: Introduction	56
14	Why the County Plans-----	56
15	Planning History -----	67
16	Community Needs Lists-----	89
17	Subarea Plan Structure -----	89
18	Equity and Racial and Social Justice -----	940
19	Chapter 2: Community Engagement, Vision & Guiding Principles	1142
20	Community Engagement -----	1344
21	Community Vision Statement-----	1647
22	Guiding Principles -----	1647
23	Chapter 3: Subarea Description	1748
24	Community History -----	1849
25	Areas within the Snoqualmie Valley/Northeast King County Community Service Area-----	2024
26	Agriculture and Forestry -----	2627
27	Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe-----	2627
28	Cities and Towns within the Subarea-----	2728
29	Population -----	2829
30	Government Services -----	2930
31	Chapter 4: Land Use	3132
32	Land Use and Zoning-----	3233
33	Community Priorities-----	5054
34	Policies-----	5152
35	Chapter 5: Housing and Human Services	5253
36	Housing -----	5253
37	Community Priorities-----	5657
38	Policies-----	5758
39	Health and Human Services -----	5758
40	Community Priorities-----	6064
41	Policies-----	6162
42	Chapter 6: Environment	6263
43	Community Priorities-----	6970
44	Policies-----	7074
45	Chapter 7: Parks and Open Space	7172
46	Community Priorities-----	7677
47	Policies-----	7778
48	Chapter 8: Transportation	7879
49	Public Transportation Services-----	8283

50	Community Priorities-----	<u>8384</u>
51	Policies-----	<u>8485</u>
52	Chapter 9: Services and Utilities	<u>8788</u>
53	Services-----	<u>8788</u>
54	Utilities-----	<u>8889</u>
55	Community Priorities-----	<u>8990</u>
56	Policies-----	<u>9091</u>
57	Chapter 10: Economic Development	<u>9192</u>
58	Community Priorities-----	<u>9495</u>
59	Policies-----	<u>9596</u>
60	Chapter 11: Subarea Plan Implementation	<u>9697</u>
61	Land Use and Zoning Map Amendments-----	<u>9697</u>
62	Transportation-----	<u>99100</u>
63	Economic Development-----	<u>99100</u>
64	Community Needs List and Budgeting -----	<u>100101</u>
65	Performance Measures -----	<u>100101</u>
66	Appendix A: Tables and Maps	<u>103104</u>
67	Appendix B: Equity Impact Review	<u>119120</u>
68	Introduction-----	<u>119120</u>
69	Equity Impact Review Phase 1 – Who will be affected by the Snoqualmie Valley/NE King County	
70	Subarea Plan? -----	<u>122123</u>
71	Impacted Communities and Priority Populations -----	<u>124125</u>
72	Equity Impact Review Phase 2 – Assess Equity and Community Context-----	<u>137138</u>
73	Potential Impacts to the Determinants of Equity -----	<u>151152</u>
74	Equity Impact Review Phase 3 – Analysis and Decision Process-----	<u>158159</u>
75	Appendix C: Tribal Relations and Community Engagement.....	<u>169170</u>
76	Tribal Relations -----	<u>169170</u>
77	Community Engagement -----	<u>172173</u>
78	Appendix D: Fall City Subdivision Moratorium Work Plan Report	<u>237238</u>
79		

80 Executive Summary

81 Welcome to Snoqualmie Valley/NE King County’s plan for the future. The purpose of the
82 Snoqualmie Valley/Northeast King County Subarea Plan is to enable King County to make
83 tangible, equitable improvements to the quality of life for everyone who lives, works, and plays
84 in the subarea. The Subarea Plan is a 20-year plan that establishes a community vision and
85 policies to help achieve that vision. King County will implement the Subarea Plan by applying its
86 Land Use and Zoning Maps and application of development regulations to future land
87 development, budget decisions, and a Community Needs List that influences the County’s
88 biennial budget. The Subarea Plan includes performance measures that the County and
89 community can track over time to ensure the County and community are working together to
90 realize the community’s vision.

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

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

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

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

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

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

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

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

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

126 The Subarea Plan chapters include:

- 127 • Land Use
- 128 • Housing and Human Services
- 129 • Environment
- 130 • Parks and Open Space
- 131 • Transportation
- 132 • Services and Utilities
- 133 • Economic Development

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

139 The Subarea Plan includes three appendices.

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

148 This plan centers the various communities, the individuals within these communities, and their
149 collective desire to preserve the unique rural character of this area. This Subarea Plan is one
150 action of many in the County’s ongoing work with the community to ensure that the community’s
151 vision is realized and that the residents and businesses in the subarea thrive.

152



153

154 Chapter 1: Introduction

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

158 Why the County Plans

159 The places where people live, work, and play have a significant influence on their physical and
160 mental wellbeing, and future success. The social, economic, geographic, political, physical, and
161 environmental conditions of these places are known as the determinants of equity. Access to
162 the determinants of equity is necessary for all people to thrive and achieve their full potential.

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

168 The people in these communities come from various ethnic and cultural backgrounds,
169 representing the entire socioeconomic spectrum. As King County’s population grows and its
170 diversity expands, today’s thoughtful planning decisions will help ensure that current and future
171 generations find a Snoqualmie Valley/NE King County that is vibrant and welcoming. The
172 policies in this Snoqualmie Valley/NE King County Subarea Plan (Subarea Plan) are designed

173 to ensure that residents and businesses benefit from and contribute to the growth of the region,
174 while also protecting and conserving its valuable natural resources and rural character.²

175 Planning is a key factor in promoting equity and racial and social justice. It also affects
176 residents' ability to access the resources they need to succeed. Land use and investment
177 decisions affect economic and social disparities in the Snoqualmie Valley/NE King County
178 subarea by establishing allowed locations of such things as employment and human services
179 facilities. It is recognized that the built environment influences residents' quality of life, and
180 access to jobs and housing is critical in establishing and sustaining a healthy living
181 environment.³ The purpose of the Subarea Plan is to help King County make real, equitable
182 improvements to the quality of life *for everyone* who lives, works, and plays in Snoqualmie
183 Valley/NE King County, and to increase the likelihood that new development will occur in a way
184 that will support distributional, process, and intergenerational equity.

185 Planning History

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

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

197 Though subarea plans are optional under the Growth Management Act, King County has
198 chosen to complete subarea plans for the six rural Community Service Areas and five major
199 Potential Annexation Areas as a part of the *Comprehensive Plan*. The *Comprehensive Plan* and
200 its subarea plans must meet the Growth Management Act's requirements, which include
201 focusing development in urban areas and reducing sprawl.

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

² RCW 36.70.030(35) defines rural character, and states the following: ““Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: (a) In which open space, the natural landscape, and vegetation predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.”

³ Link to [Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places](#)

204 Adopted Plans 1989 to 2023

205 SNOQUALMIE VALLEY COMMUNITY PLAN (1989)

206 The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989,
 207 was developed with the assistance of an advisory committee composed of residents and
 208 property owners, in addition to representatives of the Valley cities of Carnation, Duvall, North
 209 Bend, and Snoqualmie. The purpose of the plan was to amplify, augment, and implement the
 210 *1985 Comprehensive Plan*. The plan was removed almost a decade later, in 1998, due to the
 211 passage of the Washington State Growth Management Act in the early 1990s.

212 FALL CITY SUBAREA PLAN (1999)

213 In 1998, Policy CP-929 of the *Comprehensive Plan* called for a *Fall City Subarea Plan* to
 214 address land use and zoning issues. The *Fall City Subarea Plan* recommended amendments to
 215 several policies, the land use map in the *Comprehensive Plan*, the zoning map, and multiple
 216 development regulations. The *Fall City Subarea Plan* revised land use designations, town
 217 boundaries, and *Comprehensive Plan* policies regarding Fall City that grew out of the 1989
 218 *Snoqualmie Valley Community Plan*, which included Fall City. This plan was repealed in 2024
 219 with the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan.

220 AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

221 The *1999 Fall City Subarea Plan* was updated in 2012, which focused on development of an
 222 alternative wastewater system and creation of a special district overlay for the core commercial
 223 area. This Subarea Plan subsumes and supersedes the *Fall City Subarea Plan*. This plan was
 224 repealed in 2024 with the adoption of the Snoqualmie Valley/Northeast King County Subarea
 225 Plan.

226 *Comprehensive Plan Scoping Direction*

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

232 SNOQUALMIE PASS SUBAREA PLAN:

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

237 This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work
 238 for the 2016 *Comprehensive Plan*.⁴ This was prior to the formation of the Subarea Planning
 239 Program and the established subarea planning geographies. Given this, a separate subarea
 240 plan was not proposed specifically for Snoqualmie Pass. Instead, the intent of this directive was
 241 addressed as part of the development of this Snoqualmie Valley/NE King County Subarea Plan.

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

⁴ Link to [Motion 14251](#)

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

252 SNOQUALMIE INTERCHANGE:

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

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

275 **Community Needs Lists**

276 For each of its 11 subarea planning areas, the County also develops and implements
 277 Community Needs Lists. Each Community Needs List specifies programs, services, and capital
 278 improvements that respond to community-identified needs. As required by King County Code,
 279 an initial Community Needs List for the Snoqualmie Valley/NE King County Subarea Plan and
 280 its associated performance metrics was adopted in 2022 with Ordinance 19527. The
 281 Community Needs List requests cover various topics, including: affordable housing, road
 282 shoulders/bike lanes, roads safety, internet access, parks infrastructure and facilities, recreation
 283 opportunities and trailhead crowding, transit opportunities, transportation/mobility for the
 284 independent elderly, traffic congestion, and transportation during flood events.

285 **Subarea Plan Structure**

286 This Subarea Plan's chapters address many of the same topic areas as the *Comprehensive*
 287 *Plan*, while its policies are intended to focus and tailor the broader policies in the
 288 *Comprehensive Plan* to the specific conditions and needs of the community. The Subarea Plan
 289 policies must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.

290 The Subarea Plan policies will guide future development and investments that will shape the
291 community over the next 20 years.

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

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

- 297 • Background and context describing existing conditions and programs in place at
298 adoption of the Subarea Plan
- 299 • Community priorities and needs describing the major themes gathered during the
300 community engagement process
- 301 • Subarea-specific policies addressing long-range community needs

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

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

312 To describe how the County will fulfill the community vision and policies contained within the
313 Subarea Plan, implementation actions and measures are included in Chapter 11. These actions
314 and measures include amendments to the Land Use and Zoning Maps; new and revised
315 development conditions; an updated Community Needs List; and performance measures for the
316 County.⁵

317 Implementing the Subarea Plan and its effectiveness in supporting the community to realize its
318 vision will be in part the result of ongoing dialogue and collaboration between the County and
319 community. It is important to note that implementing the Subarea Plan requires the County to
320 balance all of its policies and priorities that guide its actions and investments.
321

322 Equity and Racial and Social Justice

323 King County abounds with opportunities, but those opportunities are not equally accessible for
324 all of King County's residents. As a local and regional government, King County recognizes the
325 inequity that exists within the county and prioritizes equity and social justice in its work through
326 its fair and just principle, which means that the County serves all residents by promoting
327 fairness and opportunity and eliminating inequities through actions to which equity and social
328 justice foundational practices are applied. The County's pro-equity decision-making, planning,

⁵ Property-specific development standards are imposed on a parcel's zoning that supplement or modify the general development regulations of the King County Code, such as through different uses, design, densities, and/or review processes. Development conditions include P-Suffixes, Special District Overlays, and Demonstration Projects.

329 operations and services, and workplace practices lay out a set of shared values where the
330 County commits to being:

- 331 • Inclusive and collaborative,
- 332 • Diverse and people focused,
- 333 • Responsive and adaptive,
- 334 • Transparent and accountable,
- 335 • Racially just, and
- 336 • Focused upstream and where needs are greatest.

337 These values guided development of the Subarea Plan. Other required elements such as
338 performing equitable engagement and conducting an equity impact review analysis also shaped
339 the development of the Subarea Plan. Engagement with the Snoqualmie Valley/NE King County
340 community was designed to be as inclusive and collaborative as feasible within existing staffing
341 and resources, while centering and lifting up the voices and perspectives of those most
342 impacted by the Subarea Plan.

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



345

346 **Chapter 2: Community Engagement, Vision & Guiding**
 347 **Principles**

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

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

356

- | | | | |
|-----|-----------------------------|-----|-----------------------------|
| 357 | • Baring* | 365 | • Preston |
| 358 | • Unincorporated Carnation | 366 | • Riverbend* |
| 359 | • Unincorporated Duvall | 367 | • Riverpoint* |
| 360 | • Fall City* | 368 | • Unincorporated Skykomish |
| 361 | • Grand Ridge/Mitchell Hill | 369 | • Snoqualmie Pass |
| 362 | • Grotto | 370 | • Unincorporated Snoqualmie |
| 363 | • Lake Marcel-Stillwater* | 371 | • Wilderness Rim* |
| 364 | • Unincorporated North Bend | | |

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

375 MAP 1: PLACENAME MAP⁶



376
377 The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary.⁷
378 Between the city limits and the Urban Growth Area Boundary, there are urban unincorporated

⁶ The maps in the King County Comprehensive Plan, its technical appendices, and other elements of the plan are produced with a computer geographic information system. They are reduced in size but available at a larger scale. This map and the maps in this plan shows information as existed at the time of plan adoption. County action subsequent to adoption of this plan, such as through ordinances or program service changes, may produce different and updated information. These maps might not be updated more frequently than the CSA subarea plan update cycle. The most up-to-date information can be found at <http://gismaps.kingcounty.gov/iMap>. The information included on these maps has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages, including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on these maps. Any sale of these maps or information on this map is prohibited except by written permission of King County.

⁷ The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect

379 areas designated to be annexed by the adjacent cities over time. Until annexation happens,
 380 King County remains the local jurisdiction for these areas and the Subarea Plan applies to them.
 381 The Town of Skykomish does not have any adjacent Urban Growth Area or potential annexation
 382 areas.

383 Community Engagement

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

388 The engagement work with the community on the Subarea Plan included dialogue with local
 389 businesses, community groups, youth, residents who use languages other than English, people
 390 aged ~~62-55~~ years and older, and many others. As experts in the assets and needs of various
 391 neighborhoods, the community's contributions are the center of the scope and content of this
 392 Subarea Plan.

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

398 Phase 1 – Knowledge Sharing & Understanding – June 2021 to June 2022

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

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

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

413 Engagement centered on process equity, which is where deliberate steps are taken by the
 414 County to engage with those who may not typically have a voice in planning processes. Process

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

415 equity included reaching out to people with a wide range of interests in Snoqualmie Valley/NE
 416 King County through holding smaller group meetings with Indian Tribes, businesses or business
 417 interests, community-based organizations, elected officials, local government staff
 418 representatives (including neighboring cities and counties), public school administrators, and
 419 residents. Seventy-five meetings were convened during Phase 1, ranging from high level
 420 introductions to the Subarea Plan, to targeted discussions covering specific items, such as
 421 available services and the future land use of specific parcels. This number does not include the
 422 phone calls and informal meetings which also took place between King County Department of
 423 Local Services staff and community members and advocates. Most of these meetings occurred
 424 virtually, with some in person meetings. In addition to introducing the subarea planning process,
 425 the meetings educated King County Department of Local Services staff on the communities'
 426 priorities and perspectives, as well as building and strengthening relationships between King
 427 County and community members.

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

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

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

438 Engagement activities occurred by various means including:

- 439 • In-person meetings,
- 440 • Booths at community events,
- 441 • Geographic and topic-specific focus groups,
- 442 • Community-wide virtual events,
- 443 • Virtual meetings with individuals and small groups,
- 444 • Email correspondence,
- 445 • Online surveys, and
- 446 • Interactive online maps.

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

451 Notice of meetings was provided using the following means:

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

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

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

- 464 • Tribal governments,
- 465 • Black, Indigenous, and People of Color Communities,
- 466 • Multi-lingual communities,
- 467 • People aged 62-55 years and older,
- 468 • Households at or below 80 percent of area median income,
- 469 • Veterans, and
- 470 • Persons with disabilities.

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

474 Plan Drafting – March to May 2023

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

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

479 The third phase of engagement occurred after the release of the Public Review Draft on June 1,
 480 2023. Leveraging the lessons learned and information gathered during the previous two phases,
 481 King County Department of Local Services staff worked collaboratively with the community. King
 482 County Department of Local Services staff used the Office of Equity and Racial and Social
 483 Justice’s Equity Impact Review tool as a guide to ensure the diverse and historically
 484 underrepresented voices of the community are amplified and reflected in the Subarea Plan.
 485 During this phase, the County used a consultant’s support to assist with the Subarea Plan’s
 486 development, including enhancing community engagement.

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

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 490 • In-person engagement 491 opportunities such as booths at 492 community events, 493 • A Public Review Draft kickoff 494 event at the Preston Community 495 Center, | <ul style="list-style-type: none"> 496 497 498 499 500 501 502 503 | <ul style="list-style-type: none"> • Presentations and conversations at high school classes and youth board meetings, • Community business visits, • One-on-one and small group meetings, • Interviews with Hmong farmers in the community, |
|--|--|---|

- | | | | |
|-----|----------------------------------|-----|-------------------------------------|
| 504 | • Senior center lunches, | 514 | • Virtual meetings with individuals |
| 505 | • Library office hours, | 515 | and small groups, |
| 506 | • Informal in-person meetings, | 516 | • Email correspondence, |
| 507 | • Handing out flyers in while | 517 | • online engagement on the |
| 508 | talking with community members | 518 | project website, |
| 509 | at random, | 519 | • Social media posts, |
| 510 | • Geographic and topic-specific | 520 | • Virtual office hours, |
| 511 | focus groups, | 521 | • Virtual meetings with individuals |
| 512 | • Attendance at a food bank, | 522 | and groups, and |
| 513 | • Community-wide virtual events, | 523 | • Virtual public events. |

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

528

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

538 **Community Vision Statement**

539 *Snoqualmie Valley/Northeast King County are characterized by strong rural*
 540 *communities with distinct cultures and histories, where people and businesses are*
 541 *thriving, the natural environment and agricultural lands are conserved and protected,*
 542 *farms are preserved, the community is resilient to climate change, and services and*
 543 *programs are accessible to residents in a way that preserves each community’s*
 544 *unique rural character.*
 545

546 **Guiding Principles**

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

- 559 h. Support transit and transportation options, including active transportation and recreation,
- 560 consistent with rural levels of service.
- 561 i. Support programs, organizations, and services for youths, people aged 62-55 years and
- 562 older, veterans, and others to build community connections.
- 563 j. Promote communities that are resilient to natural hazards and climate change, and
- 564 support communities affected by related disasters.
- 565



Photo provided by the Snoqualmie Indian Tribe

566
567

568 Chapter 3: Subarea Description

569 The Snoqualmie Valley/NE King County subarea is the largest subarea in King County, covering
570 881 square miles. Though the subarea is almost 90 percent forestry and agriculture resource
571 lands, it is also home to approximately 26,000 residents. It surrounds but does not include the
572 five incorporated Cities in the Rural Area and includes the unincorporated Rural Towns of Fall
573 City and Snoqualmie Pass.⁸

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

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

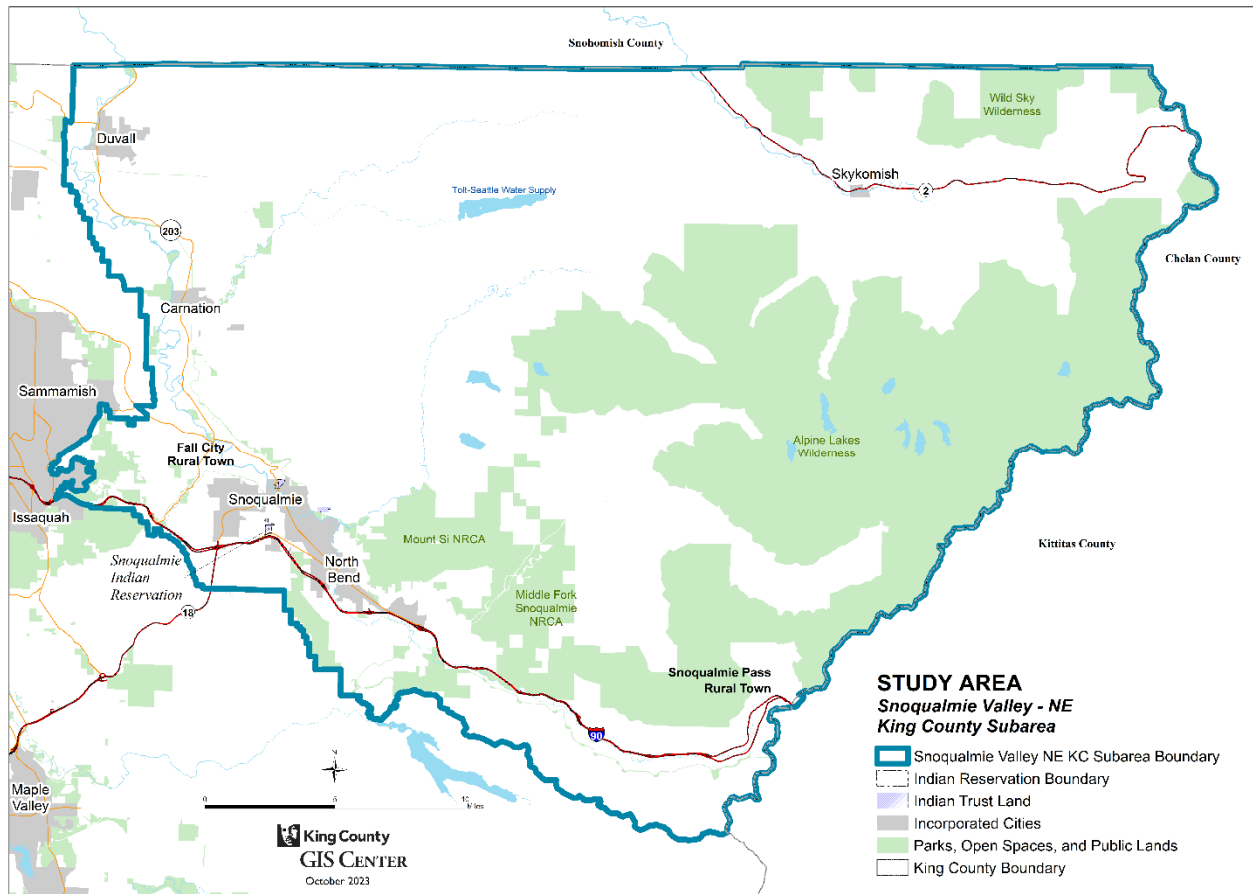
- 579 • The western border begins at the rural area surrounding the cities of Issaquah and
- 580 Sammamish and proceeds just west of the West Snoqualmie Valley Road NE.
- 581 • The northern border is defined by the King County/Snohomish County line,
- 582 continuing east and passing north of Skykomish until the Chelan County border.
- 583 • The eastern border consists of the crest of the Cascade Mountains, which follows the
- 584 county line between King and Chelan counties southward, until it transitions to the

⁸ Rural towns are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in the Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.

- King County border with Kittitas County, passing through Snoqualmie Pass along Interstate 90, and continuing further southwest.
- The southern border follows between one and five miles south of the South Fork of the Snoqualmie River. The southern border juts up to follow the Raging River briefly, then heads east to unincorporated areas surrounding the city of Issaquah.

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

MAP 2: OVERVIEW MAP



597

598 Community History

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

604 In 1855, ancestors of the Snoqualmie and Tulalip Tribes (and other Indian tribes) negotiated the
 605 Treaty of Point Elliott with representatives of the United States. In the treaty, the native people

606 ceded ownership of their aboriginal territory in exchange for the United States' promise that they
607 would retain reservation homelands and would be free to continue to fish, hunt, and gather the
608 resources upon which they depended at all their usual and accustomed places.

609 The first permanent Euro-American settlements in the area occurred in the late 1850's. The first
610 areas selected by the pioneers were open fields with grasses and sedges that were kept open
611 by efforts from Native Americans, such as prescribed burns. These lands were sacred lands
612 stewarded since time immemorial by the Snoqualmie People for traditional foods and other
613 cultural purposes.

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

622 The timber industry dominated the economy of the subarea during the early years of pioneer
623 settlement.¹⁰ In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie
624 River Valley near the settlement that became Fall City, an area that had continual, active
625 Snoqualmie Indian Tribe presence for thousands of years. Other milling operations in the area
626 soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend
627 area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of
628 mines and mining settlements, since the mine sites first had to be cleared and lumber was
629 needed not only for worker housing and other buildings, but for structural support within the
630 tunnels and shafts underground.

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

636 The Town of Snoqualmie incorporated in 1903; and the Town of North Bend incorporated in
637 1909. The Town of Tolt (later Carnation) incorporated in 1912 and the Town of Duvall in 1913,
638 immediately following the establishment of rail service. The entire Valley experienced an
639 economic boom during the years of World War I, but the forest products industry began to
640 decline after the war.

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

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

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

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

650 Areas within the Snoqualmie Valley/Northeast King County Community 651 Service Area

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

659 Rural Towns

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

666 FALL CITY

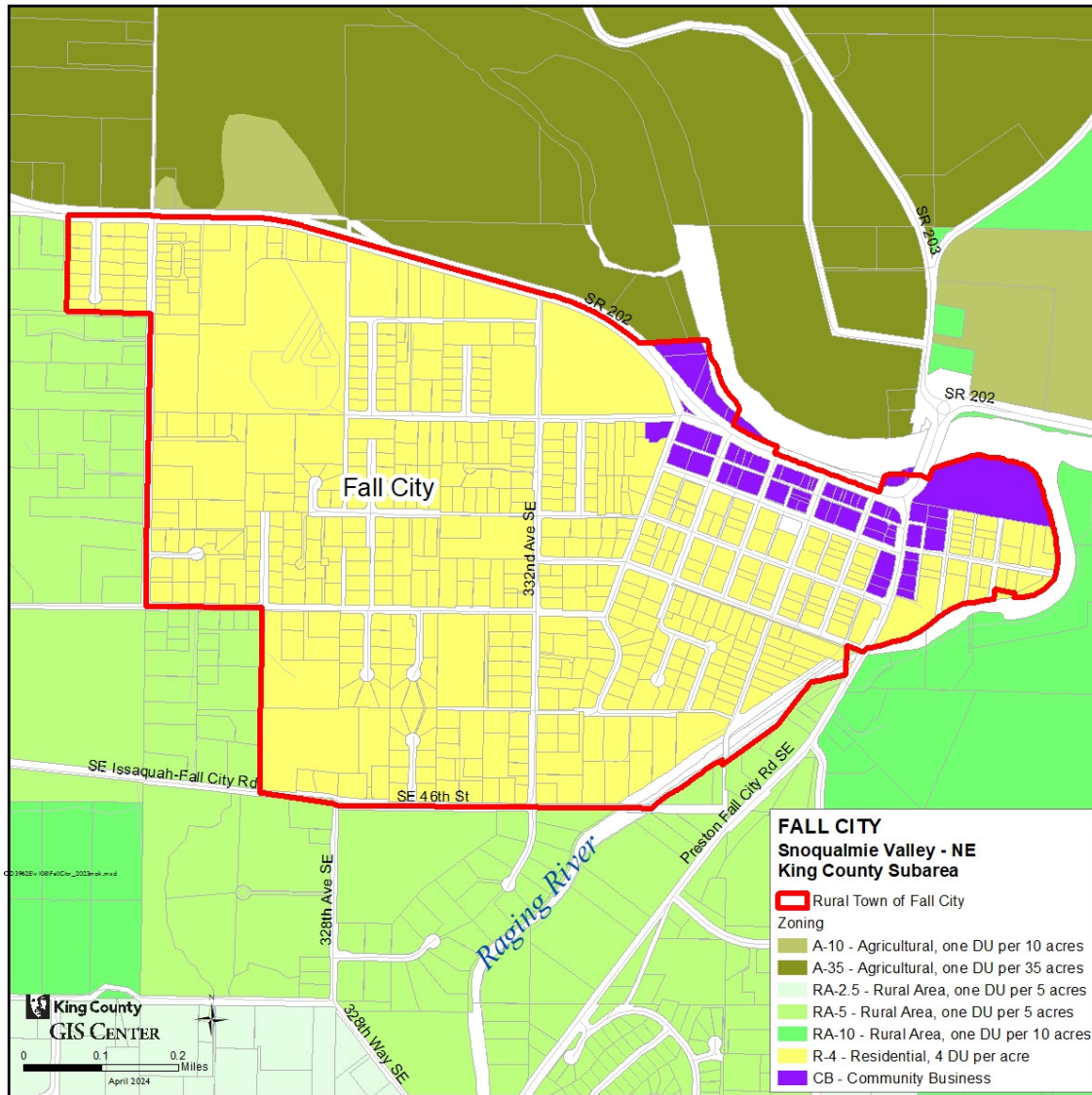
667 Fall City Rural Town is located at the confluence of the Snoqualmie and Raging rivers, at the
 668 intersection of State Routes 202 and 203 and Preston-Fall City Road SE. The commercial core
 669 of Fall City is located along State Route 202, across from the Snoqualmie River, and contains a
 670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

674 The adjacent Snoqualmie and Raging rivers play an important role in the community, where
 675 thousands of visitors come to the Fall City Rural Town during the summer and fall months to
 676 float in the rivers and visit the shorelines. Fall City is also home to an arts community, historical
 677 society, and metropolitan parks district.¹²

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

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

678 **MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN**



679

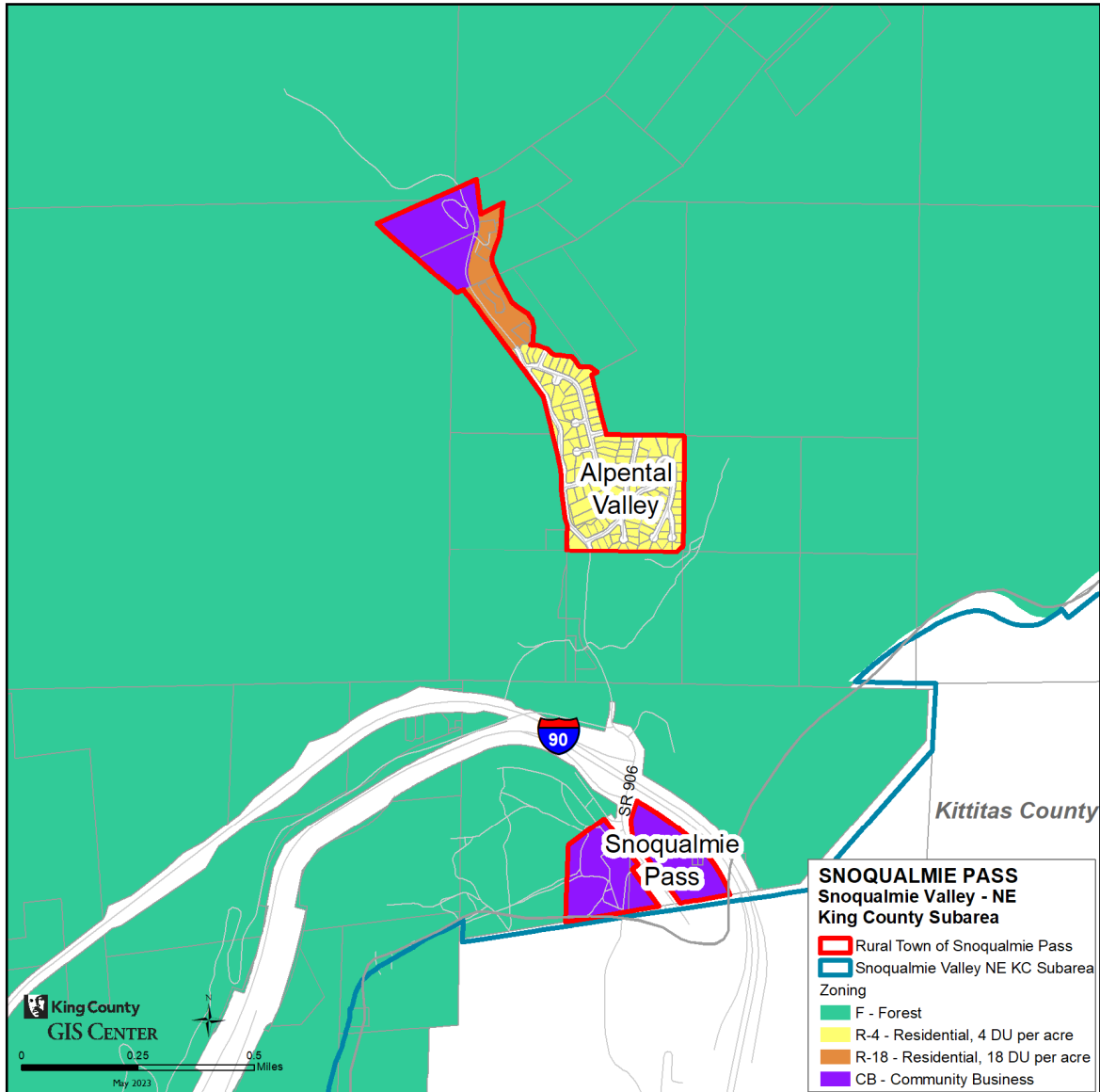
680 **SNOQUALMIE PASS**

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

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

693 While Snoqualmie Pass contains small residential communities built several decades ago, it has
 694 recently seen relatively significant growth on the Kittitas County side, with almost no recent
 695 growth on the King County side. According to the Snoqualmie Pass Utility District, between
 696 2010 and 2022, there has been 37 percent growth in new single detached residence
 697 connections to its services.¹³ The Snoqualmie Pass Utility District service area includes
 698 vacation and permanent residences, businesses, the ski resort, and Washington State
 699 Department of Transportation facilities and rest areas. Of the 126 residentially zoned lots on the
 700 King County side of Snoqualmie Pass, 97 have built homes, leaving few available lots available
 701 for new homes.

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



703

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

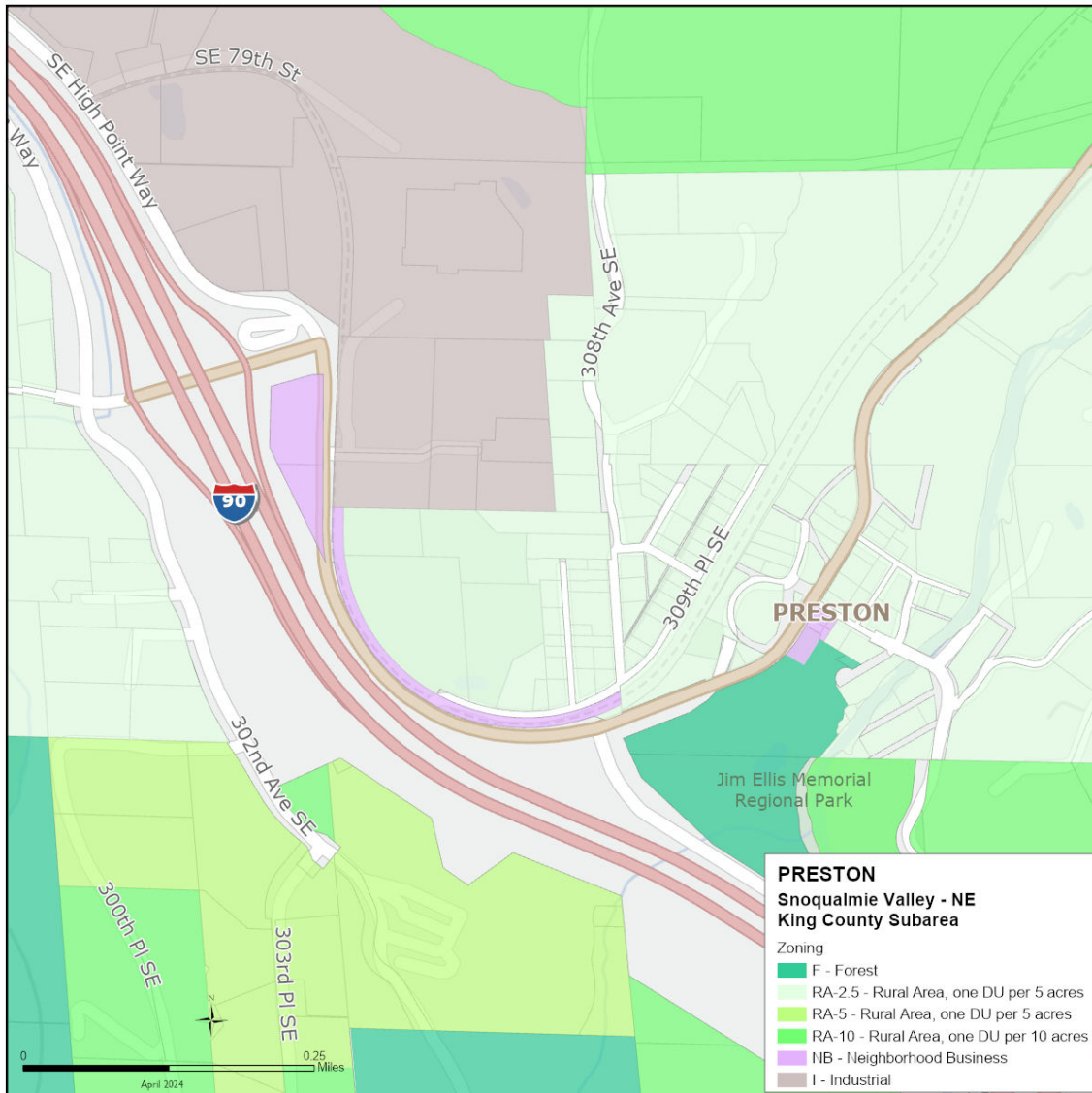
704 **Small Commercial Areas**

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

708 **PRESTON**

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

716 **MAP 5: MAP OF PRESTON AREA**



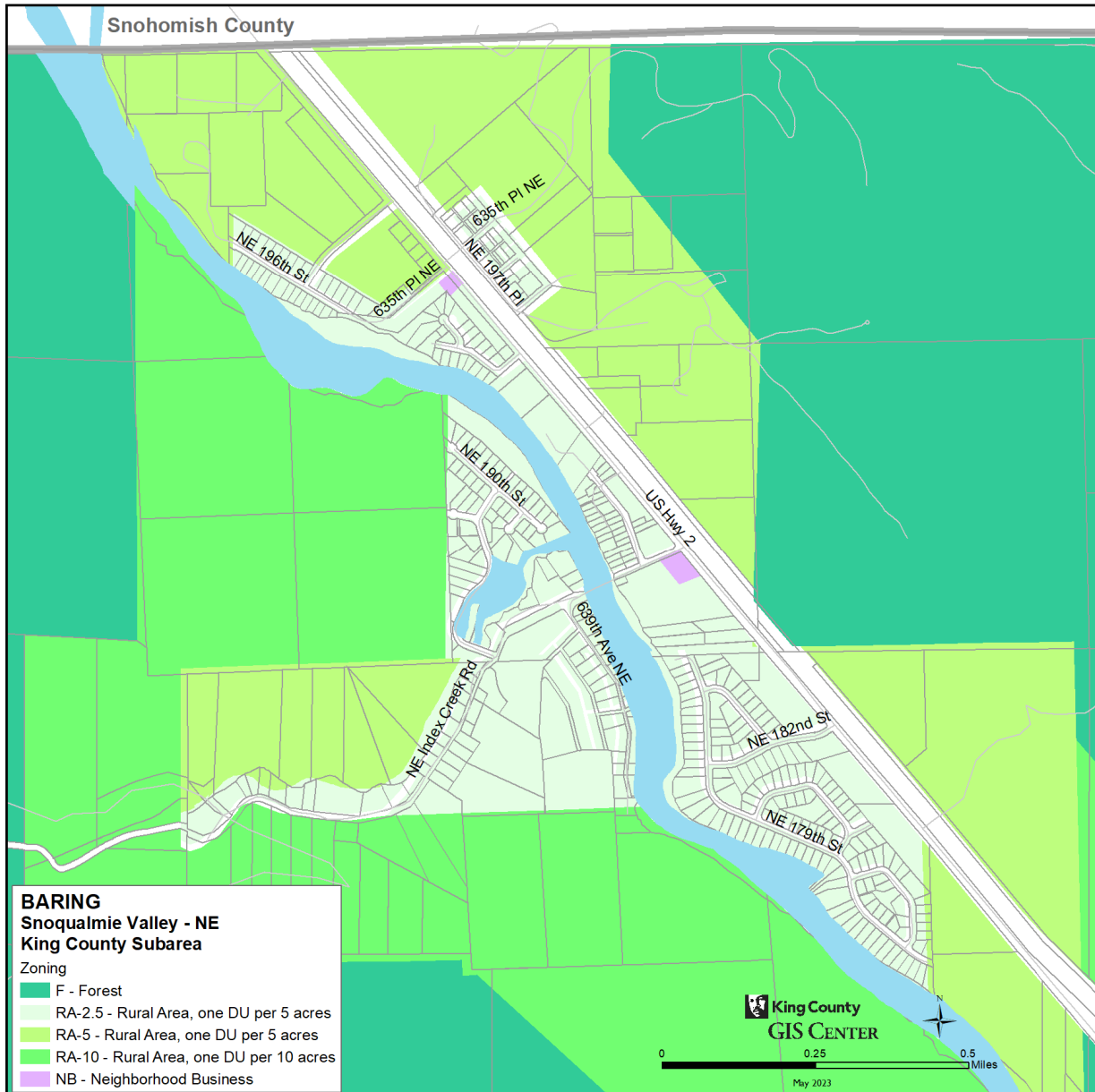
717

718
719

720 **BARING**

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

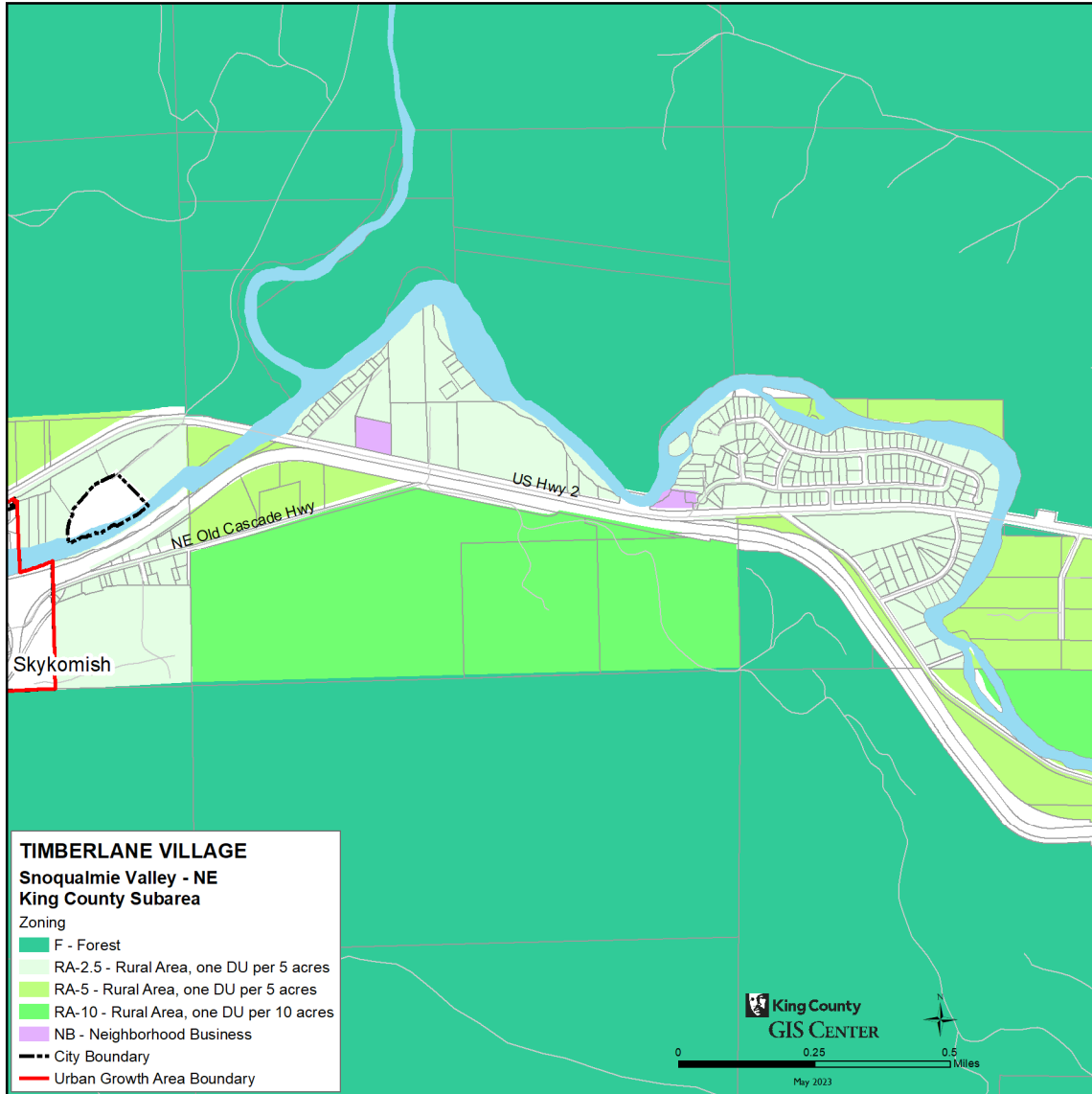
725 **MAP 6: MAP OF BARING AREA**



726
727
728

729 TIMBERLANE VILLAGE
730 Timberlane Village is a rural community along Highway 2, just east of the Town of Skykomish,
731 along the South Fork of the Skykomish River, 14 miles west of Stevens Pass. Timberlane
732 Village consists of a residential neighborhood and one small commercial building. Timberlane
733 Village has an active homeowners' association. According to residents of Timberlane, it has
734 recently become a vacation rental hotspot.

735 MAP 7: MAP OF TIMBERLANE VILLAGE AREA



736
737

738 Preston Industrial Area

739 Preston, in addition to the small commercial area, also contains a designated Industrial Area.
740 The Preston Industrial Area is a small concentration of industrial uses that contributes to the
741 economic diversity of the Rural Area but, under the *Comprehensive Plan*, expansion of this
742 industrial area beyond the identified boundaries is not permitted.

743 **Census Designated Places in the Subarea**

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

- | | | | |
|-----|--------------------------|-----|------------------|
| 745 | • Baring | 748 | • Riverbend |
| 746 | • Fall City | 749 | • Riverpoint |
| 747 | • Lake Marcel-Stillwater | 750 | • Wilderness Rim |

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

759 **Agriculture and Forestry**

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

770 **Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe**

771 As their ancestors did, contemporary Tulalip, Snoqualmie, and Muckleshoot Tribal people
772 continue to serve as stewards of the Snoqualmie River valley, caring for its landscape and
773 natural resources. The Snoqualmie Indian Tribe has a 56.5-acre reservation located in the
774 upper Snoqualmie River basin in King County near Snoqualmie Falls. In 2021, the Snoqualmie
775 Indian Tribe acquired the 12,000-acre Snoqualmie Indian Tribe Ancestral Forest in the Tolt
776 River watershed. In 2023, the 46 acres of land the Snoqualmie Indian Tribe owns near
777 Snoqualmie Falls was also placed in trust. The entire Snohomish River Basin, including most of
778 this subarea, is located within the treaty reserved federally adjudicated usual and accustomed
779 fishing places of the Tulalip Tribes. The subarea includes a small area of the Lake Sammamish
780 watershed, which is located within the treaty-reserved federally adjudicated usual and
781 accustomed places of the Muckleshoot Indian Tribe. The Snoqualmie Indian Tribe is the only
782 Indian tribe with trust lands in this planning area.

¹⁴ Link to [Census Designated Places](#)

783 **Cities and Towns within the Subarea**

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

- | | | | |
|-----|--------------|-----|--------------|
| 788 | • Carnation | 791 | • Snoqualmie |
| 789 | • Duvall | 792 | • Skykomish |
| 790 | • North Bend | | |
| 793 | | | |

794 Because of their location, growth in Cities in the Rural Area can impact adjacent Rural Area and
795 Natural Resource Lands and create pressure for urbanization. Cities in the Rural Area can also
796 help address the housing, job, retail, and service needs of nearby unincorporated communities.
797 Given this, the County views these cities as playing a unique role compared to other portions of
798 the Urban Growth Area. For these reasons, engagement with these cities occurred throughout
799 the planning process.

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

800 **Population¹⁶**

801 According to 2020 US Census data, the subarea
 802 is home to approximately 26,000 people, making it
 803 the county’s largest community service area by
 804 population. The subarea’s households are larger
 805 than those in King County as a whole, with an
 806 average of three persons per household versus
 807 two persons per household countywide. The
 808 percentage of youth is slightly higher, with 23
 809 percent versus 21 percent countywide. There are
 810 slightly fewer people aged 65 years and older at
 811 13 percent versus 14 percent countywide. The
 812 subarea also has fewer people with disabilities
 813 than the rest of the county at 8 percent, versus 10
 814 percent countywide.

815 The subarea is relatively wealthier than the rest of
 816 the county, with the subarea’s median income at
 817 \$124,000, compared to \$103,000 countywide.
 818 Only 3 percent of households in the subarea live
 819 below the poverty line, where 17 percent do
 820 countywide; 88 percent of households own their
 821 homes in the subarea, compared to 56 percent
 822 countywide. One notable statistic for the subarea
 823 compared to the rest of the county is the subarea
 824 holds more rent-burdened households at 36
 825 percent, compared to the rest of the county at 34
 826 percent. Additionally, when looking at differences
 827 in median household income between different
 828 Census Designated Places, the high household
 829 income of the region is not distributed equally
 830 among communities within Snoqualmie Valley/NE
 831 King County. For example, average median
 832 income for Riverpoint at \$158,750 and Lake
 833 Marcel-Stillwater at \$125,900 are over 200
 834 percent more than households in Baring, with an
 835 average median income of \$60,000.

836
 837 Within the subarea, 86 percent of the households
 838 identify as White, and only 2 percent speak
 839 languages other than English at home, compared
 840 to 6 percent of those who speak languages other
 841 than English at home countywide. Figure 1
 842 summarizes the demographics and

FIGURE 1: SUBAREA DEMOGRAPHICS AT A GLANCE – 2020 DATA

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

*SV/NEKC = Snoqualmie Valley/Northeast King County

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

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

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

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

848 Government Services

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

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

- | | | | |
|-----|----------------------------------|-----|------------------------------|
| 857 | • Snoqualmie Indian Tribe | 865 | • Parks Districts |
| 858 | • United States Forest Service | 866 | • Utility Districts |
| 859 | • Washington State Department of | 867 | • Drainage Districts |
| 860 | Natural Resources | 868 | • Fire/Safety Districts |
| 861 | • Washington State Parks and | 869 | • Hospital District |
| 862 | Recreation Commission | 870 | • King County Library System |
| 863 | • Washington State Department of | | |
| 864 | Transportation | | |

871

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

874 Schools

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

880

881

882

883

884

885 **Community Service Providers**

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

- 892 • CarePoint Clinic – Provides free quality 925 individuals and families since their
 893 primary healthcare to the Snoqualmie 926 inception in 1990.
- 894 Valley and surrounding areas. 927 • Mt. Si Senior Center – Empowers adults
 895 • Eastside Legal Assistance Program – 928 age 50+ to achieve wellness,
 896 Works with people facing domestic 929 independence, social connections, and
 897 violence, housing, financial, healthcare, 930 lifelong learning.
- 898 immigration, and other issues that need a 931 • Sno-Valley Senior Center – Inspires,
 899 legal solution. They educate communities 932 supports, and empowers older adults to
 900 about their legal rights, and work for free 933 lead healthy, enriched lives.
- 901 to solve legal issues and provide 934 • Snoqualmie Valley Transportation –
 902 resources for our community members 935 Strives to be an integral part of a strategic
 903 because not everyone can afford a 936 plan for sustainable, safe, affordable,
 904 lawyer. 937 accessible, and convenient transit in the
 905 • Empower Youth Network – Promotes and 938 Snoqualmie Valley.
- 906 inspires youth to lead safe, healthy, and 939 • Supportive Community For All – A
 907 successful lives. 940 collaborative project that strengthens
 908 • Encompass – Partners with families. They 941 community connections to make human
 909 build healthy foundations for children. 942 services more accessible in the
 910 • Friends of Youth – Partners with youth 943 Snoqualmie Valley.
- 911 and families to provide the relationships, 944 • Snoqualmie Valley Shelter Services –
 912 resources, and skills they need to attain 945 Works to help people reclaim their lives.
 913 personal growth and success. 946 They provide life-changing services to
 914 • Holy Innocents Food Pantry – Provides 947 those experiencing homelessness by
 915 service to all in need who come to seek 948 working with communities to provide
 916 aid. 949 emergency shelter, social services, and
 917 • Hopelink – Promotes self-sufficiency for 950 connections to permanent housing.
- 918 all members of the community; they help 951 • Trail Youth – Builds bridges between
 919 people make lasting change. 952 youth and the many resources available.
 920 • Love Snoqualmie Valley – Works to unite 953 The Trail Youth aims to help youth, ages
 921 the Snoqualmie Valley by serving and 954 13-19, by promoting stable, nurturing
 922 loving others. 955 relationships and promoting a safe
 923 • Mamma’s Hands – Provides help and 956 environment for students through a youth
 924 healing to hundreds of homeless 957 coffee shop and outreach.

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



962

963 Chapter 4: Land Use

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

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

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

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

985 Land Use and Zoning

986 Land Use Designations

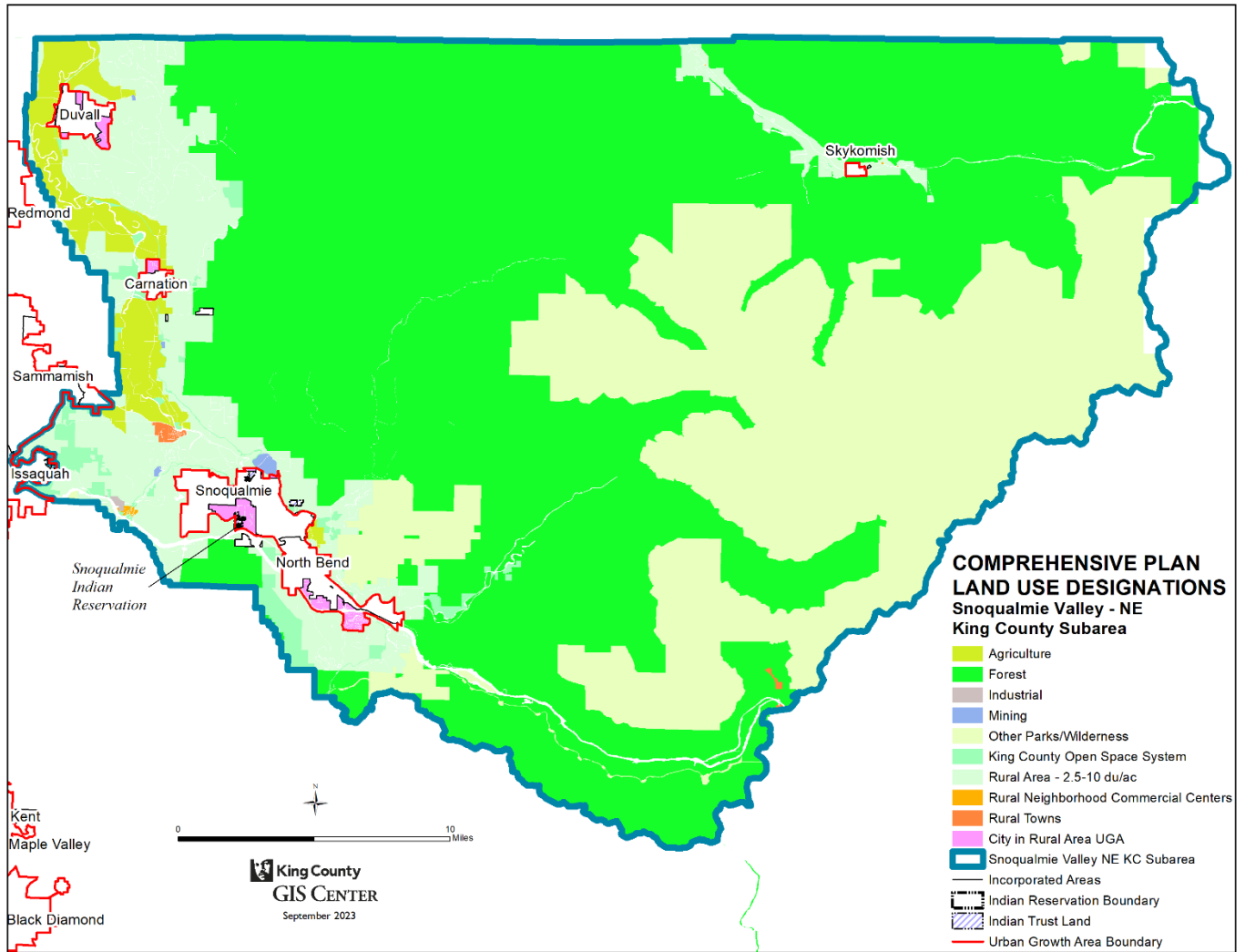
987 The Snoqualmie Valley/NE King County subarea includes several land use designations,
988 though it is dominated by two primary land use designations: Roughly 57 percent of the subarea
989 contains the land use designation of Forestry, and Other Parks/Wilderness designated lands
990 cover approximately 28 percent.¹⁷ The Rural Area land use designation, allowing for a range of
991 low density uses historically associated with rural character, covers just over 9 percent of the
992 subarea. Both the King County Open Space System and Agriculture land use designations each
993 represent 2 percent of the subarea.

994 The Rural Town land use designation represents 0.1 percent of the land within the subarea, and
995 the Rural Neighborhood Commercial Center designation represents 0.02 percent of the
996 subarea. The unincorporated lands within the Urban Growth Area for Cities in the Rural Area
997 land use designation represent 0.4 percent of the subarea.

998 The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial
999 Centers provide primarily shopping and personal services for nearby residents. Offices and
1000 multiunit housing, as part of mixed-use developments, are also encouraged in Rural Towns.
1001

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

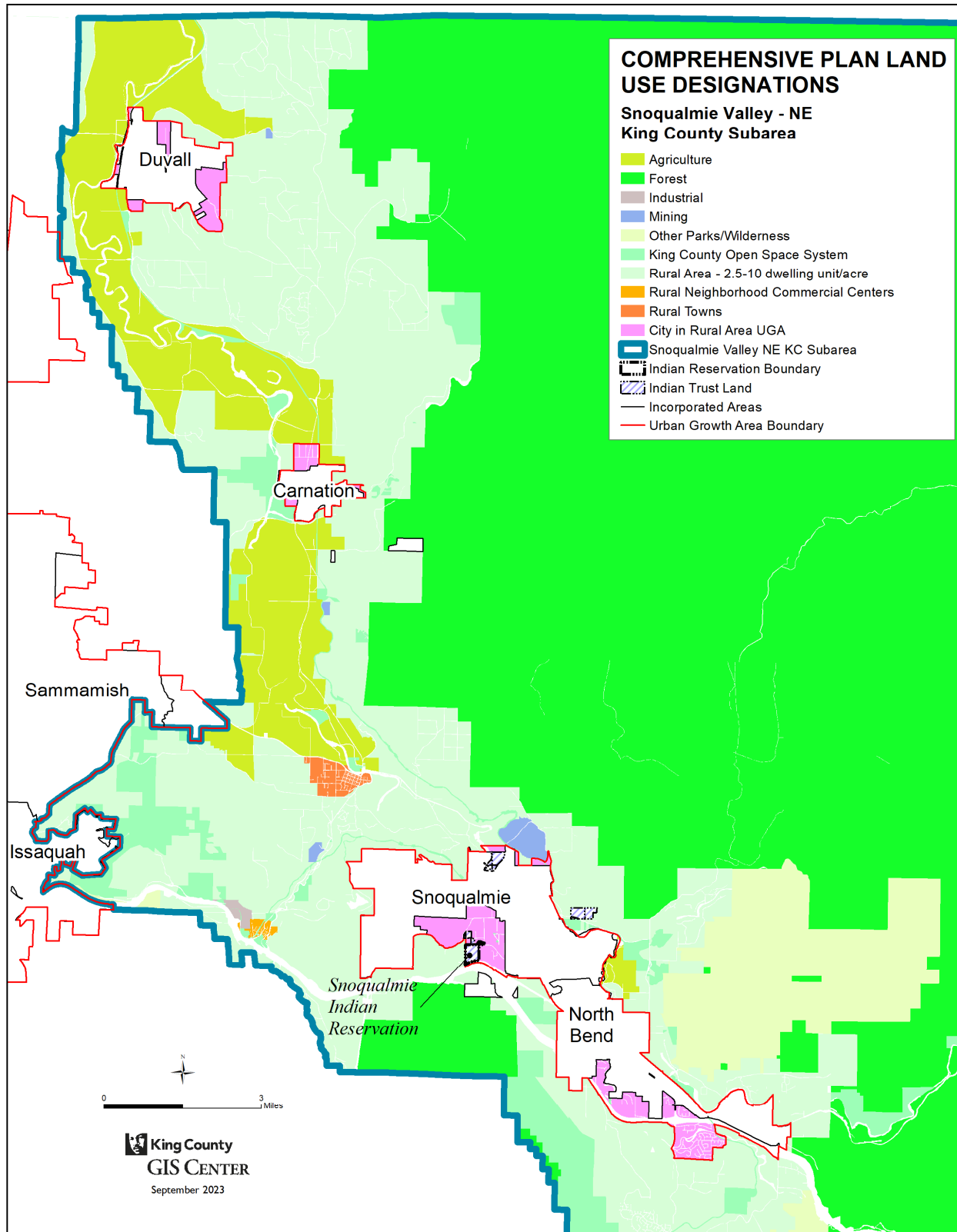
1002 MAP 8: LAND USE MAP



1003

1004

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

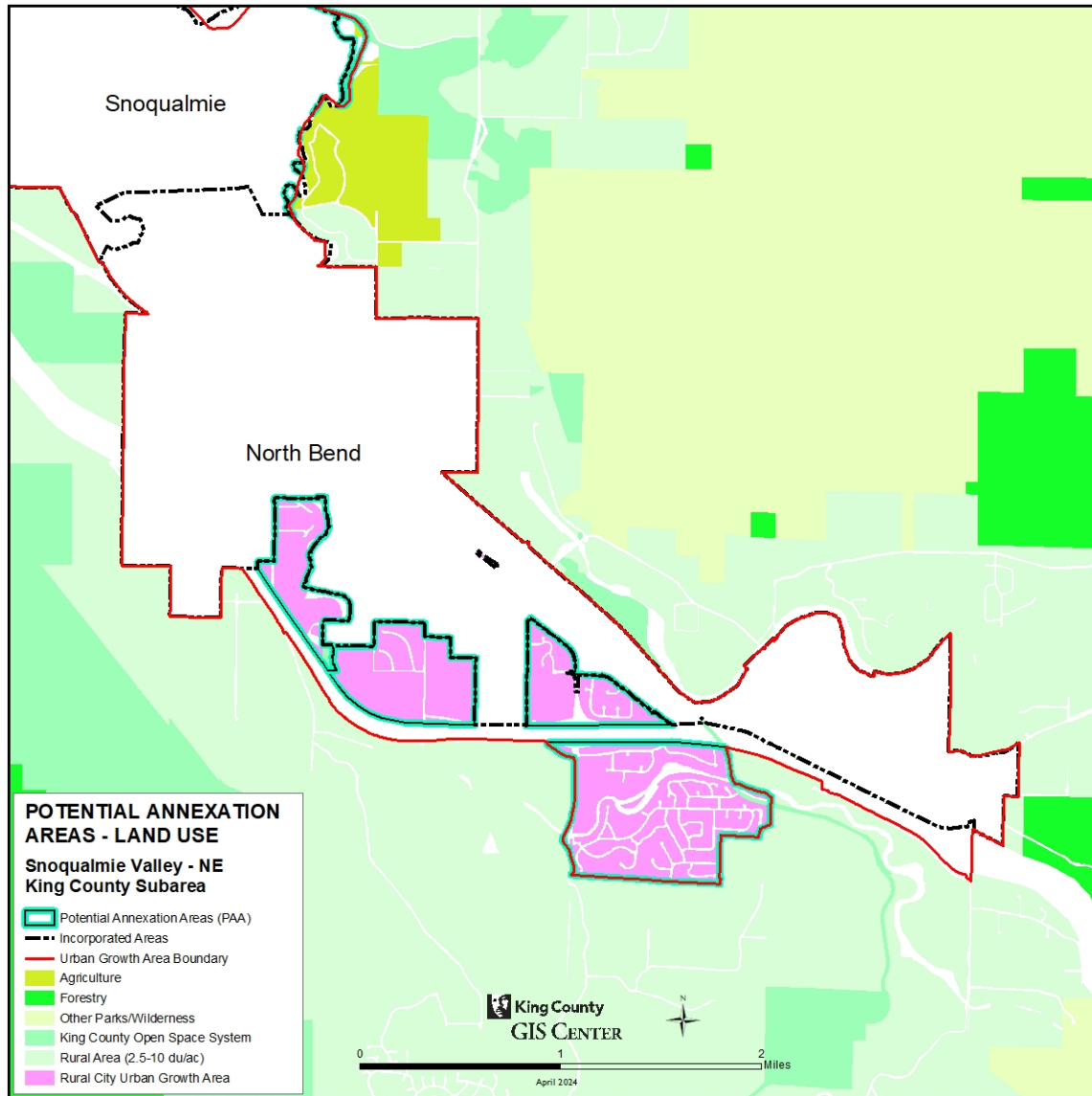


1006

1007

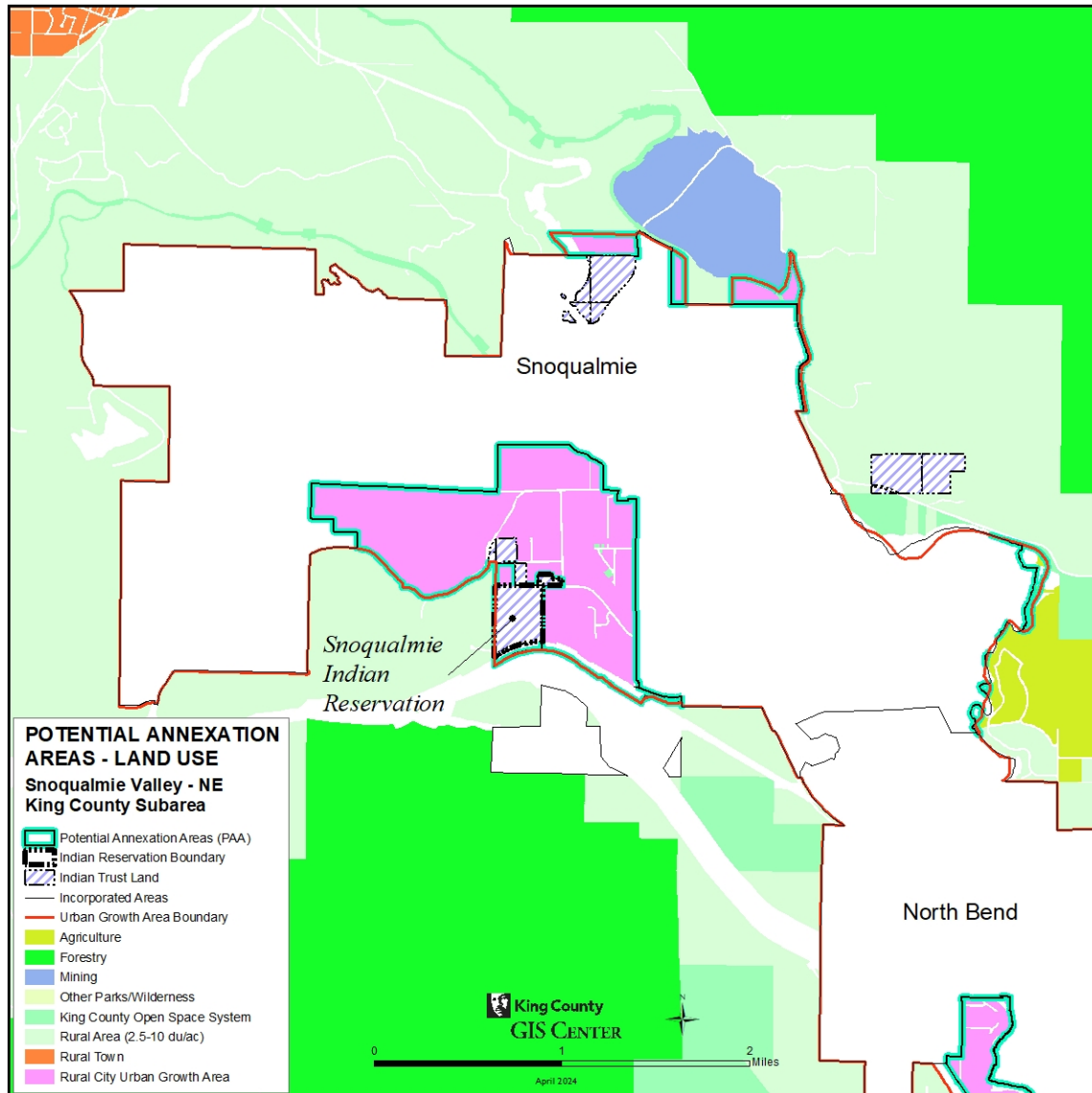
1008 As previously noted, there are several cities in the Rural Area. Each city is surrounded by the
1009 Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas
1010 that have yet to be annexed and are still unincorporated. These unincorporated urban areas
1011 have an "Urban Growth Area for Cities in Rural Area" (rx) land use designation. This
1012 designation allows residential development at a density of one home per five acres or less with
1013 mandatory clustering of homes.
1014
1015

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



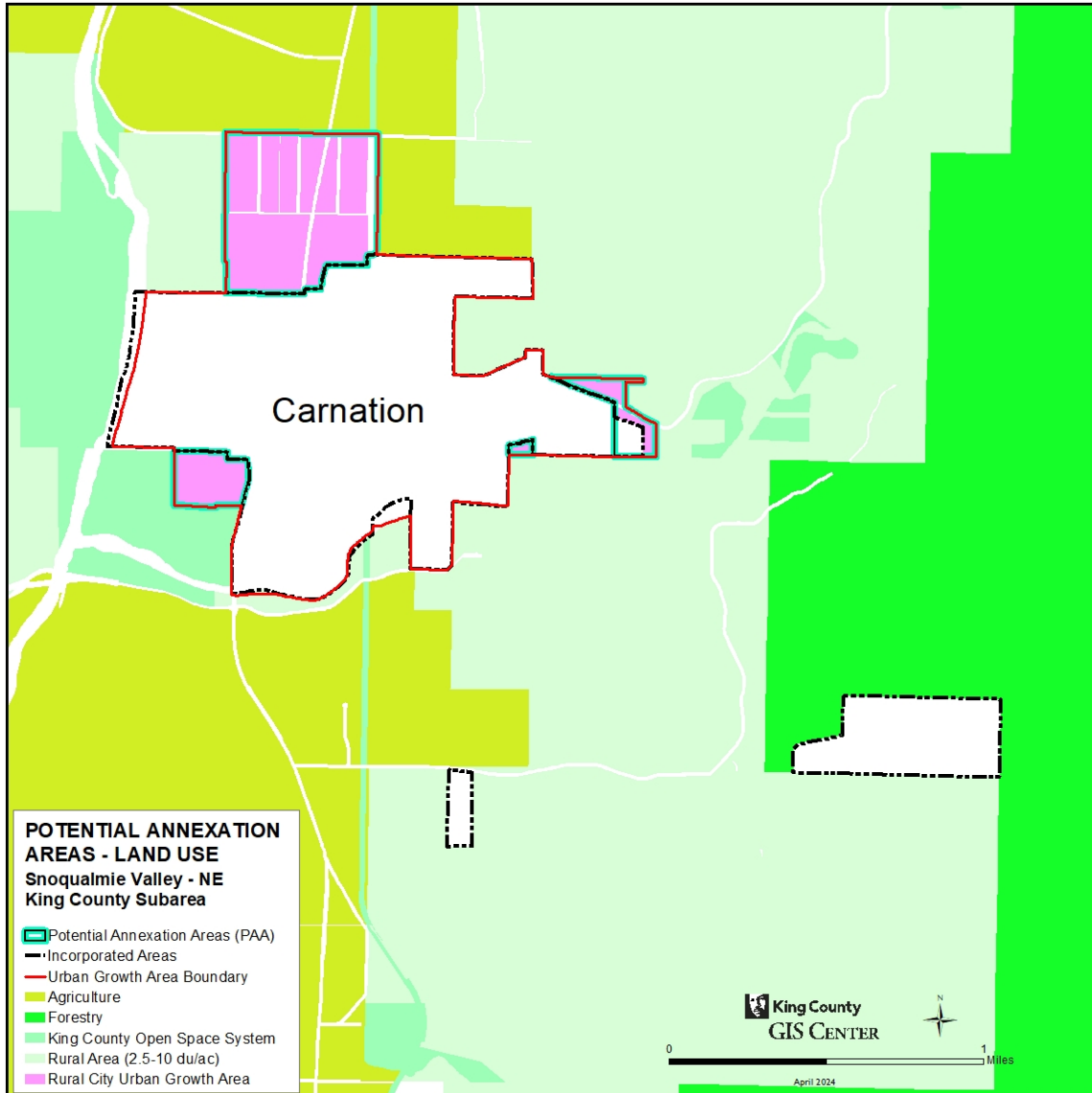
1016
1017

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



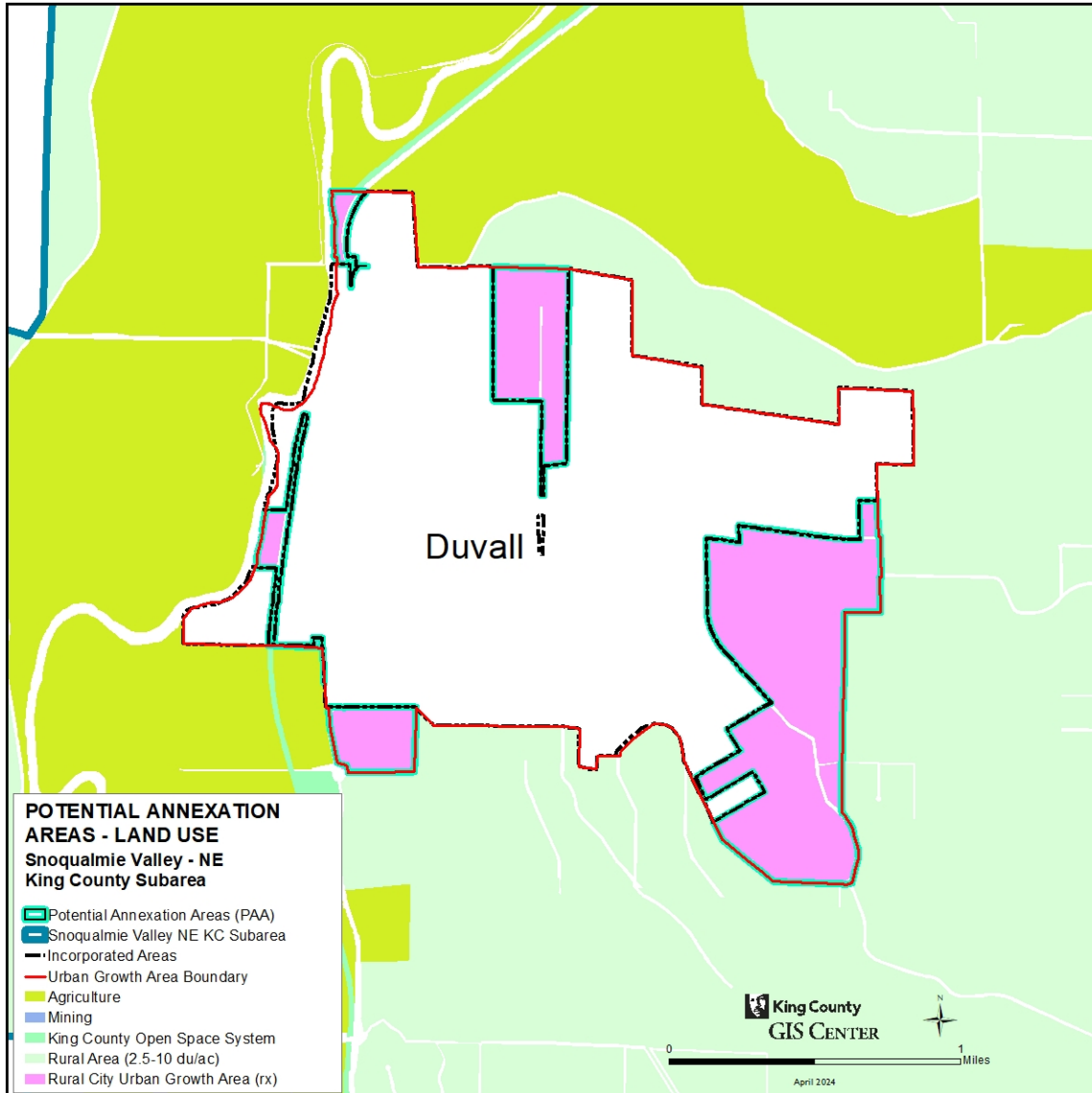
1019
1020

1021 MAP 12: URBAN GROWTH AREA FOR CARNATION – LAND USE



1022
1023
1024

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

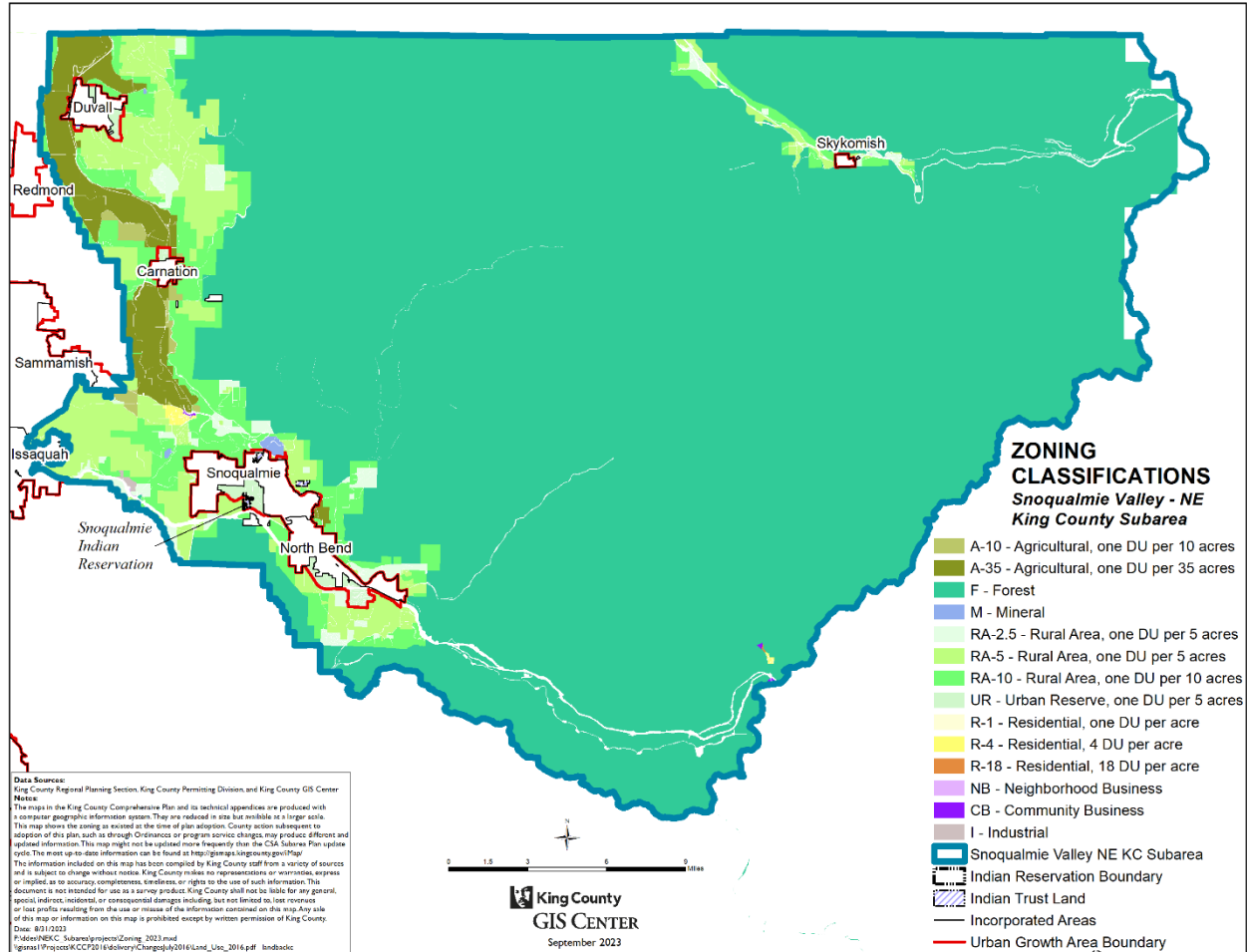


1026
1027
1028
1029

1030 Zoning Classifications

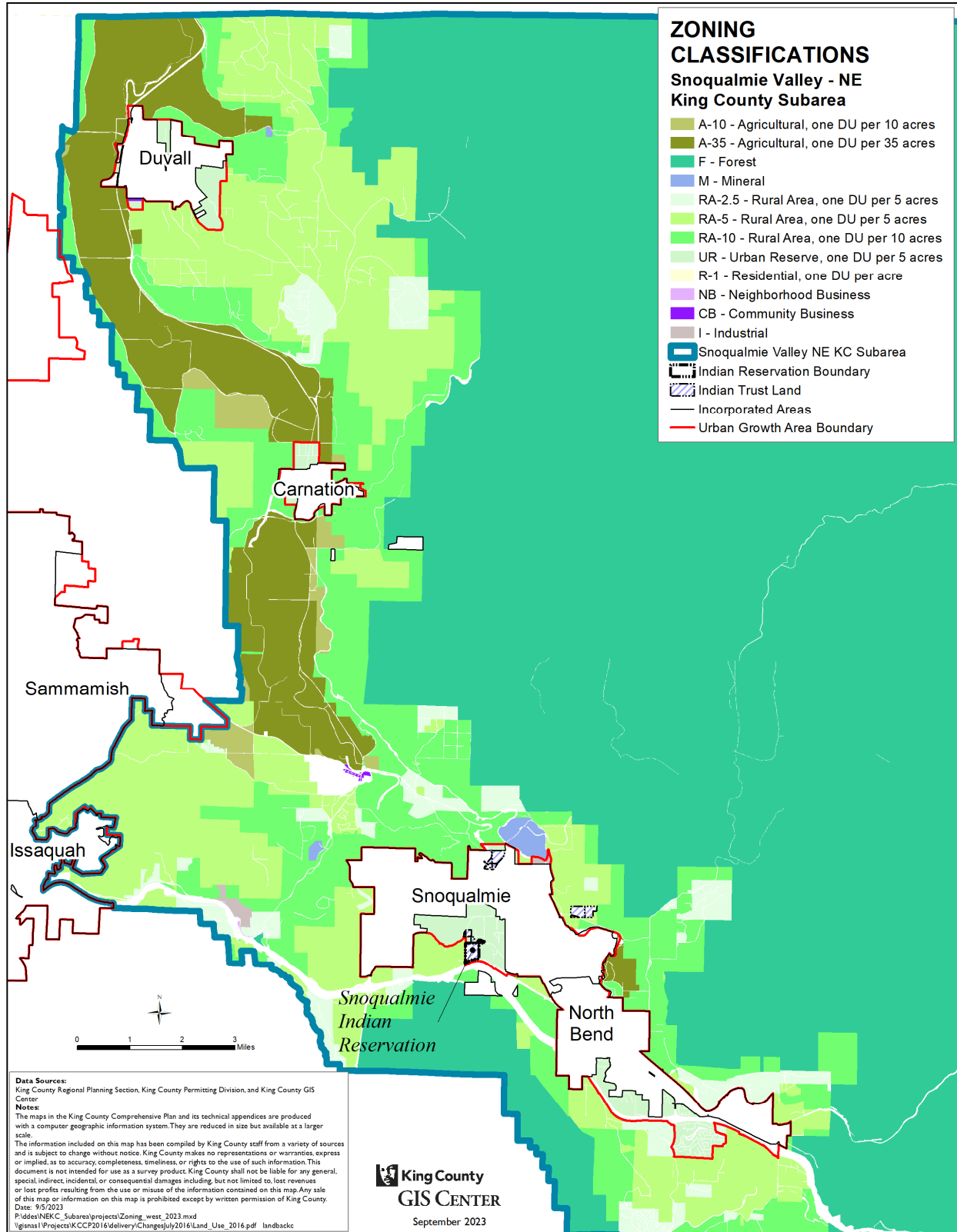
1031 There are primarily rural and agricultural zoning classifications in areas surrounding the Valley
1032 cities and westernmost portion of the subarea. The mountainous eastern portion of the subarea
1033 is primarily classified as Forest.

1034 MAP 14: ZONING MAP



1035
1036

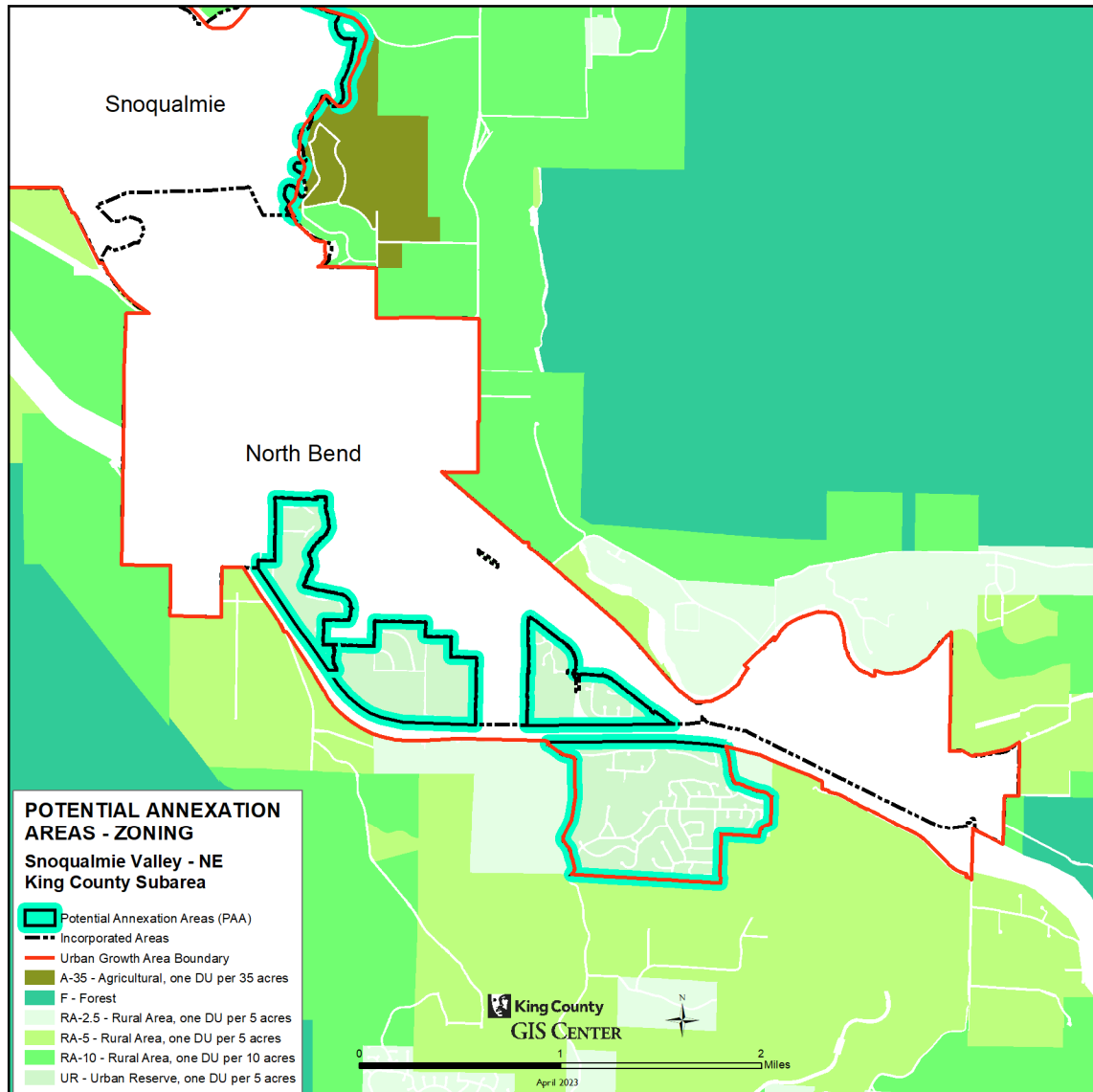
1037 MAP 15: ZONING MAP – WESTERN PORTION OF SUBAREA



1038

1039

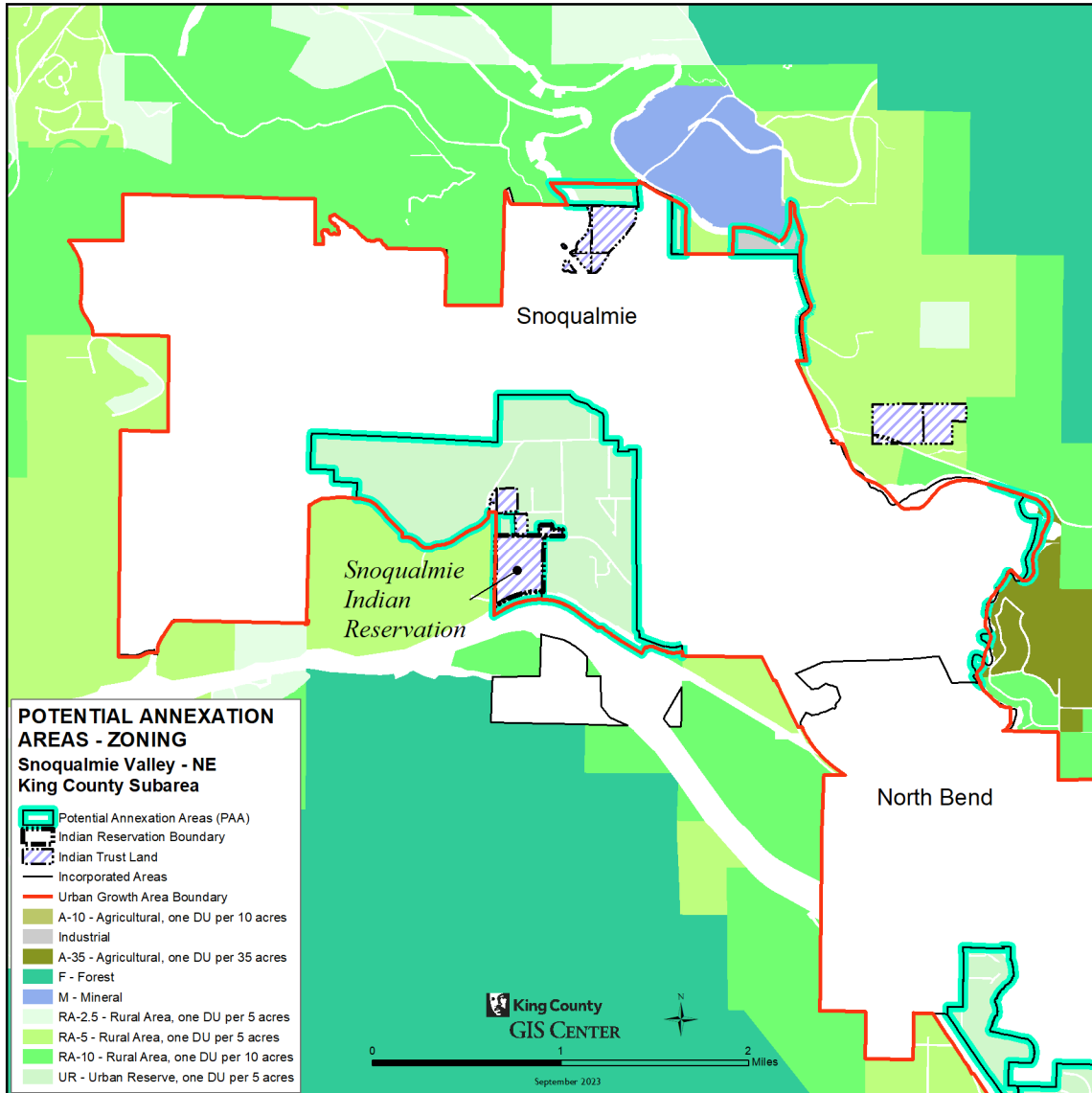
MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS – ZONING



1040

1041

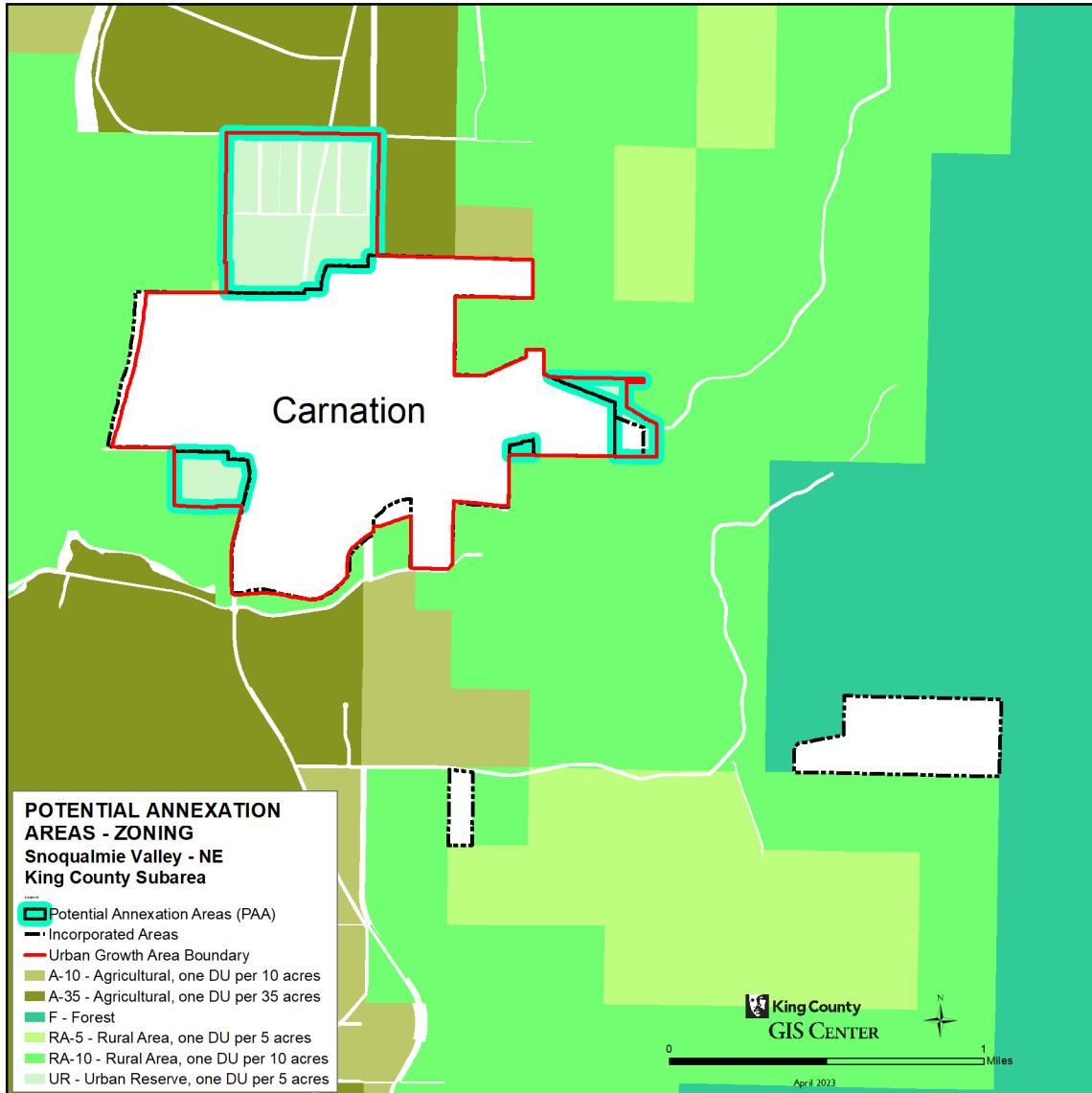
1042 MAP 17: ANNEXABLE AREAS FOR SNOQUALMIE AND ADJACENT LANDS – ZONING



1043

1044

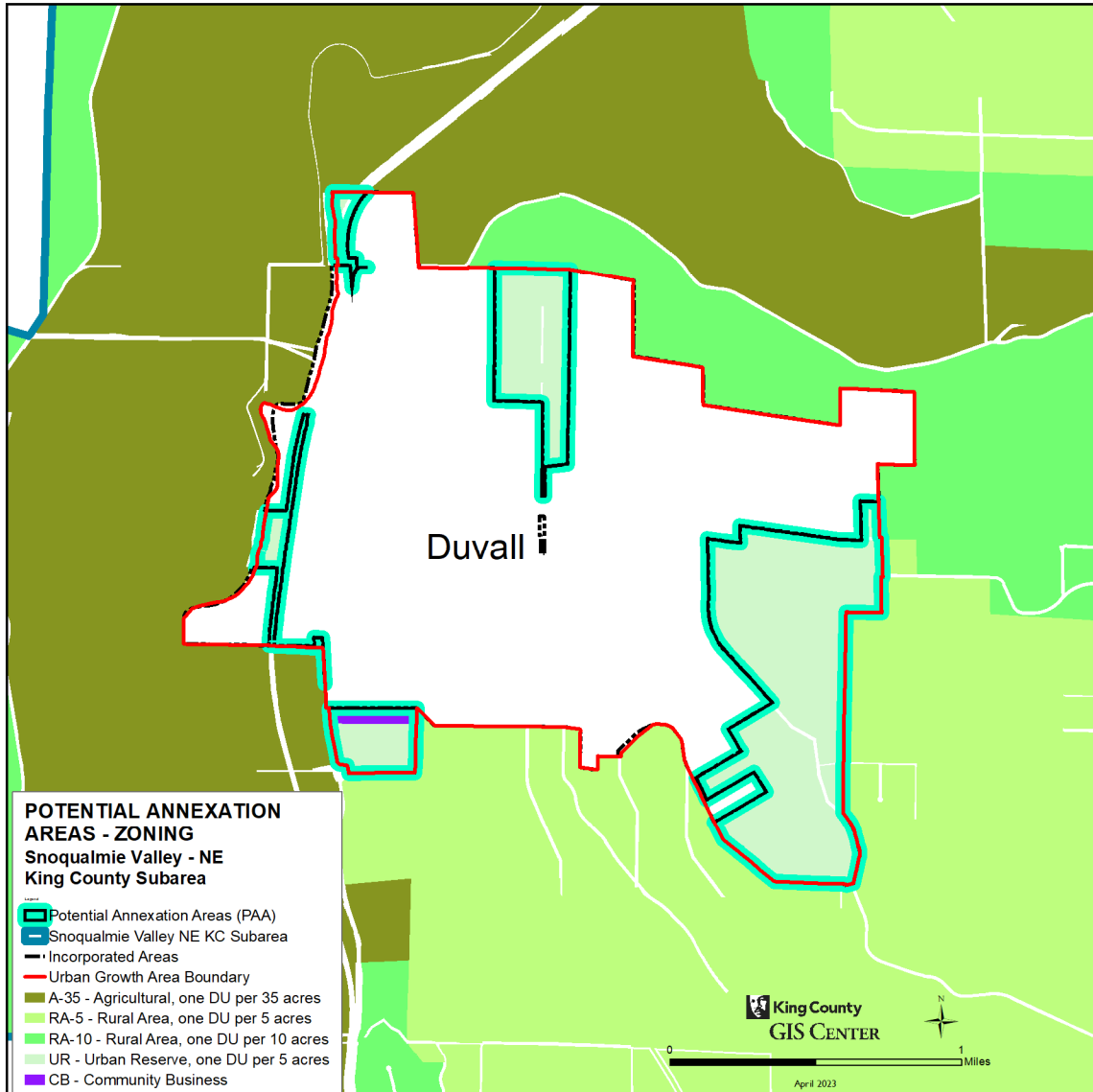
1045 MAP 18: ANNEXABLE AREAS FOR CARNATION AND ADJACENT LANDS – ZONING



1046

1047

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

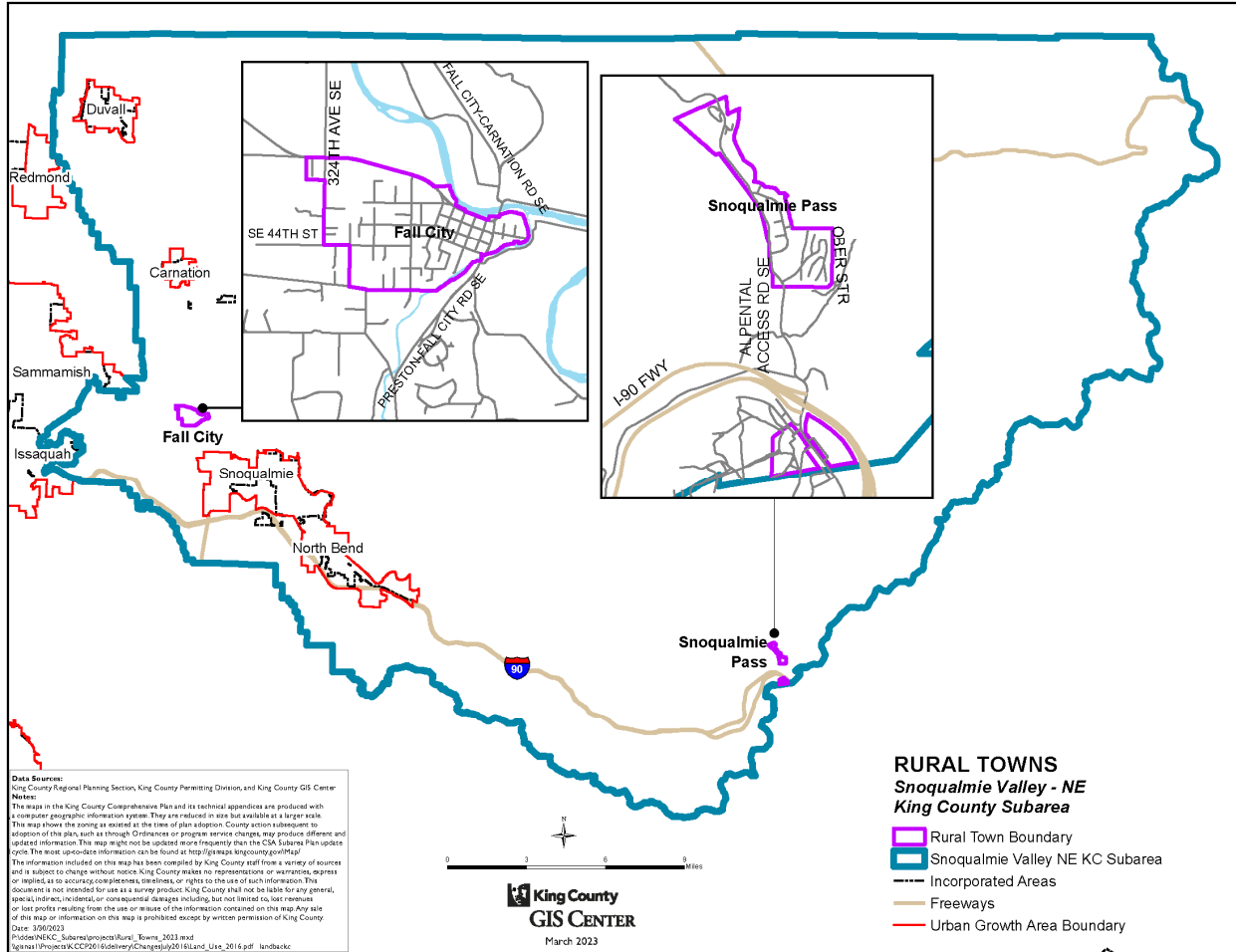


1049

1050 The predominant zoning classification in the subarea is F (Forest), which is 86 percent of the
 1051 unincorporated land area (756 square miles). Land zoned A (Agricultural) represents about 2
 1052 percent of the area, and both commercial and industrial-zoned lands collectively represent 0.04
 1053 percent of the area. Most of the Rural Area-zoned land is divided into two classifications, RA-10
 1054 (Rural Area, one dwelling unit per 10 acres) which this represents 4 percent of the subarea (38
 1055 square miles); and RA-5 (Rural Area, one dwelling unit per 5 acres), which represents 5 percent
 1056 of the subarea (44 square miles). The remaining Rural Area-zoned land contains the
 1057 classification of RA-2.5 (Rural Area, one dwelling unit per five acres, where the predominant lot
 1058 pattern is below five acres in size for lots established prior to the adoption of the 1994

1059 *Comprehensive Plan*). There is a small percentage of land that has no zone classified (0.3
 1060 percent).¹⁸ Public rights-of-way constitute 0.6 percent of lands within the subarea.

1061 **MAP 20: MAP OF RURAL TOWNS**



1062
 1063 **Rural Towns**

1064 The subarea contains two Rural Towns – Fall City and Snoqualmie Pass.

1065 **FALL CITY**
 1066 The total area of the Rural Town of Fall City is 376 acres. Fall City has a Rural Town land use
 1067 designation. The majority of the Fall City Rural Town (289 acres) is zoned R-4 – urban
 1068 residential zoning at a density of four dwelling units per acre. The commercial core is zoned CB
 1069 (Community Business) with a special district overlay, named SO-260: Fall City Business
 1070 District.¹⁹ SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the
 1071 Rural Town, totaling 0.3 acres.

¹⁸ *Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights-of-way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.*

¹⁹ [Link to SO-260: Fall City Business District SDO - King County](#)

1072 SNOQUALMIE PASS

1073 The total area of the Rural Town of Snoqualmie Pass is 119 acres. Snoqualmie Pass has a
 1074 Rural Town land use designation. The parcels adjacent to State Route 906 are all zoned CB
 1075 (Community Business) with a P-Suffix (EK-P03)²⁰ that addresses vegetative screening of
 1076 Interstate 90; this development condition composes an area of 31 acres. The Alpentel Road
 1077 group of parcels contains CB (Community Business) zoned parcels at the base area of Alpentel
 1078 Ski Area. Adjacent to and just south is an R-18 (Urban Residential, 18 dwelling units per acre)
 1079 zoned area containing four multiunit buildings. Further south is a neighborhood zoned at R-4
 1080 (Urban Residential, four dwelling units per acre).

1081 Rural Neighborhood Commercial Centers

1082 Rural Neighborhood Commercial Centers in the subarea include Baring (1.6 acres), Preston (81
 1083 acres), and Timberlane Village (4 acres). Most of the Rural Neighborhood Commercial Centers
 1084 are zoned NB (Neighborhood Business), with the exception of Preston which contains RA-2.5
 1085 (Rural Area 2.5) in addition to NB.

1086 Industrial

1087 Preston has an industrial area which has one of the three Non-Resource Industrial Use
 1088 designations in the *Comprehensive Plan*, with a zoning designation of I (Industrial) and an area
 1089 of 100 acres.

1090 Farming and Agriculture in the Snoqualmie Valley

1091 Farming is a defining feature for much of the Snoqualmie Valley. The rich, deep soils of the
 1092 valley have high agricultural value and support abundant fruit and vegetable production, as well
 1093 as raising livestock. The protection and support of farming within King County is vital to retaining
 1094 long-term food security for county residents and is a mandate of the Growth Management Act.

1095 It is important to recognize these lands were critical habitat for fish and wildlife and hunting and
 1096 gathering areas for the Snoqualmie Indian Tribe. The taking and converting of these lands to
 1097 agricultural uses has effectively removed from the Snoqualmie landscape many traditional Tribal
 1098 foods and medicines that were historically abundant.

1099 SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

1100 In 1979, because of declining farmland and farming operations, King County voters approved
 1101 the Farmland Preservation Program, authorizing the County to purchase development rights on
 1102 farmlands to ensure they remain available for farming in the future.²¹ In the 1985
 1103 *Comprehensive Plan*, five Agricultural Production Districts were established throughout the
 1104 county. The Agricultural Production District designation is used to recognize and protect
 1105 agricultural lands of long-term significance; because not all agriculture lands meet that standard,
 1106 not all A (Agricultural) zoned lands are designated as Agricultural Production Districts.²² The
 1107 Agricultural Production Districts are protected by a combination of *Comprehensive Plan* policies,
 1108 development regulations, and concentrated development right purchases funded by the

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

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

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

1109 Farmland Preservation Program. While the Agricultural Production Districts encompass only 3
1110 percent of the total land area in King County, they contain most of its commercial agriculture.

1111 The Snoqualmie Valley Agricultural Production District is the second largest in King County
1112 spanning 14,931 acres with abundant farming production. The Agricultural Production District
1113 extends from the northern county border southward along the Snoqualmie River valley to Fall
1114 City, bisected in two by the city of Carnation. Approximately 60 percent (9,000 acres) of the
1115 Agricultural Production District is currently able to be farmed as of 2023, with 83 percent of that
1116 area in active farming (7,500 acres) as of 2017.²³

1117 **TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND**
1118 **PERCENTAGES)²⁴**

Land Use Type	Acreage (Percentage)
Farmable (includes actively farmed, fallow, and farm infrastructure)	8,668 (58%)
Unfarmable (forests, wetlands, sports fields, roads, utilities, etc.)	5,285 (35%)
Snoqualmie River (includes oxbows, tributaries and back channels)	978 (7%)
Total	14,931

1119

1120 In 2023, the Snoqualmie Valley Agricultural Production District was home to over 200
1121 commercial farms including vegetable, berry, and flower operations as well as three dairies,
1122 several small-scale livestock operations, and thousands of acres providing livestock feed.
1123 Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many
1124 leasing the land are beginning farmers and immigrants, especially Hmong or Mien.^{25,26}

1125 Although the Snoqualmie River has helped contribute rich agricultural soils over time, it is also a
1126 flood risk: approximately 75 percent of the Snoqualmie Agricultural Production District is in the
1127 floodway. Flood waters can severely damage farming activity, depositing debris and pollutants
1128 onto fields, destroying crops, and drowning livestock. Flood waters can also overtop roads
1129 restricting emergency egress and access, and compact or wash away valuable topsoil.

1130 Related to the issue of floodwaters are general water inundation issues on farmland, which exist
1131 throughout the Agricultural Production District but of are particular issue in the northern
1132 portion.²⁷

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

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

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

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

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

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

- 1135 • Service provider capacity;
- 1136 • Regulations for non-Agricultural Drainage Assistance Program eligible waterways;²⁸
- 1137 • Lack of information about the existing systems, such as: who owns them, how can
1138 they be accessed, and who's responsible for fixing, replacing, or maintaining them;
1139 and
- 1140 • Cost to service providers and landowner.

1141 Although creation of the Agricultural Production Districts and other regulatory approaches have
1142 helped to relieve some development pressures on farming, there are still ways that increased
1143 regional development has burdened farmers. Development has altered wildlife patterns,
1144 increasing their presence on farms and in turn increasing crop predation and affecting
1145 productivity. Development has also affected available water rights, has altered stormwater
1146 runoff patterns and pollutant loads, and continues to affect farmland preservation efforts.
1147 Increased traffic on traditional farming roads, and even ensuring safety where tractors,
1148 automobiles, and bicyclists are attempting to use the same thoroughfare, can cause tension and
1149 increase safety concerns.

1150 SNOQUALMIE FISH, FARM, FLOOD

1151 King County's Snoqualmie Fish, Farm and Flood is an initiative aimed at balancing the
1152 sometimes competing King County priorities of protecting and enhancing farmable land,
1153 restoring threatened salmon and associated habitat, and reducing flood risks to residents and
1154 infrastructure across the Agricultural Production Districts where farmland, floodplains, and
1155 riparian habitat overlap. This work was piloted in the Snoqualmie Agricultural Production District,
1156 and policies in the *Comprehensive Plan* ensure principles stemming from the Snoqualmie Fish,
1157 Farm, and Flood efforts are applied throughout the unincorporated area. Furthermore,
1158 *Comprehensive Plan* policies direct the County to continue to support the Snoqualmie Fish,
1159 Farm, and Flood Task Forces. Because of the intricately linked and interrelated nature of these
1160 policies, and to avoid potential contradiction and confusion, there are no Fish, Farm, and Flood-
1161 related policies found in the Subarea Plan. This also maintains the context and history of the
1162 collaborative efforts in a single document.

1163 Forest Lands in the Subarea

1164 Most of the subarea, or 756 square miles (86 percent), is within the Forest Production District,
1165 including both public and private landowners. Most of the forested lands within the subarea
1166 have the land use designation of 'forestry' and 'other parks and wilderness.' Lands designated
1167 'forestry' land use constitute 507 square miles (57 percent) of the subarea, where lands
1168 designated 'other parks/wilderness' constitute 244 square miles (28 percent). Lands zoned
1169 Forest within the subarea constitute more than 755 square miles (85 percent) of the subarea.
1170 There are some County-owned working forest sites in the subarea, and many private
1171 landowners operate their land holdings for forest resource management purposes. Forestry is
1172 discussed more in the Parks and Open Space and Economic Development chapters.

1173 Much of the eastern portion of the Forest Production District is owned and managed by the US
1174 Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie
1175 National Forest, which contains the 394,000-acre Alpine Lakes and the 106,000-acre Wild Sky

²⁸ Link to [King County Agricultural Drainage Assistance Program](#)

1176 Wilderness areas. Another of the major landowners is the Washington State Department of
 1177 Natural Resources, which oversees the Mount Si and Middle Fork Snoqualmie Natural
 1178 Resource Conservation Areas, along with the Rattlesnake Mountain Scenic Area in the
 1179 southern portion of the subarea. The Washington State Department of Natural Resources also
 1180 manages a collection of land in the northern portion of the subarea that is managed for forest
 1181 products. Washington State Parks manages several recreation areas in the southern portion of
 1182 the subarea, including Twin Falls State Park, Olallie State Park, and Iron Horse State Park.
 1183 Comparably little forest resource harvesting occurs in these public land holdings, but they
 1184 represent a significant recreation resource in the region, which draws many people to the
 1185 subarea for outdoor experiences. The largest industrial forestry owners within the subarea
 1186 include the Snoqualmie Indian Tribe, Snoqualmie Timber LLC, Campbell Global LLC, and
 1187 Weyerhaeuser.²⁹ In addition to outdoor experiences these forests provide, these lands are
 1188 critical for the cultural, spiritual, and physical health of Snoqualmie Tribal members.

1189 Potential Annexation Areas

1190 Washington's Growth Management Act identifies cities as the most appropriate local
 1191 government to provide urban services.³⁰ The County's *Comprehensive Plan*, as well as the *King*
 1192 *County Countywide Planning Policies*, encourage the annexation of unincorporated lands that
 1193 are already urbanized.³¹ Snoqualmie Valley/NE King County contains several annexable areas
 1194 reserved for the Cities in the Rural Area, called Potential Annexation Areas.³² Potential
 1195 Annexation Areas are areas inside the Urban Growth Area. King County serves as the regional
 1196 government working with cities to facilitate the eventual annexation of Potential Annexation
 1197 Areas, as well as the local government providing essential programs and services to residents
 1198 in urban unincorporated areas until annexation occurs.

1199 The Urban Growth Area of the Cities in the Rural Area constitute most of the future growth
 1200 potential within the subarea. These urban unincorporated areas are zoned Urban Reserve (UR),
 1201 meaning that until annexation occurs the maximum densities allowed are one residential home
 1202 per five acres. The densities to which these lands will be zoned after annexation is dependent
 1203 on each annexation pathway, then the future decisions of that city. There is no established
 1204 timeline for annexation of these areas.

1205 Planning for Future Growth

1206 Apart from the unincorporated Urban Growth Area, minimal future growth is planned for the
 1207 subarea. The 2021 King County Countywide Planning Policies do not assign housing and jobs
 1208 growth targets to rural unincorporated King County. The 2019-2044 housing and job targets for
 1209 the Cities in the Rural Area include the urban unincorporated Potential Annexation Areas for
 1210 each city.

1211 To preserve rural character, no required levels of future housing or job growth have been
 1212 established for the subarea. However, development can happen consistent with adopted zoning
 1213 within the Rural Area.

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

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

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

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

1214 The County acknowledges and recognizes that future growth, meaning jobs, housing, and other
 1215 services, also occurs within the lands that federally recognized Indian tribes invest in and
 1216 manage.

1217 Community Priorities

1218 Throughout the engagement process, patterns emerged regarding the community's desires for
 1219 the future of the subarea and land use, character, and general aesthetics of the landscape in 20
 1220 years.

1221 Priorities shared by the community are summarized as preserving rural character, maintaining
 1222 views, supporting the existing agricultural presence in Snoqualmie Valley, and curbing the
 1223 potential for suburban sprawl. Some individuals and groups of people communicated support for
 1224 zoning that allows duplexes, triplexes, and accessory dwelling units. Community members also
 1225 expressed an interest in reducing the permitting process time.

1226 The community stated it wants to see protection and greater access to farmland. Greater
 1227 incentives for landowners are desired, in addition to support on drainage improvements and
 1228 agricultural-related permitting. Many desire the continuation of the Fish, Farm, Flood Initiative
 1229 within the Snoqualmie Valley.

1230 Community members shared concerns for ecosystem health in the subarea and say their choice
 1231 of living in the area is due to the rural character of the area and natural beauty. In addition to
 1232 protection and preservation of the abundant natural resources, natural areas, and working
 1233 resource lands,³³ maintenance of rural character is a high priority. Maintenance of rural
 1234 character is identified by the community as both protection and preservation, and maintaining
 1235 the size, scale, and aesthetic of existing development - the exception to this being the desire at
 1236 Snoqualmie Pass to have more development to serve both the growing community and large
 1237 number of recreational visitors. The Snoqualmie Pass community identified its desire for more
 1238 accommodations for the local workforce through zoning allowances, and zoning limitations to
 1239 address both environmental and natural hazards concerns, such as critical areas and avalanche
 1240 zones.

1241 Many comments were received from the Fall City community during engagement initiatives and
 1242 most comments applied to land use, regarding both the preservation of neighborhood aesthetics
 1243 and updating the commercial area special district overlay. The community expressed concerns
 1244 that recent residential development projects are changing the character of their town's rural
 1245 aesthetic, and desire updates to the residential zoning standards to help encourage future
 1246 developments fit the setting. There is also a stated desire to update the special district overlay
 1247 dedicated to Fall City's commercial area, as an update to both the uses the community desires
 1248 and in consideration of the development and implementation of a large onsite septic system for
 1249 the commercial area.

1250 Much of the feedback given addresses specific sites and other current issues as of 2023. Such
 1251 feedback is out of scope of this plan, lacks a 20-year lens, is redundant to or inconsistent with
 1252 the *Comprehensive Plan* items addressed in an implementation plan, or is beyond the County's
 1253 governance roles. Where possible, this information was shared with those responsible for the

³³ Working resource lands are defined as lands that are in use to generate forest or farm products as part of a commercial enterprise.

1254 Community Needs List process. Detail of community concerns, both in scope and out of scope,
1255 can be found in Appendix C: Community Engagement.

1256 **Policies**

1257
1258 **SVNE-1** Recognize and protect the uniqueness, size, scale, and role of the Rural Town
1259 of Fall City as a community hub by implementing special district overlays and
1260 development conditions that preserve its rural and community character.

1261
1262 **SVNE-2** Maintain the look, feel, and scale of the Fall City Business District by retaining
1263 its existing boundaries in the Fall City Rural Town.

1264
1265 **SVNE-3** Support the character and role the Rural Town of Snoqualmie Pass as a year-
1266 round community in a mountain environment, recreation destination, and a
1267 critical corridor for the local and regional economy.

1268
1269 **SVNE-4** Coordinate on land use issues regarding the Rural Town of Snoqualmie Pass
1270 with Kittitas County, the ski area, and adjacent land managers.

1271
1272 **SVNE-5** Preserve the forest character along I-90 by protecting view corridors and
1273 siting, designing, and visually buffering land uses along the highway to
1274 preserve its scenic nature.

1275
1276 ~~**SVNE-6** Coordinate and collaborate with Indian tribes to support preservation of~~
1277 ~~historically, culturally, and archeologically important places and resources~~
1278 ~~throughout the subarea.~~

1279
1280 ~~**SVNE-7**~~**SVNE-6** Ensure compatibility of the Preston Industrial Area with adjacent rural
1281 lands by maintaining its existing role, size, and scale.

1282
1283 ~~**SVNE-8**~~**SVNE-7** Continue to coordinate with the cities of Carnation, Duvall, North Bend,
1284 and Snoqualmie, and the town of Skykomish, to encourage annexations of
1285 remaining unincorporated urban areas.



1286

1287

Chapter 5: Housing and Human Services

1288
1289
1290
1291
1292

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

1293

Housing

1294
1295
1296
1297

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

1298

Housing Growth Potential

1299
1300
1301
1302

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

1303 Most of the subarea is zoned rural or natural resource land. In the rural, agricultural, and forest-
 1304 zoned areas of the subarea, housing density is limited to between one dwelling unit per 80
 1305 acres to one dwelling unit per 2.5 acres.

1306 In Fall City, zoning and development conditions allow medium density residential development
 1307 and the potential for increased housing opportunity is limited. On its residential-zoned parcels,
 1308 residential density cannot exceed four dwelling units per acre. In the business district, multiunit
 1309 housing is allowed on the upper floors of buildings and the density is limited to no more than six
 1310 dwelling units per acre.

1311 Additionally, the capacity of a newly designed large on-site sewage system is limited to serving
 1312 existing needs only within the commercial area of Fall City, with some room for modest growth
 1313 beyond current use in 2023.

1314 The Rural Town of Snoqualmie Pass is served by sewer. The Alpentel Valley portion of the
 1315 Rural Town is the only area zoned for residential use, where residential densities include four
 1316 dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the
 1317 town closest to the Alpentel Ski Area base area. Depending on the size of specific parcels and
 1318 other development conditions, town homes and small apartment buildings may be supported
 1319 with this higher density zoning. Both the Alpentel Valley portion of the town and the area south
 1320 of Interstate 90 are zoned for commercial business, which allows multiunit development as long
 1321 as it is part of a mixed-use development.

1322 The subarea also includes Potential Annexation Area of the Valley cities of Carnation, Duvall,
 1323 North Bend, and Snoqualmie that are expected to be annexed by the cities in the future.
 1324 Allowed residential density in these areas is low – one dwelling unit per five acres or lower
 1325 density – to allow for phasing of growth pre-and post-annexation.

1326 Under 2023 zoning, single detached residences and accessory dwelling units are the most likely
 1327 forms of future residential development in the subarea. This future construction of residential
 1328 units is unlikely to result in much new construction of affordable units along with the market-rate
 1329 housing.

1330 **Housing Stock**

1331 The 2020 American Community Survey 5-year data identifies 10,900 total housing units in the
 1332 subarea. The available capacity under 2023 zoning would allow an additional 2,400 housing
 1333 units, although, as noted earlier, regional, countywide, and King County policies limit additional
 1334 growth in the rural area.

1335 As of 2021, there are no units of rental housing affordable to income-qualified households in
 1336 unincorporated areas, as quantified by the King County income-restricted housing database.
 1337 There are 218 units of rental housing affordable to income-qualified households in the city of
 1338 Snoqualmie, although this is outside the subarea boundaries.^{34,35}

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

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

1339 **TABLE 2: EXISTING HOUSING IN SNOQUALMIE VALLEY/NE KING COUNTY (2020 AMERICAN**
 1340 **COMMUNITY SURVEY 5-YEAR, UNLESS OTHERWISE IDENTIFIED)**

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

1341
 1342 Over 96 percent of the subarea population lives in single detached residences. Approximately 4
 1343 percent of the population live in multiunit housing such as duplexes, triplexes, and apartment
 1344 buildings.

1345 Single detached residences make up 6 percent of the total land area, and manufactured homes
 1346 comprise less than 1 percent of the total land area and are spread throughout the rural lands in
 1347 the subarea. Multiunit housing comprises 0.1 percent of total land area.

1348 The housing stock in Snoqualmie Valley/NE King County is generally newer than King County
 1349 housing as a whole, with only 19 percent of units built prior to 1969, compared to 37 percent in
 1350 King County as a whole.

1351 **Housing Affordability and Housing Costs**

1352 Home values across the subarea and in adjacent cities are increasing substantially as
 1353 documented in Table 3 below.

1354 TABLE 3: FIVE AND TEN YEAR HOME PRICE INCREASES IN AREAS WITHIN AND ADJACENT TO
1355 SNOQUALMIE VALLEY/NE KING COUNTY

Vicinity (including Valley cities)	Zillow Home Value Index ³⁶	Five year change (April 2018 to April 2023)	Ten year change (April 2013 to April 2023)
King County	\$803,000	35%	142%
Skykomish	\$409,000	47%	(No Data)
Duvall	\$878,000	48%	146%
Carnation	\$891,000	48%	145%
Fall City	\$1,023,000	47%	137%
Snoqualmie	\$979,000	38%	137%
North Bend	\$864,000	54%	159%
Snoqualmie Pass	\$817,000	110%	207%

1356

1357 The rate of increase in home values the past five years is higher in all parts of the subarea and
1358 adjacent cities compared with countywide home values, as shown for the 'King County' category
1359 in Table 3 above.

1360 Access to safe and affordable housing improves residents' ability to achieve economic
1361 wellbeing, a high quality of life, better health, and future success. Data shows that King County
1362 faces an unprecedented demand for affordable housing, with an identified need of nearly
1363 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80
1364 percent of area M\median income.³⁷ Within the subarea, most affordable housing is in the cities
1365 and is intended to also serve the rural area.

1366 Within the Snoqualmie Valley/NE King County subarea, median household income is \$124,000,
1367 which is significantly higher than the countywide median household income of \$103,000. In the
1368 subarea, 3 percent of households are below the poverty line compared to 17 percent
1369 countywide.

1370 Most households in Snoqualmie Valley/NE King County (88 percent) own their home, far greater
1371 than the proportion of King County households at 56 percent. Only 12 percent of households
1372 rent.

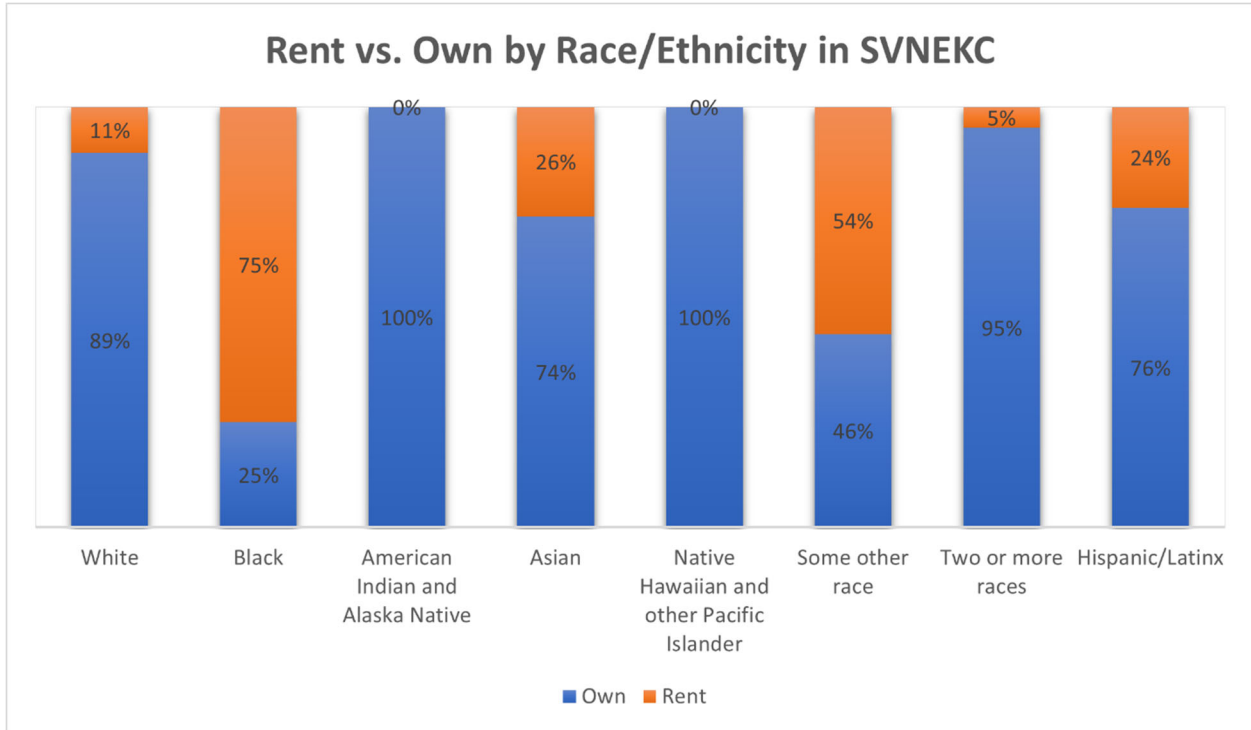
1373 Significant racial and ethnic disparities exist between owner and renter households in
1374 Snoqualmie Valley/NE King County. In the subarea, 100 percent of households that identify as

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

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

1375 American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander own their
 1376 homes; 95 percent of households that identify as being of two or more races own their homes;
 1377 89 percent of households that identify as White own their homes; 76 percent of households that
 1378 identify as Hispanic or Latinx/Latino/a/e own their homes; 74 percent of households that identify
 1379 as Asian own their homes; 46 percent of households that identify as being some other race own
 1380 their homes; and 25 percent of households that identify as Black own their homes.

1381 **FIGURE 2: HOMEOWNERSHIP RATES BY RACE/ETHNICITY**



1382

1383 In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are “cost
 1384 burdened,” meaning that they spend more than 30 percent of their income on housing. In King
 1385 County, 34 percent of all renters are cost burdened. A higher percentage of cost-burdened
 1386 households indicates that more residents are struggling with basic needs and may be more
 1387 vulnerable to evictions and economic displacement.

1388 **Community Priorities**

1389 Community members articulated their wish to maintain the rural character of the subarea. This
 1390 is often specified in feedback as limiting the development of subdivisions, which can be
 1391 considered out of place in the rural area. Community members also stated that they want young
 1392 people to have affordable places to live in the subarea, people aged 62 years and older to be
 1393 able to desire to age in place, and housing that is integrated with services. These two community
 1394 perspectives could be in opposition, as a main tool in planning to increase affordability is to
 1395 increase the supply of housing through allowed densities.

1396 Community members stated that they want to see housing that is affordable for people who
 1397 work within the subarea, especially those who work for community-based organizations that
 1398 serve the area. Community members raised concerns about the number of people who
 1399 commute to work in the Snoqualmie Valley because they can’t afford to live nearby. One
 1400 population facing this challenge is the Hmong farmer population. According to the Hmong elders

1401 interviewed, most Hmong farmers in the Valley lease farmland and live far away because there
1402 is no affordable housing for them to live near their farmland.

1403 Snoqualmie Pass businesses and residents stated a need for housing that can support the
1404 unique nature of the Pass' amenities, voicing a desire for more accommodations for the local
1405 workforce through zoning allowances. This includes providing housing that is affordable for
1406 seasonal employees who support tourism within and around the Rural Town. Some residents of
1407 the subarea shared a sense that vacation rentals are negatively impacting the availability of
1408 affordable housing.

1409 Some community members commented on the lack of housing support for people in the
1410 subarea living with low incomes. Some community members stated that others have been
1411 displaced due to rising costs of living.

1412 Policies

1413
1414 ~~SVNE-9~~SVNE-8 Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie,
1415 the town of Skykomish, and affordable housing providers to increase the
1416 supply of affordable housing within the cities in the subarea for workers and
1417 service providers.

1418
1419 ~~SVNE-10~~SVNE-9 Work with the cities of Carnation, Duvall, North Bend, and Snoqualmie,
1420 and the town of Skykomish, to increase housing supply in urban areas to
1421 protect adjacent Rural Area and Natural Resource Lands from sprawl and
1422 pressure to urbanize.

1423
1424 ~~SVNE-11~~SVNE-10 Support housing stability programs and affordable housing
1425 developments for people aged ~~62-55~~ years and older and veterans near
1426 senior service centers located in Rural Towns and Cities in the Rural Area that
1427 serve residents in the subarea.

1428
1429 ~~SVNE-12~~SVNE-11 Encourage residential development that increases the supply and
1430 diversity of housing in Fall City Rural Town, while maintaining compatibility
1431 with existing development, such as opportunities to develop middle housing.

1432
1433 ~~SVNE-13~~SVNE-12 Support recreation and service industry workers by encouraging
1434 ~~increased housing supply~~workforce housing and the development of diverse
1435 housing types in the Snoqualmie Pass Rural Town with strategies such as
1436 middle housing, inclusionary housing, or micro-housing units.

1437

1438 Health and Human Services

1439 The *Comprehensive Plan* identifies King County's regional role in health and human services. It
1440 acknowledges that the County works with many partners, such as the federal, state, and other
1441 local governments; service providers; nonprofit organizations; foundations; faith communities;
1442 businesses; schools; and the criminal legal system to help those most in need.

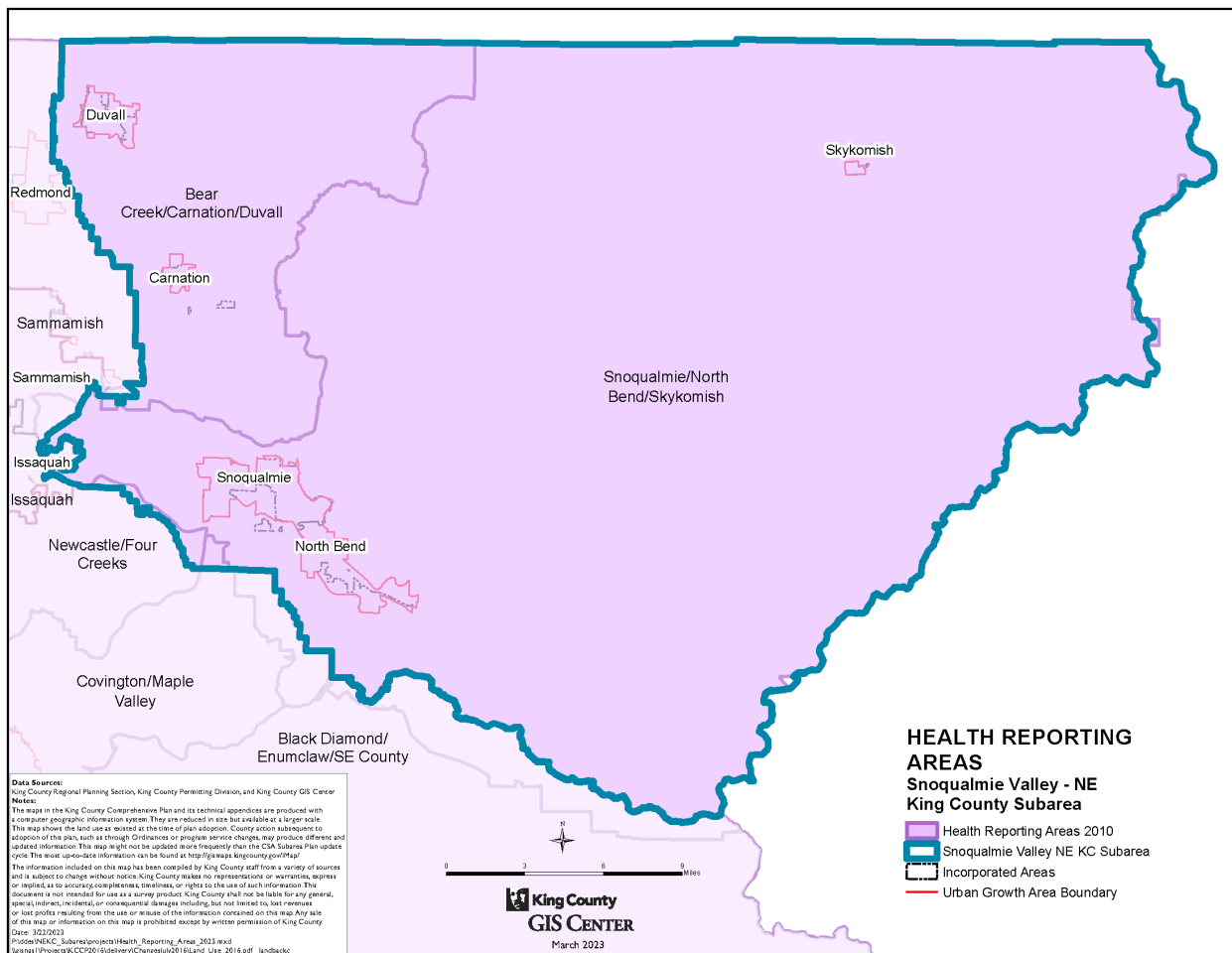
1443 This section focuses on the health and human services priorities for Snoqualmie Valley/NE King
1444 County and the partnership role of King County in health and human service delivery, consistent
1445 with the *Comprehensive Plan* policy direction.

1446 Human services are limited in where they are allowed to be sited in the subarea. Under certain
1447 conditions, community residential facilities, daycare facilities, clinics, and nursing and personal
1448 care facilities may be allowed.

1449 A range of human services can be located within the two Rural Towns of Fall City and
1450 Snoqualmie Pass. In areas zoned Urban Reserve within the Potential Annexation Area of the
1451 Valley cities, non-residential uses are generally not allowed. The Neighborhood Business zones
1452 in Preston, Baring, and Timberlane Village allow health service office and outpatient clinics.

1453 The subarea crosses two separate Health Reporting Areas.

1454 **MAP 21: MAP OF HEALTH REPORTING AREAS**



1455 Data for both Health Reporting Areas is included in Table 4, Key Health Indicators. There are
1456 differences between the two Health Reporting Areas and how each Health Reporting Area
1457 compares to King County health indicators, although the only data that is statistically different to
1458 countywide data is for the low birth rates indicator in the Snoqualmie/North Bend/Skykomish
1459 Health Reporting Area and the life expectancy indicator for the Bear Creek/Carnation/Duvall
1460 Health Reporting Area.
1461

1462

TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS³⁸

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

1463

³⁸ Health Reporting Areas (HRAs) are aggregates of Census 2020 blocks created to facilitate the analysis and presentation of sub-county health statistics. Where possible, HRAs are defined as neighborhoods within large cities, smaller cities, unincorporated areas in King County, or a combination of these geographies.

1464 Public Health Seattle-King County's Community Health Service Division provides the following
1465 services in the Snoqualmie Valley/NE King County subarea:

- 1466 • Access and Outreach – Health insurance enrollment, reduced fares through Orca
1467 Lift, and connection to other resources/assistance
- 1468 • Outreach locations in North Bend (Library and Mt. Si Food Bank) and Snoqualmie
1469 (Library) will resume in 2023
- 1470 • WIC (Women, Infants and Children Supplemental Nutrition Program) services are
1471 provided in partnership with Hopelink in Carnation and the Snoqualmie Valley Food
1472 Bank in North Bend
- 1473 • Countywide services that include a home visiting component include:
1474 ○ First Steps (Maternity Support Services and Infant Case Management)
1475 ○ Nurse Family Partnership
1476 ○ Children with Special Health Care Needs

1477 The Community Health Services Division also has the following service locations east of
1478 Seattle:

- 1479 • Eastgate Public Health – primary care, dental, family planning/sexual and
1480 reproductive health, WIC, First Steps, and enrollment
- 1481 • Northshore Public Health at Totem Lake – WIC, First Steps
- 1482 • In partnership with HealthPoint in Bothell – WIC, First Steps
- 1483 • Access and Outreach has partnerships with two dental practices in Issaquah to
1484 expand access for children – Eastside Pediatric Dental Group and Issaquah Dental
1485 Care
- 1486 • Orca Lift outreach in Issaquah at Low Income Housing Institute

1487 Community Priorities

1488 Community members and service providers indicated that they would like subarea residents to
1489 have greater access to human services. Community members voiced a need for improved
1490 access to behavioral and mental health services, including crisis centers and substance use
1491 services which are often provided in cities. Community members and community service
1492 providers shared that they feel these services are at times inaccessible to the people who need
1493 them, as transit services are limited within the rural community. Service providers within the
1494 subarea stated that they see the need for additional resources to support increased demand
1495 from rising caseloads. Other community priorities include developing the workforce for
1496 behavioral health services, increasing outreach by trained outreach providers, and addressing
1497 out of pocket costs for behavioral health care.

1498 Community-based service providers and school representatives identified youth as the group
1499 with the most need for increased access to behavioral and mental health services. Community
1500 members stated that they would like to see increased availability of services within schools, as
1501 they prefer support that meets people “where they are at.” Community members and
1502 community-based organizations serving the subarea articulated a need for a stronger
1503 connection between youth and their natural surroundings, specifically they stated that greater
1504 opportunities for youth to access the environment will improve their mental health.

1505 Community members also noted that the accessibility of services for people aged 6255 years
1506 and older in the subarea could be improved. Additionally, community members shared that
1507 community connections, like providing support for young families in the subarea, need to be

1508 strengthened. Community members and service providers also indicated that veterans and
1509 people with disabilities living within the subarea have a need for increased physical and mental
1510 health services.

1511 Some community members stated a need to connect local farms to foodbanks and to support
1512 organizations that distribute food within the community.

1513 Community members of Northeast King County shared that they are left without supportive
1514 services from the government, especially when considering the affect a major climate-related
1515 event may have on this area in terms of access and self-sufficiency.

1516 Policies

1517
1518 ~~SVNE-14~~SVNE-13 Support increased availability of behavioral and mental health services
1519 for youth within school facilities by partnering with school districts and human
1520 service providers to access additional resources.

1521
1522 ~~SVNE-15~~SVNE-14 Partner with senior centers and other senior services providers,
1523 veteran service providers, and organizations assisting those living with
1524 disabilities in the subarea to coordinate access to programs that support
1525 mental and physical health.

1526
1527 SVNE-15 Support human services, such as mental health services, for the remote
1528 communities along the US Highway 2 corridor before and after natural
1529 disasters.

1530
1531 SVNE-16 Explore options for supporting existing manufactured home communities and
1532 protecting their affordability for the future.

1533
1534
1535

1536



1537

1538 Chapter 6: Environment

1539 The Environment chapter of the Subarea Plan identifies how the natural systems of Snoqualmie
 1540 Valley/NE King County and their interaction with the community will be preserved over the next
 1541 20 years and improve in select areas in terms of restoration, protection, resilience, and
 1542 adaptation to climate change. This includes policies that, when combined with policies in other
 1543 chapters, are designed to increase community sustainability and preserve the natural amenities
 1544 both community members and visitors cherish.

1545 The environment of Snoqualmie Valley/NE King County is ecologically rich and scenic. It has
 1546 scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway);³⁹ Wild and Scenic
 1547 designated rivers (Middle Fork of the Snoqualmie, Pratt River);⁴⁰ National Forests (Mount
 1548 Baker-Snoqualmie National Forest);⁴¹ designated wilderness areas (Alpine Lakes Wilderness,
 1549 Wild Sky Wilderness, Henry M. Jackson Wilderness);⁴² ski areas (Summit at Snoqualmie Ski
 1550 Area and most of Stevens Pass Ski Area);^{43,44} an Agricultural Production District (Snoqualmie
 1551 Agricultural Production District);⁴⁵ and several other preserved state, county, and private lands.
 1552 These lands include sites sacred to the Snoqualmie and Tulalip Indian Tribes, such as
 1553 Snoqualmie Falls for the Snoqualmie Indian Tribe.

1554 Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries:
 1555 the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River
 1556 originates in the western Cascade Range near Snoqualmie Pass and flows in a generally

³⁹ Link to [WA-Official-One-Pager 2022.pdf \(scenic.org\)](#)

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

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

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

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

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

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

1557 northwest direction for approximately 45 miles before combining with the Skykomish River, just
 1558 north of the border with Snohomish County, near the city of Monroe. The South Fork of the
 1559 Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a
 1560 generally westward direction for approximately 29 miles before its confluence with the
 1561 Snoqualmie River, where the upper reaches of the river are within King County until the
 1562 community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at
 1563 approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness
 1564 that divides this subarea with Kittitas County. These peaks are covered in snow more than half
 1565 of the year, which eventually melts into forested tributaries of the abovementioned rivers.
 1566 Hunting and gathering have occurred in the areas surrounding the tributaries since time
 1567 immemorial. As the logging industry has waned over recent years, there has been great effort to
 1568 preserve and restore these former logging areas as they have transitioned to outdoor recreation
 1569 and ecological restoration sites.⁴⁶

1570 The subarea is the largest and most forested in King County, with 756 square miles or 86
 1571 percent of the subarea zoned as Forest. Most of the floodplain below Snoqualmie Falls is zoned
 1572 agriculture. Forestry and agriculture are discussed more in the Parks and Open Space and
 1573 Economic Development Subarea Plan chapters.

1574 Watersheds and Water Quality Concerns

1575 The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed,
 1576 which is composed of the Snoqualmie-Skykomish Watersheds. The Snoqualmie-Skykomish
 1577 Watersheds are two smaller, separate watersheds that drain rural northeast King County.⁴⁷ In
 1578 the west of the subarea, a small part of the subarea drains to the Sammamish River watershed.

1579 The Snoqualmie River is a prominent feature along the western edge of the subarea, with the
 1580 Skykomish River flowing into the northeastern portion of the subarea. The watershed also
 1581 includes Griffin Creek, Harris Creek, Miller River, Patterson Creek, Raging River, Tokul Creek,
 1582 Tolt River, and other tributaries.

1583 The Snoqualmie River has ongoing water quality issues. Multiple reaches of the Snoqualmie
 1584 River mainstem are listed on the Washington State 303(d) list for violating toxaphene and
 1585 polychlorinated biphenyls standards.⁴⁸ State 303(d) placement means that the water body is
 1586 listed by the United States Environmental Protection Agency as an impaired water body, and
 1587 that a Total Maximum Daily Load plan has not yet been developed to address the impairment.⁴⁹
 1588 The river has two existing United States Environmental Protection Agency-approved Total
 1589 Maximum Daily Load plans in place and implemented, namely the Snoqualmie River Watershed
 1590 Multiparameter Total Maximum Daily Load plan for fecal coliform bacteria and dissolved
 1591 oxygen; and a Snoqualmie River Watershed Temperature Total Maximum Daily Load.

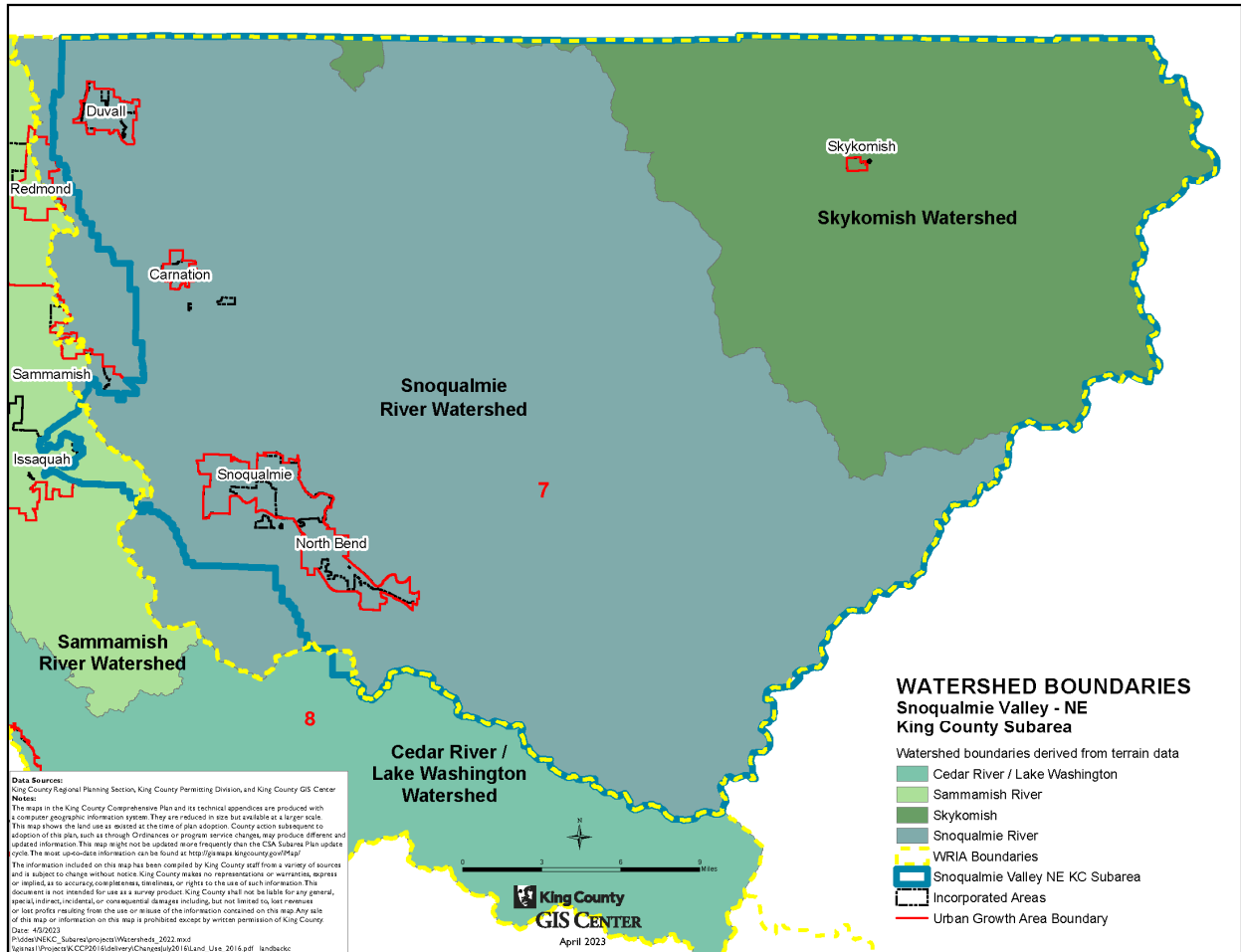
⁴⁶ Link to [Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust \(mtsgreenway.org\)](https://www.mtsgreenway.org/).

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

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

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

1592 **MAP 22: MAP OF WATERSHEDS**



1593

1594 **Salmon and Watershed Planning**

1595 The Snoqualmie Valley/NE King County subarea is primarily within the Snohomish Water
1596 Resource Inventory Area 7, as defined by the Washington State Department of Ecology.⁵⁰ The
1597 Snohomish Basin is the second-largest river system draining into the Puget Sound,
1598 encompassing the Water Resource Inventory Area 7, and produces some of the highest
1599 numbers of salmon in the region.⁵¹

1600 Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and
1601 still sustains one of Puget Sound's' largest coho runs in Griffin Creek.⁵² The Snoqualmie
1602 Watershed is one of the basins with the highest potential for salmon recovery in the region and
1603 will play a major role in the recovery of chinook salmon, listed as threatened under the
1604 Endangered Species Act.⁵³

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

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

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

⁵³ Link to [Snoqualmie Watershed Forum](#)

1605 Despite many successes in salmon recovery planning, some species are recovering better than
 1606 others. Chum and coho salmon return rates to the Snohomish Basin continue to underperform,
 1607 indicating additional needs to support juvenile salmon in the basin.⁵⁴ Endangered Species Act-
 1608 listed Snoqualmie chinook salmon and steelhead also continue to underperform.

1609 Floodplain Management

1610 Flood events in the subarea are a regular occurrence, with the Snoqualmie and Skykomish
 1611 rivers flooding nearly every year, though widespread property damage occurs less frequently.
 1612 The higher level of flood risk within the watershed is underscored by a 2016 Department of
 1613 Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering
 1614 population density (weighted 60 percent), National Flood Insurance Program policies and claims
 1615 (30 percent), and floodplain area (10 percent).⁵⁵ The risk rankings of the Snoqualmie and
 1616 Skykomish were eighth and twentieth, respectively, out of the 71 watersheds in the state.⁵⁶

1617 The Floodplain Management Plan discussed later in this section addresses floodplain planning
 1618 for the subarea and is supported by several active programs such as home buyouts and
 1619 elevations. Among these programs is King County participation in the Federal Emergency
 1620 Management Agency National Flood Insurance Program Community Rating System. This
 1621 incentive program provides discounts to communities whose floodplain management activities
 1622 exceed minimum National Flood Insurance Program requirements. As of 2007, King County has
 1623 sustained a Class 2 Community Rating System rating, providing a 40 percent discount on flood
 1624 insurance premiums for properties within special flood hazard areas and a 10 percent discount
 1625 in non-special flood hazard areas in unincorporated King County.⁵⁷

1626 In addition to flood planning and programming, multiple governmental entities work to address
 1627 flooding within the Snoqualmie Valley/NE King County subarea. Two of these entities are
 1628 discussed below due to their extensive projects and impacts locally: the Flood Control District
 1629 and the Snoqualmie Watershed Forum.

1630 King County Flood Control District

1631 The King County Flood Control District is a countywide special purpose district that provides
 1632 funding and policy oversight for flood risk reduction capital projects and programs in King
 1633 County.⁵⁸ The King County Flood Control District is governed by a Board of Supervisors
 1634 composed of King County Council councilmembers and, while King County is the primary
 1635 service provider to the King County Flood Control District through an interlocal agreement, the
 1636 King County Flood Control District remains a separate governmental entity.⁵⁹ King County Flood
 1637 Control District efforts within the Snoqualmie/South Fork Skykomish River Basin are guided by
 1638 three Capital Investment Strategies for the Tolt River, and the Middle and South Forks of the
 1639 Snoqualmie River.⁶⁰ Through these plans and grant programs, the King County Flood Control
 1640 District distributes millions in funding annually for flood risk reduction and mitigation within the
 1641 basin.

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

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

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

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

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

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

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

1642 Snoqualmie Watershed Forum

1643 The Snoqualmie Watershed Forum is a formal partnership between the Snoqualmie Indian
 1644 Tribe, Tulalip Indian Tribes, King County, the Valley cities, and the Town of Skykomish to
 1645 collaboratively work on watershed issues.⁶¹ The Snoqualmie Watershed Forum has been active
 1646 since 1998, helping implement water resource and habitat projects in the Snoqualmie-
 1647 Skykomish Watershed while also coordinating with other salmon recovery forums. The
 1648 Snoqualmie Watershed Forum helps implement the Snohomish Basin Salmon Conservation
 1649 Plan. Since its inception, the Snoqualmie Watershed Forum has allocated over \$13 million to
 1650 270 projects to help address salmon recovery, water quality, and flooding.⁶²

1651 Looking Forward with Climate Change

1652 The climate of the Puget Sound region is changing. Over the past century, Washington overall
 1653 has warmed one to two degrees Fahrenheit.⁶³ This change and predicted future changes in
 1654 global temperature levels can cause major impacts to multiple environmental systems. The
 1655 United States Environmental Protection Agency summary of Washington climate change
 1656 impacts states:

1657 Glaciers are retreating, the snowpack is melting earlier in the year, and the flow
 1658 of meltwater into streams during summer is declining. In the coming decades,
 1659 coastal waters will become more acidic, streams will be warmer, populations of
 1660 several fish species will decline, and wildfires may be more common.

1661 Additional anticipated impacts include increased flooding, landslides, and both agricultural and
 1662 public health impacts from pest migration, heat waves, and more wildfire smoke-filled days.⁶⁴

1663 Some climate change impacts may affect the Snoqualmie Valley/NE King County subarea in
 1664 more pronounced ways, including but not limited to the following:

1665 Snowpack loss: Washington has seen a long-term decline in snowpack since 1955.^{65,66} This
 1666 decline is expected to continue, with the average April 1 snowpack expected to decrease by 30
 1667 percent by the 2040s and up to 55 percent by the 2080s.⁶⁷ By midcentury, warm winters are
 1668 predicted to occur 33 percent to 77 percent of the time. Snowpack loss contributes to several
 1669 environmental impacts such as reduced summer river flows, fewer salmon, increased flooding,
 1670 and drier environments contributing to increased wildfire risk; these impacts are detailed below.
 1671 Snowpack loss could also have multiple impacts to the subarea, including reduced ski tourism
 1672 revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing)
 1673 up to 33 percent of the time.

1674 Reduced summer flows: Reduced snowpacks and changes in the hydrologic cycle will result in
 1675 reduced summer river flows, resulting in in reduced summer hydropower generation and

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

⁶² Link to [Snoqualmie Watershed Forum](#)

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

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

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

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

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

1676 increased stream temperatures. Approximately 22 percent less summer rain is likely by the
1677 2050s.⁶⁸

1678 Fewer salmon: Lower river flows and warmer waters are expected to impact the survival of
1679 salmon populations due to increased mortality, spawning and rearing habitat availability, and
1680 reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with
1681 poor habitat and increasing the spread of disease, competition for food, predation, and
1682 likelihood of stranding.

1683 Increased flooding: More winter precipitation falling as rain and increased heavy rainfall events
1684 are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall
1685 events are projected to, intensify by over 19 percent, on average, by the 2080s. Across 12
1686 Puget Sound watersheds, the highest average river flows are projected to increase by 18
1687 percent to 55 percent.

1688 Increased wildfires and smoke: Forests that are water-stressed in summer are projected to
1689 experience more severe or longer periods of water stress, decreasing moisture and increasing
1690 fire risk. Two separate studies have estimated that, “the annual area burned for Northwest
1691 forests west of the Cascade crest could more than double, on average, by 2070-2099...”.⁶⁹
1692 Wildfire also increases risk to power transmission facilities and increased smoke-filled days.

1693 Increased heat events: Compared to the 1960s, King County has seen increased heat wave
1694 frequency and duration with a longer heat wave season.⁷⁰ Heat impacts can be exacerbated by
1695 features such as paved surfaces and limited tree cover, with temperatures in urbanized areas
1696 up to 20°F hotter than less urban areas.⁷¹ Extreme heat increases hospitalizations and
1697 mortality, disproportionately impacting more heat-sensitive populations – including the elderly,
1698 historically underinvested communities, people who work outdoors, people experiencing
1699 homelessness, and those with chronic medical conditions.⁷² It is predicted the region will be
1700 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on
1701 average, by 2050.^{73,74}

1702 Challenges for agriculture: Although the growing season is expected to expand, agriculture will
1703 also experience challenges including lack of water supply, new pest and disease issues with
1704 climate migration, and increased winter flood risk. The local climate may increase some
1705 suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g.
1706 berries).

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

⁶⁹ [Compared to 1971-2000.](#)

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

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

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

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

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

1707 Implementation Plans and Programs Relevant to the Environment

1708 Many existing programs and plans within King County address environmental health, open
1709 space conservation, natural systems, and upholding tribal treaty rights. This is a list of key,
1710 environmentally related County plans and initiatives:

1711 **Clean Water Healthy Habitat**⁷⁵ – A program with a 30-year lens to align the County’s goals of
1712 healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics
1713 and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine
1714 shorelines.

1715 **Strategic Climate Action Plan**⁷⁶ – A five-year blueprint for County climate action, integrating
1716 climate change into all areas of County operations and work with King County cities, partners,
1717 communities, and residents.

1718 **Flood Hazard Management Plan**⁷⁷ – The flood plan sets floodplain management policy for
1719 unincorporated King County and could inform flood management actions by cities, the King
1720 County Flood Control District, and other floodplain partners. This plan is currently undergoing an
1721 update as of 2023, with an anticipated transmittal to Council in 2024.

1722 **30-Year Forest Plan**⁷⁸ – A plan developed to provide a shared countywide vision for rural and
1723 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving
1724 that vision over the next 30 years.

1725 **Regional Hazard Mitigation Plan**⁷⁹ – This plan assesses natural and human-caused hazards
1726 that can impact our region, including hazards discussed during engagement with the subarea,
1727 such as floods, landslides, severe weather, and wildfires. This plan develops strategies to
1728 reduce risk and build resilience.

1729 **Open Space Plan**⁸⁰ – The *2022 King County Open Space Plan: Parks, Trails, and Natural*
1730 *Areas* (Open Space Plan) establishes both a strategic and functional plan to comply with the
1731 Washington State Growth Management Act and meet Washington State Recreation and
1732 Conservation Office requirements. The Open Space Plan provides a framework for expanding,
1733 planning, developing, stewarding, maintaining, and managing the County’s complex system of
1734 205 parks, 175 miles of regional trails, and 32,000 acres of open space.

1735 **Wildfire Risk Reduction Strategy**⁸¹ – A strategy to reduce fire risk in King County by
1736 increasing the resilience of King County forests to wildfire; increasing wildfire preparedness,
1737 response, and recovery within the wildland urban interface; and responding quickly, effectively,
1738 and safely when wildfires occur.

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

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

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

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

1739 **Land Conservation Initiative**⁸² – A collaborative strategy to preserve King County’s last, most
 1740 important natural lands and urban green spaces in 30 years through a series of accelerated
 1741 actions to address rapidly shrinking open spaces and climbing land prices.

1742 **Water Resource Inventory Area (WRIA) 7 Snohomish Watershed Restoration and**
 1743 **Enhancement Plan**⁸³ – This plan for the Snohomish watershed – or Water Resource Inventory
 1744 Area 7 – was developed and approved by the Washington State Department of Ecology. The
 1745 plan identifies projects to offset the potential consumption impacts of new permit-exempt
 1746 domestic groundwater withdrawals on instream flows over 20 years (2018 – 2038), while
 1747 planning to provide a net ecological benefit.

1748 **Snohomish River Basin Salmon Recovery Plan**⁸⁴ – Also addresses the Water Resource
 1749 Inventory Area 7 watershed, this plan has guided the protection and restoration of salmon in the
 1750 Snohomish River basin since 2005. Multiple subsequent reports have assessed plan progress,
 1751 including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish
 1752 Watersheds.⁸⁵

1753 **Community Priorities**

1754 The community expressed environmental concerns that are closely tied to land use. In addition
 1755 to wanting to preserve rural character, the community shared its desire to protect and preserve
 1756 Snoqualmie Valley/NE King County’s wildlife, forests, rivers, lakes, agricultural valleys, and
 1757 open spaces. Many community members noted they chose to live in the subarea due to its rural
 1758 character and natural beauty and are concerned for the subarea’s environmental health.
 1759 Community members shared their fear that population growth in the region is increasing
 1760 pressure on the area’s natural resources

1761 A major concern expressed by community members is effective water management. Community
 1762 members stated worry about the watershed’s ability to support the community’s needs, and the
 1763 impending drought and wildfire risk as growth outpaces the capacity of water resources in the
 1764 Snoqualmie watershed.⁸⁶

1765 The community shared the following high priority environmental interests:

- 1766 • River restoration and salmon recovery
- 1767 • Reforestation and natural systems protection
- 1768 • Protection and preservation of habitats for wildlife and maintenance of biodiversity
- 1769 • Resilience to more frequent and extreme flooding
- 1770 • Agricultural resilience to climate change and natural hazards
- 1771 • Reducing greenhouse gas emissions
- 1772 • Supporting policies that balance the needs of salmon with those of agricultural land
- 1773 preservation
- 1774 • Reducing waste and greenhouse gas emissions
- 1775 • Wildfire resilience and allocating resources to manage risk of wildfire

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

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

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

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

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

- 1776 • Greater water resources protection
- 1777 Community members in the subarea shared that they value policies that combine realistic
1778 economic growth with climate resiliency and prioritize community voices to ensure the health of
1779 the area for generations to come. Some residents expressed concerns about permitting
1780 processes' ability to provide environmental protections.
- 1781 Environmental concerns were frequently connected to other topics in feedback from the
1782 community. For instance, the community voiced a desire for improved agricultural resiliency to
1783 flood threats in the Snoqualmie Valley, including increasing farmland preservation and
1784 improving permitting processes for farm improvements such as drainage. Flood-related
1785 concerns expressed included considerations of dam safety, road inundation and adequate
1786 egress during flood events, and sediment management. Restoration-related concerns shared
1787 included the desire for reforestation, river restoration, and salmon recovery. Other general
1788 environmental concerns shared included supporting the continued land acquisition for open
1789 space; upholding tribal rights; improved youth connection to the natural environment; and the
1790 need to hold the line on the Urban Growth Area Boundary to maintain the forested environment
1791 of the subarea.
- 1792 Some Hmong farmers stated that they felt the agricultural community doesn't have a broader
1793 voice around policies, other than locally in the Agricultural Production District. They stated that
1794 they feel agricultural land is being lost to environmental restoration projects within the
1795 Snoqualmie Valley and not being adequately replaced. Other subarea residents shared similar
1796 concerns and suggested prioritizing areas in the Agricultural Production District to focus on
1797 environmental restoration, while providing support to farmers and land managers to address
1798 agricultural concerns. Elders within the Hmong farming community shared their perspective that
1799 it is difficult to find a balance between the multiple desires for farmland within the Snoqualmie
1800 Valley, namely between restoration and farming. Other community members shared that
1801 restoration activity is incompatible with food production and more efforts need to be made to
1802 preserve and enhance farmable areas.
- 1803 Note that many of these concerns are reported are already addressed in *Comprehensive Plan*
1804 policies that apply to all unincorporated areas.

1805 Policies

- 1806
- 1807 **SVNE-17** Collaborate with public and private entities to explore strategies to improve the
1808 existing road network crossing the Snoqualmie Valley floodplain to help
1809 alleviate the severity of flooding impacts, support transportation connectivity
1810 during major flood events, and reconnect salmon habitat.
- 1811
- 1812 **SVNE-18** Support protection of riparian areas throughout the Snoqualmie River and
1813 Snohomish River watershed to help remedy high water temperatures and to
1814 reflect the intent of the recommendations resulting from the coordination and
1815 collaboration in watershed stewardship.
- 1816
- 1817 **SVNE-19** Partner with Indian Tribes, the cities of Carnation, Duvall, North Bend, and
1818 Snoqualmie, the town of Skykomish, and public and private entities in
1819 developing long-term solutions and implementation programs to reduce flood
1820 and channel migration risk where feasible.
- 1821



1822

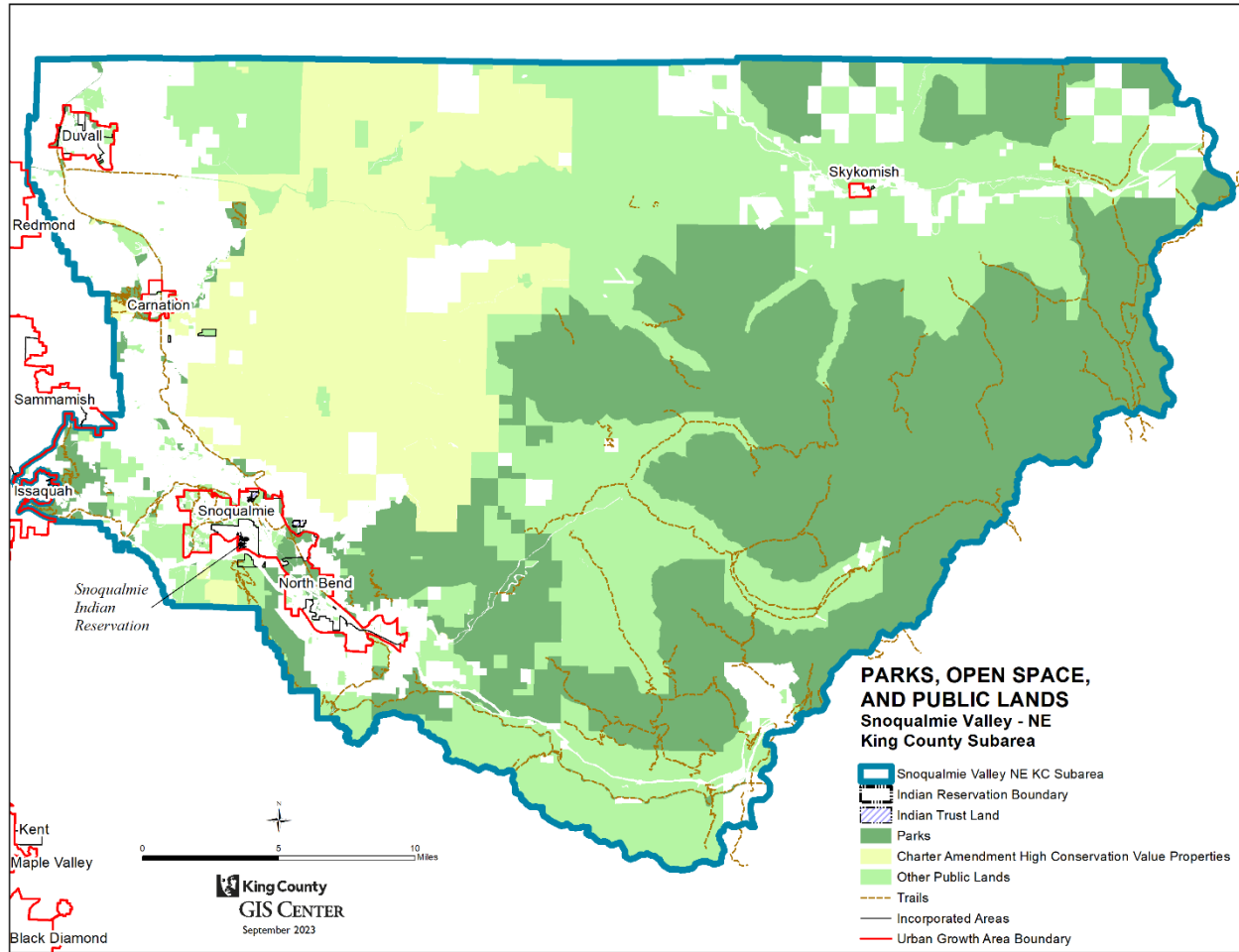
1823 Chapter 7: Parks and Open Space

1824 The Snoqualmie Valley/NE King County subarea is home to a wide range of parks and open
1825 space lands, many of which are owned and managed by the King County Department of Natural
1826 Resources and Parks. As described below, the Parks and Recreation Division of the
1827 Department has several programs in the Snoqualmie Valley/NE King County subarea and
1828 enters into partnership agreements with private organizations to operate programs for area
1829 residents at King County facilities under their stewardship. The Division also administers
1830 multiple grant programs that support other public agencies and community organizations. Some
1831 of these grant programs enhance facilities and recreation on King County-owned lands, while
1832 others support parks and recreation programs and projects in incorporated cities.

1833 The *2022 King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan)*
1834 provides the policy framework for the County's acquisition, planning, development, stewardship,
1835 maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails,
1836 and 32,000 acres of open space countywide.⁸⁷

⁸⁷ [Link to 2022 King County Open Space Plan](#)

1837 MAP 23: MAP OF PARKS, OPEN SPACE, AND PUBLIC LANDS

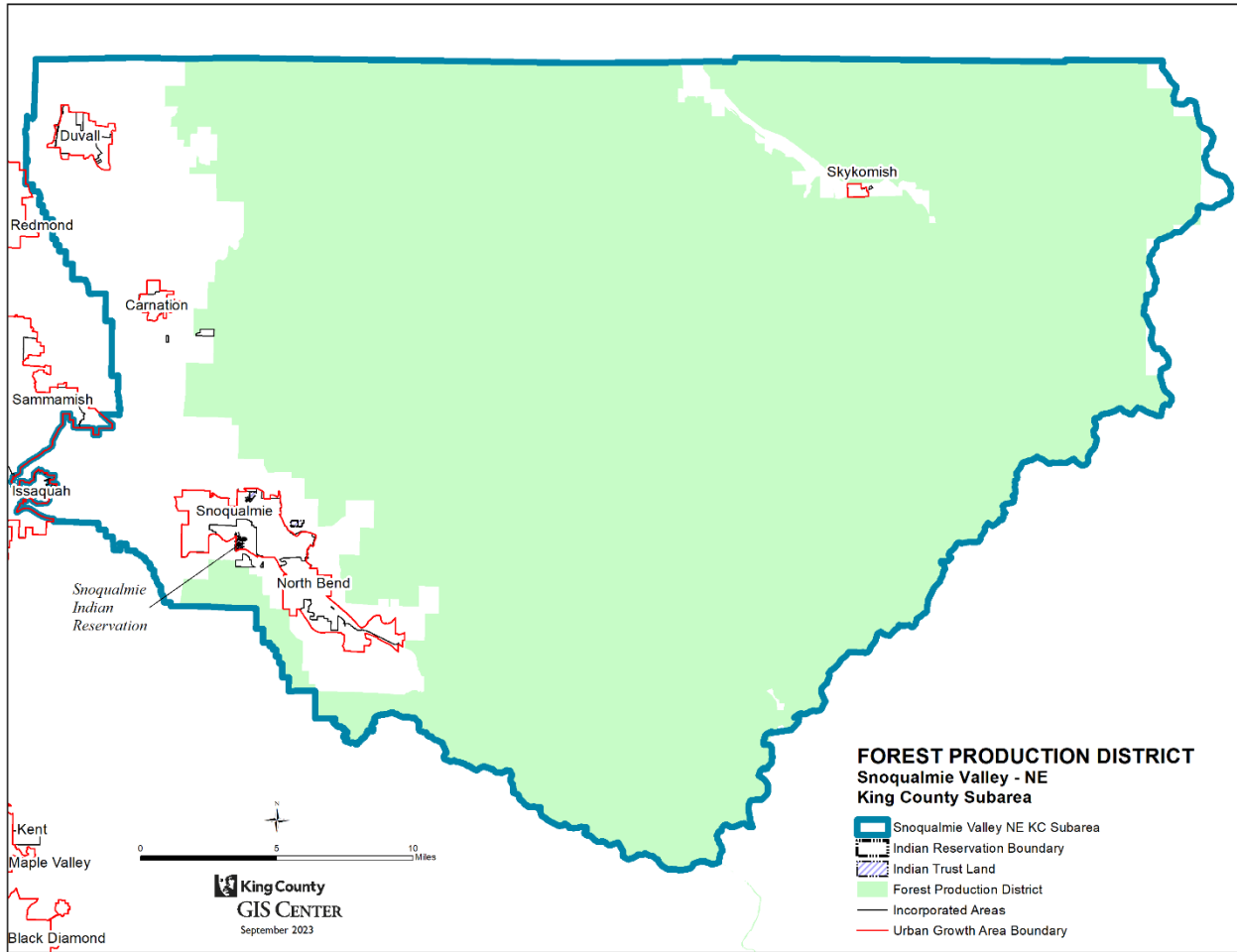


1838

1839 County-owned working forest sites within this area include a 90,000-acre forest conservation
 1840 easement on the Snoqualmie Tree Farm, a 4,000-acre conservation easement in the Raging
 1841 River Forest, and the 440-acre King County’s Mitchell Hill Forest. Almost 5,000 acres of
 1842 farmland in the Snoqualmie Agricultural Production District has been protected through King
 1843 County’s Farmland Preservation Program.⁸⁸ Within these lands there are many recreation
 1844 amenities accessing both upland and riverine areas.

⁸⁸ The Farmland Preservation Program (FPP) is a voluntary program that purchases the development rights from farmland in order to permanently preserve it for agriculture or open space uses. (2009 Farms Report, Appendix J)

1845 **MAP 24: MAP OF FOREST PRODUCTION DISTRICT**



1846
1847

1848 Within the subarea and overlapping the abovementioned resources and amenities, are two
1849 scenic byways: the Mountains to Sound Greenway and the Stevens Pass Greenway. The
1850 Mountains to Sound Greenway National Heritage Area is a green corridor made up of
1851 connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg
1852 along Interstate 90.⁸⁹ The Mountains to Sound Greenway Trust is a coalition-based organization
1853 that partners with King County to conserve and preserve this landscape. The Stevens Pass
1854 Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2, just east of
1855 Monroe and ends in the orchards of Peshastin near the Junction of US Highway 2 and US
1856 Highway 97.⁹⁰ This byway features a former railroad corridor now known as the Iron Goat Trail.

1857 County-owned upland areas offer hiking, mountain biking, and horseback riding and include
1858 sites such as Duthie Hill (130 acres) and portions of the 1,300-acre Grand Ridge Park. King
1859 County provides additional recreational opportunities at Preston Park and Athletic Fields, and
1860 the historic Jim Ellis Preston Community Center. Passive recreation, such as hiking and nature
1861 viewing, can be enjoyed at numerous riverfront natural areas dotted along the lower Snoqualmie
1862 River and its tributaries such as Tolt River, Patterson Creek, and Fall City natural areas. In total,

⁸⁹ [Link to Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities \(mtsgreenway.org\)](#)

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

1863 King County manages more than 4,300 acres of parks and natural areas in the Snoqualmie
1864 basin.

1865 King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor,
1866 providing opportunities to ride horses, walk, or bike along the valley and experience its rich
1867 natural beauty and agriculture history. The Snoqualmie Forest biking trails, also known as
1868 Tokul, are in the foothills north of State Road 203 and are accessed from the Snoqualmie Valley
1869 Trail between Snoqualmie and Fall City. The trail system offers approximately 40 miles of
1870 mountain bike-specific designed trails. It is located on private forestlands, under a King County
1871 conservation easement, owned and managed by Campbell Global Forest & Natural Resource
1872 Investments with trail development assistance provided by the Evergreen Mountain Bike
1873 Alliance and volunteers.

1874 Mountain biking has been present in the subarea for decades, but recent efforts spearheaded
1875 by a consortium of advocates and landowners, including the Evergreen Mountain Bike Alliance
1876 and Washington State Department of Natural Resources , have led to construction of a
1877 mountain biking trail network that draws enthusiasts regionally. The Evergreen Mountain Bike
1878 Alliance and Washington State Department of Natural Resources are developing a new trail
1879 system in Raging River State Forest, located south of North Bend and Interstate 90. In 2023, it
1880 offers over 25 miles of mountain biking trails. Trails are available for visitors with various skill
1881 levels. Once completed, the system will include 45 miles of trails and connect to the adjacent
1882 east Tiger Mountain bike system with an additional 30 trail miles at the edge of the subarea.

1883 There is growing interest in recreation opportunities within the subarea on federal, state, county,
1884 and local government lands. Much of the recreational focus is located on and along the
1885 Snoqualmie and Skykomish rivers and their tributaries. In the South Fork Skykomish
1886 headwaters, the town of Skykomish offers lodging and other amenities to skiers and visitors
1887 recreating in the area. The U.S. Forest Service manages large swaths of public land in the
1888 watershed including Wild Sky and Alpine Lakes wilderness areas.

1889 The Middle Fork Snoqualmie Natural Area is located along the Middle Fork of the Snoqualmie
1890 River, about nine miles east of the city of North Bend. At nearly 5,658 acres, it contains primarily
1891 forested lands and wetlands, and its tributary streams provide important habitat for terrestrial
1892 and aquatic wildlife. The Middle Fork of the Snoqualmie is recognized as a top whitewater
1893 kayaking destination, drawing river enthusiasts from across the region. A collaborative effort
1894 involving federal, state, county, and local agencies and community groups has been working to
1895 expand recreational opportunities in this area, including expanding and formalizing public
1896 access to the river.

1897 The Olallie Trail, located within Olallie State Park east of Rattlesnake Lake and accessed along
1898 the Palouse to Cascades Trail, offers trails predominantly designed for mountain bikes with
1899 secondary access for horseback riding and hiking. The route is a 9-mile cross country-style
1900 mountain biking out-and-back route. This recent trail development project was a collaborative
1901 partnership effort between State Parks, the Washington State Department of Natural
1902 Resources, Evergreen Mountain Bike Alliance, and the Mountains to Sound Greenway Trust.
1903 Phase 2 trail additions are underway as of 2023 and will offer an additional 3.5 miles of trail to
1904 the network.

1905 Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a
1906 conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280

1907 vertical feet, 25 chair lifts, and the most night skiing in the United States.⁹¹ Summit at
 1908 Snoqualmie receives as many as 18,000 ticket purchasing guests on a weekend day, which
 1909 does not include visitors who do not ride ski lifts.⁹² The western portion of Stevens Pass Ski
 1910 Area is also a part of this subarea, and is also a recreation destination for the region.

1911 **Metropolitan Parks Districts**

1912 The subarea contains two metropolitan parks districts – Si View Metropolitan Parks District and
 1913 Fall City Metropolitan Parks District. These metropolitan parks districts are special purpose
 1914 districts for the management, control, improvement, maintenance, and acquisition of parks,
 1915 parkways, boulevards, and recreational facilities. Metropolitan parks districts have the power to
 1916 impose permanent property taxes to support public parks and/or recreation facilities and
 1917 programs. Both metropolitan parks districts were consulted during the planning process.

1918 **Si View Metropolitan Parks District**

1919 Si View Metropolitan Parks District, formed in 2003, covers approximately 17,300 acres or 27
 1920 square miles, including the city of North Bend in unincorporated King County.⁹³ The Si View
 1921 Metropolitan Parks District facilities include a historic community center, indoor pool, multiuse
 1922 sports fields, picnic shelter, and playgrounds. The Si View Metropolitan Parks District facilitates
 1923 an array of programs serving and connecting residents of all ages and abilities. The Si View
 1924 Metropolitan Parks District also hosts seasonal activities including the North Bend Farmers
 1925 Market and Summer Concert Series, Festival at Mount Si, Theater in the Park, Harvest Festival,
 1926 and Si View Holiday Bazaar. Si View Metropolitan Parks District programs and events see a
 1927 combined average of 180,000 visits a year.

1928 **Fall City Metropolitan Parks District**

1929 Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall
 1930 City Rural Town, extending to unincorporated areas to the north and west.⁹⁴ The Fall City
 1931 Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is
 1932 comprised of rural and resource lands. The Fall City Metropolitan Parks District vision is “[a]
 1933 vibrant integrated park system serving the needs and interests of our diverse community.” The
 1934 Fall City Metropolitan Parks District website lists eight open spaces currently as of 2023,
 1935 including parks, open space areas, and trails. A 2023 project is under way to create an active
 1936 transportation path on the south side of State Route 202.

1937 **King County Plans and Programs Relevant to Parks, Open Space, and Cultural** 1938 **Resources**

1939 Many existing programs and plans within King County address the concerns shared by the
 1940 community in terms of parks and open space. For this reason, it is important to note the
 1941 connections between existing programs, policies, and plans that cover these topics within the
 1942 subarea.

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

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

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

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

1943 **Conservation Futures**⁹⁵ – In 1971, Washington state authorized the Conservation Futures Tax
 1944 levy, allowing counties to collect a small levy from landowners to protect open space. King
 1945 County is one of 14 counties statewide that levy a conservation futures tax – protecting forests,
 1946 shorelines, farms, greenways, and trails for future generations to enjoy.

1947 **Open Space Plan** – A functional plan, this document complies with Washington State Growth
 1948 Management Act and grant-funding requirements of the Washington State Recreation and
 1949 Conservation Office.

1950 **King County Parks Levy**⁹⁶ – A property tax levy approved by vote that supports parks, trails,
 1951 and open space in King County. The revenue generated by this levy means countywide
 1952 investments in parks, trails, recreation, and open space protection for the benefit of all King
 1953 County residents, including the subarea.

1954 **30-Year Forest Plan** – A plan developed to provide a shared countywide vision for rural and
 1955 urban forest cover and forest health. It includes priorities, goals, and strategies for achieving
 1956 that vision over the next 30 years.

1957 **Land Conservation Initiative**⁹⁷ – A 30-year collaborative strategy to 2050 of accelerated
 1958 actions that address rapidly shrinking green spaces and climbing land prices to protect King
 1959 County's last, most important natural lands while closing gaps in equitable access to quality
 1960 open space.

1961 **Community Priorities**

1962 Community members shared consistent feedback that parks and open space are important
 1963 amenities that contribute greatly to the character of the subarea. Some community members
 1964 stated that they feel parks, fields, and trails are not only nice to see and serve the region, but
 1965 they are a defining factor as to why the residents choose to live in the subarea. Community-wide
 1966 desires shared included greater access to natural lands and attention to the issue of trailhead
 1967 crowding, whereas the communities of Fall City and Snoqualmie Pass have interest in specific
 1968 facilities to serve their local area.

1969 Community members shared a desire for greater parks and recreation programming – such as
 1970 programs for children and teens – and more parks, playgrounds, and other recreational facilities
 1971 provided for people living in the area. Community members said they want to preserve views of
 1972 natural amenities. Outdoor recreation opportunities and access to public lands and rivers,
 1973 protection of community amenities such as historic landmarks and natural resources, and a
 1974 desire for regional coordination on trail networks and large undeveloped areas are also of
 1975 interest according to feedback.

1976 Across the subarea, the community articulated consistent interest in greater infrastructure to
 1977 address crowded trailheads along the Interstate 90 corridor and other areas, where visitors
 1978 frequently park on roadways and have increased impacts on the trail and surrounding area.
 1979 Residents suggested ideas such as a permitting process to limit trail access, increased trailhead
 1980 shuttles, expanding public education about responsibly recreating, to help address
 1981 overcrowding. Another priority noted by the community was creating greater river access and
 1982 facilities for camping. Community members stated a desire for better coordination on regional

⁹⁵ [Link to King County Conservation Futures - King County](#)

⁹⁶ [Link to Parks Levy - King County](#)

⁹⁷ [Link to King County Land Conservation Initiative - King County](#)

1983 trail connections with the Valley cities and adjacent landowners, as well as filling the gaps in
 1984 active transportation networks across the trail network. Community members suggested
 1985 improving community connections to open spaces by allowing multimodal transportation through
 1986 the community so that people do not have to drive to a trailhead or park to recreate. Community
 1987 members stated they felt that adding dedications of trail and open space easements on large
 1988 new developments, especially when adjacent to Washington Department of Natural Resources
 1989 lands, could help make it easier for the community to access open spaces. Strengthening
 1990 partnerships with the Snoqualmie Indian Tribe and the Tulalip Tribes through coordination and
 1991 land stewardship is a priority of the community.

1992 Members and representatives of the Snoqualmie and Tulalip Tribes shared concerns around
 1993 trailhead crowding and general overuse of outdoor recreational areas. Both Indian tribes stated
 1994 concerns with 2023 levels of use interfering with their access to ancestral lands. Official
 1995 statements have been made by the Snoqualmie Indian Tribe, and the Tulalip Tribes have
 1996 completed a report recommending coordination among agencies to address recreation
 1997 overuse.^{98,99}

1998 Policies

- 1999
- 2000 **SVNE-20** Expand recreation programming through grant opportunities and partnerships
 2001 with the metropolitan parks districts within the subarea.
- 2002
- 2003 **SVNE-21** Participate in efforts with Indian tribes and local, state, and federal agencies to
 2004 address overcrowded trailheads on the Interstate 90 corridor and river access
 2005 points.
- 2006
- 2007 **SVNE-22** Support the Fall City Metropolitan Parks District, community-based
 2008 organizations, and private entities in efforts to provide, manage, and maintain
 2009 parks, community facilities, gathering spaces, trails, and other open space in
 2010 Fall City.
- 2011
- 2012 **SVNE-23** Support evaluation of the North Fork of the Snoqualmie River and the main
 2013 stem of the Tolt River under either the national or state Wild and Scenic River
 2014 program.
- 2015
- 2016 **SVNE-24** ~~Support~~ Coordinate with community partners to seek funding for further
 2017 development of, and connections to, the Snoqualmie Valley Trail to enhance
 2018 connectivity throughout the county and region.
- 2019

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

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



2020

2021 Chapter 8: Transportation

2022 Transportation has a profound effect on quality of life and the vitality of the economy. A well-
 2023 planned and maintained rural transportation system provides access to jobs, education,
 2024 services, recreation, and other destinations.¹⁰⁰ The subarea's highways, county roads, and
 2025 transit connect King County to neighboring counties, link rural area cities and towns to each
 2026 other and employment centers to the west, carry freight from farms and other resource-based
 2027 businesses to markets in the Pacific Northwest and beyond, and provide residents with critical
 2028 access to programs and services in urban King County. The network of roads, bridges, paths
 2029 and trails, limited transit service, and related infrastructure support the wellbeing of the
 2030 community, while providing rural levels of service and preserving the rural character of the
 2031 subarea.

2032 King County Metro (Metro) provides transit service to the subarea. Metro's Service Guidelines
 2033 state: "Rural and Dial-A-Ride Transit routes serve lower-density areas. Rural routes serve as
 2034 connectors between rural communities and between rural communities and larger cities. They
 2035 are defined as having at least 35 percent of their route outside the urban growth boundary. Dial-
 2036 A-Ride Transit routes provide fixed-route service and can deviate from their fixed routing in
 2037 lower-density areas."¹⁰¹

2038 Development of the transportation system is guided by the Growth Management Act, which
 2039 mandates that transportation services for areas outside of cities be provided in a manner that is
 2040 consistent with rural service levels, protects rural character, and does not foster urbanization.
 2041 Metro's policies, including the Service Guidelines and Metro Connects, guide the provision of
 2042 transit services.

2043 The subarea's transportation system faces several challenges, including financial constraints,
 2044 climate change impacts, and population densities lower than needed to support regular transit.

¹⁰⁰ Link to [The Transportation/Land Use Connection: Revised Edition \(planning.org\)](https://www.planning.org/)

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

2045 As in other areas of unincorporated King County, transportation needs in Snoqualmie Valley/NE
 2046 King County continue to greatly outpace available resources to support improved mobility and
 2047 safety. Additionally, a changing climate amplifies the destructive impacts of natural hazards to
 2048 the transportation system. The subarea and its transportation system are increasingly
 2049 vulnerable to damage and closures caused by flooding, landslides, and storms that cut off
 2050 access to both daily services and emergency services and require ongoing repairs. Additionally,
 2051 while some area residents rely on public transportation, the subarea's population density and
 2052 lower overall ridership make it difficult to plan for and serve these individuals.

2053 The *Comprehensive Plan's* transportation policies direct the County to meet the transportation
 2054 needs of the Rural Area and Natural Resource Lands without creating additional growth
 2055 pressure. The policies also seek to maintain and preserve infrastructure and services that
 2056 facilitate the movement of goods and people in ways that support the economic vitality of the
 2057 subarea along with regional trade. In addition to transportation policies in the *Comprehensive*
 2058 *Plan*, delivery of transportation and mobility services are implemented through agency plans,
 2059 including:

- 2060 • The King County Strategic Plan for Road Services¹⁰²
- 2061 • The King County Metro Strategic Plan for Public Transportation 2021-2031¹⁰³
- 2062 • The King County Metro Long Range Plan – Metro Connects¹⁰⁴
- 2063 • The King County Metro Service Guidelines

2064 Road Services

2065 The King County Department of Local Services, Road Services Division is responsible for the
 2066 operation and maintenance of the unincorporated county road system. The County's ability to
 2067 maintain and improve its road network is limited by a lack of revenue. This lack of revenue is in
 2068 part because the County's Road Fund relies on a small tax base relative to the size and age of
 2069 the unincorporated road network. The County is further limited by the state's one percent cap on
 2070 property tax. As a result, the County prioritizes its roads funding on critical safety needs,
 2071 emphasizing core maintenance and operations to improve the system's safety and usability.
 2072 Countywide population and economic growth have resulted in higher traffic volumes and
 2073 congestion on these roads, yet the aging road infrastructure is deteriorating and cannot meet
 2074 demand.

2075 The Road Services Division provides a range of road-related transportation services, including
 2076 the following list in order of expenditure:

- 2077 • Capital project construction (as funding allows)
- 2078 • Pavement preservation
- 2079 • Bridge inspection, maintenance, and repair
- 2080 • Traffic operation through installation and maintenance of signals, signs, and
 2081 pavement markings
- 2082 • Maintenance activities such as pothole filling and vegetation, debris, and graffiti
 2083 removal
- 2084 • Safety investigations
- 2085 • School zone safety improvements

¹⁰² Link to [Strategic Plan for Road Services](#)

¹⁰³ Link to [Strategic Plan for Public Transportation](#)

¹⁰⁴ Link to [King County Metro Long Range Plan](#)

- 2086 • Traffic analyses
- 2087 • Snow and storm response
- 2088 • Emergency response services
- 2089 • Customer services such as road alerts, 24/7 Helpline, adopt-a-road programs, and
- 2090 operation of the Map and Records Center
- 2091 • Establishing and updating design standards
- 2092 • Development review and permitting

2093 The King County road infrastructure in the Snoqualmie Valley/NE King County subarea includes
 2094 the assets shown in table 5.

2095

2096 **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

2097

2098 The King County Road Design and Construction Standards guide public and private
 2099 improvements to the county road system.¹⁰⁵ The Standards are intended to ensure adequate
 2100 facilities are available to support development, ensure the general safety and mobility needs of
 2101 the traveling public, and reflect King County growth and related policies. In the rural area such
 2102 as in the Snoqualmie Valley/NE King County subarea, the Standards call for roadways with
 2103 shoulders for multipurpose use (including walking and biking) and natural (ditch) drainage.

2104 King County plans for long-term roadway needs through the development of the Transportation
 2105 Needs Report, an element of the *Comprehensive Plan*. The Transportation Needs Report
 2106 includes a comprehensive list of known and forecasted transportation infrastructure needs. The
 2107 2024 Transportation Needs Report includes 111 projects located completely or partially in the
 2108 subarea, with a total planning level cost estimate of \$583,095,000. Note that five of these
 2109 projects, with an associated cost estimate of over \$120 million, are primarily located outside the
 2110 subarea on NE Novelty Hill Road and NE Woodinville Duvall Road. The most common identified
 2111 needs in the subarea are bridge replacements; addressing roads vulnerable to floods, slides,
 2112 and other risks; guardrail installation; and drainage improvements.

2113 The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City
 2114 Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and

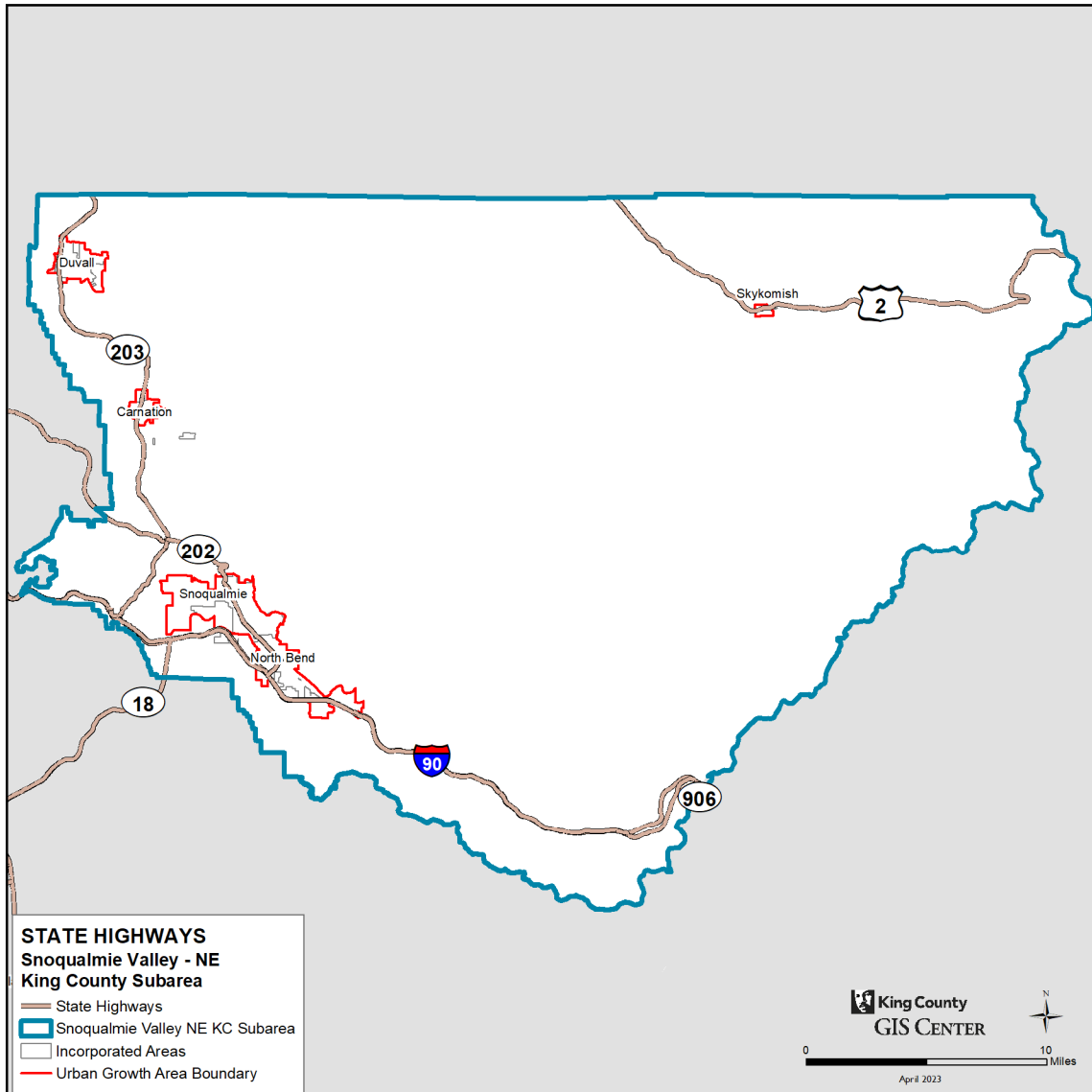
¹⁰⁵ Link to [King County Road Design and Construction Standards](#)

2115 West Snoqualmie Valley Road/Carnation Farm Road.¹⁰⁶ This designation reflects the unique
2116 and historic nature of the roads. The *Comprehensive Plan* encourages the preservation of these
2117 corridors through context sensitive design, planning, and maintenance.

2118 State Highways

2119 The Snoqualmie Valley/NE King County subarea includes six highways owned and managed by
2120 Washington State Department of Transportation. These highways are the backbone of the
2121 transportation system in the subarea and connect to the county road network.

2122 MAP 25: MAP OF STATE HIGHWAYS



2123
2124

2125 The state highways include several National Scenic Byways and National Heritage Areas.
2126 *Comprehensive Plan* Policy T-316 encourages the preservation and enhancement of these

¹⁰⁶ Link to [Historic and Scenic Corridors Project - King County](#)

2127 scenic corridors and calls for consideration of established corridor management plans when
2128 developing and implementing plans, projects, and programs.

2129 Interstate 90, near the southern edge of the subarea, connects the cities in the western portion
2130 of the county with the unincorporated community of Preston, the cities of Snoqualmie and North
2131 Bend, and east to Snoqualmie Pass and Kittitas County. Interstate 90 is a “fully controlled
2132 limited access highway,” meaning that preference is given to maintaining the flow of traffic on
2133 the highway, access is only allowed at defined interchanges, and driveways are not allowed.
2134 The Interstate 90 corridor forms the centerpiece of the Mountains to Sound Greenway and is
2135 designated a National Scenic Byway and a National Heritage Area.¹⁰⁷ For several decades, it
2136 has been the focus of major regional efforts to preserve the corridor’s natural scenic character.

2137 State Route 18 connects to Interstate 90 from the south and becomes Snoqualmie Parkway. As
2138 of this writing in 2023, state planned improvements are underway at the Interstate 90 /State
2139 Route 18 interchange. The goals of the project are to improve safety and relieve congestion
2140 around the interchange.

2141 State Route 906, or SE Snoqualmie Pass Summit Road, begins at Interstate 90 and heads
2142 south for about 0.5 miles before it crosses into Kittitas County. State Route 906 provides local
2143 access to the Summit at Snoqualmie Ski area, associated commercial and government
2144 services, and residential areas.

2145 State Route 202 (Cascade Valleys Scenic Byway) begins at Interstate 90 in the city of North
2146 Bend where it heads north through the city of Snoqualmie before it enters the unincorporated
2147 rural area near Snoqualmie Falls. From Snoqualmie Falls, it heads west toward Fall City, where
2148 it intersects with State Route 203 at a roundabout on the north side of the Snoqualmie River.
2149 South of the roundabout and after crossing the Snoqualmie River, it becomes SE Redmond-Fall
2150 City Road where it serves as the main arterial in the Fall City Rural Town. In Fall City, State
2151 Route 202 serves as the town’s “main street” with commercial businesses and a sidewalk on the
2152 south side of the road and angle parking on either side of the road. From Fall City, State Route
2153 202 travels northwest to the incorporated cities of Redmond and Sammamish.

2154 State Route 203 begins at a roundabout just northeast of Fall City. On its route north, it runs
2155 along the east side of the Snoqualmie Valley floor where it passes through stretches of
2156 unincorporated agricultural and rural land and the incorporated cities of Carnation and Duvall.
2157 State Route 203 then travels north through Snohomish County for about six miles where it
2158 intersects US Highway 2 in the city of Monroe.

2159 US Highway 2 runs west-to-east from the city of Everett in Snohomish County, through a portion
2160 of King County, over Stevens Pass into Chelan County, and eastward across Washington state.
2161 US Highway 2 is designated as the Stevens Pass Greenway National Scenic Byway. For its
2162 relatively short segment in King County, US Highway 2 provides access to the incorporated
2163 Town of Skykomish, the rural communities of Baring and Grotto, several other small residential
2164 areas, and the Stevens Pass Ski Area.

2165 **Public Transportation Services**

2166 Snoqualmie Valley Transit and the King County Metro Transit Department (Metro) each provide

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

2167 mobility services in the Snoqualmie Valley/NE King County subarea.¹⁰⁸ The following identifies
 2168 mobility services that serve the subarea as of January 2024.¹⁰⁹

2169 Snoqualmie Valley Transit:

2170 Since 2003, Snoqualmie Valley Transit has been providing fixed route, deviated fixed route, and
 2171 door-to-door transportation service in the Snoqualmie Valley/NE King County subarea:

- 2172 • Snoqualmie Valley Shuttle (funded by Metro): weekday service every 90-100
 2173 minutes; connects North Bend and Snoqualmie with Fall City, Carnation and Duvall.
- 2174 • North Bend-Snoqualmie Shuttle and Cedar Falls Loop Shuttle (partially funded by
 2175 Metro): weekday service that connects North Bend with the communities of
 2176 Snoqualmie and Riverbend and Wilderness Rim.
- 2177 • Duvall-Monroe Shuttle (partially funded by Metro): weekday service that connects the
 2178 two cities closest to the King/Snohomish County border in Snoqualmie Valley is
 2179 suspended until further notice due to driver shortages.
- 2180 • Door-to-Door (partially funded by Metro): Weekday service Monday-Friday from 6
 2181 a.m. to 7 p.m.; schedule a ride at least 24-hours in advance; service area includes
 2182 North Bend, Snoqualmie City, Preston, Carnation, Duvall, and Monroe
- 2183 • For more information: <https://svtbus.org/>

2184 Metro:

- 2185 • Route 208: service every 50-70 minutes in the peak direction, 120-130 minutes off-
 2186 peak on the weekdays; and service every 120-130 minutes on Saturdays; connects
 2187 North Bend and Snoqualmie with Issaquah.
- 2188 • Route 232: As of January 2024, this route is suspended. Previously, it provided
 2189 service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes
 2190 westbound in the p.m. peak on weekdays only; connects Duvall with Redmond
 2191 Ridge, Redmond, and Bellevue.
- 2192 • Dial-a-Ride Transit Route 224: service every 90 minutes on weekdays only; connects
 2193 Duvall with Redmond Ridge and Redmond.
- 2194 • Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project
 2195 seeks to ease vehicle congestion, reduce safety hazards and expand access to
 2196 hiking destinations along Interstate 90.

2197 Community Priorities

2198 Residents shared their desire for increased active transportation infrastructure, such as bike
 2199 lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where
 2200 pedestrian traffic is high, such as around schools. State Route 202 is of particular importance as
 2201 this section of road borders an elementary and middle school. Residents stated they want safety
 2202 improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches.
 2203 Specifically, community members and other jurisdictions also expressed concern about traffic

¹⁰⁸ Per Snoqualmie Valley Transit Director Amy Biggs, as of August 1, 2023, the transit service is funded by multiple sources, including Metro Transit, WSDOT, and the Snoqualmie Indian Tribe, with occasionally other funding sources such as cities, assistance programs, and foundations.

¹⁰⁹ King County Metro transit service as of November 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change. Peak direction also varies by route. For North Bend and Snoqualmie peak direction is defined as toward Issaquah in the a.m. and toward North Bend in the p.m.

2204 safety issues for Snoqualmie Pass residents and visitors along the State Route 906 corridor.
 2205 Community members in the Fall City area also expressed concern about safety on State Route
 2206 202. State Route 202 was subject of a recent WSDOT corridor study; funding to implement its
 2207 recommendations is still pending.

2208 Some residents raised concerns about increased trash and drunk drivers and expressed
 2209 interest in anti-litter and anti-drunk driving campaigns. Residents raised concerns about
 2210 deterioration of area roadways from heavy truck traffic and traffic congestion caused from
 2211 recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking
 2212 areas such as Southeast Mt Si Road, Rattlesnake Lake (436th Avenue Southeast), and
 2213 Southeast Middle Fork Road. Traffic congestion along commuting routes is a concern stated by
 2214 residents as well, specifically in routes from the Lower Valley (Carnation and Duvall) to
 2215 Redmond on State Route 202 and Northeast 124th Street, and Northeast Woodinville Duvall
 2216 Road. Although the community indicated they want these improvements, some residents stated
 2217 concern about the cost and financial burden placed on residents for public improvements.

2218 In addition to maintenance of roadways, residents have voiced concerns over the periodic
 2219 closure of certain roadways in Snoqualmie Valley/NE King County due to seasonal flooding and
 2220 occasional landslides that can cut off residents from the surrounding cities and impede
 2221 emergency services.

2222 Community members along US Highway 2 shared their desire for improved facilities along the
 2223 highway, including new restroom facilities to improve sanitation, and wayfinding signs to
 2224 encourage travelers to shop at local businesses.

2225 In terms of transit, the community voiced desires for additional transit service that is accessible
 2226 for all and can be safely used by a variety of populations including families, young adults, and
 2227 people aged 62-55 years and older. Community members shared an interest in routes that
 2228 connect residents and employers in the south end of the Snoqualmie Valley/NE King County
 2229 subarea with the communities lying south on SR 18, such as Maple Valley and Covington.
 2230 Community members also stated an interest in increased connection to Snohomish County and
 2231 to the future light rail in Redmond.

2232 The community requested assistance in resolving mobility challenges, such as barriers to transit
 2233 for youth, people aged 62 years and older, and other customers with limited physical mobility
 2234 and better access to health and human services in the area and in surrounding cities.

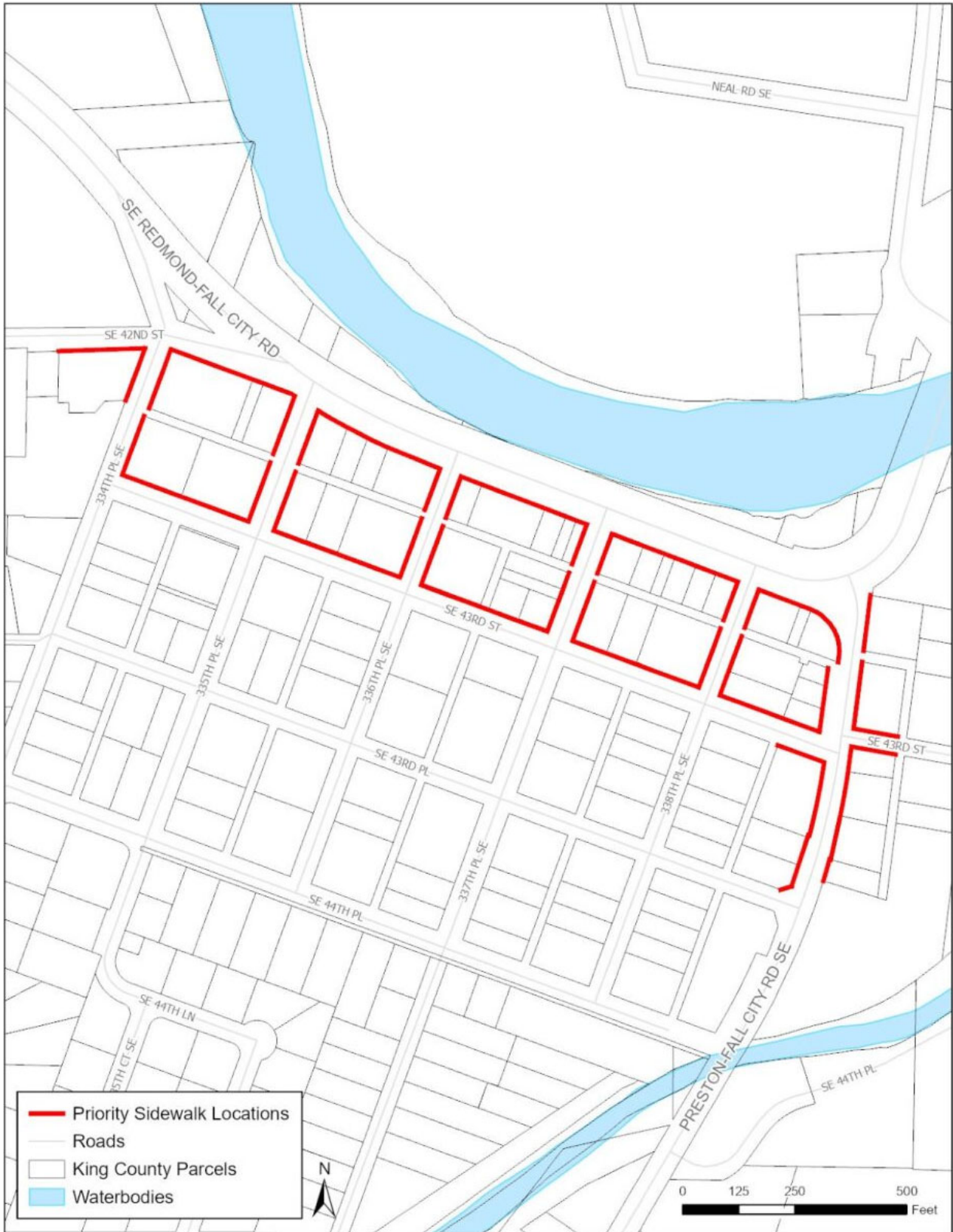
2235 Policies

2236
 2237 **SVNE-25** Work with communities in the subarea on mobility solutions that meet and are
 2238 appropriate for their needs, including mobility solutions connecting people
 2239 aged 62-55 years and older, veterans, and people with disabilities to services,
 2240 in alignment with rural levels of transit service as identified by the Metro
 2241 Transit Service Guidelines and Metro Connects.

2242
 2243 **SVNE-26** Support safety improvements to the State Route 906 corridor for Snoqualmie
 2244 Pass residents and visitors through working with the Washington State
 2245 Department of Transportation, Kittitas County, local businesses, and the
 2246 community.
 2247

- 2248 **SVNE-27** Encourage the Washington State Department of Transportation and the
 2249 Federal Highway Administration to improve the comfort and usability for
 2250 travelers on US Highway 2 through improved wayfinding and rest facilities.
 2251
- 2252 **SVNE-28** Coordinate and work with Washington State Department of Transportation
 2253 and community members who use the SE Redmond-Fall City Road portion of
 2254 State Route 202 on studying and implementing safety and active
 2255 transportation improvements ~~in that area that will favor safe and pleasant~~
 2256 ~~pedestrian and other active transportation links between Fall City businesses,~~
 2257 ~~the residential areas, and nearby parks and schools including pedestrian~~
 2258 ~~connections between businesses in the Fall City business district along State~~
 2259 ~~Route 202.~~
 2260
- 2261 **SVNE-29** Require new sidewalks, or upgrades to sidewalks when needed, in the Fall
 2262 City Business District along roads identified in Map 26 as part of permitting
 2263 and development activity when a reasonable nexus exists.
 2264
- 2265 **SVNE-30** Prohibit road connections between the City of Snoqualmie and the
 2266 unincorporated county roads of 356th Avenue SE and Lake Alice Road SE,
 2267 unless future analysis determines restricted emergency access is necessary
 2268 for safety.
 2269
- 2270 ~~**SVNE-25** Consider Preston Fall City Road for designation as a historic or scenic~~
 2271 ~~corridor.~~
 2272
- 2273 **SVNE-31** Explore alternatives to driving alone to Snoqualmie Pass, particularly in the
 2274 winter, to reduce congestion, reduce safety hazards, and expand access to
 2275 the Pass, by working with ~~the~~ Washington State, Kittitas County, local
 2276 businesses, and the community.

2277 **MAP 26: MAP OF PRIORITY SIDEWALK LOCATIONS**



2278



Photo provided by the Snoqualmie Indian Tribe

2279
2280

2281 Chapter 9: Services and Utilities

2282 The Growth Management Act distinguishes between urban and rural services and states that
2283 land within the Urban Growth Area should be provided with a full range of services necessary to
2284 sustain urban communities, while land within the Rural Area should receive services consistent
2285 with rural character. The Snoqualmie Valley/NE King County subarea includes both urban areas
2286 – the Potential Annexation Areas adjacent to the Valley cities of Carnation, Duvall, North Bend,
2287 and Snoqualmie – and rural area, in addition to Natural Resource Lands. Cities are the primary
2288 providers of services in the Urban Growth Area and may provide certain services to the
2289 neighboring rural area.

2290 Community members in the rural area are generally provided services and utilities from special
2291 purpose districts or private companies. Regional, countywide, and King County policies limits
2292 the availability of services in the rural area and directs that rural levels of service should be
2293 provided. Facilities and services that primarily benefit rural populations are intended to be in
2294 cities or Rural Towns.

2295 The following sections describe generally the services and utilities and providers within the
2296 subarea. It is not an exhaustive list.

2297 Services

2298 Public School Districts

2299 The Snoqualmie Valley/NE King County subarea is served by three school districts. The
2300 Snoqualmie Valley School District covers the Upper Snoqualmie Valley from Snoqualmie Pass
2301 to between the city of Snoqualmie and Fall City. The Riverview School District covers the Lower
2302 Snoqualmie Valley, the areas surrounding Carnation, and Duvall. The Skykomish School District
2303 covers the areas surrounding Skykomish along Highway 2.

2304 The Snoqualmie Valley School District has six elementary schools, three middle schools, two
 2305 high schools, and programs to support home-schooling, on-line learning and remote learning.
 2306 The Riverview School District has three elementary schools, one middle school and one high
 2307 school. In addition, it has a multi-age program and a learning center. The Skykomish School
 2308 District has one school serving kindergarten through grade 12.

2309 The *Comprehensive Plan* generally does not allow new schools in the Rural Area. New schools
 2310 primarily serving rural residents must be in neighboring cities or Rural Towns. New schools
 2311 primarily serving urban residents must be located within the Urban Growth Area.

2312 Public Hospital Districts

2313 The subarea is served by two hospital districts. Public Hospital District No. 2 serves the city of
 2314 Duvall and neighboring unincorporated areas, in addition to the cities of Kirkland, Redmond, and
 2315 Monroe. It does not have any facilities in the subarea. Public Hospital District No. 4, known as
 2316 the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend
 2317 and the surrounding rural area including Snoqualmie Pass. The district provides several clinics
 2318 and one hospital in Snoqualmie.¹¹⁰

2319 Utilities

2320 Utilities include infrastructure and services that provide water, sewage treatment and disposal,
 2321 solid waste disposal, energy, and telecommunications. Water and sewer system providers that
 2322 serve unincorporated King County or convey wastewater to King County treatment facilities are
 2323 required to have comprehensive plans consistent with the *Comprehensive Plan*.

2324 Water Supply

2325 The Valley cities and the Town of Skykomish have water utilities that provide services to
 2326 unincorporated community members in the Urban Growth Area and rural area adjacent to the
 2327 cities. In addition, water is provided to rural communities by Fall City Water District, Sammamish
 2328 Plateau Water and Sewer District, Snoqualmie Pass Utility District, Water District 119, and
 2329 Water District 123.

2330 Rural communities that do not have wells may also receive service from private water
 2331 companies and associations. There are numerous private water providers within the subarea,
 2332 including, but not limited to, Ames Lake Water Association, River Bend Homeowners
 2333 Association, Sallal Water Association, Spring Glen Association, Upper Preston Water
 2334 Association, and the Wilderness Rim Association.

2336 Sewage Treatment and Disposal

2337 The cities of Duvall, North Bend, and Snoqualmie have their own local wastewater treatment
 2338 plants. King County provides regional wastewater treatment services to the cities of Carnation,
 2339 Issaquah, and Sammamish. Outside of the Urban Growth Area, the remainder of the subarea is
 2340 unsewered except for the developed areas associated with Snoqualmie Pass and Stevens
 2341 Pass. Snoqualmie Pass receives sewer service from the Snoqualmie Pass Utility District with
 2342 treatment at a facility in Kittitas County. Stevens Pass Sewer District serves the immediate
 2343 Stevens Pass area.

¹¹⁰ Link to [About - Snoqualmie Valley Health Snoqualmie Valley Health \(snoqualmiehospital.org\)](https://www.snoqualmiehospital.org)

2344
 2345 The business district of Fall City will be served by a large on-site sewage system to address
 2346 long-standing wastewater management issues. Its capacity is limited to serving existing needs
 2347 only within the existing commercial area of Fall City.

2348 Solid Waste

2349 Garbage, recyclables, and organics collection in the subarea are provided by private companies
 2350 operating under certificates issued by the Washington Utilities and Transportation Commission.
 2351 Some residents subscribe to this private curbside collection service and others self-haul their
 2352 waste to the Factoria Recycling and Transfer Station, the Cedar Falls drop box, or the
 2353 Skykomish drop box, all operated by King County Solid Waste Division.

2354 The Town of Skykomish provides garbage collection to some unincorporated areas but does not
 2355 collect recyclables or organics. There is a drop box facility located in Skykomish; however,
 2356 organics collection is not provided at the drop box.

2357 Some curbside garbage collection is provided at Snoqualmie Pass and a facility is provided for
 2358 recyclables. Organics collection is not available at Snoqualmie Pass. Garbage from the subarea
 2359 is disposed of at the County's Cedar Hills Regional Landfill.

2360 Energy

2361 Energy is provided by Puget Sound Energy, with Tanner Electric Cooperative providing service
 2362 to customers in the Ames Lake area and greater North Bend and Snoqualmie communities.

2363 Telecommunications

2364 King County completed a Broadband Access Study in 2020.¹¹¹ The study identifies three zones
 2365 as unserved by broadband service providers. All three zones are included in the subarea. The
 2366 unserved zones cover areas along US Highway 2, Interstate 90, and pockets across the
 2367 subarea.

2368 Community Priorities

2369 When asked what services and utility investments were needed in the subarea, community
 2370 members across the subarea expressed a need for better access to reliable internet service to
 2371 help with digital connectivity. As noted, the subarea has gaps where reliable broadband services
 2372 are not available to households and businesses. Even where services are available, community
 2373 members stated that not all households can afford to pay for reliable or any internet services,
 2374 and that there is a need for "hotspots" across the subarea where community members can
 2375 access internet services at no cost. The community noted that the COVID-19 pandemic shined
 2376 a light on the need for reliable digital connectivity. This need is addressed in the *Comprehensive*
 2377 *Plan*.

2378 In areas with an influx of visitors for recreation, particularly in Snoqualmie Pass, community
 2379 members stated a desire to see related spikes in demand on services captured in planning for
 2380 the area. The Snoqualmie Pass community noted the small year-round population in their
 2381 community swells by thousands of people on weekends, placing a demand on services and

¹¹¹ Link to [202002-Broadband-Access-Study.ashx \(kingcounty.gov\)](#)

2382 infrastructure such as electricity and emergency services that community members feel
 2383 disproportionately impacts them. Other parts of the subarea also attract weekend and seasonal
 2384 visitors, including Fall City, with people recreating on the Snoqualmie River in summer months.
 2385 Community members in these areas requested that adequate services be provided that support
 2386 periodic, regular large influxes of visitors.

2387 Throughout the subarea, beyond the areas that experience regular, periodic influxes of visitors,
 2388 the communities stated that it feels more could be done to support a resilient power grid. Many
 2389 community members complained of extended power outages and suggested more could be
 2390 done to avoid them, such as maintaining vegetation distances from power lines or burying
 2391 power lines.

2392 Most of the Fall City community stated that it did not want expansion of the on-site sewage
 2393 system that serves the business district and wants to keep residential densities low, where
 2394 homes can be served by septic systems. Other concerns shared regarding wastewater in Fall
 2395 City included whether on-site sewage systems in a new residential subdivision is appropriate for
 2396 the area.

2397 When asked about services and utilities, the communities around Skykomish asked for
 2398 improved access to solid waste services – particularly availability of dump sites – and availability
 2399 of facilities that reduce interference from wildlife.

2400 Some community members articulated a desire to improve local infrastructure and services to
 2401 support economic growth. Community members stated that existing roadways, internet services,
 2402 and sanitation infrastructure are struggling to handle the current population. Community
 2403 members called for making necessary maintenance, repairs, and upgrades before investing in
 2404 utility services for new residents, such as water supply, internet service, and garbage service.

2405 Policies

2406
 2407 **SVNE-32** Support utility providers' efforts to maintain a reliable electrical grid with
 2408 redundant distribution networks in areas that have chronic power outages.

2409
 2410 **SVNE-33** The Fall City commercial on-site sewage system shall serve only the existing
 2411 properties within the Fall City Business District Special District Overlay.

2412
2413



2414

2415 Chapter 10: Economic Development

2416 Agriculture and local businesses are the backbone of the rural economy and contribute to
 2417 quality of life and vitality of the area. Snoqualmie Valley/NE King County retains its rural
 2418 character with a large portion of the subarea focused on the resource-based economic activities
 2419 of farming, forestry, and outdoor recreation. Efforts to improve the subarea’s economic vitality
 2420 must carefully consider the impacts to its character now and in the future.

2421 The unincorporated area of the Snoqualmie Valley/NE King County subarea has three
 2422 designated commercial areas providing employment, economic opportunities, goods and
 2423 services, and recreation and entertainment. The commercial areas include:

- 2424 • Fall City Rural Town
- 2425 • Snoqualmie Pass Rural Town
- 2426 • Preston Industrial and Rural Neighborhood Commercial Center

2427 The Snoqualmie Tribal lands and the incorporated Valley cities of Carnation, Duvall, North
 2428 Bend, and Snoqualmie each contain their own commercial areas, and are not covered by this
 2429 Subarea Plan because they are either a sovereign nation, as is the case with the Snoqualmie
 2430 Indian Tribe, or are incorporated into their own city government. However, due to the way some
 2431 of the economic and employment information is collected and published, activities within those
 2432 cities may sometimes be blended with the subarea data.

2433 Total employment in the subarea, not including the incorporated cities, is estimated to be about
 2434 5,400 jobs.¹¹² Since 2000, employment in the unincorporated area of the subarea has grown by

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

2435 about 900 jobs, averaging a little less than 1 percent growth each year, slower than the
 2436 countywide growth rate of 2.7 percent per year over the same period.

2437 Employment opportunities within the Snoqualmie Valley/NE King County subarea have a strong
 2438 regional focus, as opposed to being nationally or internationally focused. The regional focus of
 2439 the Snoqualmie Valley/NE King County employment picture is shown in Appendix A, which
 2440 shows that nearly 50 percent of the residents of the subarea and the cities in the rural area
 2441 commute to the incorporated cities of Seattle, Bellevue, Redmond, and Issaquah. The cities of
 2442 Snoqualmie and North Bend, combined, supply about 9 percent of the area’s workers. Workers
 2443 in Snoqualmie Valley/NE King County come from a large, dispersed area that includes the cities
 2444 in King County, as well as Snohomish and Pierce Counties.

2445 **TABLE 6: PUGET SOUND REGIONAL COUNCIL COVERED EMPLOYMENT ESTIMATES: SNOQUALMIE**
 2446 **VALLEY AREA***

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

2447 * Area does not include the cities of Carnation, Duvall, North Bend, Snoqualmie, or Skykomish
 2448

2449 Outdoor recreation and tourism are a major draw in the Snoqualmie Valley/NE King County
 2450 subarea. The subarea contains two ski areas, several state parks, acres of public lands with
 2451 primitive roads and trails, two federally designated wild and scenic rivers, and two federally
 2452 designated wilderness areas. It is difficult to determine the economic advantage that this
 2453 abundant outdoor recreation brings to the subarea and the County. According to residents,
 2454 outdoor recreationalists, and land managers, who participated in community engagement for
 2455 this plan, the demand for these resources has increased markedly in recent years and is
 2456 expected to do so in the future. Many of these recreationalists contribute to the economy of the
 2457 subarea through local commerce when they visit.

2458 **Agriculture and Forestry**

2459 The Snoqualmie Valley/NE King County subarea contains the 14,931-acre Snoqualmie River
 2460 Agricultural Production District. Nearly 7,400 currently farmed acres are in the subarea as of
 2461 2023. In 2023 there are also over 200 commercial farms, three dairies, several small-scale
 2462 livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley

2463 Agricultural Production District.¹¹³ Roughly 75 percent of agricultural business operators own
 2464 their own land, with 25 percent leasing the land. Many of those leasing the land are beginning
 2465 farmers and immigrant farmers, especially Hmong or Mien populations.

2466 **TABLE 7: SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020**¹¹⁴

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

2467

2468 In 2014, King County began the Local Food Initiative to improve farmer connections to
 2469 consumers and building a stronger farm-to-plate pipeline.¹¹⁵ The program targets increasing
 2470 acreages for food production, the number of new and beginning farmers in food production, and
 2471 the demand for locally produced healthy foods, while reducing food waste and food insecurity.

2472 The program has reported many local food economy gains in recent years countywide, including
 2473 increasing:

- 2474 • Agricultural product sales by 17 percent between 2012 and 2017;
- 2475 • Farm vendor sales by 10.5 percent between 2017 and 2018; and
- 2476 • Farmer food sales direct to consumers by 76 percent between 2012 and 2017.

2477 The program also provided support during the COVID-19 pandemic, including 22 grants to
 2478 impacted farms and 27 grants to farmers markets. The program helped connect farmers to
 2479 consumers through their internet, where 16 farmers enrolled in programs to support online
 2480 sales. The program also purchased food from 51 farms to support food banks and hunger relief.

2481 Much has been accomplished to assist farmers and the local food economy, both within the
 2482 subarea and across King County. Local farms and farmers are a large economic resource and a
 2483 core piece of the subarea's identity.

2484 Over 86 percent of the subarea (756 square miles) is within the Forest Production District
 2485 boundary, which spans nearly the entire eastern portion of King County and contains numerous
 2486 private and public landowners. Many of the private landowners operate their land holdings for
 2487 active forest resource management purposes, which generates economic activity through timber
 2488 harvesting. According to the Washington State Department of Natural Resources, between
 2489 2017 and 2022 there were over 300 Forest Practice Applications permits issued in the subarea
 2490 on an estimated 15,700 acres. The total reported volume of timber harvested over this time in
 2491 the subarea was over 300 million board feet.

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

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

¹¹⁵ [Link to Local Food Initiative](#)

2492 Snoqualmie Indian Tribe

2493 The Snoqualmie Indian Tribe is an economically significant sovereign government within the
 2494 subarea, benefitting the local economy beyond its reservation borders. For example, in 2015 the
 2495 Snoqualmie Casino employed 1,568 workers, 95 percent of whom were non-Indian tribe
 2496 members, totaling \$65.5 million in total employee compensation.¹¹⁶ The Snoqualmie Tobacco
 2497 Company and Liquor Store paid almost \$1 million in total employee compensation in 2015 as
 2498 well. These businesses and the tribal government created a total of 1,760 jobs, making the
 2499 Snoqualmie Indian Tribe one of the largest employers in the subarea. In addition to benefitting
 2500 local employment, the Snoqualmie Indian Tribe uses some of its proceeds to benefit local
 2501 nonprofits, including organizations that support health, youth and family, the environment, the
 2502 arts, and public broadcasting. Through the Snoqualmie Indian Tribe's economic activities and
 2503 contributions to community organizations, it has a significant impact on the local economy and
 2504 culture in the subarea.

2505 Fall City and Snoqualmie Pass Rural Towns

2506 The Snoqualmie Valley/NE King County subarea includes two Rural Towns, Fall City and
 2507 Snoqualmie Pass. Each Rural Town contains a small commercial area. Fall City's commercial
 2508 area contains several local businesses consisting of restaurants, personal services, medical and
 2509 professional offices, a grocery store, retail establishments, automotive repair shops, gas
 2510 stations, and a hotel. The Snoqualmie Pass commercial area contains two of the base areas of
 2511 the Summit at Snoqualmie Ski Area, a market and café, a retail store focused on outdoor
 2512 apparel and gear, and some professional office space.

2513 Preston Industrial and Neighborhood Business Centers

2514 The Preston Industrial area contains the 129-acre Preston Industrial Park. The industrial park
 2515 contains several warehousing and distribution businesses, automotive repair shops, retail
 2516 establishments, children's activity businesses, professional and medical offices, and a
 2517 landscaping supply company. Adjacent to the industrial park, two neighborhood commercial
 2518 areas support restaurants, a gas station, retail store, a private school, and landscape design
 2519 firm.

2520 Community Priorities

2521 Residents of the Snoqualmie Valley/NE King County subarea voiced a desire to see the
 2522 resource-based economies of the subarea preserved and protected. Residents and farmers
 2523 stated they support expanding markets or other promotional opportunities within the subarea for
 2524 locally grown products. Many residents stated they feel agriculture is part of what makes the
 2525 Snoqualmie Valley unique and suggested the community focus on supporting agriculture.
 2526 Another stated concern is increasing the resilience of local growers to the changes posed by
 2527 extreme weather.

2528 Community members expressed a desire to see local business thrive and existing commercial
 2529 areas retain their rural scale. Residents shared that they wanted economic growth to come from
 2530 within and wanted to see support for existing businesses and workers prioritized over large
 2531 corporations and franchises.

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

2532 For Snoqualmie Valley/NE King County to realize its vision for a strong and vibrant community,
 2533 residents articulated that they want to encourage tourism-based economic activity, if it maintains
 2534 the rural character of the subarea, doesn't create a tourism-reliant economy, and protects the
 2535 valuable natural resources of the area. The community shared mixed feelings on the benefits
 2536 and risks of agritourism, noting the potential for growth while acknowledging the instability of the
 2537 tourism industry.

2538 Policies

2539
 2540 **SVNE-34** Support local businesses that are unique to Snoqualmie Valley/NE King
 2541 County, including those that provide economic vitality and tourism, through
 2542 such ~~actions as~~ opportunities for technical assistance, marketing, and visibility
 2543 needs, small business grants, and art/culture/heritage/science support and in
 2544 collaboration with the Snoqualmie Tribe, Valley cities, and local organizations.

2545
 2546 **SVNE-35** Support outdoor recreation, agritourism, and environmentally sustainable
 2547 tourism that encourages local employment and protects the environment,
 2548 natural resources, and working resource lands, by partnering with Indian
 2549 tribes, land management agencies, Cities in the Rural Area, community-based
 2550 associations, area residents, and farmers.

2551
 2552 **SVNE-36** Support the experience of visitors at Snoqualmie Pass by encouraging
 2553 additional facilities and services such as recreation, dining, educational
 2554 experiences, and parking support, while balancing environmental protection,
 2555 in coordination with Kittitas County, Washington State Department of
 2556 Transportation, the ski area, land management agencies, and community-
 2557 based organizations.

2558
 2559 **SVNE-37** Focus non-resource economic uses in the existing commercial areas in Fall
 2560 City, Snoqualmie Pass, Preston Rural Neighborhood Commercial Center,
 2561 Preston Industrial Area, Baring, and Timberlane Village, serving the local rural
 2562 communities at a size and scale appropriate for the rural area.

2563
 2564 **SVNE-38** Support the economic viability of farms in the Snoqualmie Valley Agricultural
 2565 Production District with appropriately scaled agritourism, through the support
 2566 of strategies such as farmers markets, farm stays, farm stands, additional
 2567 retail opportunities for the sale of locally grown and/or produced farm
 2568 products, and marketing of the Valley as an environmentally sustainable
 2569 agritourism destination.

2570
 2571 **SVNE-39** Support the Fall City community in diversifying its local economy as an
 2572 agritourism hub for products created and/or grown in the Snoqualmie Valley
 2573 Agricultural Production District.

2574
 2575 **SVNE-40** Consider the movement of freight from agriculture and forest-based industries
 2576 within the subarea in planning, to ensure the viability of those industries.



2577

2578 Chapter 11: Subarea Plan Implementation

2579

2580 Implementation of the Subarea Plan includes concurrent, near term, and ongoing actions the
2581 County will take to fulfill the community's vision and the policies contained within this Subarea
2582 Plan. This chapter describes some of these actions.

2583 Categories of near-term actions are summarized in the list below.

- 2584 • *Land Use and Zoning Map amendments* and changes to development conditions for
2585 certain properties to better align with the community's vision and County policy.
- 2586 • *Transportation* analyses are happening now to address needs identified by community
2587 members.
- 2588 • The updated *Community Needs List* will be adopted with the 2025 budget.

2589 The County is committed to realizing the community's vision to the greatest extent possible.
2590 This commitment requires ongoing discussion and cooperation between the community and
2591 County and to update and refine priorities. Some of this discussion and work will occur through
2592 future County budgeting processes, and some of this will be initiated by departments as they
2593 implement projects.

2594 Land Use and Zoning Map Amendments

2595

2596 To implement the land use-specific policies contained within this Subarea Plan, a series of
2597 amendments to the County's Land Use and Zoning Maps will be adopted by the County.
2598 Development conditions that apply to parcels in the subarea are also updated. Development
2599 conditions are regulations that apply to permitted development on specific properties. Examples

2600 of development conditions include standards for allowable activities or densities, design
 2601 standards and permit process requirements. Following is a description of proposed zoning and
 2602 land use amendments.

2603 Fall City Residential Development Condition

2604 The County is establishing development regulations for the residential portion Fall City Rural
 2605 Town to maintain the predominant development pattern, and to ensure new development is
 2606 consistent with existing rural levels of service in Fall City's residential areas. This development
 2607 condition change addresses density and dimension standards and open space requirements.
 2608 This change follows a 2023 moratorium on new subdivisions within the residential areas of the
 2609 Fall City Rural Town. The moratorium Ordinance directed the Executive to study the existing
 2610 land use regulations and provide recommendations as necessary, for additional regulations to
 2611 support Fall City's rural character. The County also adopted interim development conditions in
 2612 2023 for this area. Those expired concurrent with adoption of this Plan.

2613 Fall City Business District Overlay Revised Development Condition

2614 The Fall City special overlay district development condition was updated to be consistent with
 2615 the community's vision for character of the Fall City business district and the ongoing operation
 2616 and maintenance of the new wastewater system.

2617 Snoqualmie Pass Rural Town Development Conditions

2618 *Landscape Buffer Enhancements:* One existing development condition, dating from 1997,
 2619 applies to several community business-zoned parcels south of Interstate 90. It specifies a
 2620 landscape buffer of 25 feet along the highway to screen the view of potential commercial and
 2621 mixed-use development. This older development condition is removed and replaced with a new
 2622 development condition providing a wider, 100-foot landscape buffer area and more detail on the
 2623 type and amount of vegetation required to be installed in the required buffer.

2624 *Housing Demonstration Program Amendments:* The Alternative Housing Demonstration Project
 2625 (K.C.C. Section 21A.55.155) was adopted in 2020. This plan will amend that Code section
 2626 adding a portion of the Snoqualmie Pass Rural Town south of Interstate 90 to the
 2627 Demonstration Project. This is done to encourage workforce housing for seasonal workers in
 2628 support of the recreational economy. This amendment also removed the Alternative Housing
 2629 Demonstration Project from portions of both the North Highline and the Vashon-Maury Island
 2630 subareas.

2631 Preston Land Use and Development Conditions

2632 The community of Preston, located along the Raging River at the base of Mitchell Hill, contains
 2633 an industrial area, a residential area, two King County parks, and the Preston Regional Trail.
 2634 This Subarea Plan consolidates three previously existing development conditions into one
 2635 development condition:

- 2636 • Development standards for the *industrial area* are consolidated into a single
 2637 development condition. This ensures consistency with King County's regulations, making
 2638 it easier for the public, business owners, and the County to understand and implement
 2639 the development condition.

2640 • The land use designation of Preston’s *residential area* is amended from “Residential
2641 Neighborhood Commercial Center” to “Rural Area” to ensure the long-term protection of
2642 the community’s rural, residential character.

2643 • Two development conditions applicable to the former *Preston Mill site* and adjacent retail
2644 parcels are removed and replaced by a land use designation and zoning that support the
2645 development of a future park at the former mill site and continued commercial use along
2646 Preston Fall City Road Southeast

2647 **Open Space System Expansion**

2648 Certain parcels in the subarea are redesignated from their current land use designation of
2649 “Rural Area” or “Agriculture” to “King County Open Space System” to make clear the long term
2650 intended use of these properties and to ensure they will be managed consistent with the goals
2651 in King County Open Space Plan. County Department of Natural Resources and Parks acquires
2652 land for inclusion in the King County Park and Open Space System as acquisition opportunities
2653 arise. These parcels are located throughout the subarea, often adjacent to other large open
2654 spaces or regional trail corridors, such as Grand Ridge Park or the Snoqualmie Valley Trail, for
2655 example.

2656 **Other Parks and Wilderness Land Use Designation Expansion**

2657 The Subarea Plan redesignates certain parcels to “Other Parks and Wilderness”. Over time
2658 public agencies such as the Washington State Department of Natural Resources, Washington
2659 State Parks, and Washington State Fish and Wildlife, acquired lands within the subarea to
2660 further the agencies’ respective missions. The new designation ensures that their long term
2661 intended use is correctly designated in the *Comprehensive Plan*.

2662 **Raging River Quarry Development Condition**

2663 The Raging River Quarry is located along Preston Fall City Road Southeast. The quarry’s
2664 development condition was amended to apply to only the northern parcel and to update the
2665 terminology in the development condition. The southern parcel, acquired by King County
2666 Department of Natural Resources and Parks in 2020, was redesignated to be a part of the King
2667 County Open Space System.

2668 **Snoqualmie Mill Development Condition**

2669 The Snoqualmie Mill site, which was a functioning mill from the early 1900s until 2003, has
2670 largely been annexed into the city of Snoqualmie. The development agreement meant to ensure
2671 coordinated planning of the former mill site was removed from the affected parcels and repealed
2672 from the zoning map. Two parcels located inside of the Urban Growth Area were redesignated
2673 to Urban Reserve to indicate their eventual annexation into the city of Snoqualmie.

2674 **Repeal of Development Conditions**

2675 Several development conditions and zoning overlays in the subarea have been in place since
2676 the mid-1990s. Seven of the development conditions and overlays were applied to parcels that
2677 have been annexed into one of the incorporated cities bordering the subarea. King County no

2678 longer has jurisdiction over these parcels, so these development conditions and overlays were
2679 removed from the zoning atlas.

2680 Transportation

2681 Snoqualmie Valley Two-Dimensional Flooding Model Study

2682 The King County Water and Land Resources Division is developing a sophisticated two-
2683 dimensional hydraulic model of the lower Snoqualmie Valley to better understand flooding
2684 patterns and effects, with a focus on road closures that isolate valley residents. The model will
2685 help the County to understand the potential effects of climate change on flooding in the valley
2686 and better plan future infrastructure projects. The effort is expected to be finalized by the end of
2687 2024.

2688 Snoqualmie Valley Major Flood Mitigation Study

2689 The Road Services Division received funds from the King County Flood Control District to study
2690 the feasibility of improvements that would maintain access to Valley cities during Snoqualmie
2691 Valley flood events. The technical analysis will focus on major county roads and is expected to
2692 be complete in 2024.

2693 332nd Ave SE Corridor Traffic Safety Study

2694 The Road Services Division received funds to conduct a pedestrian safety study in Fall City in
2695 2022. This study will identify potential pedestrian improvements for the town's two arterial
2696 county road corridors: 332nd Avenue Southeast from Southeast Redmond Fall City Road (State
2697 Route 202), and Preston-Fall City Road Southeast from Southeast 44th Place to Southeast
2698 Redmond Fall City Road (State Route 202). Study tasks will include traffic data collection for
2699 motorized and nonmotorized usage of the arterial corridors and the feeder side streets; a limited
2700 field survey; an inventory of existing drainage infrastructure; a review of existing roadway
2701 illumination; and planning level review of right-of-way needs and constraints.

2702 Economic Development

2703
2704 Chapter 10 of this Subarea Plan contains policies related to economic development in the
2705 subarea, including support for locally owned businesses and outdoor recreation and tourism that
2706 encourages local employment and environmental and resource protection. Community
2707 members call for a balance between recreation-related economic development and resource
2708 protection.

2709
2710 The County will continue to work with the community on strategies to best achieve the policies
2711 referenced in this plan. This may include support for businesses with technical assistance,
2712 consideration of ways that agritourism can support agriculture, and continued collaboration with
2713 the cities in the Rural Area, Kittitas County, community-based organizations, and other public
2714 agencies.

2715

2716 Community Needs List and Budgeting

2717

2718 Community Needs Lists identify programs, services, or capital improvements that respond to
 2719 community-identified needs. Within the Snoqualmie Valley/NE King County Community Service
 2720 Area, community needs span many topics. Community members identified their highest
 2721 priorities for the subarea, including topics such as: affordable housing, bike lanes, code
 2722 enforcement, drainage improvements, early childhood education, economic development,
 2723 parks, sidewalks, traffic calming, and workforce development.

2724 Community Needs List process begins with community-generated requests provided to the
 2725 County through surveys and workshops with community members. Once the initial list of
 2726 requests is developed and provided to County departments, departments assess the eligibility of
 2727 each request to determine if it is a service the County can provide. The County then works with
 2728 community members to prioritize eligible requests as high, medium, or low categories. The
 2729 prioritized list is next shared with King County Councilmembers and staff for review and input to
 2730 finalize. The final list is then shared with departments, which use the lists as input for developing
 2731 departmental budget requests. Finally, the proposed Community Needs List, which includes the
 2732 community prioritized eligible requests, responsible agency, and potential timeline for
 2733 completion, is transmitted to the King County Council with each subarea plan and with each
 2734 biennial budget. The Snoqualmie Valley/NE King County Community Needs List was
 2735 transmitted to the Council with the County's 2025 budget.

2736 Performance Measures

2737 Tracking progress on the County's implementation of the Subarea Plan through performance
 2738 measures provides accountability to the subarea's residents and communities. The most useful
 2739 measures are clear, quantifiable, and comparable over time to better track outcomes.

2740 A total of 10 performance measures are established for this subarea. Five measures were
 2741 established specific to the Community Service Area and based on the community vision
 2742 statement and guiding principles. Five standardized measures apply to all rural unincorporated
 2743 areas as guided by the *Comprehensive Plan*, supporting the comparison of Snoqualmie
 2744 Valley/NE King County metrics with other rural unincorporated areas of King County.

2745 The Department of Local Services will review and report on these performance measures every
 2746 two years following the Subarea Plan's adoption. Although these measures will be tracked to
 2747 show change over time, measures may be refined in the future to better track the desired
 2748 outcomes of the Subarea Plan. Where possible, the measures will be disaggregated by race
 2749 and ethnicity to measure how conditions may vary for different populations.

2750 Standardized Rural Unincorporated Performance Measures

2751 The following measures will be tracked at the subarea level to provide a numeric-based
 2752 snapshot, tracked over time, of the performance of the Subarea Plan.

2753

2754 **TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES**

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

2755

2756 **Snoqualmie Valley/NE King County-Specific Measures**

2757 To supplement the rural unincorporated measures, the following measures will be tracked to
 2758 evaluate progress made toward implementing the community priorities in the Subarea Plan.

2759 **TABLE 9: SNOQUALMIE VALLEY/NE KING COUNTY-SPECIFIC MEASURES**

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

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

2760

2761 **Appendix A: Tables and Maps**2762 Shown below is data, charts, and maps that supported the development of the Subarea Plan.¹¹⁷2763 **TABLE 10: COMPREHENSIVE PLAN LAND USE DESIGNATIONS**

Land Use Designation	Total Square Miles	Percentage of Subarea*
Forestry	507	57%
Other Parks/Wilderness	244	28%
Rural Area (1 dwelling unit per 2.5-10 acres)	84	9%
Agriculture	22	2%
King County Open Space System	13	2%
Right-of-Way	5	0.6%
Urban Growth Area for Cities in the Rural Area	3	0.4%
Undesignated ¹¹⁸	2	0.3%
Mining	0.6	0.1%
Rural Town	0.7	0.1%
Industrial	0.2	0.02%
Rural Neighborhood Commercial Center	0.1	0.02%

2764 *May not total 100% due to rounding.

2765

¹¹⁷ The information in this Appendix represents point-in-time data and was compiled from a variety of sources. The information is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to the use of such information. King County shall not be liable for any general, specific, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained in this Appendix. Any sale of this information is prohibited.

¹¹⁸ ~~Unclassified portions of the subarea~~ Areas without a land use designation or zoning classification include ~~mostly~~ mainly railroad properties, rights-of-way, road rights-of-way, and open water that separates two or more zoning classifications, and road rights-of-way. Other unclassified portions such areas of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely less frequently, ambiguous information related to historic planning processes.

2766 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%

2767 *May not total 100% due to rounding.

2768

2769

2770 **TABLE 12: POTENTIAL ANNEXATION AREAS**

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

2771

2772 **TABLE 13: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE**
 2773 **VALLEY/NE KING COUNTY^{119, 120}**

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

2774

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

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

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

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

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

2775 **TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREA IN SNOQUALMIE**
 2776 **VALLEY/NE KING COUNTY¹²²**

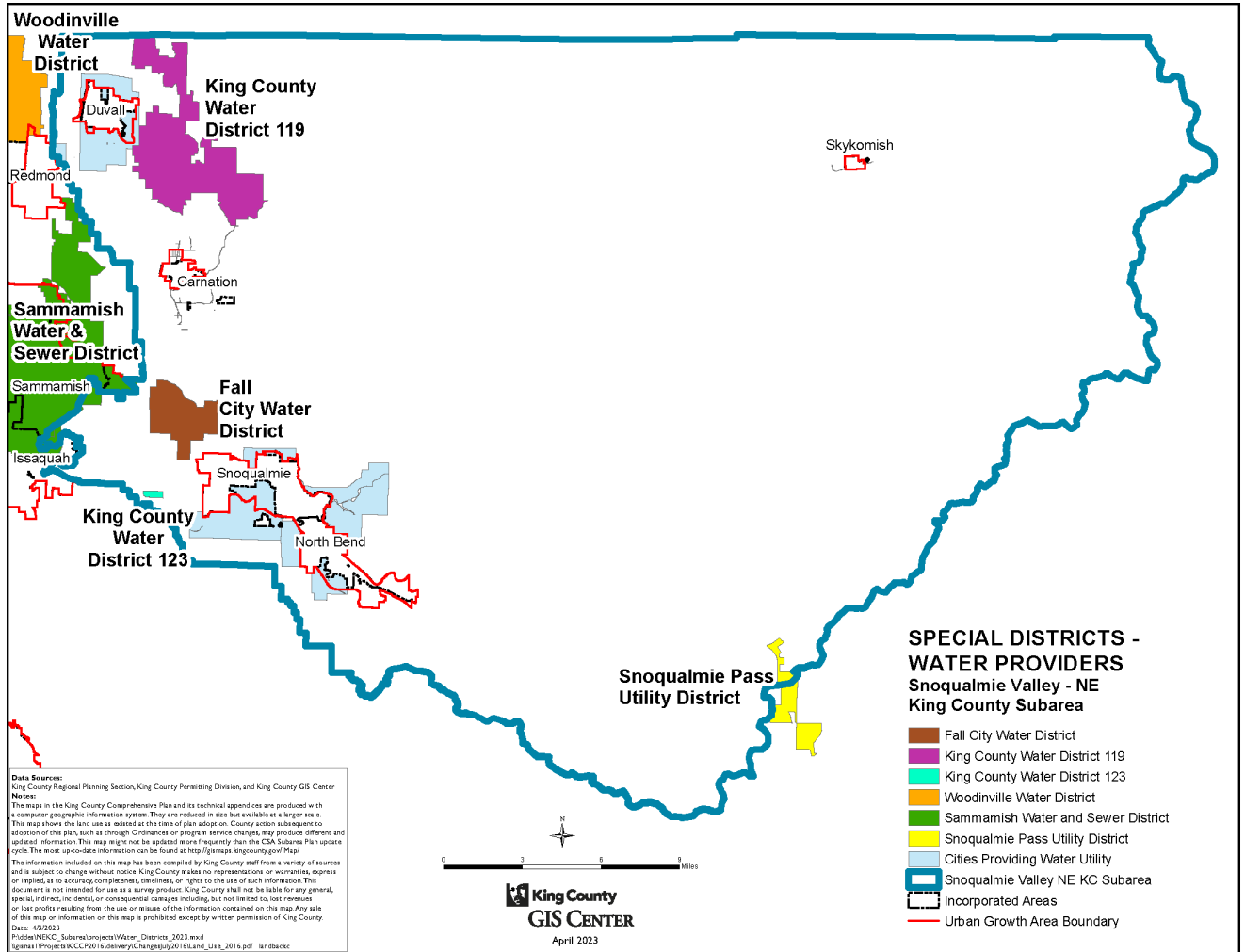
Cities in the Rural Area	Total Units	Income-restricted units: 0-30 percent AMI	Income-restricted units: 31-50 percent AMI	Income-restricted units: 51-80 percent AMI	Income-restricted units: >80 percent AMI
Carnation	0	0	0	0	0
Duvall	0	0	0	0	0
North Bend	20	7	6	7	0
Skykomish	0	0	0	0	0
Snoqualmie	218	0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

2777

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

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

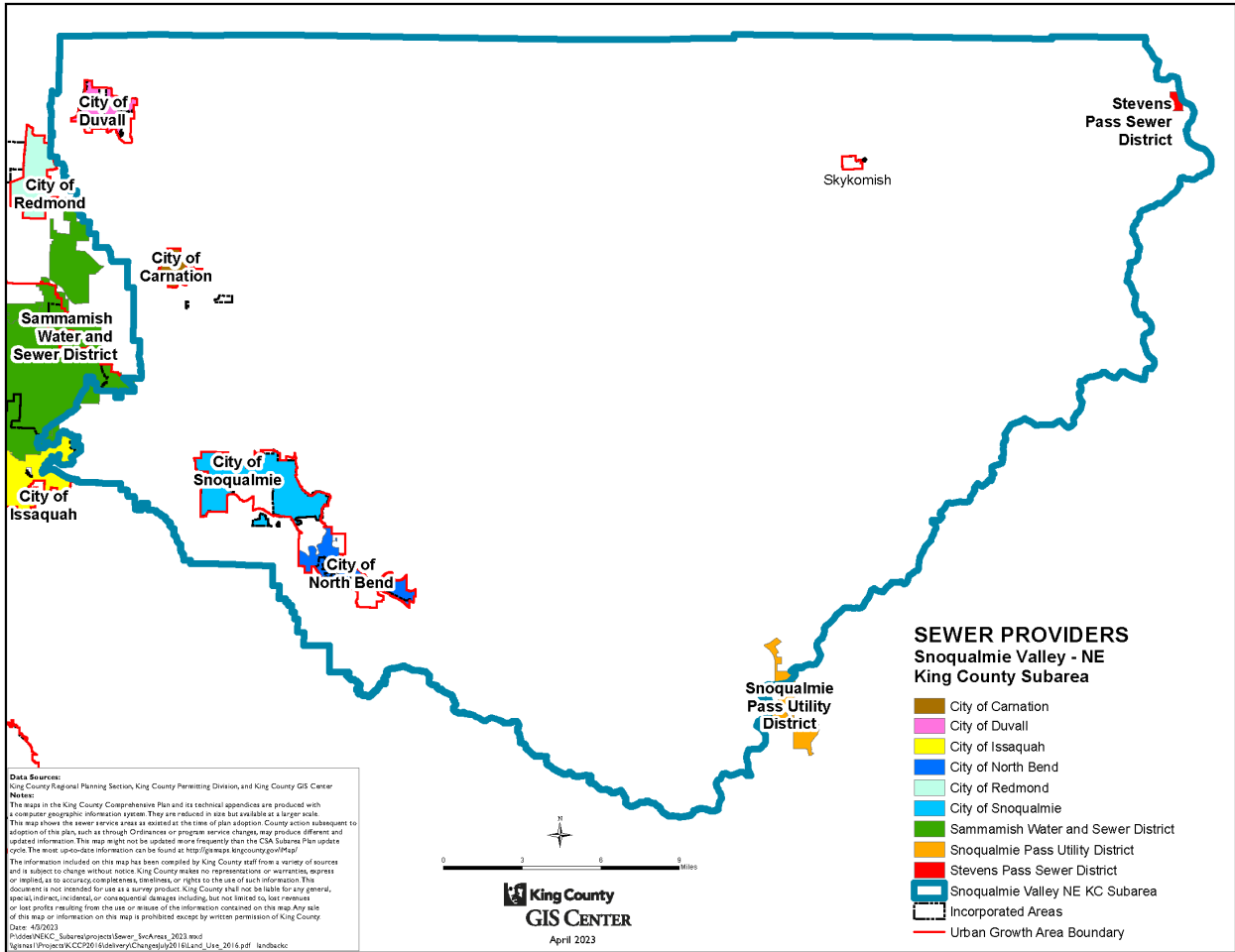
2778 MAP 27: SNOQUALMIE VALLEY/NE KING COUNTY WATER UTILITY DISTRICTS



2779

2780

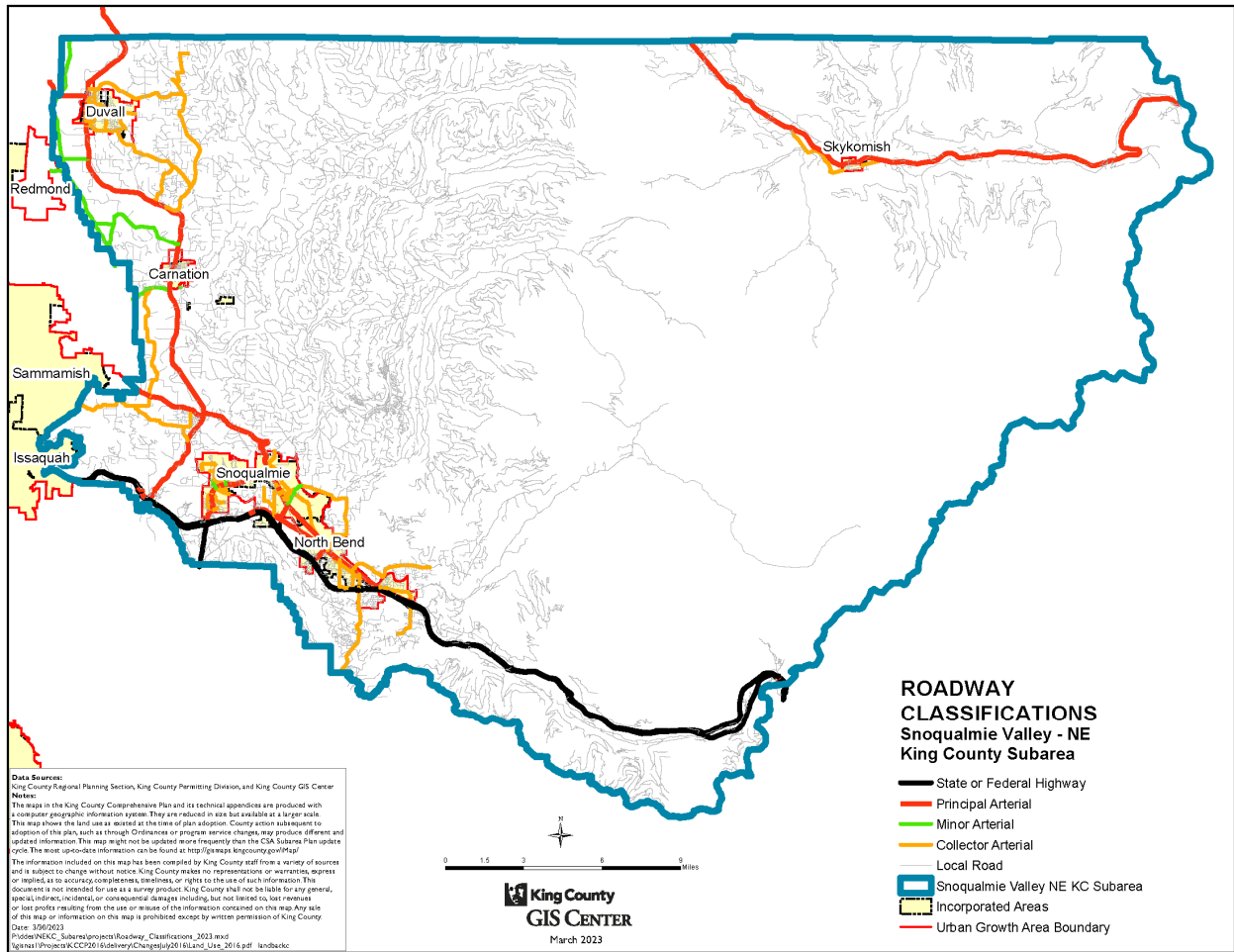
2781 MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS



2782

2783

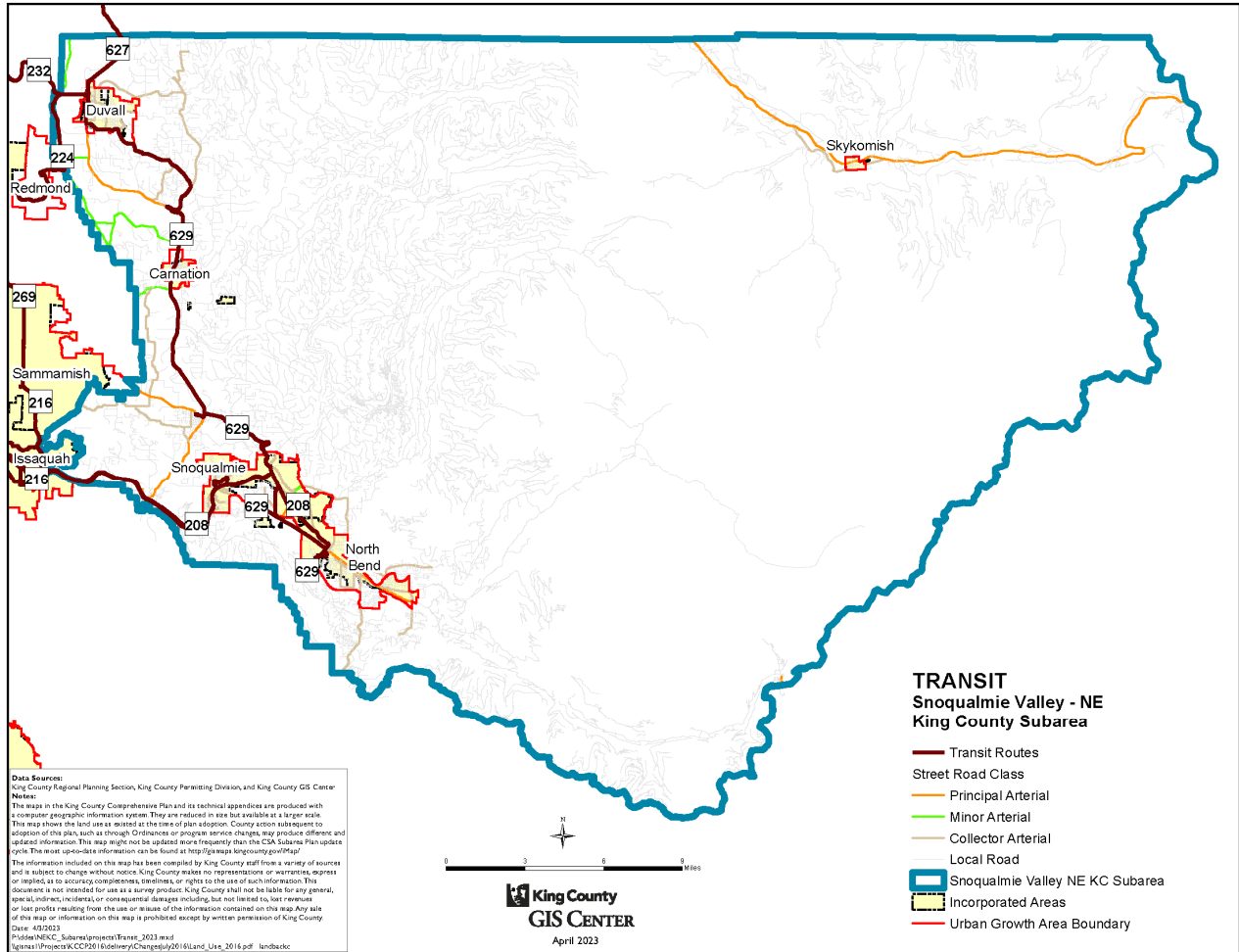
2784 MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS



2785

2786

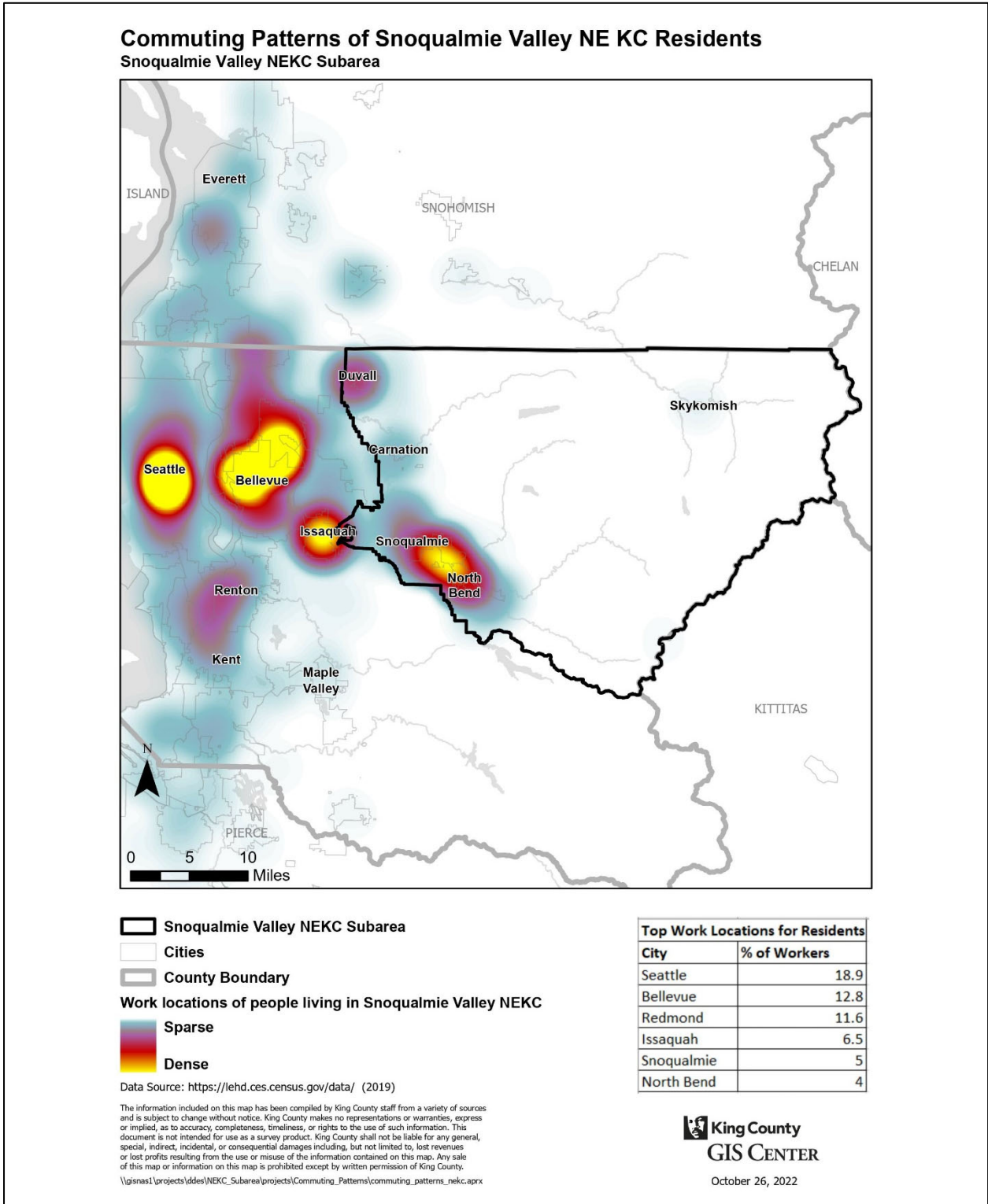
2787 MAP 30: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE



2788

2789

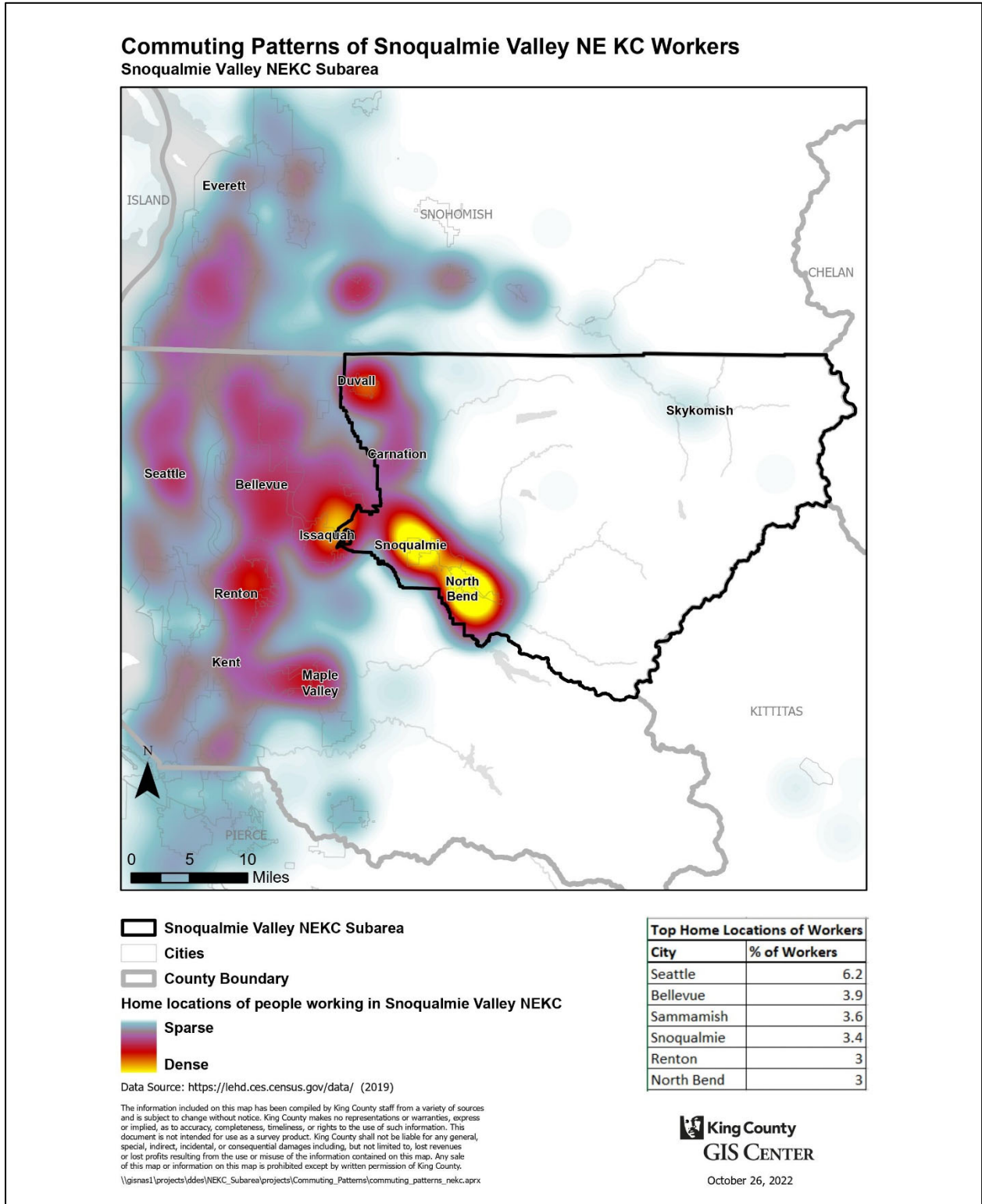
2790 MAP 31: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS



2791

2792

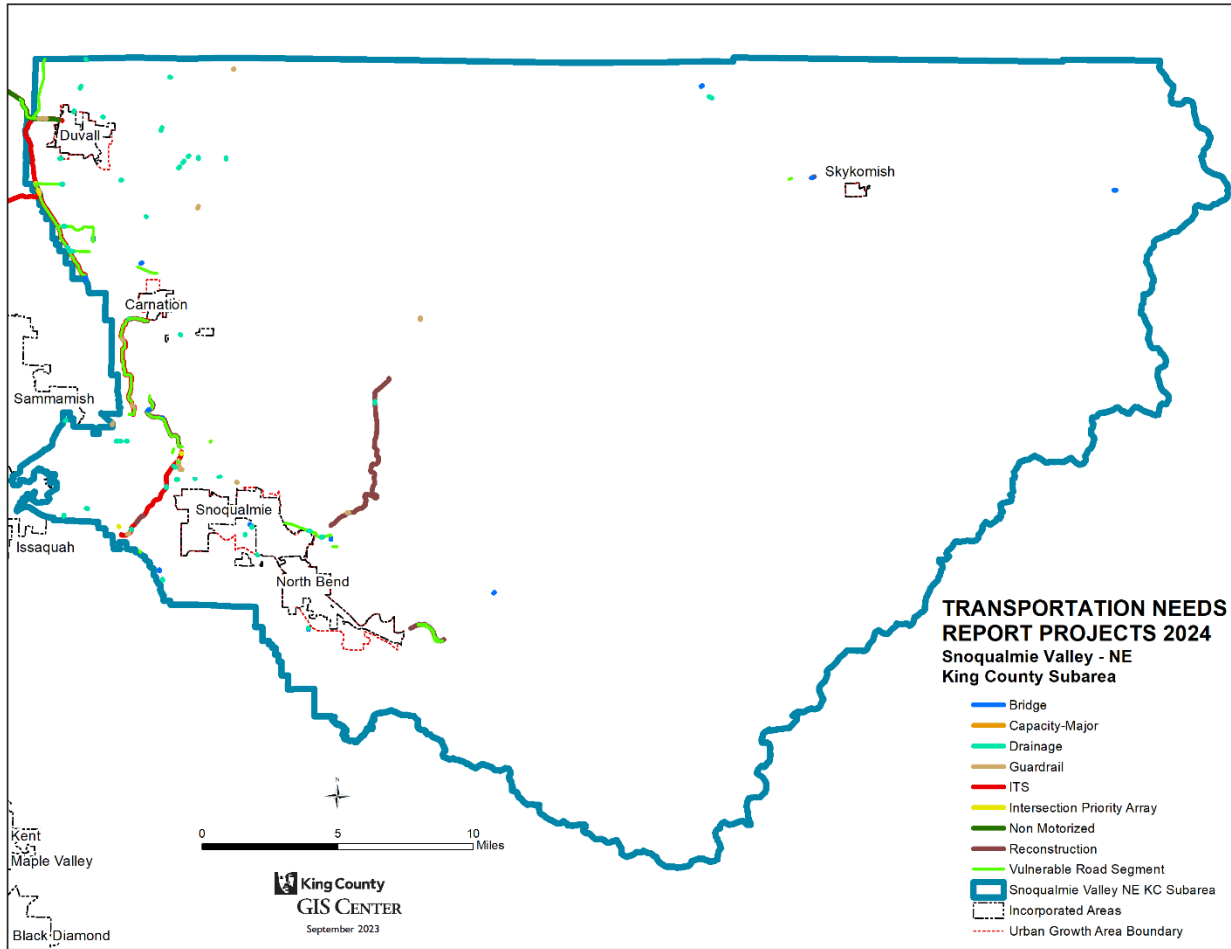
2793 MAP 32: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY WORKERS



2794

2795

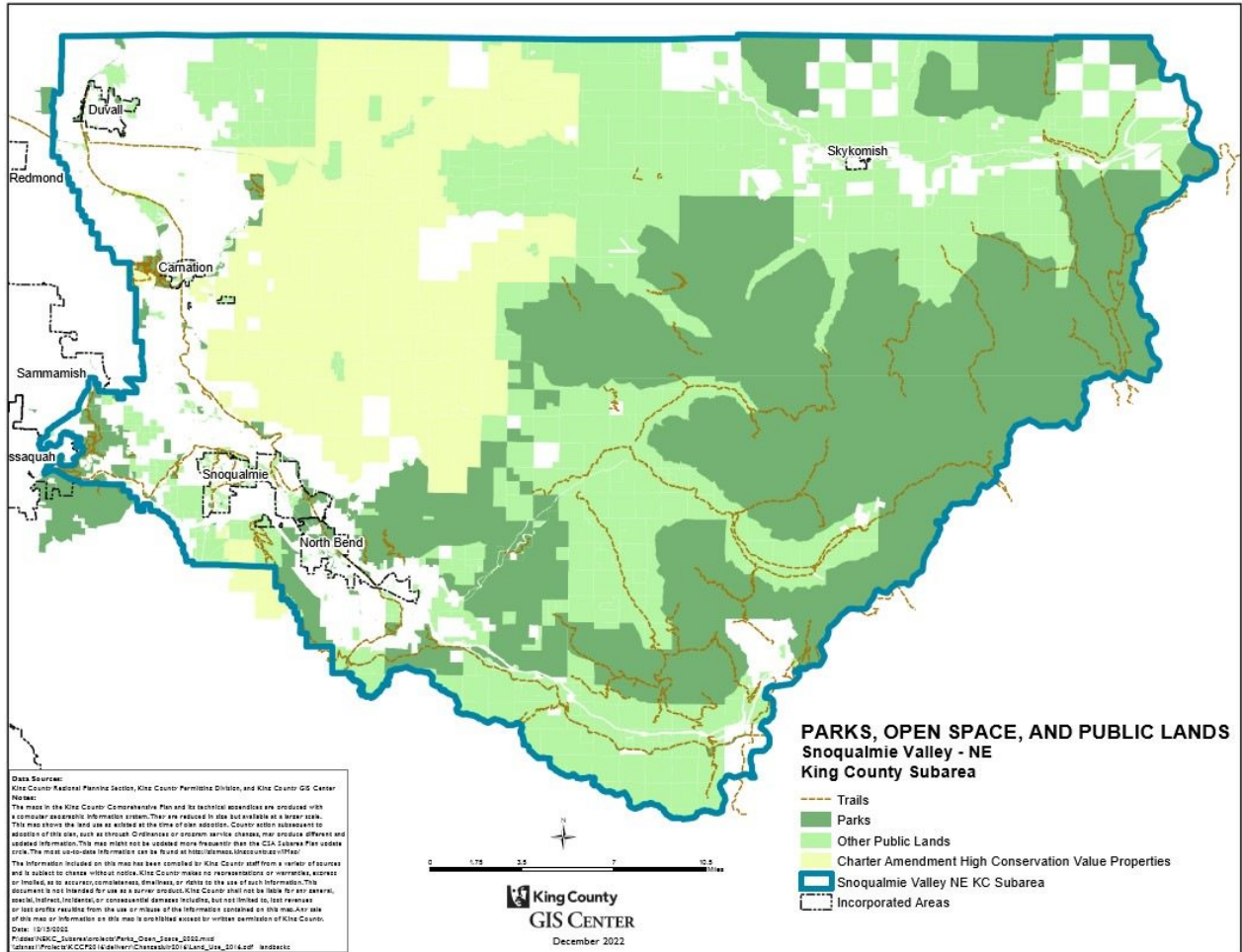
2796 **MAP 33: TRANSPORTATION NEED REPORT (TNR) PROJECTS**



2797

2798

2799 **MAP 34: PARKS, OPEN SPACE, AND PUBLIC LANDS**



2800

2801 **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

2802

2803

2804 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

2805

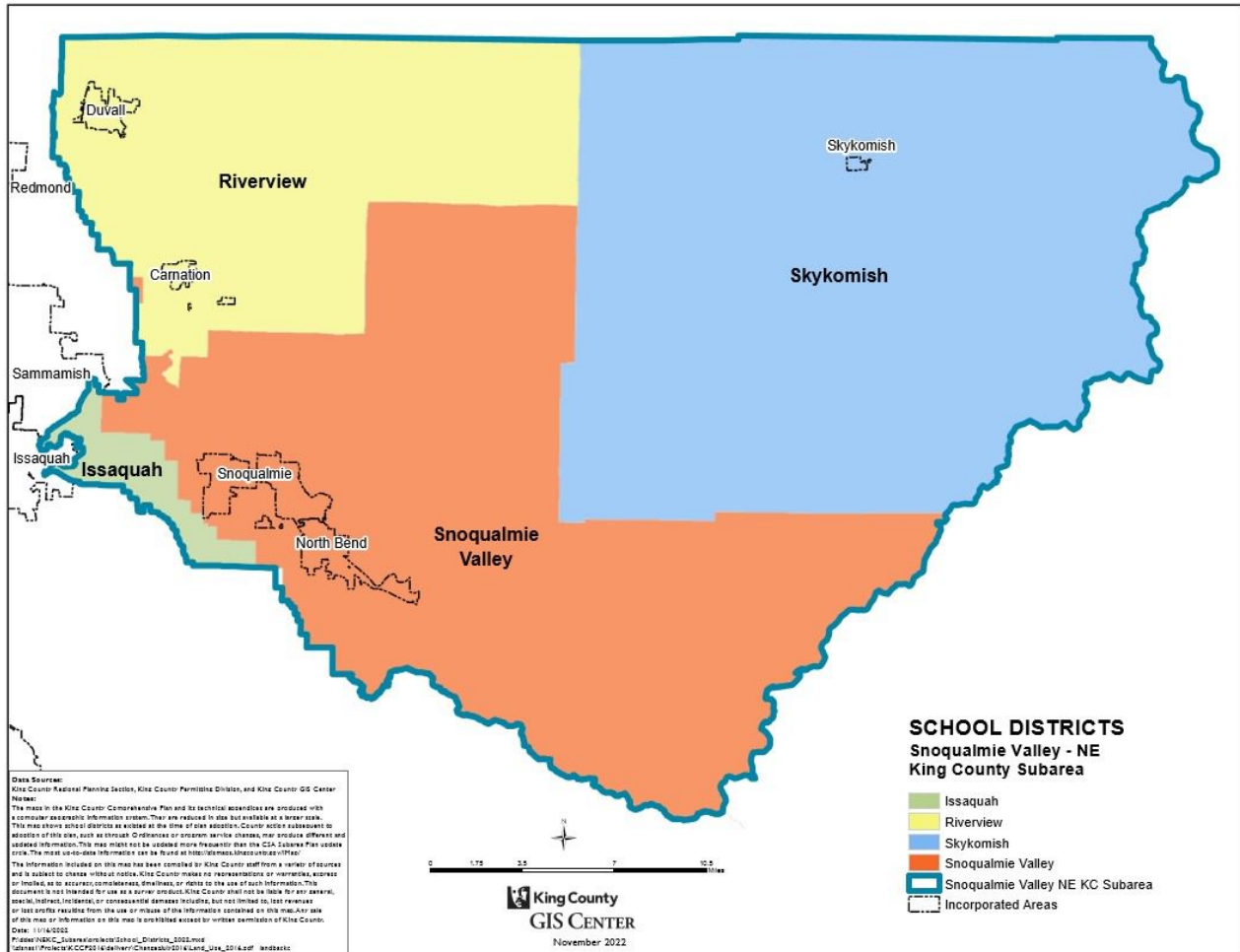
2806

2807 **TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA**

Trail Name	King County Parks Classification
East Plateau Trail Site	Recreation
Fall City to Snoqualmie Valley Trail Connector Site	Recreation
Preston Snoqualmie Trail Site	Recreation
Snoqualmie Valley Trail Site	Recreation
Tokul Bypass Site	Recreation

2808

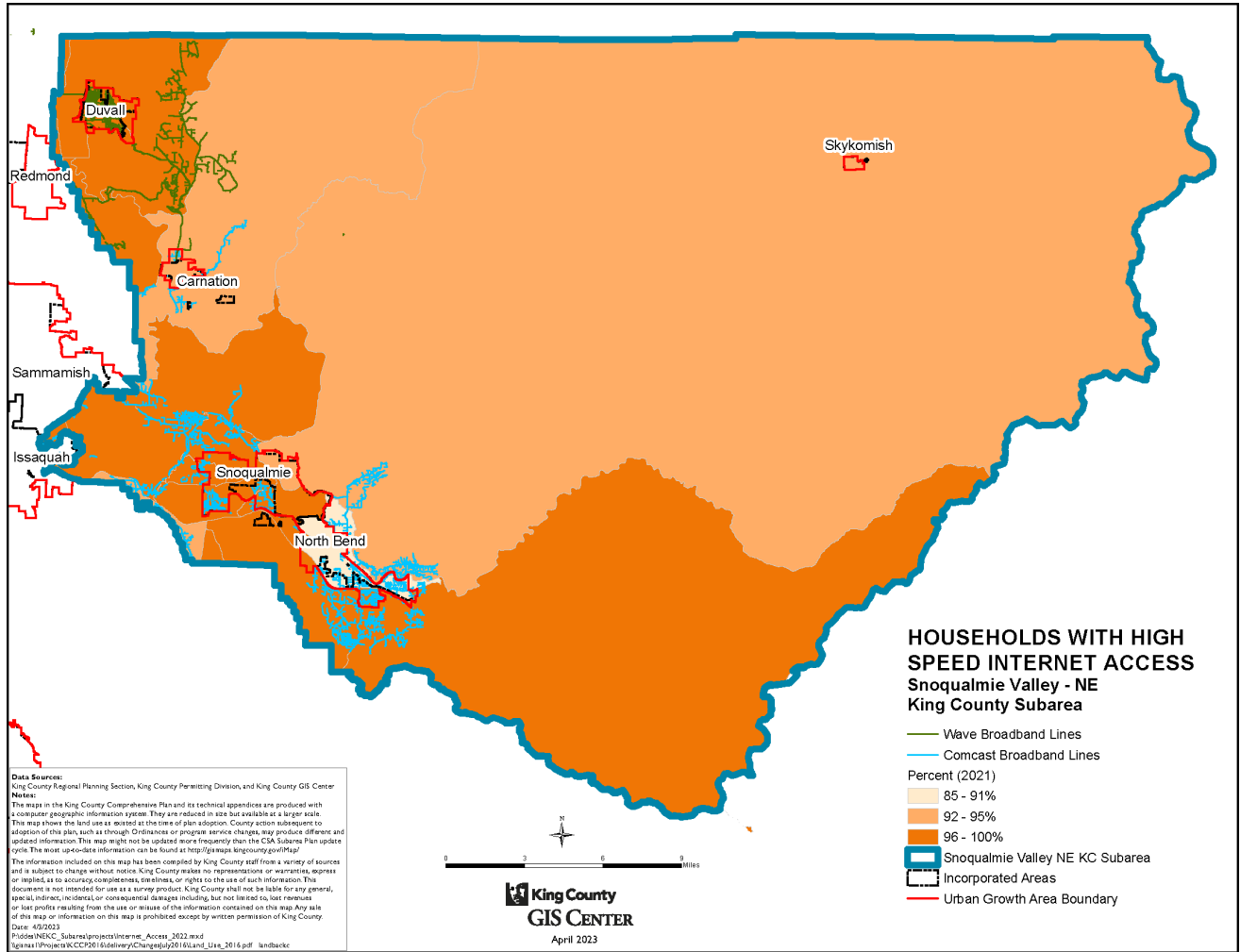
2809 **MAP 35: SCHOOL DISTRICTS**



2810

2811

2812 MAP 36: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY¹²³



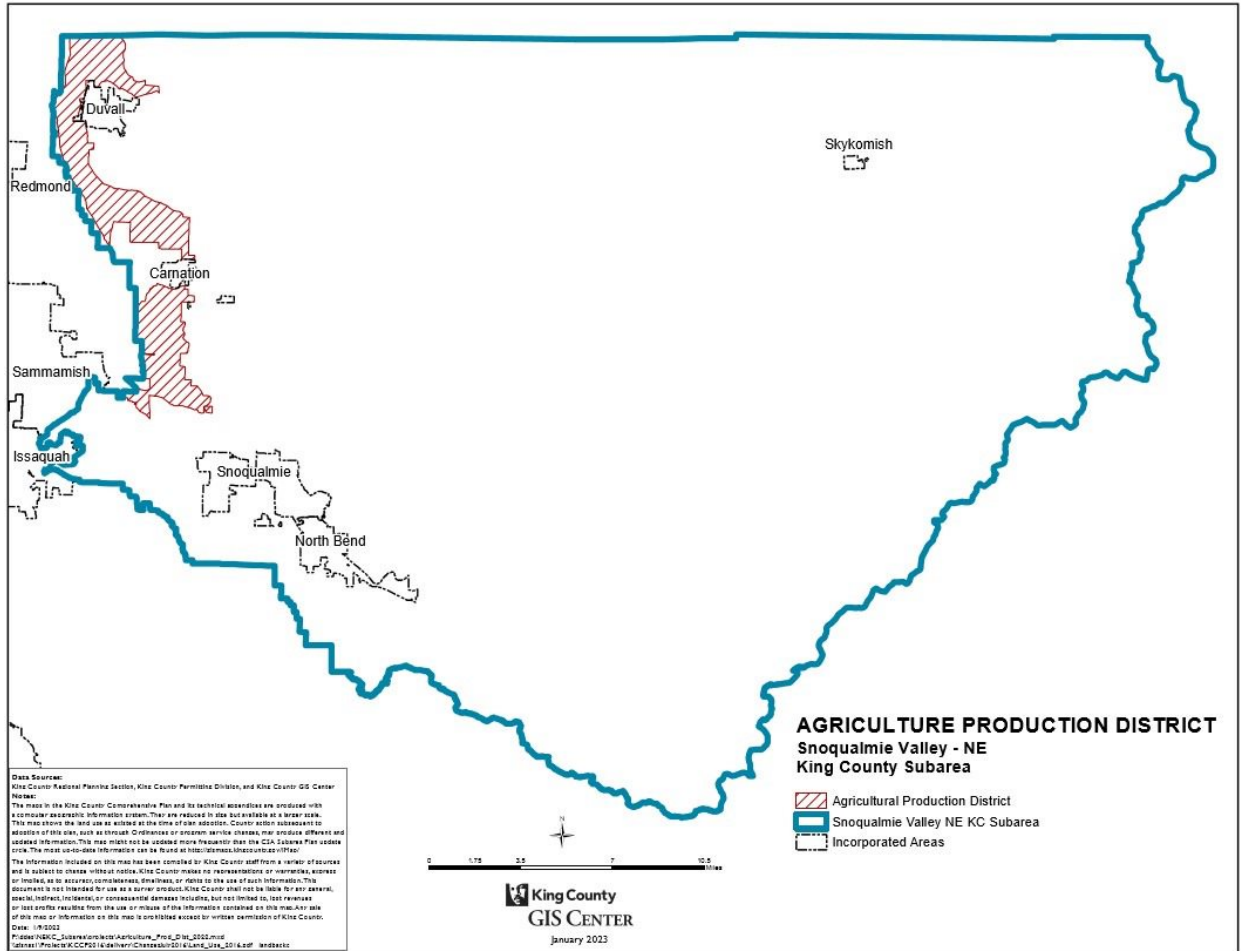
2813

2814

2815

¹²³ King County Broadband Access Study February 2020

2816 MAP 37: AGRICULTURAL LAND USE



2817

2818

2819 Appendix B: Equity Impact Review

2820 King County's 2016-2022 Equity and Social Justice Strategic Plan contains four strategies to
2821 advance equity and social justice that include investing:¹²⁴

- 2822 • Upstream and where the needs are greatest,
- 2823 • In community partnerships,
- 2824 • In employees, and
- 2825 • With accountable and transparent leadership.¹²⁵

2826 The equity and social justice shared values guide and shape the County's work. King County is:

- 2827 • Inclusive and collaborative
- 2828 • Diverse and people focused
- 2829 • Responsive and adaptive
- 2830 • Transparent and accountable
- 2831 • Racially just
- 2832 • Focused upstream and where the needs are greatest¹²⁶

2833 It is within this framework that the Snoqualmie Valley/NE King County Community Service Area
2834 Subarea Plan (Subarea Plan) was developed and will be implemented. This analysis of equity
2835 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and
2836 negative – associated with the development and implementation of the Subarea Plan. This
2837 analysis generally follows the process in the King County Equity Impact Review Tool.¹²⁷

2838 Introduction

2839 King County declared racism a public health crisis via Motion 15655 on July 24, 2020.¹²⁸ All of
2840 King County government is committed to implementing a racially equitable response to this
2841 crisis, centering on the community.

2842 King County's racially equitable response is guided by the following values:

- 2843 • Anti-racism
- 2844 • Focus where the negative impacts have been most harmful
- 2845 • Center on Black, Native, and Brown experiences and voices
- 2846 • Responsive, adaptive, transparent, and accountable
- 2847 • Focus on addressing root causes

2848 The King County Executive has committed to following four pro-equity, anti-racist actions:
2849

- 2850 • Share power
- 2851 • Interrupt business as usual
- 2852 • Replace it with something better

¹²⁴ The 2016-2022 Equity and Social Justice Strategic Plan is under revision at the time of the writing of this plan.

¹²⁵ Link to [King County "Equity and Social Justice Strategic Plan"](#)

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

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

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

- 2853 • Get comfortable with discomfort.

2854 These values shaped development of the Equity Impact Review conducted by King County
2855 Department of Local Services in partnership with the community, and in turn, development of
2856 the Subarea Plan.

2857 **Purpose of Equity Impact Review**

2858 The purpose of Equity Impact Reviews at King County is to be both a process and tool to
2859 identify, evaluate, and communicate the potential impact, both positive and negative, of a policy,
2860 program or plan, on equity.¹²⁹

2861 The County’s Equity Impact Review process blends quantitative data and community
2862 engagement findings to inform planning, decision-making, and implementation of actions which
2863 affect equity in King County.¹³⁰ The Equity Impact Review process considers the following
2864 equity frameworks:

- 2865 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties
- 2866 • **Process Equity:** Inclusive, open and fair process with meaningful opportunities for
2867 input
- 2868 • **Cross-Generational Equity:** Consideration of effects of current actions on future
2869 generations

2870 The Equity Impact Review framework, organized work into five phases of analysis, as follows:

- 2871 • Phase 1: Scope. Identify who will be affected and how.
- 2872 • Phase 2: Assess equity and community context.
- 2873 • Phase 3: Analysis and decision process.
- 2874 • Phase 4: Implementation. Staying connected with the community.
- 2875 • Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.

2876 Each phase of the Equity Impact Review for the Subarea Plan built off earlier phases of work.
2877 The Equity Impact Review is an iterative document, providing insights and informing course
2878 changes as needed based on learnings, and being transparent about what has and has not
2879 worked well.

2880 This Equity Impact Review guided the subarea planning process by informing how the County
2881 engages and shares power with the community in collective decision making where possible.
2882 The Office of Equity, Racial, and Social Justice guided and provided resources for the
2883 development of the Equity Impact Review and understanding its impact on the development of
2884 the Subarea Plan. King County’s Department of Local Services partnered with the Office of
2885 Equity, Racial, and Social Justice to help identify, evaluate, and communicate potential equity
2886 impacts to the community – both positive and negative – of the proposals in the Subarea Plan.

2887 **WHAT IS THE SNOQUALMIE VALLEY/NE KING COUNTY SUBAREA PLAN?**

2888 The Subarea Plan is an element of the *King County Comprehensive Plan (Comprehensive
2889 Plan)*. The *Comprehensive Plan* is the long-range guiding policy document for all land use and
2890 development regulations in unincorporated King County, and for local and regional services

¹²⁹ Link to [Tools and Resources - King County Office of Equity, Racial & Social Justice](#)

¹³⁰ Link to [Equity Impact Review Tool and Process Link](#)

2891 throughout the county—including transit, sewer, parks, trails, and open space. It is adopted
 2892 under the requirements of the Washington State Growth Management Act.¹³¹ The Subarea Plan
 2893 states a 20-year community vision for the subarea and establishes policies for King County to
 2894 follow to help the community realize its vision.

2895 As an element of the *Comprehensive Plan*, subarea plans must comply with the Growth
 2896 Management Act. The Growth Management Act focuses growth primarily in urban areas. To
 2897 support focusing growth in urban areas, investment in infrastructure and governmental services
 2898 is generally concentrated in such areas. Therefore, the Growth Management Act restricts the
 2899 type and level of infrastructure and governmental services in the low-density rural area. These
 2900 restrictions may lead to an inequity in service delivery between urban and rural areas, as the
 2901 expectation per state law is for these areas to have rural level services.

2902 The County has never conducted subarea plan for the Snoqualmie Valley/NE King County
 2903 geography, although the Snoqualmie Valley Community Plan, completed in 1989, and the Fall
 2904 City Subarea Plan, completed in 1999 with amendments in 2012, included portions of what
 2905 today makes up the subarea. These plans conveyed the following community needs: retaining
 2906 the character of the community through zoning and land use provisions, promoting economic
 2907 health, maintaining views, flood protection, and addressing environmental concerns specific to
 2908 this area, as was highlighted in the Snoqualmie Valley Community Plan. The passing of the
 2909 Growth Management Act in the early 1990s resulted in most of the community plans, including
 2910 the Snoqualmie Valley Community Plan, being repealed.¹³² The policies in the Fall City
 2911 Subarea Plan are in effect until the King County Council adopts this Subarea Plan.

2912 Work on the Subarea Plan formally commenced in July 2021, including the development of this
 2913 Equity Impact Review. The scope and schedule of the Subarea Plan were established by the
 2914 King County Council in 2020 via Ordinance 19146.¹³³

2915 Ordinance 19146 broadened the scope of subarea plans, including a requirement for greater
 2916 community engagement and the completion of an Equity Impact Review. Ordinance 19146 also
 2917 required creation of a Community Needs List.¹³⁴ The Community Needs List is a list of
 2918 community-identified services, programs, and investments that community wishes to see in its
 2919 area. King County departments use the list as one of many inputs for budget development.
 2920 Development of the Community Needs List for the Snoqualmie Valley/NE King County
 2921 Community Service Area informed the County's initial understanding of community priorities.
 2922 Similarly, the community vision and policies of the Subarea Plan will inform and support
 2923 subsequent updates to the Community Needs List. At times, engagement with the community
 2924 addresses both the Subarea Plan and Community Needs List due to the link between
 2925 community vision and policies in the Subarea Plan and the services, program, and investments
 2926 in the Community Needs List.

2927

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

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

¹³³ [Link to Ordinance 19146](#)

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

2928 Determinants of Equity

2929 King County Code 2.10.210 defines the Determinants of Equity as the social, economic,
2930 geographic, political, and physical environment conditions in which people are born, grow, live,
2931 work, and age that lead to the creation of a fair and just society.¹³⁵ The determinants of equity
2932 include:

- 2933 1. Early Childhood Development
- 2934 2. Education
- 2935 3. Jobs and Job Training
- 2936 4. Health and Human Services
- 2937 5. Food Systems
- 2938 6. Parks and Natural Resources
- 2939 7. Built and Natural Environment
- 2940 8. Transportation
- 2941 9. Community Economic Development
- 2942 10. Neighborhoods
- 2943 11. Housing
- 2944 12. Community and Public Safety
- 2945 13. Law and Justice

2946 As stated in the King County Determinants of Equity Report, access to the determinants of
2947 equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or
2948 language spoken. Inequities are created when barriers exist that prevent individuals and
2949 communities from accessing these conditions and reaching their full potential. These factors,
2950 while invisible to some, have profound and tangible impacts on all. Throughout the development
2951 of the Subarea Plan, the Equity Impact Review will help identify those populations most
2952 impacted by inequities in the subarea.

2953 Equity Impact Review Phase 1 – Who will be affected by the Snoqualmie 2954 Valley/NE King County Subarea Plan?

2955 **A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY**¹³⁶

2956 The subarea covers an area of 881 square miles and is home to approximately 26,000 people,
2957 making it the county's largest unincorporated region by area. There are several communities in
2958 Snoqualmie Valley/NE King County with which residents identify, including the Rural Towns of
2959 Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as
2960 Baring, Ernie's Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner,
2961 and Wilderness Rim. The subarea also includes small unincorporated urban areas that are
2962 within the urban growth boundaries of the Valley cities of Carnation, Duvall, North Bend, and
2963 Snoqualmie. Under the Growth Management Act, the intention is that these areas will be
2964 annexed by the adjacent incorporated cities over time. The Town of Skykomish, in the northeast
2965 portion of the subarea, is an incorporated city, but has no annexable area inside of the Urban
2966 Growth Area Boundary.

2967 The Snoqualmie Indian Tribe, a federally recognized sovereign tribal nation, has its tribal
2968 reservation within the boundaries of the subarea. The Snoqualmie Indian Tribe was consulted
2969 throughout the Subarea Plan development, totaling six meetings between July 2021 and August

¹³⁵ Link to [King County's Determinants of Equity Report \(2016\)](#)

¹³⁶ Figures rounded to an appropriate significant digit.

2970 2023, to gather feedback during various stages of plan development. The Tulalip Tribes are a
 2971 federally recognized tribal nation and signatory of the 1855 Treaty of Point Elliot whose usual
 2972 and accustomed places include this subarea.¹³⁷ Representatives of the Tulalip Tribes met with
 2973 King County Department of Local Services staff to discuss plan development three times,
 2974 between November 2021 and March 2023. The meetings with the Snoqualmie and Tulalip
 2975 Tribes consisted of updates to the Indian Tribes with the King County Department of Natural
 2976 Resources and Parks, and individual meetings dedicated to this planning process. Muckleshoot
 2977 Tribal representatives were presented the Subarea Plan for their review several times but did
 2978 not offer any feedback.

2979 A majority (86 percent) of the households within the subarea identify as White.¹³⁸ About 2
 2980 percent of residents use languages other than English at home. Spanish and Chinese are the
 2981 most used languages other than English. The subarea has one of the highest median incomes
 2982 of any subarea in King County. Tables 18-21 summarize the demographics and socioeconomic
 2983 data of the subarea and how it compares with King County as whole, which shows an area that
 2984 is predominantly whiter and more affluent than the rest of the County.¹³⁹

2985 **TABLE 18: SNOQUALMIE VALLEY/NE KING COUNTY SOCIOECONOMICS**

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

2986

2987 **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%

2988

2989 **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 Latin o/a ex	5%	10%
Asian	5%	18%

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

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

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

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

2990
2991

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%

2992

2993 This data shows only a small part of the broader subarea picture, however. The following
 2994 sections discuss in more detail the socioeconomic elements of the subarea and its communities.
 2995 The socioeconomic data selected and analyzed in this review considers how race, level of
 2996 income, gender, or language spoken may impact an individual’s or community’s access to the
 2997 determinants of equity.¹⁴⁰

2998 The needs and vulnerabilities of residents can vary significantly based on factors such as
 2999 household income, homeownership status, access to networks of support, English language
 3000 proficiency, immigration status, civic engagement, disability status, and many others.¹⁴¹ These
 3001 factors are further impacted by their intersection with race. Further complication is added when
 3002 vulnerabilities are compounded by living in a rural area, where resources and support such as
 3003 healthcare, transit, and employment are harder to reach. This section builds on the
 3004 demographic profile in the Subarea Plan to identify notable differences and disparities that are
 3005 related to residents’ needs and vulnerabilities.

3006 **Impacted Communities and Priority Populations**

3007 In the last 30 years, the subarea has seen dramatic changes: the Snoqualmie Indian Tribe
 3008 received federal recognition as a sovereign nation, unincorporated lands were annexed into
 3009 nearby cities, and small communities grew into suburbs. Shifts in industry and technology
 3010 brought demographic changes to communities and the economy, with a shift from resource-
 3011 based industries to primarily service sector and tourism.

3012 On average, Snoqualmie Valley/NE King County fares better than King County as a whole in
 3013 key social and economic outcomes. As shown by the data above, residents are more likely to
 3014 own their home, speak English as a primary language, and earn higher incomes than their
 3015 counterparts across the County. The subarea also has lower rates of poverty than King County
 3016 as a whole.

3017 All members of a community are affected by a Subarea Plan. The policies and zoning that
 3018 inform what kind of buildings can be built and where they can be built; the uses allowed in an
 3019 area; and the services, programs, and facilities that can be provided or influenced by County
 3020 government create the environment in which community members experience their community,
 3021 access services, and encourage personal financial growth. More specifically, the Subarea

¹⁴⁰ Link to [Ordinance 16948](#)

¹⁴¹ Link to [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#)

3022 Plan's effect on a particular individual will depend on several factors, including whether that
 3023 individual is a homeowner, a renter in market-rate housing, a renter in income-restricted
 3024 housing, a business owner, an employee of a business within the subarea, or even someone
 3025 who visits the area to eat, shop, or recreate. All these factors are further dependent on how the
 3026 private market responds to new policies and regulations.

3027 Through examining demographics and conversations with the community and community-based
 3028 organizations, the County identified the following priority populations early in the subarea
 3029 planning process. The County prioritized engagement with people in these demographic groups
 3030 and Indian tribes to ensure that their perspectives were included in the development of the
 3031 Subarea Plan:

- 3032 • Indian tribes (the sovereign Snoqualmie and Tulalip Tribes)
- 3033 • Black, Indigenous, and People of Color communities
- 3034 • English language learners
- 3035 • Youth

3036 Specific concerns raised by community members included:

- 3037 • Access to services and resources such as education, healthy food, and
 3038 mobility/transportation for priority populations – raised by community members and
 3039 public school representatives, including multi-language learning
- 3040 • Affordable housing for those who are already living in the subarea and those who
 3041 work in the subarea but cannot afford housing
- 3042 • Attention to youth, their mental health, and opportunities for youth – raised by
 3043 community-based organizations and parents
- 3044 • Feedback on the Subarea Plan and access to determinants of equity for Black,
 3045 Indigenous, and People of Color – raised by community members and community-
 3046 based organizations
- 3047 • Access to determinants of equity and availability of historic tribal resources for
 3048 members of the Snoqualmie Indian Tribe and Tulalip Tribes – raised by community
 3049 members and members of the Tribes

3050 The following sections discuss these priority populations in the subarea in the context of how
 3051 the Subarea Plan may impact each group. In addition, a more encompassing review of the
 3052 socioeconomic data for the subarea completed during the drafting of the Public Review Draft
 3053 identified broad disparities between different communities across the region. This section will
 3054 provide a comparative overview of the socioeconomic differences between the six Census
 3055 Designated Places in the subarea and further discuss how the Subarea Plan may impact these
 3056 communities in different ways.

3057 Indian Tribes

3058 American Indians/Alaska Natives make up 1 percent of the population in the subarea, which is
 3059 approximately the same as King County overall (1 percent).¹⁴² Tribal groups have a historic and
 3060 continued presence across the region. The subarea is home to the Snoqualmie Tribal
 3061 reservation land and trust lands. It also contains certain federally adjudicated "usual and

¹⁴² During October of 2022 the Snoqualmie Indian Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie Indian Tribe staff stated they would need to request approval to share such information from their Council, they had been advised that it would unlikely be approved, and chose to pass on such a request.

3062 accustomed places” for treaty-reserved hunting, fishing, and gathering of the Tulalip Tribes and
3063 Muckleshoot Indian Tribe.

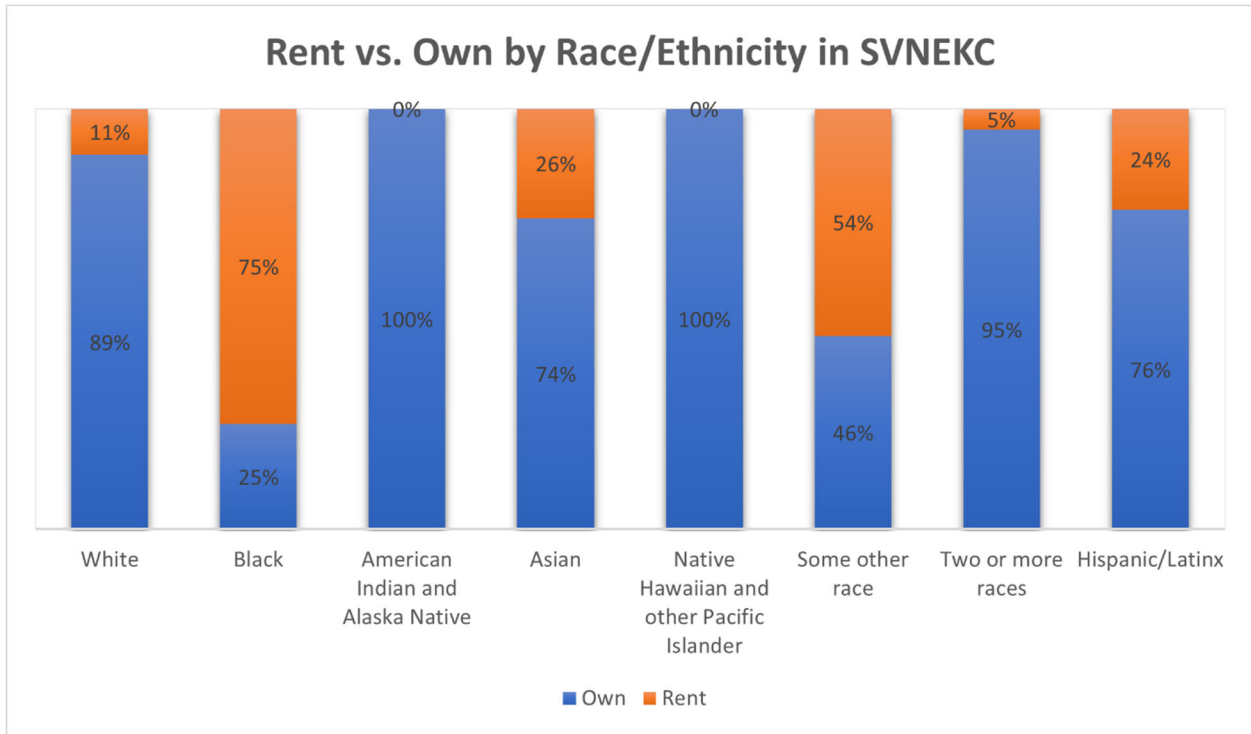
3064 **Black, Indigenous, and People of Color Community**

3065 Snoqualmie Valley/NE King County has limited racial and ethnic diversity, with 84 percent of the
3066 population comprised of White, non-Hispanic people, compared with 60 percent of the
3067 population of King County. The largest ethnic groups in the subarea are Hispanic or Latin~~xo/a/e~~
3068 (5 percent of the population), Asian (5 percent), and two or more races (3 percent).

3069 The strategy for engagement with the Black, Indigenous, and People of Color communities, due
3070 to its small population, needed to be hands-on and focused on areas recommended by
3071 community-based organizations who serve these populations. This strategy included attempts
3072 to connect with youth and various school affinity groups, connecting directly with Tribal staff
3073 whose historic lands include the subarea, discussions with community-based organizations who
3074 may support Black, Indigenous, and People of Color populations, presence at events, and
3075 handing out flyers in local businesses to increase visibility. More details on engagement of the
3076 Black, Indigenous, and People of Color communities are explained in the Phase 2 section,
3077 below.

3078 Most households in the subarea (88 percent) own their residence, far greater than the
3079 proportion of King County households at 56 percent. However, while only 12 percent of
3080 households rent, those households that rent are more likely to be Black, Indigenous, and People
3081 of Color. This is particularly true for Black residents, who historically faced discriminatory
3082 policies and lending practices which created barriers to home ownership. In the subarea, only
3083 67 percent of households which identify as Black or African American, Asian, or some other
3084 race own their home compared to White households (89 percent). Hispanic/Latin~~xo/a/e~~
3085 households are also less likely to own their homes (76 percent) compared to White households.

3086 **FIGURE 3: HOMEOWNERSHIP BY RACE/ETHNICITY**



3087

3088 In the subarea, approximately 36 percent of all renters are “cost burdened,” meaning that they
 3089 spend more than 30 percent of their income on housing. This is greater than King County as a
 3090 whole where 34 percent of all renters are cost burdened. Additionally, the subarea has a lower
 3091 prevalence of cost-burdened owned households (22 percent) compared to county-wide (25
 3092 percent).

3093 Previous studies in King County have evaluated how the needs and interests of people that
 3094 identify with particular racial and ethnic groups are diverse and are compounded based upon
 3095 the intersectionality of other identity-based factors such as gender, age, or social class, as well
 3096 as personal experience.¹⁴³ This makes it especially important to engage with as many people as
 3097 possible in the subarea planning process, and from a variety of racial and ethnic groups, to
 3098 consider distributional equity where there is greater balance in home ownership across racial
 3099 identities and reduced disproportionate cost burdened housing.

3100 **English Language Learning Communities**

3101 Limited English proficiency can be a significant barrier to civic engagement, including
 3102 participating in planning processes. All King County services in this subarea are conducted in
 3103 English while very few services provide adequate accommodations for English Language
 3104 Learning populations. This includes the engagement process for this Subarea Plan, where all
 3105 primary communications are conducted in English; guidance documents are available in
 3106 Spanish and Chinese (Mandarin) with translation options available for other languages. In the
 3107 subarea approximately two percent of the population is estimated to have limited English
 3108 proficiency, compared to six percent of the population of King County as a whole. However, this

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

3109 number varies depending on geography within the subarea. Approximately six and one half
 3110 percent of residents in the areas between the cities of Carnation and Duvall along State Road
 3111 203 (Novelty, Stillwater, and Stuart) have limited English proficiency. Furthermore, in Fall City
 3112 10 percent of residents use languages other than English at home with Spanish-speakers
 3113 making up seven percent of the population. The most common languages used in the subarea
 3114 after English are Spanish, Chinese, then Hindi.¹⁴⁴

3115 Based on language data, the County translated key documents into Spanish. The County
 3116 advertised Spanish interpretation for events, offered flyers in Spanish, and included Spanish
 3117 and Chinese text in the Public Review Draft flyer. In addition to professional translators at
 3118 events, King County Department of Local Services staff fluent in Spanish were available to
 3119 translate in Spanish both during online and in-person events.

3120 Youth

3121 Youth (under 18 years old) comprise about 23 percent of the population in the subarea, higher
 3122 than the countywide rate (21 percent). Given the twenty-year time horizon of this plan, youth are
 3123 impacted more than others, as they are the future of this subarea. Youth were engaged through
 3124 various means, such as attending multilanguage learning high school classes, attending
 3125 Snoqualmie Valley Youth Council Meetings, and coordinating with Two Rivers Big Picture High
 3126 School students to collect feedback. Representatives of community-based organizations serving
 3127 youth and local school district administrators and teachers were also interviewed on the needs
 3128 of youth in the subarea.

3129 Identifying Additional Priority Populations Through Census Designated Places

3130 The subarea encompasses a vast region with varying geographies and communities with
 3131 distinct differences from one another. Reviewing the socioeconomic and demographic data for
 3132 the entire subarea to identify priority populations proved limiting. Data for the subarea conveyed
 3133 as a single community with the highest annual income out of all the subareas in unincorporated
 3134 King County and predominantly White residents. The subarea includes several communities
 3135 with varying social identities and socioeconomic status. As a deeper analysis of this data took
 3136 place, it became clear that viewing the subarea as a singular region was not the best approach.

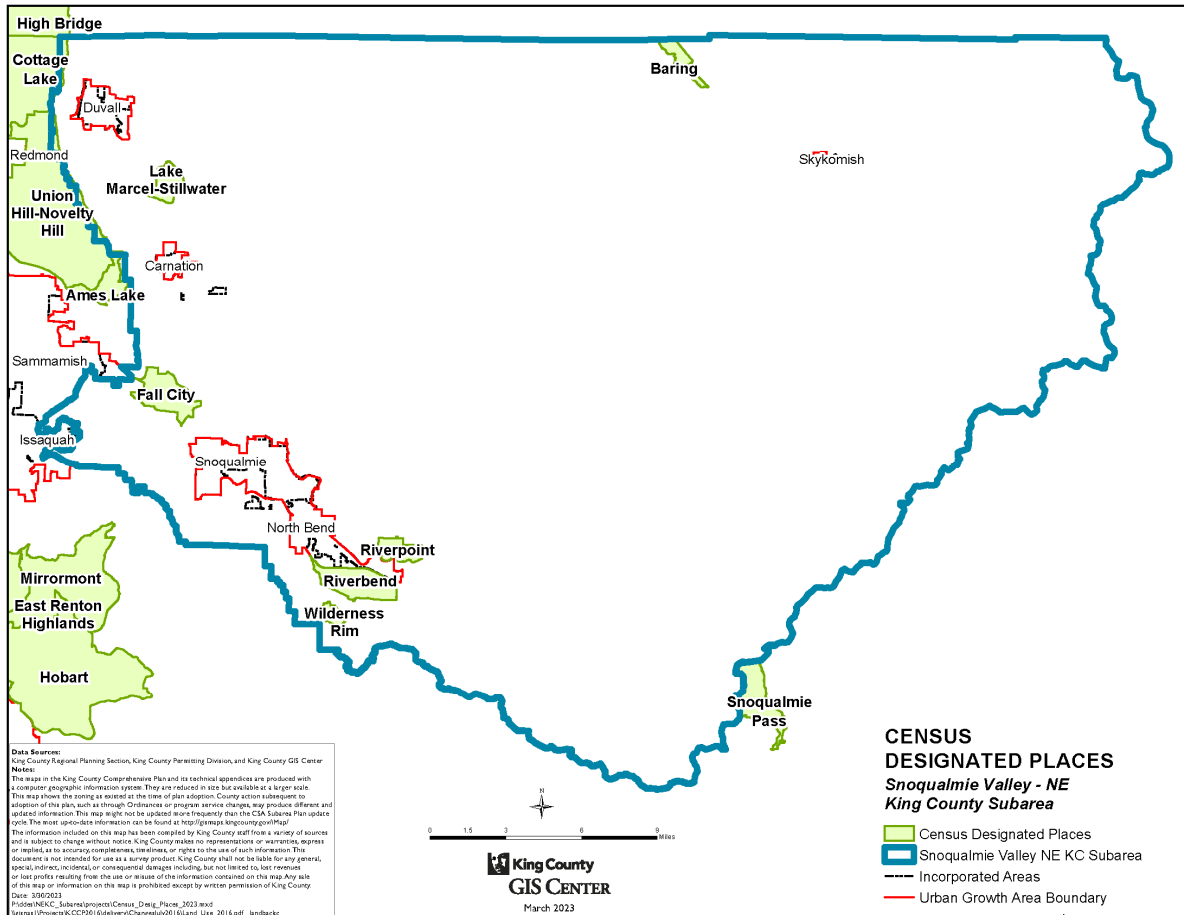
3137 This section provides further analysis of socioeconomic characteristics of the Census
 3138 Designated Places within the subarea compared to the entire subarea. Census Designated
 3139 Places are a statistical geography representing closely populated, unincorporated communities
 3140 that are locally recognized and identified by name. The purpose of Census Designated Places is
 3141 to provide meaningful statistics for well-known, unincorporated communities. There are six
 3142 Census Designated Places located within the subarea: Baring Census Designated Place, Fall
 3143 City Census Designated Place, Lake Marcel-Stillwater Census Designated Place, Riverbend
 3144 Census Designated Place, Riverpoint Census Designated Place, and Wilderness Rim Census
 3145 Designated Place. While the Census Designated Places do not geographically cover the whole
 3146 of the subarea, they serve to emphasize key socioeconomic differences between different
 3147 communities within the region. These trends highlight the risk of characterizing the subarea as a

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

3148 uniform community in the context of equity as the overall distribution of resources is not
3149 proportionate to the populations who reside, work, and play in this area.

3150 Census Designated Place-level data identify additional priority populations. These populations
3151 were not identified in the early development of the Subarea Plan due to initially applying the
3152 data analysis approach that mirrored the latest subarea plans adopted by Council, to examine
3153 the entire subarea. After conversations with community-based organizations representing
3154 populations in need, it was clear that data covering smaller communities was needed, and that
3155 this subarea needs a level of analysis that examines individual areas to explore variations and
3156 prioritize engagement appropriately. This deeper demographic assessment revealed disparities
3157 that were not apparent during the initial analysis. These late realizations were addressed during
3158 the public review period, including further consideration in future community engagement
3159 activities, discussed more at-depth in Phase 2 of the Equity Impact Review. One example of an
3160 action resulting from Census Designated Place-level data findings is having a physical presence
3161 at the Skykomish foodbank during the public review period, which stems from the finding that
3162 the Baring Census Designated Place has a significantly lower median household income than
3163 other areas.

3164 **MAP 38: CENSUS DESIGNATED PLACES WITHIN THE SUBAREA**

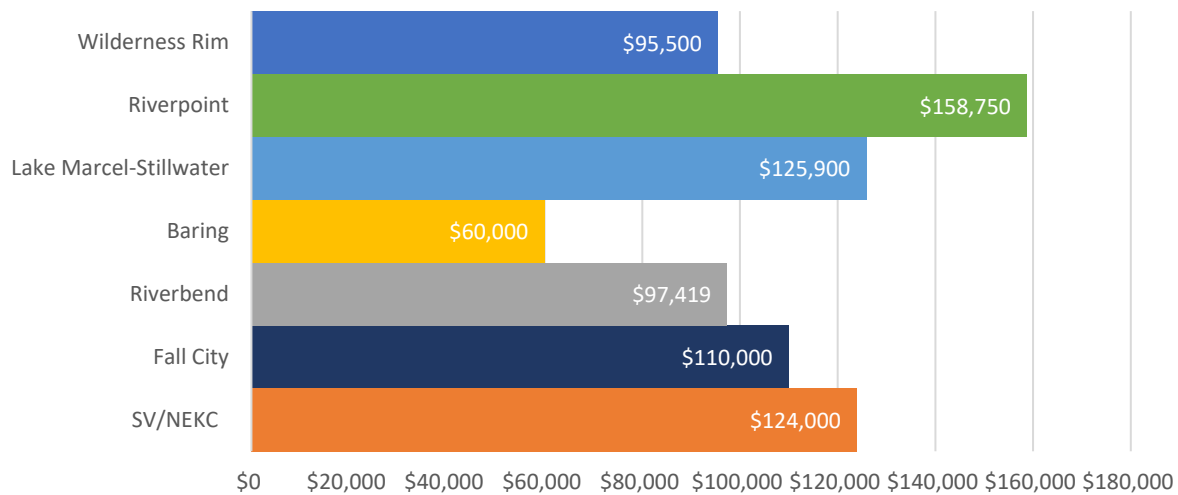


3165
3166 **PEOPLE WITH LOW INCOMES**
3167 Significant diversity exists in demographic and socioeconomic conditions across the subarea
3168 within different communities and neighborhoods. As such, the Subarea Plan can affect each
3169 community in different ways. the subarea as a region is relatively affluent compared to King

3170 County, with a median household income of \$124,000 compared to the County’s \$103,000.¹⁴⁵
 3171 The high median household income of the region is not distributed equally among communities
 3172 within the subarea, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn
 3173 over 200% more than households in Baring (\$60,000).

3174 Efforts were made to engage with people who lived in and near the Baring area prior to the
 3175 public review period, including individual invitations to 79 residents to join a focus group, phone
 3176 calls asking individuals to be advocates for community input, posting flyers at the Baring store
 3177 and various locations in Skykomish, and hosting an in-person meeting in Baring during the
 3178 public review period. These efforts did not result in much participation until the public review
 3179 portion of the planning process. Though the economic disparities of Baring were not fully
 3180 analyzed until partway through the subarea planning process, the outcomes of this analysis did
 3181 not change what the County had already heard through communicating with people who work
 3182 and live in the area.

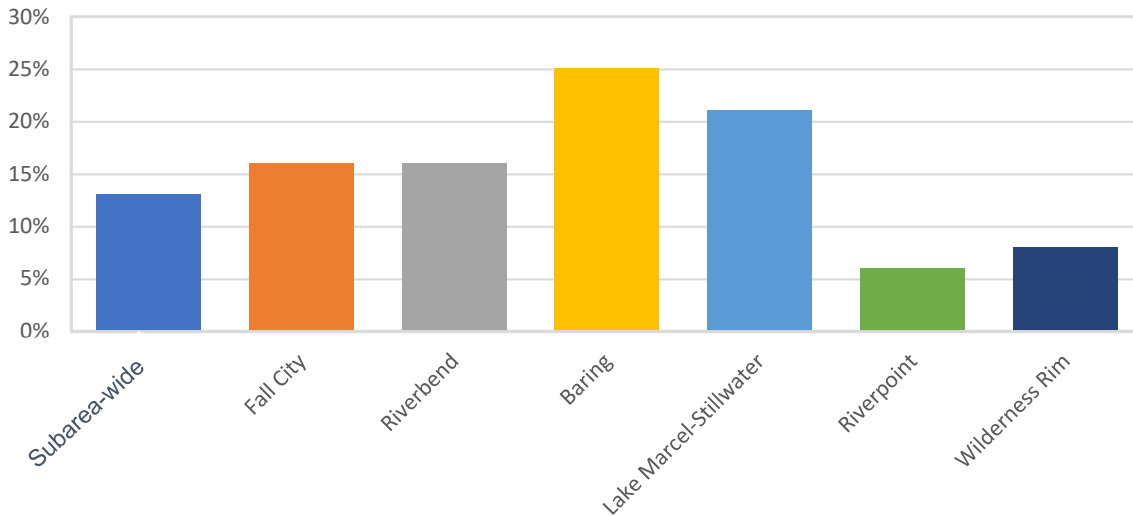
3183 **FIGURE 4: SNOQUALMIE VALLEY/NE KING COUNTY MEDIAN HOUSEHOLD INCOME**



3184 Compared to the subarea-wide data, the distribution of poverty, education, and homeownership
 3185 among households in the subarea reveals disparities in outcomes. By most metrics, Baring
 3186 (population 255) has socioeconomic outcomes that are not as favorable as the other Census
 3187 Designated Places in the subarea. Baring’s average household income is less than half (48
 3188 percent) of the subarea average. Twelve percent of Baring’s population qualify as impoverished.
 3189 Less than a quarter, 22 percent, of Baring’s population has attained a bachelor’s degree or
 3190 higher in education. Other communities along US Highway 2 such as Grotto and unincorporated
 3191 Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint
 3192 have poverty rates of 1 percent or less. These two communities, with the highest household
 3193 incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of
 3194 Lake Marcel-Stillwater households and 62 percent of Riverpoint households hold a bachelor’s
 3195 degree or higher. This data highlights the relationship between educational attainment and
 3196 household income, as higher educational attainment increases the number of employment
 3197 pathways and earning potential.

¹⁴⁵ All figures for the subarea include the total population of the Subarea, including the populations of the six Census Designated Places.

3198 **FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65**



3199

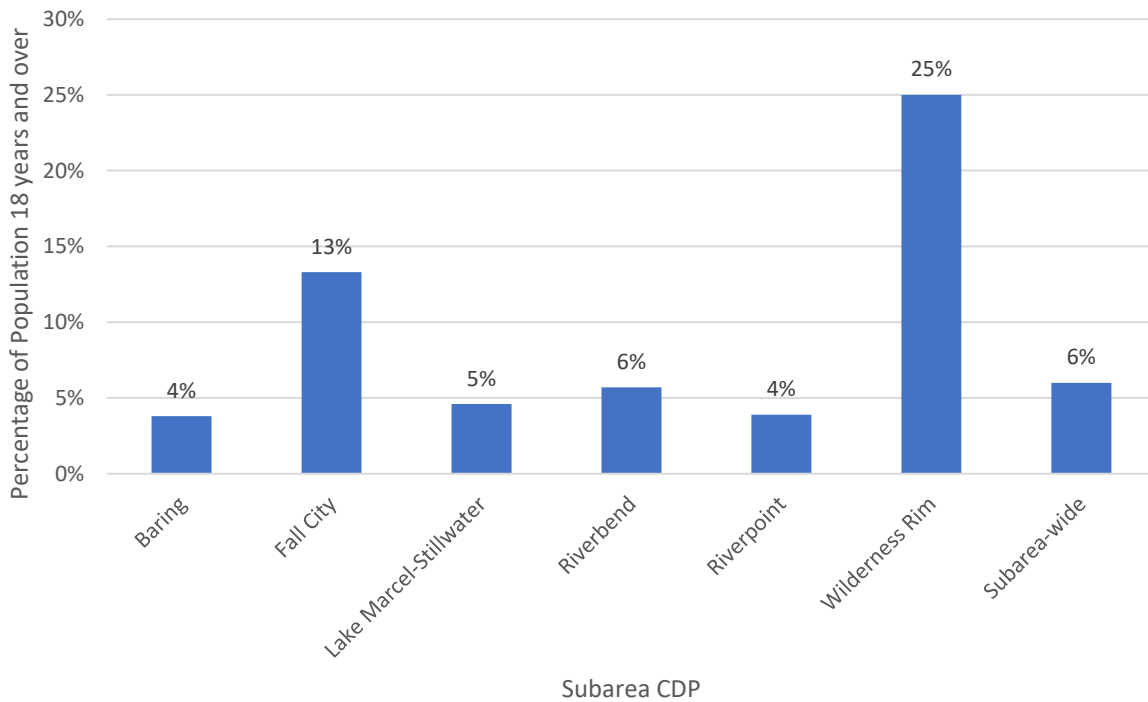
3200 RESIDENTS AGED 65 AND OVER

3201 About 13 percent of the population in the subarea is over 65 years of age. This is lower than the
 3202 percentage for King County as a whole (14 percent). However, in the communities of Baring,
 3203 Fall City, Lake Marcel-Stillwater, and Riverbend the percentage ranges from 16 percent to 25
 3204 percent, significantly higher than the subarea broadly. The Subarea Plan can direct land use
 3205 and development standards which may impact the ability of people aged 62 years and older to
 3206 age in place or find suitable housing that meets their changing needs. Similarly, the Subarea
 3207 Plan includes a section on housing and human services which could affect delivery of services
 3208 to support people aged 62-65 years and older. This is reflected in the policies to the degree a
 3209 subarea plan can reflect such issues where they are determined to be specific to the subarea,
 3210 not countywide. 'Senior service centers' are specifically referenced in a human services policy, a
 3211 reference to Mt Si Senior Center and SnoValley Senior Center.

3212 VETERANS

3213 The subarea has a higher percentage of veterans (6 percent) than King County (4 percent).
 3214 When looking at Census Designated Places, this number increases to 13 percent in Fall City
 3215 and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health
 3216 challenges and a plan which encourages access to health and human services is essential to
 3217 supporting this community. Support to veterans was included in two policies under Chapter 5:
 3218 Housing and Human Services, one policy included addressing housing stability and the other
 3219 included addressing veteran services. Indirectly, through housing and human services policies,
 3220 veteran support is included to the degree a subarea plan can reflect such issues where they are
 3221 determined to be specific to the subarea, not countywide.

3222 **FIGURE 6: SNOQUALMIE VALLEY/NE KING COUNTY VETERAN POPULATION**



3223

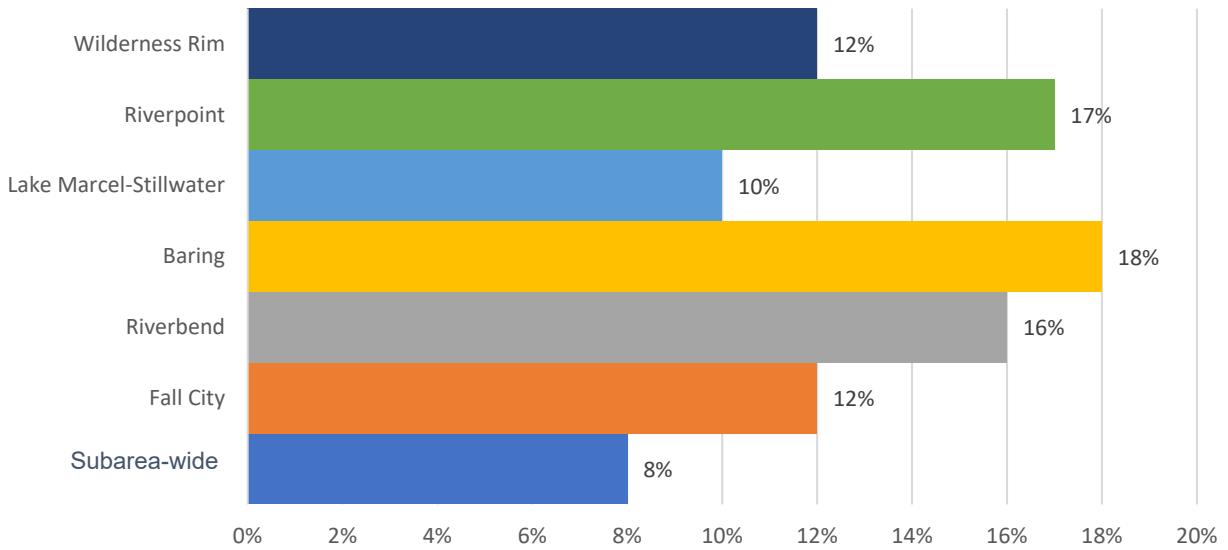
3224 **PERSONS WITH DISABILITIES**

3225 About eight percent of the population in the subarea identify as having a disability, which could
 3226 include challenges with hearing, vision, or independent living as well as cognitive or ambulatory
 3227 differences.¹⁴⁶ This is lower than King County as a whole (nine and half percent). However,
 3228 given the size and physical diversity across the subarea the overall percentage does not reflect
 3229 differences between the communities within this area. Census Tract 328, which includes the
 3230 unincorporated communities of Baring and Grotto, makes up the largest geographic area within
 3231 the subarea. The area is sparsely populated with a total of 2,900 residents.¹⁴⁷

¹⁴⁶ Link to more information on American Community Survey disability questions: [American Community Survey Why We Ask: Disability \(census.gov\)](https://www.census.gov/data/tables/2019/acs/2019-01-01/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.

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

3232 **FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE**



3233

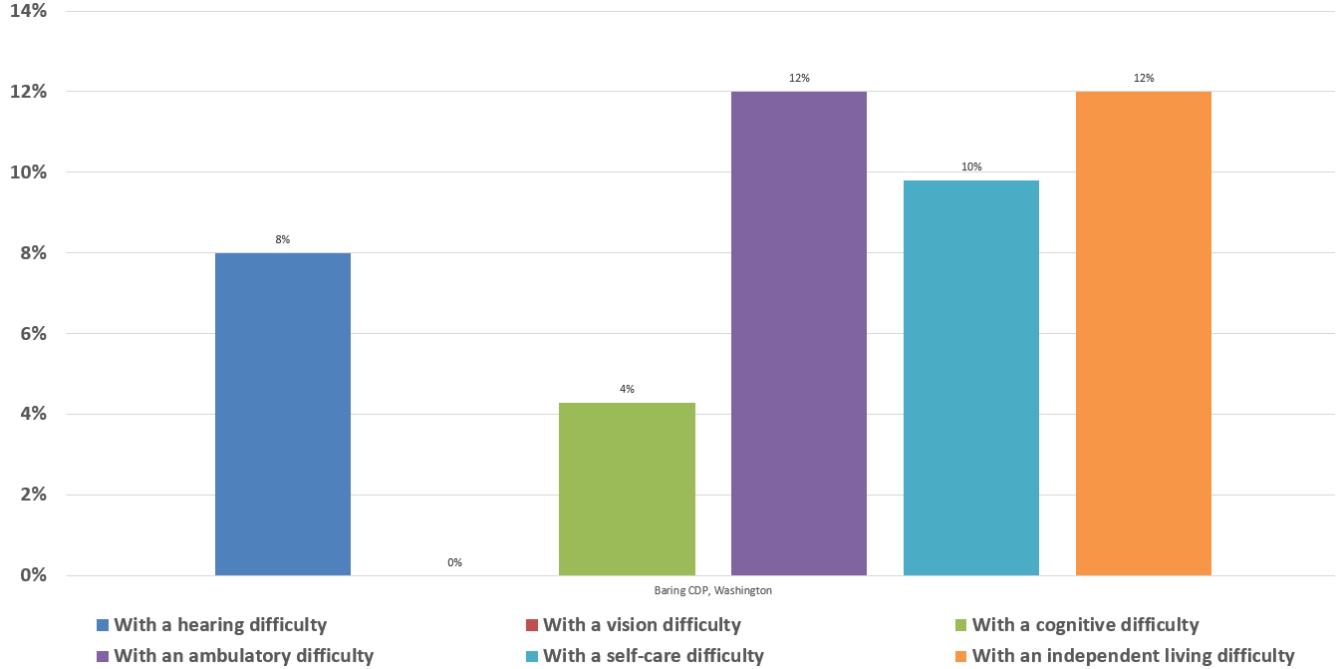
3234 Nearly 18 percent of the population in the Baring Census Designated Place identify as having a
3235 disability, almost twice that of King County. Those with disabilities are much more likely to be
3236 over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly
3237 residents. Disabled residents face further challenges in the rural area such as the subarea
3238 compared to their urban counterparts due to less access to health care and human services,
3239 fewer supermarkets and food options, and limited public transportation.¹⁴⁸ The degree to which
3240 a disability affects a person is not a question asked in the American Community Survey, though
3241 the type of disability is included. Below are graphs of each Census Designated Place showing
3242 the percentage of the population with each disability.

3243 The Figures 8 through 13 show disability type in each Census Designated Place by percentage.

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

3244
3245

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

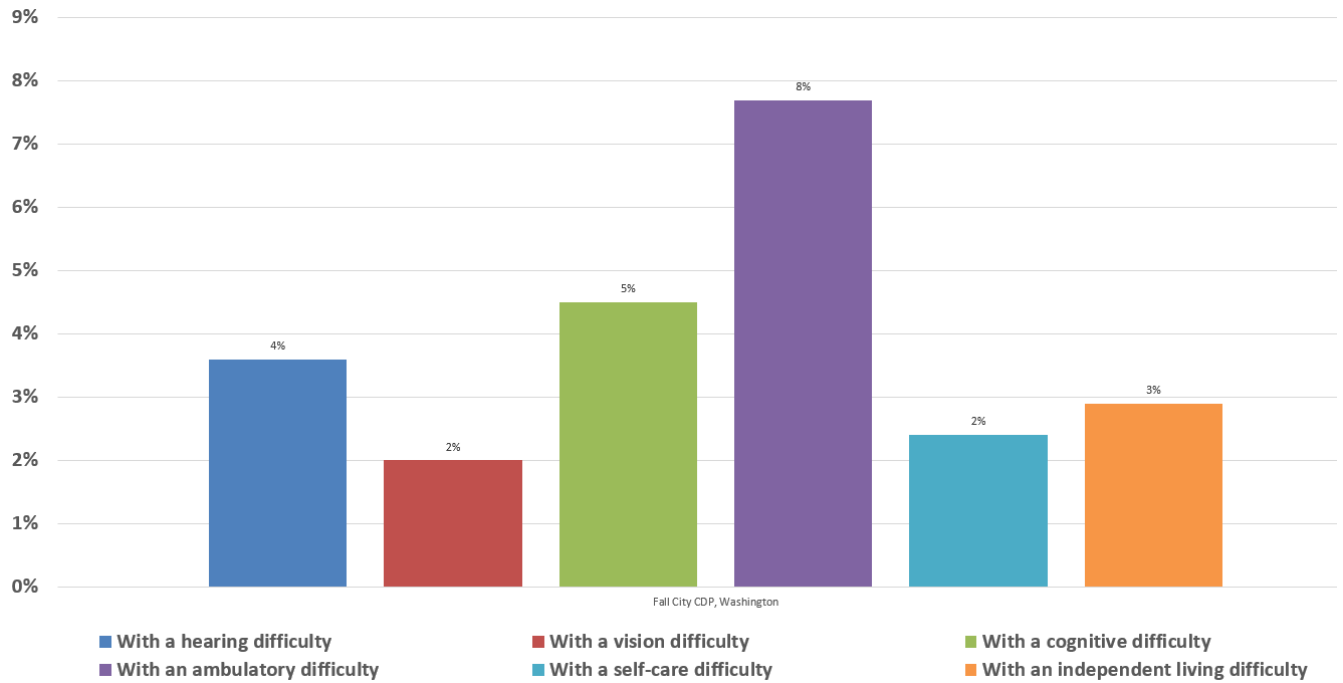


3246

3247

3248
3249

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

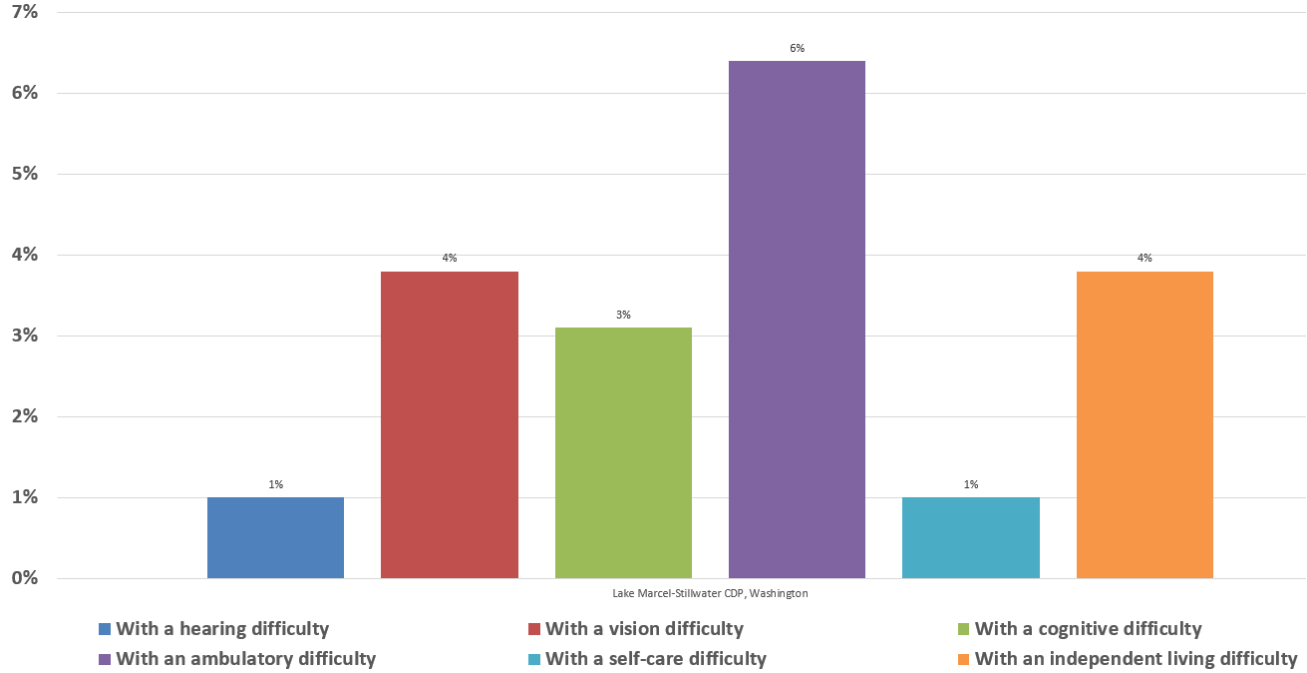


3250

3251

3252
3253

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

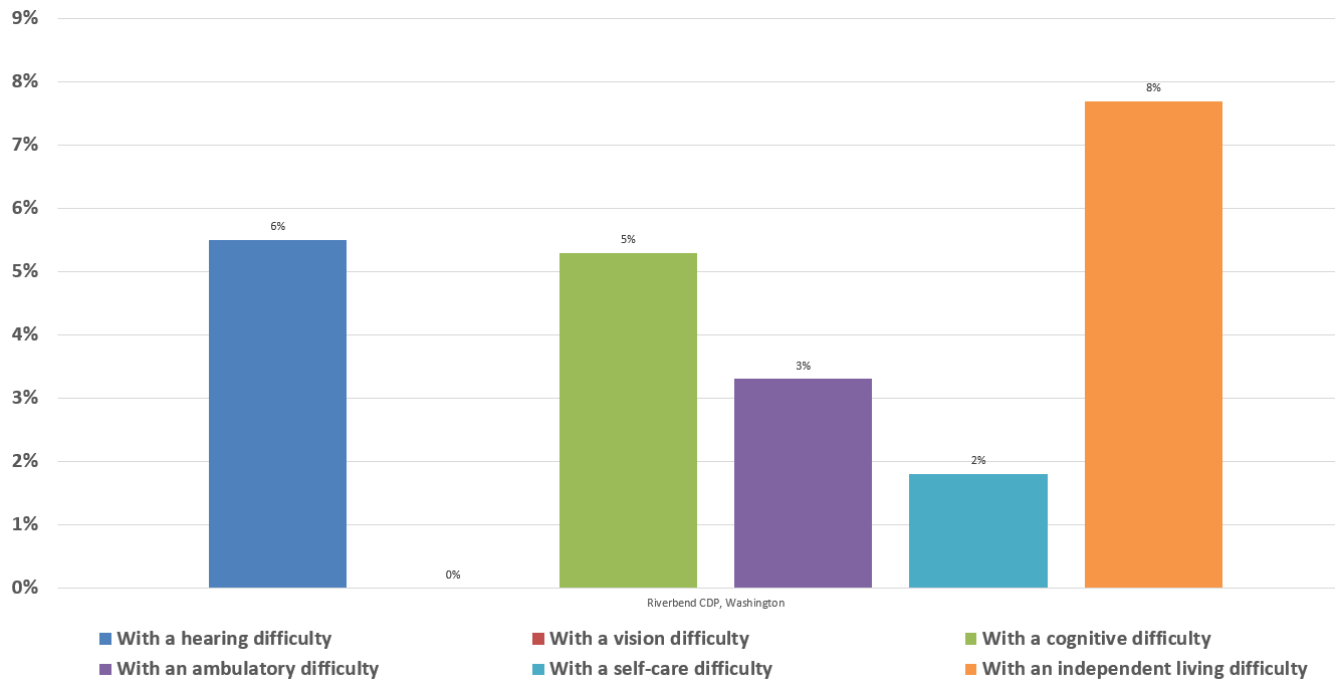


3254

3255

3256
3257

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

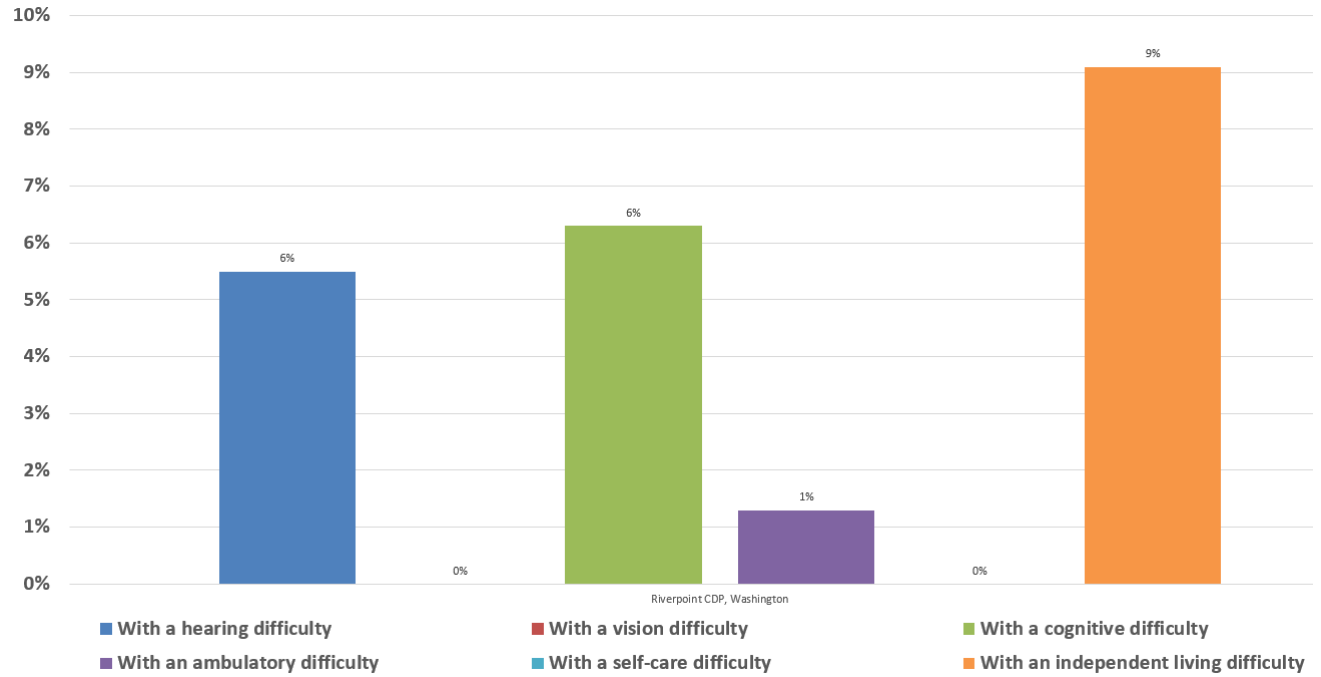


3258

3259

3260
3261

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

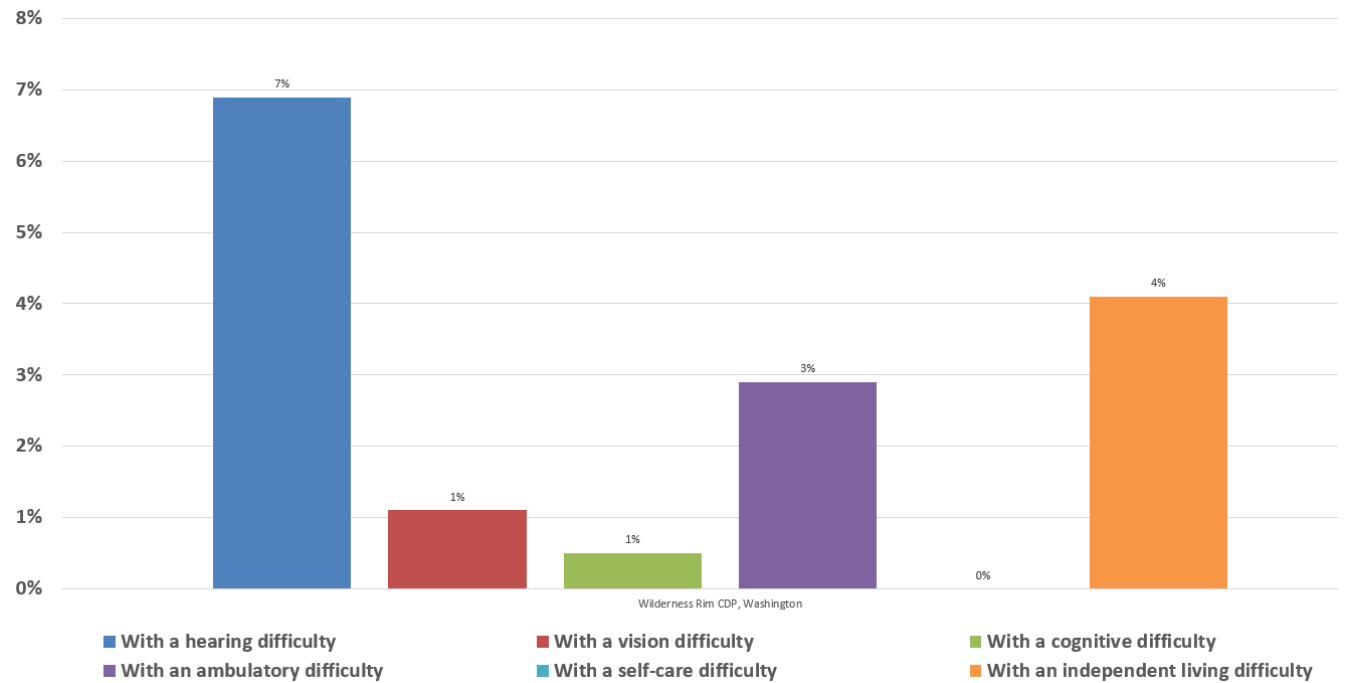


3262

3263

3264
3265

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



3266

3267

3268

3269 Exploring individual disabilities per Census Designated Place provides a deeper picture of what
 3270 types of disability are present per geography. As reflected in the aggregated disability chart,
 3271 Baring Census Designated Place has the most disabilities by percentage, with both ambulatory
 3272 difficulty and independent living difficulty at 12 percent of the population, and 10 percent of the
 3273 population having difficulty with self-care. Baring is also the oldest Census Designated Place in
 3274 the subarea with 25 percent of the population at 65 years and older. When comparing to the
 3275 second oldest Census Designated Place in the subarea, Lake Marcel-Stillwater Census
 3276 Designated Place with 21 percent of the population over 65 years old, there is a significant
 3277 difference in the percentage of those with disabilities. Six percent of Lake Marcel-Stillwater
 3278 population has an ambulatory difficulty, which is the highest percentage for a type of disability in
 3279 this Census Designated Place. The Census Designated Place with the largest percentage of
 3280 veterans, Wilderness Rim at 21 percent has relatively low percentages of disabilities reported,
 3281 the exception being hearing loss at 7 percent, which is second only to Baring at 8 percent.

3282 In terms of equity when concerning those with disabilities, the Baring Census Designated Place
 3283 needs more attention than other places. King County Department of Local Services staff made
 3284 extra efforts to engage with this population during the public review period. As the most remote
 3285 area of this rural subarea difficulty connecting with the population is inherent, but King County
 3286 Department of Local Services staff made extra efforts to engage and solicit feedback on plan
 3287 development from Baring community members.

3288 Equity Impact Review Phase 2 – Assess Equity and Community Context

3289 This section of the Equity Impact Review identifies how, and at what stage, the project team
 3290 reached out to community groups, including priority populations, to learn about their priorities
 3291 and concerns and receive feedback and direction on the Subarea Plan. This section considers
 3292 whether and how each of the determinants of equity may be impacted, and a review of how the
 3293 policies, land use designations, and zoning regulations relate to the community's expressed
 3294 priorities and concerns. The specific priority populations are:

- 3295 • Indian tribes
- 3296 • Black, Indigenous, and People of Color communities
- 3297 • People with Limited English Proficiency
- 3298 • Youth
- 3299 • People with disabilities*
- 3300 • People who are elderly*

3301 *Added because of the Census Designated Place analysis.

3302 Community Engagement

3303 Community engagement in the subarea planning process provides the opportunity for
 3304 participants to shape the scope and content of the Subarea Plan. The ability for the community
 3305 to influence plan development changes throughout the process:

- 3306 • Visioning. Input given at the visioning stage helps to direct plan scope and guiding
 3307 principles.
- 3308 • Subarea Plan Development. During plan development, engagement steers the
 3309 policies and strategies that are proposed.

- 3310
- 3311
- 3312
- 3313
- 3314
- 3315
- 3316
- 3317
- 3318
- Public Review Draft. The Public Review Draft is intended to capture community interests and identify how the Subarea Plan can respond to those interests through policies, land use and zoning changes and code amendments.
 - Plan Adoption. The County Executive recommends a plan based on consideration of input on the Public Review Draft. The Council consider the recommendations and may make changes. It holds a public hearing for community input before final decisions are made with plan adoption.
 - Implementation. Community involvement focuses the implementation of plan objectives and policies to ensure that it meets the vision.

3319 Community engagement in the development of the Subarea Plan occurred in three phases,
3320 described below.

3321 FIRST PHASE

3322 The first phase of public engagement took place from June 2021 to June 2022. Prior to
3323 developing any proposals to change existing regulations and policies, the subarea planning
3324 team sought to learn about the priorities and concerns of the residents of the subarea.

3325 Note: During this first phase of engagement, King County Department of Local Services staff
3326 efforts were limited due to restrictions from the COVID-19 pandemic. Though the King County
3327 employee stay-at-home order that started March 2020 was lifted in July 2021, the rules
3328 continued to change based on the circumstances of the pandemic. Although some employees
3329 were able to return to work, the County still strongly discouraged any in-person meetings or
3330 gatherings other than those necessary for business operations. Those restrictions remained in
3331 place until March 1, 2022, which spanned the majority of this first phase of engagement.

3332 Based on lessons learned from Equity Impact Reviews conducted on previous subarea plans,
3333 the first phase of public engagement focused on the following goals:

- 3334
- 3335
- 3336
- 3337
- 3338
- 3339
- 3340
- Grow network across the subarea and develop partnerships with key community members, groups, and organizations.
 - Gain knowledge from the community and share knowledge with the community about the purpose and function of the subarea planning process in the subarea. This approach was taken to ensure a general understanding in the community of key concepts prior to any discussion about potential changes to existing regulations.
 - Seek guidance from the community to inform first draft of Subarea Plan proposals.

3341 The County focused on process equity by reaching out to the various populations in the subarea
3342 that included but are not limited to priority populations through requesting small meetings with
3343 Indian tribes, businesses or business interests, community-based organizations, offices of
3344 elected officials, local governments (including in neighboring cities and counties), public school
3345 administrators, and residents within the planning area. The County conducted 75 meetings
3346 during this early phase. These meetings ranged from high level introductions to the Subarea
3347 Plan to targeted discussions covering specific items, such as available services and the future
3348 land use of specific parcels. Additional outreach included phone calls and informal meetings
3349 with community members. Most of these meetings occurred virtually using Microsoft Teams,
3350 and some were in person. In addition to providing an introduction to the subarea planning work,
3351 the meetings served as learning opportunities for the County as well as opportunities to build
3352 and strengthen relationships within the area. The meetings were an hour long; the first fifteen
3353 minutes were used to introduce the team, the engagement purpose, the Subarea Plan, and the
3354 planning process, while the remaining forty-five minutes were dedicated to listening and dialog.

3355 In addition to these meetings, the County engaged in numerous phone calls and informal
 3356 conversations about community priorities and the planning process. These were not formally
 3357 documented, but deepened King County Department of Local Services staff's understanding of
 3358 the community.

3359 SECOND PHASE

3360 The second phase of public engagement focused on the following goals from June 2022 to May
 3361 2023:

- 3362 • Receiving feedback from the community on topics to be included in the draft vision,
 3363 scope, and guiding principles.
- 3364 • Reflecting on the successes and areas for improvement in the first phase of public
 3365 engagement.

3366 An example of success was the feedback received from the online survey, which provided a
 3367 subarea-wide set of feedback. An area to improve was providing more opportunities for dialog
 3368 with individual community members, which led to the formation of focus groups composed of
 3369 volunteers from various geographies with various interests.

3370 The County engaged with community members through virtual meetings with individuals and
 3371 small groups, geographic and topic-specific focus groups, community-wide virtual events, in-
 3372 person meetings, booths at community events, email correspondence, online surveys, and
 3373 interactive engagement using online maps. These activities were heavily weighted on virtual, as
 3374 the COVID-19 pandemic was waning during a large portion of engagement, and then due to
 3375 personal preference of community members. The decision to use these methods was derived
 3376 from feedback during the introductory meetings with community-based organizations, Indian
 3377 tribes, municipalities and other government organizations, and individual community members.
 3378 In addition to questions about communication preferences and anticipated feedback, the County
 3379 asked, "What are your ideas for reaching more people through public engagement?"

3380 Notice of meetings was provided using the following means:

- 3381 • Department of Local Services/King County website
- 3382 • PublicInput.com – An online platform which served as the main information website
 3383 for the Subarea Plan
- 3384 • Social Media (Facebook, Twitter, Instagram, Nextdoor)
- 3385 • King County Unincorporated Area News email newsletter
- 3386 • GovDelivery email list for Snoqualmie Valley NE King County¹⁴⁹

3387 THIRD PHASE

3388 The final phase of public engagement for the Subarea Plan was focused on hearing input about
 3389 the Public Review Draft of the plan, which was available for comment from June 1 to July 15,
 3390 2023. With many COVID-19 restrictions lifted at this time, Public Review Draft engagement
 3391 included a blend of virtual and in-person engagement opportunities, including:

3392 Online engagement

- 3393 • Virtual Department of Local Services Annual Town Hall for the subarea
- 3394 • Project website

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

- 3395 • Online surveys
- 3396 • Interactive maps
- 3397 • Social media posts by King County Department of Local Services and partner
- 3398 organizations
- 3399 • Virtual office hours
- 3400 • A visioning and scoping kickoff event hosted on Zoom
- 3401 • A final visioning and scoping workshop event hosted on Zoom
- 3402 • Public review draft hybrid virtual and in-person kickoff event
- 3403 • Public review draft overview video
- 3404 In-person events
 - 3405 • Booths at community events
 - 3406 • Fliers in English and Spanish posted throughout the subarea
 - 3407 • Public review draft hybrid virtual and in-person kickoff event
 - 3408 • Public review draft meeting in Baring
 - 3409 • Public review draft meeting for unincorporated North Bend
 - 3410 • Office hours at several libraries within the area (Carnation, Fall City, North Bend,
 - 3411 Skykomish)
- 3412 Focused meetings
 - 3413 • Eight focus groups, each meeting three times, for specific interest groups or geographic
 - 3414 areas
 - 3415 • Talks at high school classes and youth board meetings
 - 3416 • Community business visits
 - 3417 • One-on-one and small group meetings
 - 3418 • Hmong farmer interviews
- 3419 Notice of opportunities to provide input was distributed via:
 - 3420 • Postcard mailed to all homes and businesses in the subarea
 - 3421 • Project email list
 - 3422 • *Comprehensive Plan* email list
 - 3423 • Social media (Facebook, Instagram, Twitter, Nextdoor)
 - 3424 • King County Unincorporated Area News
 - 3425 • A Supportive Community For All
 - 3426 • City of Carnation
 - 3427 • City of Issaquah
 - 3428 • City of North Bend
 - 3429 • Fall City Community Association
 - 3430 • Fall City Neighbors Newsletter
 - 3431 • Mt Si Senior Center
 - 3432 • Si View Metropolitan Parks District
 - 3433 • Sno-Valley Senior Center
 - 3434 • Snoqualmie Pass Community Association
 - 3435 • Snoqualmie Valley Mobility Coalition
 - 3436 • Snoqualmie Watershed Forum
 - 3437
- 3438 As of September 15, 2023, the Subarea Plan contact list contains 8,724 emails and mobile
- 3439 numbers. Most of these contacts were provided by the District 3 Councilmember's Office.

3440 SUMMARY OF OUTREACH CONDUCTED IN ALL THREE PHASES
 3441 Table 22 summarizes outreach conducted and the discussion/outcome of these activities in all
 3442 three phases of public engagement that was targeted to the four, initial priority populations
 3443 identified in the Equity Impact Review.

3444 **TABLE 22: OUTREACH TO PRIORITY POPULATIONS**

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

¹⁵⁰ [Link to Upper Snoqualmie Resilient River Corridor Management Plan](#)

	<p>The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.</p> <p>The meetings with the Snoqualmie Indian Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the “Upper Snoqualmie Resilient River Corridor Management Plan” was obtained and explored to verify no map amendment recommendations would adversely impact this Plan’s goals. An example is a policy created to support improved connections of salmon habitat. Most of the subjects covered in this meeting are linked to policies found in the <i>Comprehensive Plan</i>.</p> <p>An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Indian Tribe.</p> <p>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.</p> <p><u>Tulalip Tribes</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> • 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 <p>During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and were interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for 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 activities for people aged <u>62-55</u> years and older, and the possibility of connecting with English Language Learning students at local schools.</p> <p>Several organizations with potential connections to Black, Indigenous, and People of Color populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to King County Department of Local Services staff. These organizations include Black, Indigenous, and People of Color community advocacy groups, small Black, Indigenous, and People of Color-owned businesses, free legal services providers, food banks, and Black, Indigenous, and People of Color farming groups.</p> <p>Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley</p>

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

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

Spanish-speaking event for people aged ~~62~~55 years and older on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.

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

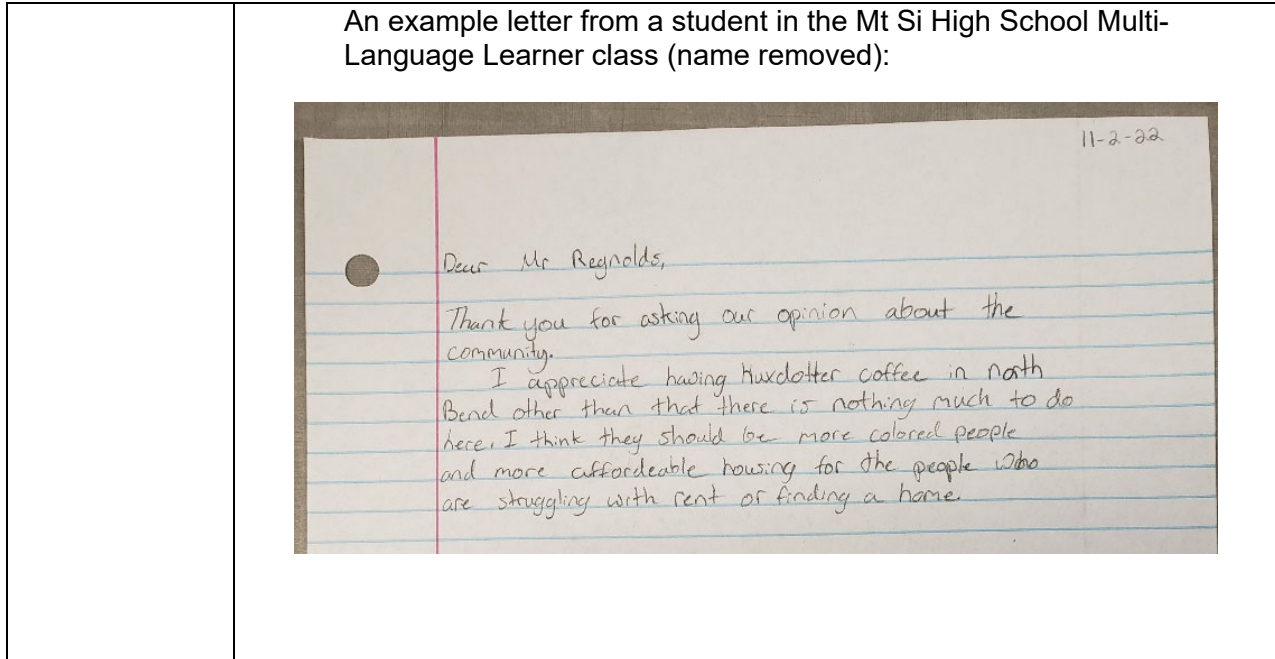
In June 2022, King County Department of Local Services staff joined the “Foro para la Comunidad Hispana de Carnation y Duvall” Facebook group. This group includes Spanish-speaking residents of Carnation and Duvall.

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

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

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

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



3445

3446 As noted previously, further review of socioeconomic and demographic data as part of the Equity
 3447 Impact Review revealed additional priority populations – people with low incomes, people aged
 3448 62-55 years and older, veterans, and people with disabilities – which were not prioritized in the
 3449 first and second phases of community engagement. These groups were prioritized in the third
 3450 phase of engagement. Efforts to engage these groups focused on connecting with nonprofits and
 3451 community-based organizations in the subarea which provide human services to these
 3452 populations. These efforts are summarized in Table 23.

3453 **TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS**

<p>People Aged <u>62-55</u> years and older</p>	<ul style="list-style-type: none"> • King County Department of Local Services staff attended monthly meetings with the Snoqualmie Valley Mobility Coalition and participated on the Coalition Task Force. This organization acts as a voice for people aged <u>62-55</u> years and older and for those with disabilities. Many conversations and presentations centered around increasing transit and mobility options within Snoqualmie Valley. • King County Department of Local Services staff attended an event at the Mt Si Senior Center on May 9, 2022, to speak with people aged <u>62-55</u> years and older in both English and Spanish. During this event people aged <u>62-55</u> years and older mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.
<p>People Living with Low Incomes</p>	<ul style="list-style-type: none"> • Interviewed residents of Unincorporated Skykomish on September 22, 2022. <ul style="list-style-type: none"> ○ King County Department of Local Services staff emailed 95 individuals to organize a focus group for the community. Due to lack a of response, individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish.

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

3454

3455 Apart from an overarching desire to maintain rural character for the area, these groups had
 3456 concerns different than others in the subarea. Such concerns are access to services such as
 3457 healthcare, mental health support, and access to affordable food. Transit and transportation are
 3458 a concern, as driving a car is difficult to afford for some people.

3459 **Major Lessons Learned from the First and Second Phases of Community Engagement**

3460 Over the course of the first and second phases of engagement and development of the Subarea
 3461 Plan, King County Department of Local Services staff identified several areas for improvement.
 3462 The following section discusses each of the lessons learned and considers strategies to
 3463 address them in the future:

3464 *For large geographies, review socioeconomic and demographic data at different scales*
 3465 *earlier in the process to identify priority populations that have disproportionate access to*
 3466 *determinants of equity.*

3467 As discussed earlier, this Subarea Plan differs from previous plans due to its size and varied
 3468 geography. The data for the subarea is not completely representative of the variations in
 3469 socioeconomic and demographic experiences across different communities within the subarea's
 3470 boundaries. Once the data was reviewed at smaller scales through the Census Designated
 3471 Places, four additional priority populations were identified that were previously missed: people
 3472 with low incomes, people aged 62-55 years and older, veterans, and people with disabilities.
 3473 While King County Department of Local Services staff did engage with these groups and
 3474 community service providers which serve these populations in the first two phases, a targeted
 3475 effort was not part of the Subarea Plan community engagement plan.

3476 The solution to this lesson is twofold: review socioeconomic and demographic data at multiple
 3477 scales, and when new priority populations are found, intentionally pivot to engage them to learn
 3478 and address their needs and priorities.

3479 *Connect with more organizations and agencies who serve and interact with priority*
3480 *populations.*

3481 A common sentiment shared by community service providers during engagement was that most
3482 residents do not have the time or capability for various reasons to engage directly in a dialogue
3483 with King County even though they represent some of the greatest needs for services. As such,
3484 the community service providers can often serve as the voice for these groups to amplify their
3485 needs. In a subarea as geographically expansive as the subarea, connecting with priority
3486 populations who may be physically or financially constrained becomes more difficult. By
3487 connecting with more organizations that represent the needs of these populations, the County
3488 will be able to better serve these communities even if they can't be physically present.

3489 Many of the most successful outreach and networking outcomes came from suggestions
3490 provided by community service providers and local agency representatives. These groups have
3491 greater knowledge and connections within the area. The representatives were able to connect
3492 King County Department of Local Services staff with businesses, community leaders, and local
3493 groups previously not identified as interested parties. For instance, one of the best
3494 conversations about the needs of the Hispanic/Latin~~xo/a/e~~ community came from the
3495 Multilanguage Learning program lead at Riverview High School.

3496 The County should leverage connections with community-based organizations and create new
3497 connections with these service providers early in the planning process to earn their trust, gain
3498 their perspective as advocates for priority populations, and learn how to effectively connect with
3499 these populations.

3500 How Lessons Learned in the First Two Phases of Engagement Informed the Third 3501 Phase of Engagement

3502 Census Designated Place data revealed that, compared to the rest of the subarea, there is a
3503 disproportionate number of people aged 62-65 years and older with disabilities and significantly
3504 lower income levels in the Baring area. Attempting to reach this population via email in earlier
3505 phases had not worked, so King County Department of Local Services staff made efforts to
3506 have a physical presence in the area, including handing out flyers at the Skykomish Foodbank,
3507 open office hours at the Skykomish Library, attending Skykomish Tunnel Days, and an in-
3508 person meeting at the Baring Fire Station. More efforts were also made to connect with veterans
3509 in the subarea as well.

3510 The County continued to connect with community-based organizations that serve priority
3511 populations in the subarea. There has been a core group of organizations that have engaged
3512 with King County Department of Local Services staff. This engagement continued, through
3513 attending their meetings and the Mobility/Human Services Focus Group. King County
3514 Department of Local Services staff tried to expand this list of organizations to those who could
3515 not be reached in earlier phases and those who had not yet been contacted.

3516 THIRD PHASE

3517 The third phase of engagement occurred after the release of the Public Review Draft. Taking
3518 the lessons learned in the previous two phases, the King County Department of Local Services
3519 staff continued to work collaboratively with the community and use the Office of Equity and
3520 Racial and Social Justice's Equity Impact Review tool as a guide to ensure the diverse and
3521 historically underrepresented voices of the community are amplified and reflected in the
3522 Subarea Plan.

3523 Through the assistance of a contract with a communications consulting firm that freed up King
 3524 County Department of Local Services staff time, more comprehensive engagement was able to
 3525 be done with priority populations by being physically present in the subarea. Below is the list of
 3526 strategies and materials used to help engagement with people that were less represented in the
 3527 planning process prior to release of the public review draft.

3528 Engagement Strategies to Connect with Priority Populations Beyond Previous 3529 Methods

- 3530 • Greater depth in communication with community-based organizations in subarea
- 3531 • More focus on the Unincorporated Skykomish Area, specifically people aged ~~62~~55
 3532 years and older and people with disabilities
- 3533 • More effort to connect with veterans
- 3534 • Distribute materials in Spanish and Mandarin (Chinese)
- 3535 • More presence at community events occurring during the public review period
- 3536 • More flyers posted at areas where priority populations may visit
- 3537 • Mailed postcards containing English, Spanish, and Mandarin to all addresses within
 3538 the subarea informing community members of this planning process and the public
 3539 review period
- 3540 • Increased collaboration on engagement with County Council District 3 staff to further
 3541 reach priority populations

3542 Potential Impacts to the Determinants of Equity

3543 The following table considers how the Subarea Plan may directly or indirectly impact access to
 3544 each of the determinants of equity, and how the Subarea Plan's content may affect distributional
 3545 equity and intergenerational equity. Access to the determinants of equity creates a baseline of
 3546 equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities
 3547 are created when barriers exist that prevent individuals and communities from accessing these
 3548 conditions and reaching their full potential.

3549 While the Subarea Plan may directly or indirectly influence the Determinants of Equity, it is
 3550 important to note that the private sector makes most decisions made about how land is
 3551 developed that will have an impact on the Determinants of Equity. However, local governments
 3552 can provide the structure governing how land can be developed and used in a way that
 3553 positively influences the kind of new development that may occur in the future. Furthermore,
 3554 local governments also hold the responsibility to remove barriers to full participation in the
 3555 economy and society. King County has implemented a pro-equity, anti-racist agenda to address
 3556 these barriers.

3557 Zoning changes can result in changed market conditions, where the appeal to redevelop a
 3558 neighborhood or area could increase or decrease. Priority populations are more vulnerable for
 3559 displacement in instances such as this, where renters have no control over the decision to sell a
 3560 property – home ownership rates being a measure of access to determinants of equity.¹⁵¹

3561 Table 24 is not a complete analysis of all the potential outcomes associated with each
 3562 determinant, but rather an illustration of how the Subarea Plan relates with the realization of
 3563 these determinants in a community.

¹⁵¹ Link to [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

3564 TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children	<p>Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.</p> <p>Residents of the subarea have identified a need for greater support for human services which can include things such as family centers, health and mental health services, services for people living with disabilities, and youth programming. The area also lacks adequate affordable housing options. This plan can influence this determinant by supporting increased availability for mental and behavioral health services in schools and other locations.</p>
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	The Subarea Plan has limited potential to directly influence equity in access to education, as well as school siting, which is a <i>Comprehensive Plan</i> issue. However, policies support partnering with community organizations to support delivery of educational programs in the subarea, leveraging King County-owned parks facilities, and partnering with the local school districts and other agencies and organizations to improve outcomes for students and their families.

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

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

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Jobs and Job Training	Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families	<p>Creation of jobs is mostly determined by market forces. However, the Subarea Plan could help lead to increased access to jobs for both new and existing residents through supporting local businesses with such things as technical assistance. The Subarea Plan has the potential to indirectly influence creation of jobs if supportive policies and land use and zoning changes successfully encourage more vibrant local businesses and jobs in the Snoqualmie Valley Agricultural Production District that create new employment, as well as jobs tied to developing and redeveloping land and structures in the subarea. Conversely, the Subarea Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region.</p> <p>The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, enable the allowance of housing near concentrations of jobs such as Snoqualmie Pass, as well as enable job training opportunities in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p>

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

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people	<p>Many of the rural communities in the subarea lack options for basic shopping services such as grocery stores. Communities such as Baring and Snoqualmie Pass are a half hour drive by car to a full-service grocery store, where other unincorporated areas in the subarea are walking distance to such facilities. Furthermore, the distance and lack of transportation options for residents further impacts the ability to access affordable, healthy, and culturally appropriate foods.</p> <p>While the location of grocery stores is heavily influenced by market forces, the Subarea Plan has the potential to influence access to food systems for both new and existing residents. Scoping topics in the Subarea Plan include support for local food production, rural economic development, and agriculture in the subarea. Healthy foods can be grown and sold by farms and small markets. Subarea Plan policies can support plans for improving the infrastructure to connect the community with a sustainable food system.</p>
Parks and Natural Resources	Parks and natural resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities	<p>Many the subarea residential neighborhoods enjoy access to parks, open space, and natural resources in their communities.</p> <p>Policies prioritizing safety and inviting walking and bicycling throughout the subarea to connect residents to transit facilities, commercial areas, local parks, and open spaces are all determinants of equity. As with all of the policies included in the Subarea Plan, implementation will consider funding availability, resources, and other factors.</p>

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

Determinant of Equity ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan are intended to support local businesses and local economies such as agriculture in the subarea, with the objective of reducing potential for displacement through a strong local economy. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	<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 ¹⁵²	Brief Description from KC OERSJ ¹⁵³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Housing	Housing for all people that is safe, affordable, high quality and healthy	<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.

3565

3566 **Equity Impact Review Phase 3 – Analysis and Decision Process**

3567 The Subarea Plan proposes neighborhood-specific and topic-based policies along with land use
 3568 and zoning amendments and development conditions that will guide and regulate the scale and
 3569 type of development that may potentially occur within the subarea over the next 20 years.
 3570 Policies also provide direction for County-provided services, programs, and facilities in the
 3571 subarea. Guiding principles shape the policies, map amendments and development conditions,
 3572 and all are guided by the community-developed vision statement for the subarea. All of this is
 3573 centered around the provision of County resources and services to those who have the greatest
 3574 needs in the subarea.

3575 Plan policies analyzed below include the following topics: land use, housing, human services,
 3576 environment, parks and open space, transportation, services and utilities, and economic
 3577 development. The land use and zoning map amendments discussed in the table are separate
 3578 from the Subarea Plan policies described below but are a part of the Subarea Plan package and
 3579 implement the policies proposed in the Subarea Plan. The associated land use and zoning map

3580 amendments determine how land can be used, whereas the policies guide future decisions at
3581 King County.

3582 The Subarea Plan centers the community's interests and priorities. The analysis in the table in
3583 this section of the Equity Impact Review summarizes what the project team heard from the
3584 community as priorities, how the Subarea Plan and associated land use and zoning map
3585 amendments and development conditions respond to the priorities, the intended outcomes, and
3586 where some questions remain. The table identifies community-raised priorities that the Subarea
3587 Plan cannot directly respond to due to scope considerations, while identifying pathways for
3588 those priority areas to be considered.

3589 King County can change zoning, the conditions under which land can be developed and used.
3590 The results of this can both positively and negatively impact a community's ability to access the
3591 Determinants of Equity. While King County can use its authority to develop policy and take
3592 regulatory action, provide funding, and engage with the community, the private market will
3593 determine whether it wants to invest in development in the subarea. It is the intent of the
3594 Subarea Plan to increase the likelihood that new development will occur in a way that will
3595 support distributional, process, and intergenerational equity and that changes over time will be
3596 consistent with the vision and community priorities expressed by the residents and businesses
3597 of the subarea.

3598 [Summary of Decision-Making Process and Proposed Subarea Policy](#) 3599 [Recommendations](#)

3600 The subarea policies and amendments to land use designations, zoning classifications, and
3601 development conditions were drafted with community input and reviewed by community
3602 members during the Public Review Draft of the Subarea Plan.

3603 The input and recommendations were prepared based on feedback gathered from the
3604 community during all three phases of community engagement and from review of prior
3605 community plans and community-developed initiatives. In addition, the Subarea Plan has been
3606 developed in consideration of the historical, demographic, economic, and geographic
3607 characteristics of the subarea, and its context within King County and the region. Subsequent
3608 work with the community will include developing a prioritized list of projects for the Community
3609 Needs List.

3610 This phase of the Equity Impact Review, "Analysis and Decision", considers how the intended
3611 outcomes of the Subarea Plan, guided by community input and expressed through policies, map
3612 amendments, and development conditions, may affect the three frameworks of equity:
3613 distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also
3614 considers the potential for the Subarea Plan to have unintended consequences that negatively
3615 impact access to equity, such as displacement, and provisions in the Subarea Plan that are
3616 intended to reduce this potential.

3617 The following tables summarize, by Plan chapter topic, the community-identified priorities and
3618 how the proposals in the Public Review Draft were built based on the input received and the
3619 outcomes that are intended to be achieved.

3620 A note on the Growth Management Act:
3621 As an element of the *Comprehensive Plan*, this Subarea Plan must comply with the Growth
3622 Management Act. It is important to recognize the Growth Management Act focuses growth

3623 primarily in urban areas, and the subarea is a rural area. To support this focused growth,
 3624 investment in infrastructure and governmental services is to follow the same path. Therefore,
 3625 the Growth Management Act restricts the type and level of infrastructure and governmental
 3626 services to that which is typical of the low-density rural area. Inherently, these restrictions may
 3627 lead to an inequity in service delivery between urban and rural areas, as the expectation per
 3628 State Law is for these areas to have rural level services.

3629 A note on relation to *Comprehensive Plan* Policies:
 3630 Some of the feedback relates to issues that occur in other unincorporated areas of the county
 3631 and are covered in the *Comprehensive Plan* policies. The policies in this plan are unique to this
 3632 subarea only and do not replicate those found in the *Comprehensive Plan*.

3633 **Land use feedback and policy development with equitable outcomes**

3634 Summary of what was heard from the community:

- 3635 • Preserve rural character of the communities and limit growth to levels that support
 3636 local families and businesses in Fall City and Preston, as well as other areas.
- 3637 • Focus attention on Snoqualmie Pass as a community and popular regional
 3638 recreation destination, including better coordination with other governments.
- 3639 • Address the lack of affordable housing.
- 3640 • Consider natural hazards and limit environmental and infrastructure impacts in new
 3641 development.
- 3642 • Preserve views and natural amenities enjoyed by everyone, including view corridors
 3643 along scenic byways.
- 3644 • Support agriculture by protecting farmland, improving drainage, and continuing the
 3645 Fish, Farm, Flood Initiative.

3646 Table 25 summarizes the intent behind proposed land use policies supporting equity, racial and
 3647 social justice, and intended outcomes.

3648 **TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES**

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

3650

3651 **Housing and Human Service feedback and policy development with equitable**
 3652 **outcomes**

3653 Summary of what was heard from the community:

- 3654 • Maintain rural character through limiting residential development.

- 3655 • Address the lack of affordable housing for young people to stay in the subarea.
- 3656 Affordable housing located next to services for people aged 62-55 years and older.
- 3657 • Create more housing options for farmworkers nearby, for example the Hmong
- 3658 community.
- 3659 • Increase housing in Snoqualmie Pass that can support the unique nature of its
- 3660 amenities, including more accommodations for the local workforce through zoning
- 3661 allowances.
- 3662 • Increase behavioral and mental health services and facilities, including better
- 3663 transportation options to such facilities.
- 3664 • Provide more support for youth mental health services at schools.
- 3665 • Provide better access for people aged 62-55 years and older in the subarea to
- 3666 services and programs.
- 3667 • Provide more resources for remote communities in Northeast King County,
- 3668 especially if they are cut off due to a climate-related event.

3669 Table 26 summarizes the intent behind proposed housing and human services policies
 3670 supporting equity, racial and social justice, and intended outcomes.
 3671
 3672
 3673

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

Proposed policies	Intended outcomes
<p>SVNE-8 intent: Work with the cities of Snoqualmie Valley and near the subarea to increase the supply of affordable housing within the incorporated areas to support workers and service providers, in addition to moderate to extremely low-income households, while protecting adjacent resource lands.</p>	<p>A direct positive outcome could be increased housing affordable to those who have low and extremely low incomes, including those who already work in the subarea, or those on a fixed income. Though affordable housing was raised consistently in all stages of engagement, strategies for addressing such a concern in a rural area like this subarea are limited, for reasons noted in the section noting the Growth Management Act above. The rural area is to remain rural with appropriate levels of service, hence increased development capacity for affordable housing is possible only in specific situations, such as the Rural Towns of Fall City and Snoqualmie Pass.</p>
<p>SVNE-9-10 intent: Support housing stability programs and affordable housing development for people aged 62-55 years and older near existing senior services that serve unincorporated residents.</p>	<p>A direct positive outcome could be increased housing affordable to people aged 62-55 years and older who have low incomes or fixed incomes. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend). Housing stability for people aged 62-55 years and older was raised during several phases of</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-11 intent: Encourage residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop middle housing.	A direct positive outcome could be increased housing affordable to those who have low incomes, or those on fixed incomes, within Fall City. Fall City community members mentioned concerns that their children would not be able to afford to live in the town.
SVNE-14-12 intent: Support housing at Snoqualmie Pass for the local workforce through various programs and incentives.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low-incomes and seasonal migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.
SVNE-13 intent: Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	A direct positive outcome could be increased physical and mental wellbeing of youth within the subarea. Both the Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group shared that addressing mental health among youth within the schools is a growing issue.
SVNE-14 intent: Partner with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of people aged 62 years and elders <u>seniors</u> , veterans, and those living with disabilities in the subarea	A direct positive outcome could be increased physical and mental wellbeing for people aged <u>62-55</u> years and older, veterans, and people living with disabilities in the subarea. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend), Census Designated Places where greater than 10% of the population are veterans (Wilderness Rim, Fall City), and where greater than 15% of the population lives with a disability (Baring, Riverpoint, Riverbend). Additional programming and activities for people aged <u>62-55</u> years and older was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
SVNE-15 intent: Recognizing Northeast King County as a vulnerable population in terms of	A direct positive outcome would be intentional focus on the services provided to the Northeast King County community in the case of a climate-related event. The intent of

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

3674

3675 **Environment feedback and policy development with equitable outcomes**

3676 Summary of what was heard from the community:

- 3677 • Protect the subarea’s forests, rivers, lakes, agricultural valleys, and open spaces.
- 3678 • Continue efforts toward salmon recovery and upholding tribal treaty rights.
- 3679 • Maintain biodiversity.
- 3680 • Increase resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.
- 3681 • Increase wildfire resilience and allocating resources for managing wildfires.
- 3682 • Manage water effectively in terms of water resource conservation.
- 3683 • Focus on loss of agricultural lands to riparian restoration efforts.
- 3684

3685
 3686 Table 27 summarizes the intent behind proposed environmental policies supporting equity,
 3687 racial and social justice, and intended outcomes.

3688 **TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
<p>SVNE-167 intent: Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.</p>	<p>An indirect positive outcome could be slightly improved transportation for priority populations who need to make critical appointments in the urban area, for services such as medical and/or behavioral health appointments, and other vital transportation needs including those who depend on public transportation for work. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint), where medical appointments in the urban area are a challenge. This issue was raised throughout</p>

	engagement, including during the Mobility and Human Services Focus Group.
SVNE-47-18 intent: Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	A direct positive outcome could be improving the conditions of salmon habitat. Salmon are a vital food source and culturally important for local Indian tribes, as was mentioned through engagement with the Snoqualmie Indian Tribe and Tulalip Tribes.
SVNE-48-19 intent: Assist the Valley cities, the Snoqualmie and Tulalip Tribes, and other entities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.	An indirect positive outcome could be lessened risk to people with low incomes living in risk of flooding-related issues, as often the most affordable housing is within floodplains and other hazard areas.

3690

3691 **Parks and Open Space feedback and policy development with equitable outcomes**

3692 Summary of what was heard from the community:

- 3693 • Increase access to natural lands and attention to trailhead crowding.
- 3694 • Increase recreational facilities to accommodate a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.
- 3695 • Increase recreational programming for children and teens.
- 3696 • Increase the number of parks, playgrounds, and other recreational facilities for community members.
- 3697 • Preserve historic landmarks and cultural resources.
- 3698 • Strengthen partnerships and increased coordination with the Snoqualmie and Tulalip Tribes.

3700 Table 28 summarizes the intent behind proposed parks and open space policies supporting equity, racial and social justice, and intended outcomes.

3706 **TABLE 28: PROPOSED PARKS AND OPEN SPACE POLICIES AND INTENDED OUTCOMES**

Proposed policies	Intended outcomes
SVNE-20 intent: Coordinate with the metropolitan parks districts that serve the unincorporated areas of the subarea and other organizations through grant opportunities, partnerships, and other means to expand recreation programming.	A direct positive outcome could be increased social interaction, exercise, and general opportunities to participate in fulfilling activities for youth, people aged 62-55 years and older, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim Census Designated Place has the highest veteran population of any Census Designated Place by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this

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

3707

3708 **Transportation feedback and policy development with equitable outcomes**

3709 Summary of what was heard from the community:

- 3710 • Increase active transportation infrastructure, such as bike lanes, shoulders that can
- 3711 accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is
- 3712 high, such as around schools.
- 3713 • Improve roads and maintenance of roadways and bridges.
- 3714 • Address traffic congestion along commuting routes to the urban areas during the week,
- 3715 and in areas that see weekend recreational users.
- 3716 • Increase transit options in the Snoqualmie Valley and options for transit along State
- 3717 Route 18 to South King County.
- 3718 • Increase mobility options for people aged 62-55 years and older, youth, and disabled
- 3719 persons.
- 3720 • Improve transit connections to Snohomish County and the future light rail station in
- 3721 Redmond.
- 3722 • Address the lack of roadside amenities along US Highway 2.

3723
3724 Table 29 summarizes the intent behind proposed transportation policies supporting equity, racial
3725 and social justice, and intended outcomes.
3726

3727
3728
3729
3730

TABLE 29: PROPOSED TRANSPORTATION POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
<p>SVNE-25 intent: 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 people aged 62-55 years and older, youth, people with disabilities, people with low incomes, and other transit-dependent populations. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint)</p>
<p>SVNE-27 intent: Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the facilities for travelers on US Highway 2.</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>SVNE-28 intent: Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements to the Southeast Redmond-Fall City Road portion of SR 202.</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>SVNE-29 intent: 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 people aged 62-55 years and older who walk in the area. Pedestrian safety and the specific desire for sidewalks in the community has been discussed several times during Fall City engagement.</p>

3731

3732

3733

3734 **Economic development feedback and policy development with equitable outcomes**

3735 Summary of what was heard from the community:

- 3736 • Preserve resource-based economies of the subarea.
- 3737 • Support and enhance recreation opportunities and support businesses and
3738 organizations in the subarea.
- 3739 • Build an economically sustainable and viable community which supports farms through
3740 more agricultural tourism and protecting against the threats posed by climate change
3741 and flooding.
- 3742 • Provide support to existing local businesses, and retention of the existing size and scale
3743 of commercial areas to limit growth and retain rural character.

3744

3745 Table 31 summarizes the intent behind proposed economic development policies supporting
3746 equity, racial and social justice, and intended outcomes.

3747

3748

TABLE 30: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended Outcomes
<p>SVNE-35-34 intent: 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>SVNE-36-35 intent: 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>SVNE-39-38 intent: 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, people aged 62-55 year and over, and other populations with mobility difficulties in the subarea. This specific topic was raised by the Fall City community during engagement for this effort.</p>

3749

3750 Land Use and Zoning Map Amendment feedback and policy development with
 3751 Equitable Outcomes

3752 Summary of what was heard from the community:

- 3753 • Retain rural character subarea-wide
- 3754 • Preserve open space/natural lands subarea-wide
- 3755 • Preserve existing form and character of Fall City Rural Town and Preston area
- 3756 • Update the Fall City Business District Zoning Overlay to reflect current needs as of 2023
- 3757 • Adjust Fall City residential zoning to fit size and scale of current 2023 community
- 3758 • Increase options for affordable housing, where appropriate

3759
 3760 Table 32 summarizes the intent behind proposed land use and zoning map amendments
 3761 supporting equity, racial and social justice, and intended outcomes.

3762
 3763
 3764
 3765 **TABLE 31: PROPOSED LAND USE AND ZONING MAP AMENDMENTS AND INTENDED OUTCOMES**

Proposed map amendment	Intended Outcomes
Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low incomes and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.

3766

3767

3768 Appendix C: Tribal Relations and Community Engagement

3769 This appendix begins with an explanation of engagement with Indian tribes, highlighting various
 3770 meetings and the content covered. The following section covers overall engagement goals with
 3771 the community at large, strategies, and key audiences. A summary of community engagement
 3772 activities and feedback is then given, with an explanation of how community input influenced the
 3773 Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan). Finally, sources of
 3774 engagement and documented meetings are listed.

3775 Tribal Relations

3776 The Snoqualmie Indian Tribe, Tulalip Tribes, and Muckleshoot Indian Tribe are sovereign
 3777 nations, and the County engages with them through government-to-government consultation.
 3778 The County worked to address tribal needs within this plan, through direct dialog and
 3779 coordination with internal departments at King County that intersect with tribal issues such as
 3780 fishing rights and access to ancestral lands.

3781 Snoqualmie Indian Tribe

3782 The County met with the Snoqualmie Indian Tribe on the following dates:

- 3783 • July 20, 2021, as an introduction to the Subarea Plan
- 3784 • January 25, 2022, where the Snoqualmie Indian Tribe introduced the “Upper
 3785 Snoqualmie Resilient River Corridor Management Plan”
- 3786 • June 1, 2022, during a King County Department of Natural Resources and Parks
 3787 annual meeting
- 3788 • August 31, 2022, for a meeting specific to the connection between the Subarea Plan
 3789 and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan
- 3790 • March 8, 2023, for another King County Department of Natural Resources and Parks
 3791 annual meeting annual meeting
- 3792 • August 1, 2023, a dedicated meeting to the Subarea Plan between the Snoqualmie
 3793 Indian Tribe, King County Department of Local Services and Regional Planning

3794 The introductory meeting covered future engagement with the Snoqualmie Indian Tribe and
 3795 Tribal members and representatives, what they anticipated we would hear from the community,
 3796 and specific concerns to the Tribe. The Tribe stated they are on a different level than interested
 3797 parties as a sovereign nation, so Tribal concerns which include land and sacred places need to
 3798 be treated separately than engagement with the general public. This feedback supported
 3799 existing King County approaches and bolstered this Plan’s approach to Tribal issues. For
 3800 example, no questions in the Subarea Plan surveys asked the public’s opinions on Tribal
 3801 issues, as they are not for the public to decide, but to be addressed directly with Indian tribes
 3802 through consultation.

3803 After the initial meeting with the Snoqualmie Indian Tribe, most discussion revolved around the
 3804 Tribe’s *Upper Snoqualmie Resilient River Corridor Management Plan* introduced to the County

3805 in January 2022 and released to the public the following August.¹⁵⁴ The nexus with both plans is
3806 land use and zoning within the areas of focus for the Tribe's plan. The County compared
3807 Geographic Information Systems data for the *Corridor Management Plan* to existing zoning and
3808 land use to ensure no recommended changes within this plan would negatively affect the Tribe's
3809 goals in their plan.

3810 The March 8, 2023, meeting covered expanding the policies related to the environmental health
3811 of the Snoqualmie River as well as the significance of archeological sites within Fall City and
3812 other areas in the Snoqualmie Valley/Northeast King County Community Service Area
3813 (subarea) significant to the Snoqualmie Indian Tribe.

3814 The August 1, 2023, meeting was to review and discuss a robust comment letter provided by
3815 the Tribe during the public review period. A large portion of comments were dedicated to better
3816 representation of the Tribe and the role it plays in the Snoqualmie Valley. Changes resulting
3817 from the comment letter and meeting include updating maps to better reflect reservation and
3818 trust lands, and the addition of a section in the Economic Development chapter explaining the
3819 Tribe's economic role in the area.

3820 [The Tulalip Tribes](#)

3821 The County met with the Tulalip Tribes on the following dates:

- 3822 • November 15, 2021, as an introduction to the Subarea Plan
- 3823 • March 15, 2022, as part of an annual meeting with King County Department of
3824 Natural Resources and Parks annual meeting
- 3825 • March 7, 2023, as another annual meeting with King County Department of Natural
3826 Resources and Parks annual meeting

3827 During these meetings the Tulalip Tribes conveyed concerns about population growth and the
3828 effect it may have on treaty-reserved resources. They are concerned with water processes and
3829 climate change and are interested in how the Subarea Plan could address these topics. They
3830 are also concerned with recreational use and development within the floodplain and how it
3831 relates to salmon habitat. A great concern is protection and preservation of salmon resources in
3832 the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access
3833 to them, specifically for gathering and hunting, and how overuse of recreation affects these
3834 treaty rights. They are concerned that lands the Tulalip Tribes already have access to as of
3835 2023 may not be available in the future.

3836 During the March 7, 2023, meeting Tribal and King County Department of Local Services staff
3837 discussed further engagement. Tulalip planning staff felt they did not have the capacity to
3838 engage in this plan. The Tulalip Tribe was contacted during the public review period regarding a
3839 meeting to review policies, though no response was given.

¹⁵⁴ Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

3840 **The Muckleshoot Indian Tribe**

3841 The County notified the Muckleshoot Indian Tribe of this planning process on multiple
3842 occasions, and that a small section of the planning area is within the Lake Sammamish
3843 Watershed. The Tribe did not respond.

3844

3845 Community Engagement

3846 As part of Subarea Plan development, King County implemented a robust public engagement
3847 program with the goal of informing, involving, and empowering people and communities. The
3848 community engagement program was flexible, with strategies evolving as the team learned
3849 more about the needs and preferences of the community and focused on reaching people who
3850 are traditionally excluded from government processes.

3851 Community Engagement Goals and Objectives

3852 The goal of the Subarea Plan community engagement program was to conduct robust public
3853 engagement that informs, involves, and empowers people and communities.

3854 Objectives were to:

- 3855 • Create opportunities to seek input, listen, and respond to residents.
- 3856 • Empower people to play an active role in shaping their future.
- 3857 • Create public awareness of what King County does.

3858 Community Engagement Strategies

3859 The County developed a community engagement plan with a focus on equity, using the “County
3860 engages in dialogue” and “County and community work together” levels of engagement from the
3861 Office of Equity Racial and Social Justice’s Community Engagement Guide (see Figure 14).¹⁵⁵

3862 The approach involved working with the community, including youth, underrepresented
3863 populations, and community-based organizations that acted as amplifiers for those in need.
3864 Many of the County’s engagement events were virtual, due to the COVID-19 pandemic.
3865 Activities included email correspondence, online surveys, virtual meetings with individuals and
3866 small groups, geographic and topic-specific focus groups, community-wide virtual and in-person
3867 events, interactive engagement online maps, and in-person meetings and booths at community
3868 events.

3869

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

3870 **FIGURE 14: COMMUNITY ENGAGEMENT CONTINUUM (OFFICE OF EQUITY, RACIAL AND SOCIAL**
 3871 **JUSTICE)**

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

3872

3873 The County prioritized connecting with subarea residents who have not traditionally engaged in
 3874 community planning efforts. The County’s goal was to create a plan that reflects the needs of
 3875 those traditionally not at the table. King County Department of Local Services staff went to
 3876 lengths to connect with these communities with some success and some lessons learned.

3877 Before engaging with residents of the subarea, the County studied demographic data. Census
 3878 Designated Places demonstrated similar demographics, the exception being lower incomes in
 3879 some areas. The community with the lowest median income is Baring. Baring also has an older
 3880 population and a population with a higher level of disabilities than the rest of the subarea. Baring
 3881 is remote, making it more challenging to reach Baring-area residents. The County posted flyers
 3882 in areas such as the Baring Store, the Baring Fire Station, and the commercial area of
 3883 Skykomish in both English and Spanish and sent emails to 95 individuals from a list provided by
 3884 Councilmember Perry’s office. During the public review period, the County hosted an in-person
 3885 community meeting in Baring, which provided an opportunity for 12 residents to provide input on
 3886 all aspects of the Subarea Plan scope.

3887 Except for Baring, available data for the subarea did not reveal much in terms of locations
 3888 where priority populations resided. To identify priority populations throughout the rest of the
 3889 subarea, the County relied on connections with community-based organizations and existing
 3890 connections within King County Local Services and Department of Natural Resources and
 3891 Parks.

3892 The County engaged several community-based organizations during the summer of 2021 to
 3893 learn more about priority populations in the area, to connect with the individual community
 3894 members directly, and to hear what service providers feel is needed most. The County
 3895 contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A
 3896 Supportive Community for All, in addition to community-based organizations with more targeted
 3897 services and populations, such as Empower Youth Network, Encompass, Hopelink, and
 3898 SeaMar. These discussions opened opportunities to further reach priority populations such as
 3899 connecting with multilanguage learning students at Mt Si High School.

3900 Strategies implemented by the County included:

- 3901 • Reducing barriers to participation by offering a range of ways to learn about the Subarea
- 3902 Plan and share input
- 3903 • Maintaining safety during the COVID-19 pandemic by offering virtual ways to participate,
- 3904 including live (Zoom) meetings, opportunities to share input on the project website,
- 3905 virtual office hours, phone calls, and mailers
- 3906 • Providing a consistent presence by driving traffic to the website with all communications,
- 3907 and using the website as a repository of plan information and vehicle for sharing input
- 3908 • Amplifying the County's message through trusted local partners
- 3909 • Having a presence in the community, working regularly with and sharing information
- 3910 through community-based organizations, residents, partners, and businesses
- 3911 • Meeting people where they are by participating in local events
- 3912 • Hearing common concerns for specific interest groups or geographic areas through
- 3913 focus groups and briefings
- 3914 • Providing materials in English and Spanish

3915 **Lessons Learned**

3916 As the first plan for a rural area under a new Subarea Planning Program, this was an
 3917 exploratory engagement effort with lessons learned. Community engagement strategies evolved
 3918 as the team learned more about the needs and preferences of the community, with a focus on
 3919 engaging people who have traditionally been left out of government process. Strategies also
 3920 evolved as safety precautions related to the COVID-19 pandemic shifted. Notes are also made
 3921 on how rural subarea plan engagement could be improved in the future.

3922 **Lessons learned prior to the public review period (pre-June 2023)**

3923 Engaging priority populations through a decentralized subarea as large as this one is
 3924 challenging. The County relied on virtual engagement (especially during the COVID-19
 3925 pandemic state of emergency) augmented with in-person visits, as not all have access to a
 3926 computer or phone or could join a virtual meeting.

3927 Community service providers suggested some of the challenges connecting with priority
 3928 populations might be due to potential fear of government, a lack of time for engagement, and
 3929 fragmented groups across a large geography. Another challenge was meeting the goal of
 3930 connecting with residents of unincorporated areas as opposed to those who live in the cities
 3931 within the Snoqualmie Valley or adjacent cities. Occasionally a group would be identified along
 3932 with their needs, and King County Department of Local Services staff would later find out the
 3933 residents lived in an incorporated area, for example the Spanish-speaking community in the
 3934 Duvall Highlands.

3935 One lesson learned from this planning process is the general difficulty of getting face-to-face
 3936 contact with priority populations. As noted above, many may not be willing to speak with the
 3937 government, and others may not have the time. The County found an effective strategy for
 3938 learning about the needs of priority populations is to speak with service providers. One
 3939 particularly successful conversation was with the Multi-Language Learning Administrators for
 3940 the Riverview School District. They were able to convey issues and needs at a school district-
 3941 wide level, including issues exacerbated by the COVID-19 pandemic, such as mental health
 3942 issues and lack of access to quality internet. Both topics are addressed in this plan.

3943 King County Department of Local Services staff partnered with the Fall City Community
 3944 Association and Snoqualmie Pass Community Association to organize feedback events. The
 3945 Fall City Community Association is a long-standing and organized group that provided valuable
 3946 insights and feedback. The Fall City Community Association formed a “Subarea Stewards”
 3947 group that met weekly for over a year before focus groups were created and engaged for this
 3948 plan. Some community members approached King County Department of Local Services staff
 3949 individually and said this group was not wholly representative of the community. At times the
 3950 group produced engagement tools which did not align with the scope and process of the
 3951 Subarea Plan; for example, issuing a “Fall City Subarea Plan” survey, though no King County
 3952 Department of Local Services staff were consulted, nor does a Fall City Subarea Plan process
 3953 currently exist.

3954 The Snoqualmie Pass Community Association was in the process of being formed during much
 3955 of the Subarea Plan engagement. The Snoqualmie Pass Community Association hosted an in-
 3956 person focus group event and broadcasted engagement opportunities on their Facebook group.
 3957 Snoqualmie Pass is in two counties, and the Snoqualmie Pass Community Association does not
 3958 distinguish between King and Kittitas County residents. Many of the issues presented and
 3959 discussed in the group meetings were related to things on the Kittitas County side of the border,
 3960 which at times was difficult to separate, but also an advantage as it helped support the idea and
 3961 now policy of more coordination with Kittitas County on Snoqualmie Pass issues.

3962 King County Department of Local Services staff had a hard time reaching residents of the
 3963 unincorporated areas in the Skykomish valley and primarily heard from residents of Fall City.
 3964 The County found that the Fall City Census Designated Place has a higher median income and
 3965 better health outcomes than the Baring Census Designated Place, which has the lowest median
 3966 income and highest percentage of people with disabilities out of all the Census Designated
 3967 Places in the subarea. This shows that more efforts need to take place when engaging areas
 3968 with more needs.

3969 Prior to the public review draft period, the County recognized that more work was needed to
 3970 ensure perspectives of all subarea residents were reflected in the Subarea Plan. During the
 3971 public review process, King County Department of Local Services staff attempted to engage
 3972 with a larger group of service providers and those who are a part of priority populations. This
 3973 included more efforts to reach Baring residents and the Hmong community that farms the
 3974 Snoqualmie Valley, which were difficult to reach during the initial phases of engagement.

3975 **Updated strategies during the public review period – June 1 to July 15**

3976 King County Department of Local Services staff used these lessons learned to create and
 3977 implement a more robust engagement effort during the public review period of this subarea
 3978 plan. To reach a wider audience, specifically priority populations, the County:

- 3979 • Mailed postcards to every residence within the subarea
- 3980 • Had more physical presence at events
- 3981 • Used the contacts gained through engaging with school district staff to connect with
 3982 youth
- 3983 • Relied on human service providers as amplifiers for priority populations in the
 3984 subarea

3985 Postcards with information on the Subarea Plan, dates for engagement, ways to provide
 3986 feedback, and informational text in Spanish and Mandarin were mailed to every residence in the

3987 subarea at the beginning of the public review period. This helped reach those who may not
 3988 regularly have access to or use the internet, and those who generally are not associated with
 3989 groups who may have contact with King County Department of Local Services staff. The goal
 3990 was a more robust and diverse group of community members providing feedback.

3991 The County had more presence at community events during the public review period. This was
 3992 partly because COVID-19 pandemic restrictions for County employees ended. Also, the public
 3993 review period fell during the summer when there are many community events in the subarea.
 3994 King County Department of Local Services staff had booths at some events and handed out
 3995 flyers at others. Flyers were also distributed to more locations throughout the subarea for farther
 3996 reach.

3997 The County further engaged with human service providers through a Mobility and Human
 3998 Services Focus Group and through individual conversations. Conversations explored how the
 3999 public review draft addresses needs specific to service providers' communities, how it could be
 4000 improved, and how King County Department of Local Services staff could further engage
 4001 directly with priority populations. The list of community service providers has been expanded
 4002 from earlier phases to cast a wider net to priority populations.

4003 During all engagement phases the County contacted school administrators to connect with the
 4004 best representatives and discover the best avenues to engage youth and explore their needs,
 4005 which continued during the public review period. Both school administrators and teachers were
 4006 engaged about how the public review draft addresses the needs of students and their families.

4007 The County continued partnering with both the Fall City Community Association and
 4008 Snoqualmie Pass Community Association through the public review period.

4009 **How overall improvements could be made to rural subarea plan engagement**

4010 Engagement on long-range planning efforts provides unique challenges in the unincorporated
 4011 rural area when compared to cities and urban unincorporated lands. The physical separation of
 4012 individuals, families, and communities is a natural state of the rural area and proves difficult for
 4013 cohesive engagement and messaging. Specific approaches and messaging may help improve
 4014 engagement with priority populations and rural subarea community members at large.

4015 School districts could be leveraged to a greater degree at the beginning of the planning process
 4016 to reach out to families and youth. Sending out a mailer to all residences and businesses at the
 4017 beginning of the planning process could be valuable, in addition to mailers sent at the beginning
 4018 of a public review period for a draft plan. More effort at the beginning to expand existing
 4019 networks and create a larger engagement list in general could be of value.

4020 Lack of awareness is not the only reason people do not share feedback. For some community
 4021 members, there are significant barriers to participation, as noted above. Paying community
 4022 members that represents priority populations could help amplify engagement opportunities and
 4023 provide a more equitable strategy by increasing the amount of feedback received from those
 4024 who are not usually at the table.

4025 Messaging for rural subarea plans could help community members understand what a subarea
 4026 plan for an unincorporated rural area contains. Better emphasis of both the subject matter and
 4027 time horizons could help channel feedback, i.e., aspirational policies with 20-year time horizons
 4028 and zoning and land use changes. Delineating what areas are incorporated and what are not

4029 could help community members understand if they are an unincorporated resident affected by
 4030 the planning process, or if they live in a city and should focus on planning efforts from another
 4031 government. Finally, emphasizing what can and cannot be done in terms of the rural level of
 4032 services a County is required to maintain under the Growth Management Act would help both
 4033 educate the public on what can be done within these plans, and help focus the feedback on
 4034 topics that can be covered within a Subarea Plan.

4035 **Key Audiences**

4036 Table 33 presents key engagement audiences that were integral to the successful development
 4037 of the Subarea Plan, and some targeted strategies to help facilitate engagement with those
 4038 audiences. King County updated this table to reflect what the public, community-based
 4039 organizations, and service providers shared throughout the engagement process.

4040 **TABLE 32: AUDIENCES AND ENGAGEMENT STRATEGIES**

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

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

4041

4042 King County built an initial community contact list from past engagement efforts before the
 4043 subarea planning process. Over a period of six months, King County Department of Local
 4044 Services staff reached out to various groups and individuals within the Community Service
 4045 Area to help expand that list. Many groups were added, and some originally on the list
 4046 requested to not to be included. As of September 19, 2023, the list of contacts was 8,717,
 4047 which mostly includes community members in addition to businesses, community-based
 4048 organizations, federally elected officials, representatives of local governmental organizations
 4049 apart from King County, special interest groups, public safety representatives, public school
 4050 representatives, tribal representatives, and representatives of utilities.

4051 **Summary of Community Engagement Activities and Feedback**

4052 Community engagement activities included:

4053 **Online engagement**

- 4054 • Project website
- 4055 • Online surveys
- 4056 • Interactive maps
- 4057 • Social media posts by King County Department of Local Services and partner
 4058 organizations
- 4059 • Virtual office hours

- 4060 • A visioning and scoping kickoff event hosted on Zoom
- 4061 • A final visioning and scoping workshop event hosted on Zoom
- 4062 • Public review draft hybrid kickoff event
- 4063 • Public review draft overview video

4064 **In-person events**

- 4065 • Booths at community events
- 4066 • Fliers in English and Spanish posted throughout the subarea
- 4067 • Annual Town Hall for the subarea
- 4068 • Public review draft hybrid kickoff event
- 4069 • Public review draft meeting in Baring
- 4070 • Public review draft meeting for unincorporated North Bend

4071 **Focused meetings**

- 4072 • Eight focus groups, each meeting three times, for specific interest groups or geographic areas
- 4073 • Talks at high school classes and youth board meetings
- 4074 • Community business visits
- 4075 • One-on-one and small group meetings
- 4076 • Hmong farmer interviews

4078 **Building off previous efforts**

- 4079 • Audit studies that detail community input on similar topics

4080 **How Community Input Influenced the Subarea Plan**

4081 PROCESS OF TRANSLATING ENGAGEMENT TO VISION, SCOPE, GUIDING PRINCIPLES, AND ULTIMATELY PUBLIC REVIEW
4082 DRAFT OF PLAN

4083 The process of engagement leading up to the public review draft is outlined as follows:

- 4084 1. Develop an Engagement Plan
- 4085 2. Introduce the community to the planning process through meetings, activities, and
4086 conversations
- 4087 3. Create a list of community and group contacts to participate and spread the word
- 4088 4. Collect feedback through engagement activities
- 4089 5. Categorize feedback into subjects and themes, noting the frequency of each grouping
- 4090 6. Translate feedback received to a 20-year lens to aid in scoping for policy development
- 4091 7. Relate the feedback received to the framework of the *Comprehensive Plan*
- 4092 8. Refine feedback to create a draft vision, guiding principles, policy concepts and map
4093 amendment concepts
- 4094 9. Share draft and concept materials with the community to solicit feedback

4095 10. Translate community feedback into plan content

4096 11. Format and refine for public review draft

4097 SUMMARY OF FEEDBACK AND HOW IT TRANSLATED TO PLAN SCOPE

4098 The following tables summarize the feedback themes received prior to the public review draft
 4099 phase, including notes on whether it was included in the Subarea Plan, and why.

4100 TABLE 33: LAND USE FEEDBACK SUMMARY TABLE

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

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

4101

4102 TABLE 34: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE

Topic	Result	Reason for Not or Partially Including
Maintenance of rural character through limiting residential development.	Maintained existing residential zoning designations in the rural area.	Included.
Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for people aged <u>62-55</u> years and older.	Policy supporting coordination with Valley cities to increase affordable housing within incorporated areas.	Included.
Snoqualmie Pass needs for housing that can support the unique nature of its amenities, voicing a desire for more accommodations for the local workforce through zoning allowances.	Policy supporting local workforce housing at Snoqualmie Pass through various programs and incentives.	Included.
Mental health services remain a long-standing issue in the valley with little improvements having been made over the last 10-20 years. More behavioral and mental health services and facilities access needed, including better transportation options to such facilities.	Supportive policies are limited to what is described below for people aged <u>62-55</u> years and older and youth in existing facilities.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code. Creation of new facilities are limited because this subarea is rural, where the Growth Management Act and <i>Comprehensive Plan</i> focus development and services in urban areas.
More support for youth mental health services at schools.	Policy supporting increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	Included.

Topic	Result	Reason for Not or Partially Including
Better access for people aged 62-55 years and older in the subarea to services and programs.	Policy supporting partnership with service providers in the subarea to coordinate access to programs that support the mental and physical health of people aged 62-55 years and older in the subarea.	Included.
Better support to veterans and people living with disabilities	Language was added to existing human services to cover these groups, in addition to people aged 62-55 years and older.	Included.
Recognizing the vulnerability of the communities in Northeast King County in the case of a disastrous climate-related event such as a wildfire, landslide or flood that wipes out road access.	Policy addressing vulnerable populations in Northeast King County and needs post-disaster.	Included.

4103

4104 **TABLE 35: ENVIRONMENT FEEDBACK SUMMARY TABLE**

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

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

4105

4106

TABLE 36: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

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

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

4107

4108

TABLE 37: TRANSPORTATION FEEDBACK SUMMARY TABLE

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

Topic	Result	Reason for Not or Partially Including
Desire for more transit options in the Snoqualmie Valley, and options for transit along State Route 18 to South King County.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Transit-related services must be in alignment with Metro Transit Service Guidelines and be at a rural level of service.
Increased mobility options for people aged <u>62-55</u> years and older, youth, and people with disabilities.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Included.
Desire for facilities to address volume of travelers on US Highway 2.	A policy to encourage Washington State Department of Transportation to improve comfort and usability by adding facilities to the corridor.	Included.

4109

4110 TABLE 38: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

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

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

4111

4112 TABLE 39: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

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

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

4113

4114 **TABLE 40: ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE**

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

4115

4116 Sources of Engagement and Documented Meetings

4117 Engagement activities are explained in detail below, and include:

4118 **Online engagement**

- 4119 • Project website
- 4120 • Online surveys
- 4121 • Interactive maps
- 4122 • Social media posts by King County Department of Local Services and partner
- 4123 organizations
- 4124 • Virtual office hours
- 4125 • A visioning and scoping kickoff event hosted on Zoom
- 4126 • A final visioning and scoping workshop event hosted on Zoom
- 4127 • Public review draft hybrid kickoff event
- 4128 • Public review draft overview video

4129 **In-person events**

- 4130 • Booths at community events
- 4131 • Fliers in English and Spanish posted throughout the subarea
- 4132 • Annual Town Hall for the subarea
- 4133 • Public review draft hybrid kickoff event
- 4134 • Public review draft meeting in Baring
- 4135 • Public review draft meeting for unincorporated North Bend

4136 **Focused meetings**

- 4137 • Eight focus groups, each meeting three times, for specific interest groups or geographic
- 4138 areas
- 4139 • Talks at high school classes and youth board meetings
- 4140 • Community business visits
- 4141 • One-on-one and small group meetings
- 4142 • Hmong farmer interviews

4143 **Building off previous efforts**

- 4144 • Audit studies that detail community input on similar topics

4145 **Project Website**

4146 **Project Public Input website**

4147 The Public Input website for the project has been the home for communication, information
 4148 sharing, and input gathering for the project. During every meeting the County has directed
 4149 individuals, interest groups, and the public at large to the website.¹⁵⁶ The website is translatable
 4150 into multiple languages through a Google Translate widget and has been the platform used for
 4151 all recent subarea planning efforts to date.

4152

¹⁵⁶ Link to [Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com](https://www.snoqualmievalley.com/Northeast-King-County-Subarea-Plan-PublicInput.com)

4153 The website contains a high-level explanation of the project effort and updates on project
4154 progress, a project area map, project timeline, contact information, and an email list sign up.
4155 The project website is also the application that hosted all the four of the community surveys,
4156 which are explained below.

4157 As the planning phases progressed, the project site was reformatted and updated to reflect
4158 engagement opportunities. The website is the centerpiece of information gathering and
4159 engagement opportunities during the public review draft period. The website contains the
4160 Subarea Plan documents ready for download and review, along with separate pages explaining
4161 the Subarea Plan components and providing opportunities to give feedback. Events and
4162 meetings are announced on the website, giving dates and links when needed.

4163 **Online Surveys**

4164 **Community Needs List survey**

4165 A parallel effort to the Subarea Plan is the Community Needs List, a list of community requests
4166 that are part of the County's biennial budget process. The Community Needs Lists are for the
4167 six rural community service areas and the five urban unincorporated potential annexation areas,
4168 as required by King County Code 2.16.055.C, including the subarea.

4169 The proposed Community Needs List includes the potential services, programs, facilities, capital
4170 improvements, and standard operations needing additional resources to respond to community-
4171 identified needs, including those that build on the communities' strengths and assets. The list
4172 was developed in collaboration and consultation with community members of the subarea.

4173 A survey with open-ended questions was used to develop the list. The survey was open for over
4174 a year, from mid-2020 to July 2021, and resulted in more than 500 public comments.

4175 The Community Needs List input relevant to the Subarea Plan included the following topics:
4176 rural zoning, preservation of rural character, regional trail connectivity, road improvements and
4177 maintenance, improved transit, agricultural support, human services support, and many Fall
4178 City-specific items.

4179 **June 2022 online survey**

4180 As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a
4181 survey hosted on the Public Input website, followed by questions for community members to
4182 answer. The survey was open the entire month of June. Every word cloud had an open-ended
4183 question allowing participants to continue to provide feedback. This survey received 680 views,
4184 128 participants, and 901 comments. Most respondents were from Fall City. The comments
4185 generally supported the feedback given in a widely publicized virtual event that took place prior
4186 to the survey, with rural, nature, and farming as key words used to describe the area, a desire
4187 for low housing density, focus on successful small and local businesses, priority for
4188 environmental conservation and more open space, desire to preserve farmland, need for
4189 affordable housing, more options for transit and active transportation, and improved services

4190 and utilities. Survey results are available on the project Public Input website and are also
4191 available by request.¹⁵⁷

4192 **September 2022 online survey**

4193 From September 1 to 22, the County fielded a survey to help refine the potential vision, guiding
4194 principles, and scope prior to the September event. The survey showed how the feedback
4195 informs the *Comprehensive Plan* and zoning/land use considerations. It consisted of bars that
4196 one could slide on a range from 'Not Important' to 'Very Important' for phrases that could feed a
4197 vision statement, multichoice questions ranging from 'Completely Disagree' to 'Completely
4198 Agree' for statements to be used in potential guiding principles, and a series of questions on
4199 scoping topics that presented a series of subjects that could be selected if important to the
4200 participant. Every series of questions had a section for comments.

4201 The survey received 866 views, 388 participants, 12,290 multiple-choice responses, and 430
4202 comments. Participants ranked the following statements as important to very important (above
4203 80 out of 100):

- 4204 • "Preserve views of our agricultural valleys, mountains, rivers and forests"
- 4205 • "Maintain our ecosystems and minimize impacts to the environment and wildlife habitat"
- 4206 • "Preserve and protect farmland; support and strengthen the local agricultural economy"
- 4207 • "Maintain the rural character of our area"

4208 Participants ranked the following statements as slightly less important (between 70 and 80 out
4209 of 100):

- 4210 • "Support a strong rural economic vitality and a thriving community"
- 4211 • "Preserve the cultural history and archaeology of our community"
- 4212 • "Support and enhance outdoor recreation opportunities for all"

4213 participants gave a slightly lower ranking to the following statements (between 60 and 70 out of
4214 100):

- 4215 • "Ensure support and access to services and programs for those with financial needs and
4216 residents from historically underinvested communities"
- 4217 • "Promote social community connections"
- 4218 • "Create opportunities and spaces for public art and community events"
- 4219 • "Support a range of housing choices".

4220 In ranked choice questions, participants also prioritized environmental conservation, conserving
4221 agricultural lands and supporting farmers, and supporting local businesses. As of publication
4222 date results are available on the project Public Input website and are also available by request.
4223 Survey input was used to finalize the vision, guiding principles, and scope.¹⁵⁸

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

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

4224 **February 2023 online survey**

4225 From January 30 to February 24, 2023, the County managed a survey to solicit feedback on a
4226 draft vision statement, draft guiding principles, policy concepts, and map amendment concepts.
4227 Feedback is summarized below.

- 4228 • Respondents supported most portions of the Vision Statement, but some expressed
4229 doubts about the ability of the County to follow through with the vision.
- 4230 • In the Guiding Principles, respondents emphasized the need to preserve and protect
4231 natural resources and maintain the rural character of the area.
- 4232 • Regarding land use, responses indicated the desire to keep and enhance zoning for
4233 low density residential, along with requiring such things as neighborhood trail
4234 connections, impact fees, improved walking routes, and other compensations for
4235 development impacts.
- 4236 • Housing feedback included the opposition to cluster developments, support for
4237 farmworker housing incentives, and a desire to retain the small town feel of certain
4238 areas.
- 4239 • Human services feedback in general supported all services, with a focus on mental
4240 health.
- 4241 • Respondents want to preserve and improve water resources, habitat, and critical
4242 areas, as well as resilience to flooding and climate change.
- 4243 • Parks and open space comments suggest prioritization of rural character is
4244 important, along with improving, linking, and creating more multi-use trails, and
4245 addressing overcrowded trailheads.
- 4246 • Respondents expressed a need to address traffic and road conditions, improve non-
4247 motorized connections, reduce road closures for floods, and create more flood
4248 evacuation routes.
- 4249 • Services and utility comments revolved around increasing resiliency to the electrical
4250 grid, protecting aquifer recharge areas and supporting small water districts.
- 4251 • Economic development comments emphasized prioritizing local farms and farm
4252 product sales, and concerns with the increased traffic and crowding associated with
4253 tourism.

4254 Results are available on the project Public Input website, and were used to finalize the vision,
4255 guiding principles, and scope.¹⁵⁹ The survey received 382 views, 47 participants, and 199
4256 comments.

4257 **Public Review Draft survey**

4258 During the public review draft, from June 1 to July 15, 2023, the County managed a survey to
4259 solicit feedback on the Public Review Draft of the Subarea Plan. The survey was opened by 247
4260 users, 147 of whom answered at least one question.

4261 Key findings from the survey (which was combined with focus groups and public meetings for
4262 analysis purposes) included:

- 4263 • Respondents recognize challenges associated with limited housing options but often do
4264 not support high-density housing as a solution.

¹⁵⁹ Link to [Snoqualmie Valley/NE King County Concepts Survey](#)

4265 • The natural environment is a defining characteristic of the subarea, and its preservation
4266 should be a key priority.

4267 • Respondents see growth at odds with the local character and aesthetic which make the
4268 subarea a desirable place to live; they would prefer that greater attention be paid to the
4269 present needs of existing residents.

4270 Results are available on the Public Input website and were used to create the final plan. The full
4271 survey report is available by request.

4272 Council District 3 survey

4273 In September 2022, Councilmember Sarah Perry's office distributed a Community Engagement
4274 Survey across the subarea through emails, texts, and US Mail addresses. By January 2023, the
4275 Councilmember's office received a total of 490 responses from residents living in the 10
4276 unincorporated areas shown below:

4277	• North Bend	126
4278	• Fall City	123
4279	• Carnation	88
4280	• Duvall	66
4281	• Snoqualmie	39
4282	• Issaquah	30
4283	• Baring	7
4284	• Skykomish	7
4285	• Snoqualmie Pass	2
4286	• Preston	1

4287 The following are the results for the top five priorities for each zip code from the 490 responses.

4288 TOP 5 INITIATIVES IN EACH (UNINCORPORATED) ZIP CODE

- 4289 • 98045 (North Bend): 126 responses
- 4290 1. 'Preserve rural character of unincorporated areas'
- 4291 2. Tie between 'Support policies that balance the needs of salmon with those of
- 4292 agricultural land preservation' and 'Increase access / availability of support
- 4293 services like crisis centers, behavioral health, and substance use treatment '
- 4294 3. 'Develop the workforce for behavioral health services'
- 4295 4. 'Increase outreach by trained outreach providers'
- 4296 5. Tie between 'Increase access to senior housing tax relief programs' and
- 4297 'Enhance farmland preservation programs to provide greater incentive to
- 4298 landowners to protect farmland'
- 4299 • 98024 (Fall City): 123 responses
- 4300 1. 'Preserve rural character of unincorporated areas'
- 4301 2. Tie between 'Enhance farmland preservation programs to provide greater
- 4302 incentive to landowners to protect farmland' and 'Increase access / availability of
- 4303 support services like crisis centers, behavioral health, and substance use
- 4304 treatment '
- 4305 3. 'Increase access to senior housing tax relief programs'

- 4306 4. 'Support policies that balance the needs of salmon with those of agricultural land
4307 preservation'
- 4308 5. 'Develop the workforce for behavioral health services'
- 4309 • 98014 (Carnation): 88 responses
- 4310 1. 'Preserve rural character of unincorporated areas'
- 4311 2. 'Enhance farmland preservation programs to provide greater incentive to
4312 landowners to protect farmland'
- 4313 3. 'Increase access / availability of support services like crisis centers, behavioral
4314 health, and substance use treatment '
- 4315 4. 'Support policies that balance the needs of salmon with those of agricultural land
4316 preservation'
- 4317 5. 'Develop the workforce for behavioral health services'
- 4318 • 98019 (Duvall): 66 responses
- 4319 1. 'Preserve rural character of unincorporated areas'
- 4320 2. 'Increase access / availability of support services like crisis centers, behavioral
4321 health, and substance use treatment '
- 4322 3. 'Support policies that balance the needs of salmon with those of agricultural land
4323 preservation'
- 4324 4. 'Enhance farmland preservation programs to provide greater incentive to
4325 landowners to protect farmland'
- 4326 5. Tie between 'More transit options to reach major employment centers during
4327 peak travel times (6-9 AM, 3-6 PM)' and 'Increase outreach by trained outreach
4328 providers'
- 4329 • 98065 (Snoqualmie): 39 responses
- 4330 1. 'Preserve rural character of unincorporated areas'
- 4331 2. 'Increase access / availability of support services like crisis centers, behavioral
4332 health, and substance use treatment '
- 4333 3. 'Support policies that balance the needs of salmon with those of agricultural land
4334 preservation'
- 4335 4. 'More transit options to reach major employment centers during peak travel times
4336 (6-9 AM, 3-6 PM)'
- 4337 5. Tie between 'Increase outreach by trained outreach providers' and 'Address out
4338 of pocket costs for behavioral health care'
- 4339 • 98027 (Issaquah): 30 responses
- 4340 1. 'Increase access / availability of support services like crisis centers, behavioral
4341 health, and substance use treatment '
- 4342 2. 'Preserve rural character of unincorporated areas'
- 4343 3. 'Enhance farmland preservation programs to provide greater incentive to
4344 landowners to protect farmland'
- 4345 4. 'Support policies that balance the needs of salmon with those of agricultural land
4346 preservation'
- 4347 5. Tie between 'Increase outreach by trained outreach providers' and 'Develop the
4348 workforce for behavioral health services'
- 4349 • 98224 (Baring): 7 responses
- 4350 1. 'Address out of pocket costs for behavioral health care'
- 4351 2. 'Increase access / availability of support services like crisis centers, behavioral
4352 health, and substance use treatment '

- 4353 3. Tie between 'Support policies that balance the needs of salmon with those of
4354 agricultural land preservation' and 'Continue to make investments in reducing
4355 greenhouse emissions countywide'
4356 4. Tie between 'Enhance farmland preservation programs to provide greater
4357 incentive to landowners to protect farmland' and 'Increase the amount of
4358 permanent housing options'
4359 5. 'More options for midday, nights, and weekends'
- 4360 • 98288 (Skykomish): 7 responses
 - 4361 1. 'Allocate resources to manage our risk of wildfires '
 - 4362 2. 'Increase access to senior housing tax relief programs'
 - 4363 3. Tie between 'Zoning changes to allow duplexes, triplexes, and ADU's' and
4364 'Preserve rural character of unincorporated areas'
 - 4365 4. 'More transit options to reach major employment centers during peak travel times
4366 (6-9 AM, 3-6 PM)'
 - 4367 5. Tie between 5 initiatives
 - 4368 a. 3 from Behavioral Health
 - 4369 b. 1 from Transit
 - 4370 c. 1 from Zoning and Permitting
 - 4371 • 98068 (Snoqualmie Pass): 3 responses
 - 4372 1. 'Continue to make investments in reducing greenhouse emissions countywide'
 - 4373 2. Tie between 3 initiatives
 - 4374 a. 'Reduce permit processing times'
 - 4375 b. 'Support policies that balance the needs of salmon with those of
4376 agricultural land preservation'
 - 4377 c. 'Create more housing with integrated services'
 - 4378 3. Tie between 3 initiatives
 - 4379 a. 'Preserve rural character of unincorporated areas'
 - 4380 b. 'New flexible, on-demand options where I can book shared rides to
4381 destinations and public transit'
 - 4382 c. 'Zoning changes to allow duplexes, triplexes, and ADU's'
 - 4383 • 98050 (Preston): 1 response
 - 4384 ○ Initiatives they ranked as 1 (top priority)
 - 4385 ■ 'Preserve rural character of unincorporated areas'
 - 4386 ■ 'Enact stronger land use regulations that better protect rivers and streams
4387 and associated salmon habitat'
 - 4388 ■ 'Enhance farmland preservation programs to provide greater incentive to
4389 landowners to protect farmland'
 - 4390 ■ 'New bus routes/options closer to where I live or work'
 - 4391 ■ 'Increase investment of public dollars in affordable housing units for
4392 people with lower incomes'
 - 4393 ■ 'Create more housing with integrated services'
 - 4394 ■ 'Address out of pocket costs for behavioral health care'
 - 4395 ■ 'Increase access / availability of support services like crisis centers,
4396 behavioral health, and substance use treatment '

4397
4398 In Table 42 is the information compiled from the survey in tabular form:
4399

4400 TABLE 41: COUNCIL DISTRICT 3 SURVEY

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

Code	Response	North Bend	Fall City	Carnation	Duval	Snoqualmie	Issaquah	Baring	Skykomish	Snoq Pass	Preston	Count
LU/E/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

4402 **Interactive Maps**

4403 **Online interactive maps for community feedback**

4404 The County used ArcGIS online maps to collect community input on two occasions. The first
4405 was to help gauge scoping items that were geographically specific. The second was used to
4406 communicate potential zoning and land use changes to gather community feedback.

4407 **Interactive engagement web map for scoping**

4408 The County used an interactive web map to solicit location-specific feedback.¹⁶⁰ The map
4409 helped to further define what scoping topics and locations to explore. The map was live from
4410 March 29 to August 4, 2022.

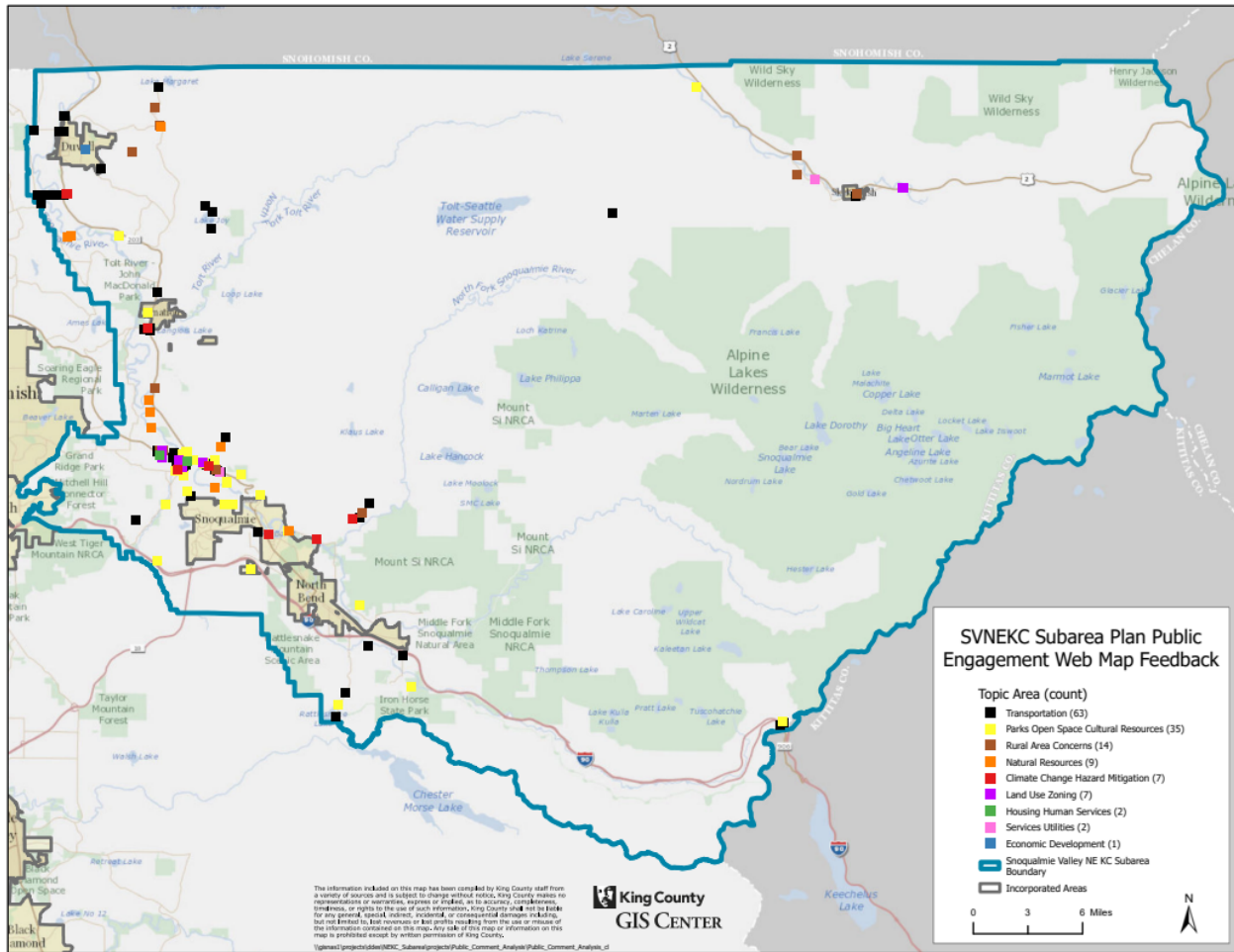
4411 Users were able to create both points and lines on the map with associated comments on the
4412 following topics:

- 4413 • Climate Change/Hazard Mitigation and Resilience
- 4414 • Economic Development
- 4415 • Parks and Open Space Future Land Use/Zoning
- 4416 • Housing and Human Services
- 4417 • Natural Resources
- 4418 • Rural Area Concerns
- 4419 • Services and Utilities
- 4420 • Transportation

4421 A total of 131 points and 10 lines were created from comments. Map 38 summarizes the
4422 distribution geographically and per theme.

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

4423 **MAP 39: INTERACTIVE ENGAGEMENT WEB MAP**



4424

4425 A large majority of the points were focused on the Fall City area, with other areas in the lower
 4426 valley being common locations. The most common topic was 'Transportation' where comments
 4427 mainly focused on road maintenance. The second most popular topics was 'Parks and Open
 4428 Space where most comments focused on access to lands and improvements on existing
 4429 facilities.

4430 **Social Media Posts by King County Department of Local Services and Partner**
 4431 **Organizations**

4432 The County used social media throughout the project to increase participation. People in the
 4433 subarea often communicate on Facebook and other social media. The Department of Local
 4434 Services accounts and occasionally the Road Services Division accounts for Facebook,
 4435 Instagram, and Twitter provided updates of plan status and opportunities to participate, often
 4436 leveraging project-specific videos and other tools. During campaigns to drive participation
 4437 toward a survey or attendance at a community meeting these announcements were often
 4438 posted multiple times a week. During these campaign periods the Office of Councilmember
 4439 Perry volunteered to spread the word as well, leveraging a network of multiple thousands of
 4440 followers on social media. Almost all these announcements directed people to the project web
 4441 page.

4442 Another source of information includes King County’s Unincorporated Area News, which has a
4443 monthly distribution countywide. These announcements gave high level overviews of plan
4444 progress and informed folks how to stay up to date. King County Department of Local Services
4445 staff emails and the project web page were provided in these announcements.

4446 In September of 2022, the project lead participated in an hour-long radio interview on Valley
4447 104.9 FM. The interview consisted of an overview of the Subarea Planning Program, this
4448 specific plan, the background of the lead planner, questions on King County in general, and
4449 thoughts on the future of the Snoqualmie Valley. This interview aired on Sunday September 25,
4450 2022.

4451 At times, the project team partnered with other organizations to help amplify announcements, to
4452 increase reach to networks beyond that of Local Services. Organizations that helped spread the
4453 word include:

- 4454 • A Supportive Community For All
- 4455 • City of Carnation
- 4456 • City of Issaquah
- 4457 • City of North Bend
- 4458 • Fall City Community Association
- 4459 • Fall City Neighbors Newsletter
- 4460 • Mt Si Senior Center
- 4461 • Si View Metropolitan Parks District
- 4462 • Snoqualmie Pass Community Association
- 4463 • Snoqualmie Valley Mobility Coalition
- 4464 • Snoqualmie Watershed Forum
- 4465 • Sno-Valley Senior Center
- 4466

4467 SPANISH LANGUAGE MEDIA POSTS

4468 “Foro Para La Comunidad Hispana de Carnation y Duvall”, is a 63-member Facebook group
4469 representing the Hispanic community in and around Carnation and Duvall. King County
4470 Department of Local Services staff created a Facebook account to join this group and posted
4471 messages at engagement points in the Subarea Plan development (screenshot provided below)
4472 in hopes of gaining connections. The first message, on June 17, 2022, introduced the group to
4473 the Subarea Plan and how to participate. The second message, on September 1, 2022,
4474 explained several opportunities to engage and how to find out more about the Subarea Plan. A
4475 third message was sent informing the group of the public review period on June 7, 2023, asking
4476 to connect with individuals interested in providing feedback.

4477 FIGURE 15: EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP



4478

4479 Distribute and Post Fliers in English and Spanish Throughout the Subarea

4480 FIGURE 16: EXAMPLE OF A SPANISH FLYER POSTED AT LA PASADITA IN DUVALL



4481

4482 Virtual Office Hours

4483 The County held virtual office hours weekly from February to July 2023. Visitors ranged from
4484 curious community members wanting to find out more about the effort to directors of
4485 organizations interested in advocating for specific zoning and policy changes.

4486 Subarea-Wide Events

4487 VISIONING AND SCOPING KICKOFF EVENT ON ZOOM – MAY 2022

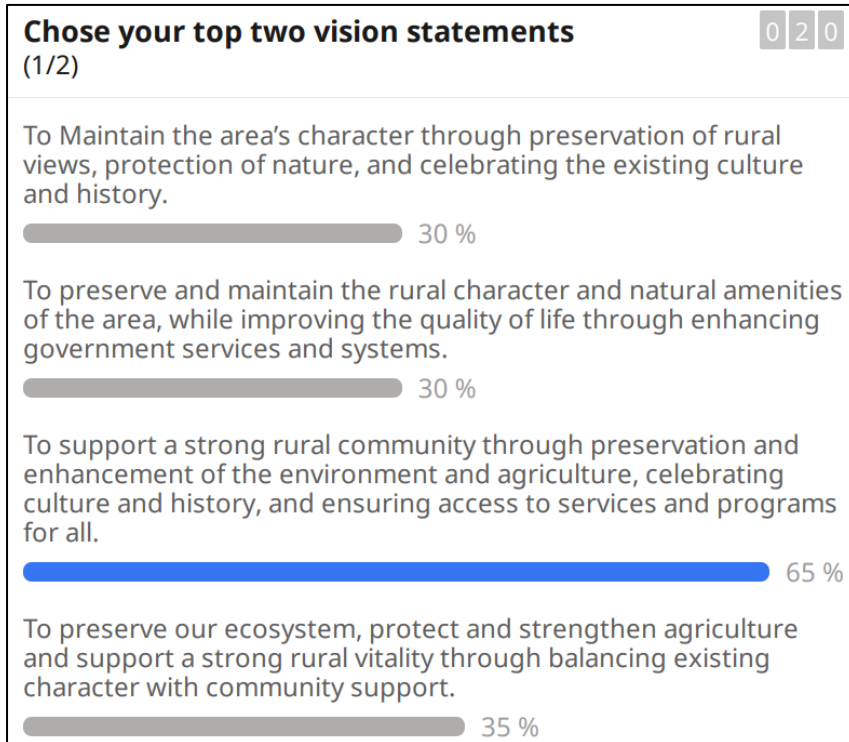
4488 This virtual community event was the official kickoff for developing the vision, guiding principles,
4489 and scope for the Subarea Plan. It leveraged engagement during the meeting through
4490 interactive word clouds that captured ideas of community members (example below); multiple
4491 live question-and-answer periods where participants could share thoughts or questions over
4492 camera and audio or through text chat; and ten guest speakers representing a diverse set of
4493 geographies and interests within the subarea. Councilmember Perry was the featured guest and

4512

4513 FINAL VISIONING AND SCOPING WORKSHOP EVENT ON ZOOM – SEPTEMBER 2022

4514 Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement,
4515 this event represented a winding down of intense engagement before a complete draft of the
4516 Subarea Plan was created. This event was preceded by a survey designed to narrow down
4517 content for the vision, guiding principles, and scope from previous engagement so that King
4518 County Department of Local Services staff could use this event as a final step in refining this
4519 content. Whereas the May event leveraged live, open-ended word clouds to help identify topics
4520 of interest, this event leveraged multiple-choice questions to focus on refining such topics
4521 (example below). Like the May meeting, this meeting included informational content, a feature
4522 presentation by Councilmember Perry, presentation of results to date, several guest speakers
4523 representing various interests and geographies from within the planning area, question-and-
4524 answer periods, and the multiple-choice questions. At the peak of the event there were over 40
4525 attendees.

4526 **FIGURE 18: RESULTS FROM A LIVE POLL DURING THE MEETING USED TO HELP REFINE THE VISION**
4527 **STATEMENT**



4528

4529 Feedback during this event included:

- 4530 • Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- 4531 • Desire to improve access to health and human services and mobility
- 4532 • Desire to retain rural character
- 4533 • Housing affordability is important
- 4534 • Increased agricultural support is desired

- 4535 • River restoration and salmon recovery are very important
- 4536 • Road maintenance is important in the area
- 4537 • Desire for greater internet availability and quality
- 4538 • Local/small business support is desired

4539 PUBLIC REVIEW DRAFT HYBRID KICKOFF EVENT – JUNE 2023

4540 The County hosted a public review draft kickoff event in-person at the Preston Community
4541 Center and on Zoom on June 12, 2023. The event involved an opportunity for informal
4542 conversations between King County Department of Local Services staff and community
4543 members, a presentation on the Subarea Plan, and a question and answer period at the end.
4544 Topics such as land use, housing, human services, environment, and parks and open space
4545 were discussed. The peak of attendance reached 70 people, with half attending virtually and
4546 half in person.

4547 [Public Review Draft Overview Video](#)

4548 To reach people who were not able or interested in joining the hybrid kickoff event on June 12,
4549 the County posted a video that gave a consolidated overview presentation and provided
4550 information on how to comment.¹⁶¹ The video received 205 views.

4551 [Booths at Community Events](#)

4552 King County Department of Local Services staff spent time during community events to spread
4553 the word about the Subarea Plan, gather feedback and encourage participation in the planning
4554 process. Events included but were not limited to:

- 4555 • Si View Farmers Market in North Bend on August 25, 2022 – King County booth
- 4556 • Fall City Night Out on July 31, 2022 – the Fall City Community Association shared
4557 project flyers and King County contacts at their booth
- 4558 • Dam Be Ready Event on September 22, 2022 – flyers distributed
- 4559 • Open House for Lower Frew Levee Setback project on October 22, 2022 – flyers
4560 distributed
- 4561 • Duvall Days on June 3, 2023 – King County booth
- 4562 • Skykomish Library, June 9, 2023 – drop-in event
- 4563 • Skykomish Foodbank on June 9, 2023 – King County booth
- 4564 • Fall City Day/Fall City Run on June 10, 2023 – King County booth
- 4565 • North Bend Library, June 15, 2023 – drop-in event
- 4566 • North Bend Farmers Market, June 15, 2023 – King County booth
- 4567 • Skykomish Tunnel Days, June 17, 2023 – King County booth
- 4568 • Carnation Library, June 23, 2023 – drop-in event

¹⁶¹ [Link to Review Draft Overview Video](#)

- 4569 • SnoValley Senior Center, June 23, 2023 – presentation and discussion
- 4570 • Mt Si Senior Center, June 30, 2023 – presentation and discussion
- 4571 • Fall City Library, June 30, 2023 – drop-in event

4572 Annual Town Hall for Snoqualmie Valley/NE King County – March 2022

4573 These annual meetings are an opportunity to hear from elected and appointed King County
4574 leaders and King County Department of Local Services staff members about how the local
4575 government for residents of the unincorporated area is delivering services. This meeting
4576 featured Councilmember Perry and was focused on prioritizing the community’s needs list. The
4577 end of this meeting was also the first presentation of the Subarea Plan to a large group. The
4578 presentation was an overview of the scope, with information on how to engage and follow
4579 progress. A question-and-answer session took place after the presentation, where community
4580 members discussed both long-range and short-term issues they would like to see government
4581 address.

4582 Public Review Draft Meeting in Baring – July 2023

4583 The County hosted an in-person public meeting at the Baring Fire Station on July 6. Twelve
4584 community members attended.

4585 Participants discussed increasing affordable housing, limiting plans for visual buffers, disaster
4586 assistance, detail about the Snohomish River, mobility, parks services, internet and electricity
4587 reliability, and asked questions about zoning.

4588 Public Review Draft Meeting for Unincorporated North Bend – July 2023

4589 The County hosted an in-person public meeting for residents of unincorporated North Bend at
4590 the North Bend Train Depot on July 11, 2023. In addition to King County Department of Local
4591 Services staff, Councilmember Sarah Perry and a city of North Bend planner attended. Twelve
4592 community members attended.

4593 Participants discussed preserving farmland, rural lands, and the impact of cities on the rural
4594 area. Participants also discussed services for people who are homeless, affordable housing,
4595 river use, wildlife habitat, trailhead crowding, and economic development.

4596 Sno-Valley Senior Center Booth and Discussions – June 2023

4597 A booth was set up outside the dining hall during a popular day for lunch, Friday June 23, 2023.
4598 When the dining hall filled with approximately 50 guests the County made an announcement
4599 about the Subarea Plan and encouraged people to visit the booth and share their thoughts.

4600 Many participants had concerns about maintaining rural character and the growth the Valley
4601 cities have seen. Some participants had specific questions about the zoning on their parcels.
4602 One participant shared concerns about short-term rentals and how septic systems are not
4603 adequately equipped to address the amount of people that stay in them.

4604 Mt Si Senior Center Presentation and Discussions – June 2023

4605 A presentation was given to guests at the Mt Si Senior Center during a popular day for lunch,
4606 Friday June 30, 2023. Approximately 25 community members were in attendance. Following the
4607 presentation was a question and answer period, then King County Department of Local
4608 Services staff approached tables of attendees to have individual conversations.

4609 Many of the participants had concerns with the growth occurring within the Cities of North Bend
4610 and Snoqualmie, as well as concerns with water supply. These feelings and others mostly
4611 centered around maintaining rural character, natural resources, and keeping space for wildlife.
4612 The general sentiment for this group was for there to be minimal development in the subarea.

4613 Focus Groups

4614 The County convened eight focus groups three times during the planning effort:

- 4615 • Agricultural
- 4616 • Fall City
- 4617 • Mobility/Human Services
- 4618 • Preston/Mitchell Hill
- 4619 • Snoqualmie Pass
- 4620 • Unincorporated Carnation/Duvall
- 4621 • Unincorporated North Bend/Snoqualmie
- 4622 • Unincorporated Skykomish

4623
4624 County planners also hoped to include youth and elderly focus groups but couldn't recruit
4625 enough members. They were, however, able to engage youth at meetings at schools or events.
4626 Elderly people were included in the other groups. The Unincorporated Skykomish group
4627 consisted only of two residents the first and second round, despite sending emails to residents
4628 of that area beyond the normal call to participate. The third Unincorporated Skykomish group
4629 saw more success, convening a group of six for the meeting.

4630 SUMMER/FALL 2022 FOCUS GROUP MEETINGS

4631 The first round of focus group meetings, which was meant for visioning and scoping, took place
4632 in late August and September 2022. Below are summary findings from those meetings. These
4633 summaries were created after the meetings then emailed to the group members. providing them
4634 an opportunity to help edit, add, and omit anything they felt needed refining. This follow-up
4635 email also gave group members who could not attend the meeting a chance to contribute
4636 feedback.

4637 **Unincorporated Carnation/Duvall Visioning and Scoping Meeting Summary – August** 4638 **2022**

4639 This meeting was hosted virtually by King County and is a group that was formed solely for this
4640 purpose. Top themes included:

- 4641 • Folks live here because of the natural environment, want to keep the rural character and
4642 minimize growth while supporting local families and businesses and allowing people to

- 4643 age in place - balance healthy systems and create rural economic development at the
4644 same time
- 4645 • Want more human services support within valley, including mental health services, youth
4646 services, job training
 - 4647 • Want to strengthen agriculture locally, more support and ability to make money as a
4648 farmer
- 4649

4650

4651

4652 **Preston/Mitchell Hill Visioning and Scoping Meeting Summary – August 2022**

4653 This meeting was hosted virtually by King County and is a group that was formed solely for this
4654 purpose. Top themes included:

- 4655 • Need to preserve this rich and varied rural area, supporting environmental preservation
4656 and climate resiliency while creating sustainable access to natural areas
 - 4657 • The Growth Management Act and Urban Growth Boundary need to be upheld to
4658 preserve King County's rural and resource lands and to prevent sprawl, including
4659 educating folks new to the area about why that and preserving the areas heritage,
4660 history, and character are important
- 4661

4662 **Unincorporated Skykomish Visioning and Scoping Meeting Summary – September 2022**

4663 This meeting was hosted virtually by King County and is a group that was formed solely for this
4664 purpose. Top themes included:

- 4665 • Infrastructure and regulation (of vacation rentals in particular) are needed to provide
4666 access to the area's valuable natural spaces for visitors while balancing impacts to
4667 residents
 - 4668 • Affordable housing is needed
 - 4669 • There is a desire for a viable local economy that provides local jobs and services for
4670 residents
- 4671

4672 **Unincorporated North Bend/Snoqualmie Visioning and Scoping Meeting Summary – 4673 September 2022**

4674 This meeting was hosted virtually by King County and is a group that was formed solely for this
4675 purpose. Top themes included:

- 4676 • Enhance the quality of life in unincorporated areas through maintaining and enhancing
4677 infrastructure systems, in particular flood resilience, active transportation, transportation
4678 services, roads, and parks and recreation
- 4679 • Address housing affordability while maintaining the rural nature of unincorporated areas
- 4680 • Promote economic development that leverages the area's existing amenities – natural
4681 resources, farming, tourism

4682

4683 **Mobility & Human Services Visioning and Scoping Meeting Summary – September 2022**

4684 This meeting was hosted virtually by King County and is a group that was formed solely for this
4685 purpose. Top themes included:

- 4686 • Desire for a transit-connected subarea with the goal of increasing access to human
4687 service resources and a larger supply of affordable housing
- 4688 • A lack of transportation options and increasing housing affordability are severely limiting
4689 the ability of existing human service organizations to support the community
- 4690 • Need for better, more accessible mental health services

4691

4692 **Agriculture Visioning and Scoping Meeting Summary – September 2022**

4693 This meeting was hosted virtually by King County and is a group that was formed solely for this
4694 purpose. Top themes included:

- 4695 • Climate change resilience and mitigation is the priority to protect farms and agricultural
4696 land in the area; there is a desire for an overarching climate change vision that doesn't
4697 just control negative outcomes, but creates positive outcomes
- 4698 • The group wants to see an economically sustainable and viable community which
4699 supports farms through more agricultural tourism and protecting against the threats
4700 posed by climate change and flooding
- 4701 • The group wants to see real strategies, timeline, and action, not just vision or legal
4702 protections

4703

4704 **Fall City Visioning and Scoping Meeting Summary – September 2022**

4705 This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City
4706 Community Association. Top themes included:

- 4707 • Maintain the unique character of Fall City though changing the zoning code to limit the
4708 density of new housing, using tools such as minimum lot sizes and exploring allowed
4709 uses in commercial core and other ways to preserve aesthetics of the Rural Town
4710 through regulation
- 4711 • Affordable housing for everyone, so residents can age in place and youth can live in the
4712 town they grew up in, and so the town can support local workers such as school
4713 teachers
- 4714 • Better connection to the surrounding agricultural businesses, farmers, and products, in a
4715 way that supports both downtown Fall City and the agricultural businesses, as well as
4716 the health of the community, leveraging local food and agritourism

4717

4718 In addition to the feedback received in this meeting, the Fall City Community Association
4719 separately shared that they were interested in Fall City special use districts having the first right
4720 of refusal on open space properties sold by King County, and residents having improved public
4721 access to natural lands. They also voiced a desire for more community spaces, both indoor and
4722 outdoor; more open space for active and passive recreation; better connectivity for active
4723 transportation; preservation of mountain views; and improved maintenance and construction of
4724 new amenities in the existing parks.

4725 **Snoqualmie Pass Visioning and Scoping Meeting Summary – September 2022**

4726 This meeting was hosted by the newly formed Snoqualmie Pass Community Association in
4727 person at the Snoqualmie Pass Firehouse event space. Top themes included:

- 4728 • Desire for more community spaces, both indoor and outdoor, including open spaces for
4729 recreation, infrastructure for active transportation, connectivity between neighborhoods,
4730 and preservation of natural amenities
- 4731 • Services and infrastructure to support both residents and the large influx of weekend
4732 visitors, including safety improvements to State Route 906, trucking infrastructure,
4733 emergency services, water supply, snow removal, and resilience to natural hazards
- 4734 • Improved tourism infrastructure, both in terms of accommodating tourists with basic
4735 infrastructure like roads and emergency services, and space for amenities desired by
4736 visitors, like areas for sledding
4737

4738 The second round of focus group meetings, geared toward reviewing a draft vision statement
4739 and guiding principles, and reviewing policy and map amendment policies, took place in
4740 February 2023. Below are summary findings from those meetings. These summaries were
4741 created after the meetings then emailed to the group members to help edit, add, and omit
4742 anything they felt needed refining.

4743 **Fall City Refine and Review Meeting – February 2023**

4744 This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City
4745 Community Association. The content discussed in the meeting is described below.

4746 For the Vision Statement and Guiding Principles, the group was focused on the idea of
4747 maintaining the area's rural character and supporting Fall City businesses and local
4748 organizations.

4749 Scoping Topics and Concepts:

- 4750 • Need to have regulations that implement the policies.
- 4751 • Add specificity on who is responsible and what action will be taken where possible.
- 4752 • Reduce the "spill over" effect/impacts of urban density on the neighboring rural area.
4753 Focus on preserving rural character.
- 4754 • Want more information on middle housing.

4755 When presented with concepts for map amendments, referred to as Map Summaries, the group
4756 made several suggested changes to map summaries, which are included as part of the
4757 information summarized in the feedback tables above.

4758 **Mobility & Human Services Refine and Review Meeting – February 2023**

4759 This meeting was hosted virtually by King County and is a group that was formed solely for this
4760 purpose. The content discussed in the meeting is described below.

4761 The Vision Statement and Guiding Principles should be expanded to include celebration of
4762 diverse cultures and should reference whose culture and history.

4763 Scoping Topics and Concepts:

4764 • Housing should address homelessness, support for domestic violence victims, worker
4765 housing, and housing for farm workers

4766 • Needs more geographic specificity about which areas need improved access to
4767 behavioral health services

4768 • Services should be available and accessible in the Valley

4769 For the Map Summaries, there is an area on the riverside of SR 202 in Fall City that the County
4770 owns that would work very well for locating worker housing for local workers.

4771 **Agriculture Refine and Review Meeting – February 2023**

4772 This meeting was hosted virtually by King County and is a group that was formed solely for this
4773 purpose. The content discussed in the meeting is described below.

4774 Vision and Guiding Principles should reference culture and history, define rural character, and
4775 include references to Fish, Farm, Flood Initiative.

4776 Scoping Topics and Concepts:

4777 • Resiliency, flooding, and climate change are priorities; Fish, Farm, Flood Initiative is
4778 limited to a specific area, but the Subarea Plan can focus on improvements (rather than
4779 restoration) to natural resource lands

4780 • The Subarea Plan should address farm worker housing and housing affordability for
4781 middle class

4782 • Support economic viability of farms through greater support and promotion of
4783 agritourism, allow additional point of sale locations, improve public safety and
4784 transportation

4785 Map Summaries need to better link to the document. Suggested changing the Rural Forest
4786 Demonstration project to a potential carbon sequestration credit project.

4787 **Preston/Mitchell Hill Refine and Review Meeting – February 2023**

4788 This meeting was hosted virtually by King County and is a group that was formed solely for this
4789 purpose. The content discussed in the meeting is described below.

4790 Vision Statement and Guiding Principles should focus on support for existing businesses, with
4791 growth of business and affordable housing in the cities.

4792 Scoping Topics and Concepts:

4793 • Make sure references to commercial development aren't used as a loophole to allow
4794 businesses that serve beyond rural residents to become outlet malls, etc.

4795 • Preston wants viable businesses, but focus existing Preston businesses

4796

4797 For the Map Summaries, the group is still in agreement with Preston Industrial limitations,
4798 though the language could be improved.

4799 **Unincorporated Carnation/Duvall Refine and Review Meeting – February 2023**

4800 This meeting was hosted virtually by King County and is a group that was formed solely for this
4801 purpose. The content discussed in the meeting is described below.

4802 The group is okay with the concepts in the Vision Statement and Guiding Principles.

4803 Scoping Topics and Concepts:

4804 • Development needs to be consistent with rural character; that may mean affordable
4805 housing in the rural area is not feasible

4806 • Focus on wildfire risk, including improvements to the capacity and safety of the arterial
4807 road network for emergency preparedness

4808 • Prioritize zoning classifications

4809 The group was generally okay with the Map Summary concepts.

4810 **Snoqualmie Pass Refine and Review Meeting – February 2023**

4811 This meeting was hosted virtually by King County and is a group that was formed in partnership
4812 between King County and the Snoqualmie Pass Community Association. Themes are below.

4813 Vision Statement and Guiding Principles:

4814 • Snoqualmie Pass is continuing to grow as a recreational destination, especially in the
4815 winter, which is different than rest of subarea.

4816 Scoping Topics and Concepts:

- 4817 • Concerns about the implications of short-term rentals on the community and available
4818 rental capacity, desire for further study on how it has been regulated, sentiments in the
4819 community and potential regulations.

- 4820 • No comments for housing and human services, parks and open space, transportation,
4821 services and utilities, economic development.

4822 **Unincorporated North Bend/Snoqualmie Refine and Review Meeting – February 2023**

4823 This meeting was hosted virtually by King County and is a group that was formed solely for this
4824 purpose. The content discussed in the meeting is described below.

4825 The group supports the Vision Statement and Guiding Principles but were concerned that goals
4826 are somewhat lofty.

4827 Scoping Topics and Concepts:

- 4828 • Prioritize housing choice, encouraging cities to have policies that result in affordable
4829 housing such as allowing ADUs on residential properties.
- 4830 • Improve transportation, including access to services, transportation during flood events
4831 and emergencies, and active transportation networks like connecting regional trails.
- 4832 • Prioritize environmental conservation and restoration, acknowledging that growth in the
4833 area has negatively impacted the environment, particularly rivers and streams and areas
4834 with overcrowded trails and trailheads.

4835 The group was encouraged that not a lot of changes are proposed in the Map Summaries.

4836 **SUMMER 2023 FOCUS GROUP MEETINGS**

4837 The third series of focus group meetings was held in June and July 2023 to hear feedback on
4838 the Public Review Draft of the Subarea Plan.

4839 **Fall City Public Review Draft Meeting – June 2023**

4840 This meeting was hosted virtually by King County and is a group that was formed solely for this
4841 purpose. Four people attended. Top themes included:

- 4842 • Preserve rural character and aesthetic and support the local economy without significant
4843 changes to zoning for housing or commercial areas.
- 4844 • Protect natural resources from environmental impacts and damage such as overuse and
4845 overcrowding, destruction due to increased development, and climate change.
- 4846 • Address the inconsistency of utilities and services in Fall City, including sewer and
4847 septic services and faulty power grids.

4848 **Snoqualmie Pass Public Review Draft Meeting – June 2023**

4849 This meeting was hosted virtually by King County and is a group that was formed solely for this
4850 purpose. Ten people attended. Top themes included:

4851 • Balance the protection of the environment and wildlife with the creation of more reliable
4852 services and utilities, including improved access to water, waste management, more
4853 reliable power, and increased public transportation and connectivity for pedestrians.

4854 • Increase support for human services and recreational opportunities to improve quality of
4855 life in the Snoqualmie Pass area; many residents feel that they are limited by the size
4856 and location of the community, and when they try to increase opportunities, they receive
4857 very little support or funding.

4858 • Support additional affordable housing for full-time community members and seasonal
4859 workers that also maintains the character of Snoqualmie Pass and mitigates impacts on
4860 the surrounding natural area.

4861

4862

4863 **Unincorporated North Bend Public Review Draft Meeting – June 2023**

4864 This meeting was hosted virtually by King County and is a group that was formed solely for this
4865 purpose. One person attended. Top themes included:

4866 • Focus on preserving the size and scale of commercial areas through support for existing
4867 businesses without expanding the area or changing commercial zoning.

4868 • Maintain existing housing availability for the area, understanding the limited role of
4869 “affordable housing” in unincorporated areas.

4870 • Increase connectivity and access to green spaces through bike lanes, walking paths,
4871 and more centralized trailheads to reduce overcrowding and strain on the environment.

4872 **Unincorporated Skykomish Public Review Draft Meeting – 6/28/2023**

4873 This meeting was hosted virtually by King County and is a group that was formed solely for this
4874 purpose. Six people attended. Top themes included:

4875 • Prioritize increased development of the rural area to allow for additional resources and
4876 support, including the creation of ample housing for local workers, improved services
4877 and utilities, and interest in the area becoming a more enjoyable destination for visitors.

4878 • Balance the protection of the Skykomish River and other local ecosystems and wildlife
4879 with increased tourism to the area, which would help reduce the strain on other areas
4880 and improve the local economy.

4881 **Preston/Mitchell Hill Public Review Draft Meeting – June 2023**

4882 This meeting was hosted virtually by King County and is a group that was formed solely for this
4883 purpose. Two people attended. Top themes included:

4884 • Prioritize economic activity that supports existing residents and limits the expansion of
4885 middle housing and multiunit housing, to help preserve the rural aesthetics of the area.

4886 • Protect salmon habitats and limit visitors and tourists in the area by restricting the
4887 creation of new trails and outdoor spaces to ensure the area is not overcrowded or
4888 overwhelmed.

4889 • Improve funding and support for utilities and repairs in the area, for example, faster
4890 response times to power outages and maintenance of rural roads which are used not
4891 only by residents, but by tourists as well.

4892 **Unincorporated Carnation/Duvall Public Review Draft Meeting – July 2023**

4893 This meeting was hosted virtually by King County and is a group that was formed solely for this
4894 purpose. Four people attended. Top themes included:

4895 • Ensure that residents of all ages can live comfortably in the subarea with access to
4896 necessary services and programs, including spaces designed for young people and
4897 resources for people aged 62-55 years and older to age in place.

4898 • Protect forests and other natural spaces through limiting access to trailheads and
4899 mitigating damages from tourism and agritourism.

4900 • Improve transportation in the area, including bus services and bike lanes, through
4901 increased coordination with transit agencies and the Washington State Department of
4902 Transportation.

4903 **Mobility and Human Services Public Review Draft Meeting – July 2023**

4905 This meeting was hosted virtually by King County and is a group that was formed solely for this
4906 purpose. Two people attended. Top themes included:

4907 • Prioritize human services and programs for community members of all ages – including
4908 people who are unhoused, workers, and community members without low incomes –
4909 without fear of compromising rural character .

4910 • Differentiate between affordable housing and low-income housing and provide both in
4911 the subarea.

4912 • There are limited behavioral and mental health services available for residents, housed
4913 or unhoused; people don't have the resources to access the limited services in their
4914 communities, or to travel to other communities to receive support.

4915 **Agriculture Public Review Draft Meeting – July 2023**

4917 This meeting was hosted virtually by King County and is a group that was formed solely for this
4918 purpose. Three people attended. Top themes included:

4919 • Support efforts to improve housing for farm workers, such as providing temporary
4920 housing during the busy season, creating permanent affordable housing, or offering a
4921 housing subsidy for farmers.

4922 • Ensure that water quality and quantity (referencing droughts in the summer and flooding
4923 in the winter) are maintained to support salmon and agriculture, and that flooding is
4924 appropriately addressed.

4925 • Consider the long-term health of the area when deciding whether to implement a septic
4926 system or a long-term sewage system.

4927 High School Classes and Youth Board Meetings

4928 Several communications were made by King County Department of Local Services staff to
4929 Snoqualmie Valley School District and Riverview School District administrators and staff,
4930 including both districts' multi-language learning administrators, Two Rivers Big Picture School
4931 (alternative high school in Snoqualmie), Empower Youth Network, and the Mt Si Metropolitan
4932 Parks District. These communications were an attempt to engage with youth and get their
4933 feedback. Though more touchpoints with the youth of the area would be desired, the times that
4934 interactions were made proved to be valuable.

4935

4936 Snoqualmie Valley Youth Council

4937 One avenue for engaging with youth in the subarea was working with the Snoqualmie Valley
4938 Youth Council. The Council describes themselves as, “a group of local middle and high school
4939 students that plan and participate in community events and service projects.”

4940 On October 17, 2022, the County met with the Council. The round-table style-meeting included
4941 introductions and a visioning discussion. Each student participant had the opportunity to share
4942 their thoughts on their community and desires for the future. Students said they like the nature
4943 that surrounds them and the community in general, but in general were dissatisfied with the
4944 quantity and type of residential development occurring in the incorporated areas. Students also
4945 had a desire for greater opportunities and activities for folks their age in town and felt there
4946 could be more commercial options. In general, students felt they did not want their area to
4947 change much in the next twenty years.

4948 A June 5, 2023, meeting occurred in a similar format to the previous meeting to go over the
4949 content of the public review draft. The youth mentioned several desires for the future, such as
4950 more transit options, more youth services, greater care for the environment, more diverse
4951 housing choices, and keeping space for wildlife. The youth also desired more mental health
4952 support in their schools, addressing overcrowded trailheads, and more businesses to support
4953 outdoor recreation.

4954 Mount Si High School Multi-Language Learner Classroom

4955 King County Department of Local Services staff went to a multi-language learning class to
4956 speak with youth about the planning effort on November 7, 2022. The teacher said that when
4957 they introduced the activity to the students, the students were shocked that the County wanted

4958 their opinion. This gives even more reason to engage those who have traditionally been
4959 excluded from public processes, including people who are Black, Indigenous, and People of
4960 Color; immigrants; or both. It is incumbent on the County to build trust with these groups to set
4961 the stage for future engagement. Students voiced a desire for more amenities in their area, such
4962 as places to hang out, activities to participate in, and more commercial options that fit their
4963 culture.

4964 The students in the multi-language learning class also wrote letters to the planning team about
4965 their ideas for the subarea. Top themes from the letters included:

- 4966 • Support low-income community members by creating more affordable housing or
4967 considering alternative solutions such as housing stipends.
- 4968 • Invest in the maintenance of parks and existing community spaces and consider creating
4969 additional gathering spaces not only for the entire community, but also specifically for
4970 teens.
- 4971 • Increase access to public transportation by adding additional bus services throughout
4972 the subarea.
- 4973 • Protect the environment and wildlife in the subarea and increase forest restoration
4974 efforts.

4975 On June 14, 2023, the County conducted a similar class with the multi-language learning class,
4976 with a focus on the public review draft. Topics discussed in the class and in follow-up letters
4977 included:

- 4978 • A desire to slow the growth the Snoqualmie Valley has seen.
- 4979 • More affordable housing options.
- 4980 • More transportation options to places such as North Bend and Seattle.
- 4981 • More sheltered areas for youth to hang out and be dry during the rainy season, among
4982 other park amenities.
- 4983 • Job training and more job opportunities.

4984 **Two Rivers Big Picture School**

4985 The County attempted creating internships for three students, but due to human resources and
4986 contracting complications official internships were not possible.

4987 **Riverview School District Multilanguage Learning**

4988 Riverview School District Multilanguage Learning teachers and administrators met in person
4989 with King County Department of Local Services staff on September 23, 2022, to explore ways to
4990 engage with students and to hear teachers' and administrators' observations on the needs of
4991 the families of the students their program supports.

4992 Themes included:

- 4993 • Better transit options: Families commute to Woodinville and Redmond but cannot afford
4994 gas; better information on available transportation options is needed; more transit
4995 options are needed.
- 4996 • Flooding and the road network: Families have limited mobility in the Valley during flood
4997 events.
- 4998 • Internet and cellular service: Gaps in cell phone service and internet service exist, such
4999 as Stillwater Elementary School; the school district had to give students hot spots during
5000 the pandemic.
- 5001 • More affordable housing options: It is difficult for low-income families to find affordable
5002 housing; one example is a dairy farmer hurt his back and due to their inability to work
5003 they could no longer live at the farm, and it took them over a year to find a new home.
- 5004 • Medical services: There are no urgent care facilities in Duvall, so families go to
5005 Redmond or Snoqualmie.
- 5006 • Mental health services: Mental health services are in huge demand for students as of
5007 2023 . Elementary schools are better equipped for short-term mental health support, but
5008 it is the high schools that have the greatest need. The school district is contracting out
5009 mental health support to private counseling services, spending around \$300,000 per
5010 year as of 2023, but this spending comes from COVID-19 funds which are temporary,
5011 and will no longer be available once COVID-19 related services and funding expire.

5012 **Community Business Visits**

5013 **Carnation Ixtapa Restaurant**

5014 At the recommendation of Empower Youth Network (see below), King County Department of
5015 Local Services staff met with the owners of Carnation Ixtapa Restaurant at the restaurant,
5016 distributed flyers in English and Spanish, and asked them to participate and encourage their
5017 family and friends to participate in the planning process.

5018 **Full Circle Farms**

5019 Farmers, organizations supporting the farming community, and King County Department of
5020 Natural Resources and Parks all shared that only a few farms within the Snoqualmie Valley
5021 have more than a couple migrant workers. One farm that has approximately 15 migrant workers,
5022 mostly from El Salvador through H-1 visas, is Full Circle Farms. King County Department of
5023 Local Services staff spoke with Full Circle Farms owner Andrew Stout at a Snoqualmie Valley
5024 Watershed Improvement District field event on June 3, 2022. Mr. Stout discussed the
5025 challenges of permitting temporary worker housing. Mr. Stout offered to connect the project lead
5026 with farmworkers, but the County team was unable to get ahold of him after the event as it was
5027 the middle of growing season.

5028 **King County Public Health Eastgate Clinic**

5029 Flyers were posted by King County Department of Public Health staff at the King County Public
5030 Health Eastgate Clinic in English and Spanish during both March and June of 2022.

5031 **La Pasadita**

5032 The County visited La Pasadita, a Salvadorian bakery and restaurant in Duvall, twice and gave
5033 flyers (in English and Spanish) to the owners' son and asked him to encourage his friends and
5034 family to participate in the planning process.

5035 **One-on-One and Small Group Meetings**

5036 The County held many small meetings with various groups within the planning area. These
5037 meetings have ranged from high level introductions to the overall effort, to targeted discussions
5038 covering specific items, such as available services and the future land use of specific parcels.
5039 Most of these meetings have been virtual, primarily using Microsoft Teams. Of the 117 meetings
5040 that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual,
5041 and two were phone calls. Of the 117 meetings, nine were with businesses or business
5042 interests, 25 were with community-based organizations or coalitions, three were with the offices
5043 of elected officials, 23 were with local governments within or adjacent to the project area, two
5044 were with public school administrators, 50 were with residents, and six were with Tribal
5045 representatives.

5046 Note: this list of meetings does not count impromptu phone calls or informal conversation, but
5047 only one-on-one or group discussions with prior planning. A complete list of these meetings is
5048 available upon request.

5049 **SeaMar**

5050 King County Department of Local Services staff attended a social event at Mt Si Senior Center
5051 for Spanish-speaking people aged 62-55 years and older on May 9, 2022. The SeaMar program
5052 started 25 years ago and is designed for people aged 62-55 years and older who speak Spanish
5053 to talk to folks their age. The program also helps with transportation to medical appointments
5054 and other benefit assistance like social security and citizenship. In the subarea, SeaMar events
5055 take place in Carnation and North Bend.

- 5056
- Though many of the participants visited the subarea, none actually lived in it.
- 5057
- According to the SeaMar facilitator at the event, this is the regular group that attends
5058 these events at Mt Si Senior Center, and SnoValley Senior Center.
- 5059
- Three participants visited the subarea occasionally, who live in Issaquah and Issaquah
5060 Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico,
5061 and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but
5062 the planning team was unable to connect with the man afterward to receive their contact
5063 information.

5064 Overall, the participants who visit the subarea appreciate the open space, safety, the climate,
5065 and social opportunities such as this event.

5066 **Snoqualmie Valley Mobility Coalition**

5067 The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the
5068 service provider Snoqualmie Valley Transit on several occasions regarding mobility in the
5069 subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the
5070 organization was used to spread the word on engagement opportunities. The County had
5071 several conversations with Amy Biggs, director of Snoqualmie Valley Transit, throughout the
5072 planning process. Findings from these meetings and conversations, in addition to several letters
5073 of support for Snoqualmie Valley Transit provided to King County Department of Local Services
5074 staff, show there is a greater need for mobility services to help people attend work, school, and
5075 use services available exclusively in the urban area such as medical appointments. Though the
5076 users of transit services were not contacted directly, much was gained by their service
5077 providers. Policy has been created in the Transportation Chapter to address coordination
5078 between the County as a whole, Metro, and these services.

5079 **Spanish-Language Community-Based Organizations and Businesses**

5080 The County met with Empower Youth Network, specifically with Family Connection Coordinator
5081 Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in
5082 demographic data. Yareli had insights into the local Spanish-speaking population and estimated
5083 it would be challenging connect with them. She described the population as generally hard to
5084 reach and not in one cohesive area and noted that the pandemic had made this worse. The
5085 community of Duvall Highlands was mentioned, but this community is within the City of Duvall.
5086 Yareli suggested connecting with the community-based organization SeaMar, the owners of the
5087 Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of
5088 Salvadorian decent and becoming active in the Hispanic Community.

5089 City Administrator Cortez also recommended the owners of the Carnation Ixtapa Restaurant, in
5090 addition to connecting with the owners of La Pasadita in Duvall and “Foro Para La Comunidad
5091 Hispana de Carnation y Duvall”, mentioned in the section covering social media above.

5092 **Hmong Farmer Interviews**

5093 The planning team conducted a series of interviews with Hmong farmers in the Snoqualmie
5094 Valley about their priorities for the subarea. Top themes included:

5095 • Develop improved water management policies, particularly protections against flooding.
5096 Many Hmong farmers not only have crops and profits significantly impacted by flooding,
5097 but also lose equipment and materials due to the lack of a consistent flood notification
5098 system. Improvements such as raised platforms to save livestock and equipment,
5099 support for farmers impacted by floods, and alarm systems for flood warnings could
5100 create impactful changes, alongside better preparation to reduce flooding overall.
5101 Although flooding is the primary concern, protection against increasing summer droughts
5102 is also valuable.

5103 • Create more opportunities for affordable, flood-resistant housing. Many farmers in the
5104 Snoqualmie Valley lease their farmland and live elsewhere. There is a major lack of
5105 affordable housing in the area, and much of what is available is extremely susceptible to
5106 damage from flooding. Not only can many Hmong farmers not afford housing, but it also
5107 does not feel safe. Suggestions for improved affordable housing included structures on
5108 stilts, or multiunit, flood-proof housing. Most Hmong community members interviewed
5109 didn't mind not owning their farmland but wanted to be able to live nearby. Most of the

5110 Hmong farmers interviewed were interested in increased services and support for young
5111 people and people aged 62-55 years and older but felt that there was no point in adding
5112 more services if no one can live in the area.

5113 • Improve protections for farmland in the subarea. Many Hmong farmers shared concerns
5114 about the availability of rented land from both private owners and the County and hoped
5115 for more investment in preserving farmland. Farming is a key element of the Snoqualmie
5116 Valley's identity, and the Hmong community worries that farmland is being compromised
5117 for development or other uses.

5118 • Balance restoration with agriculture. The Hmong farmers understand the importance of
5119 restoration and see the benefits of environmental protections. When the river is clean
5120 and healthy, and the Valley's ecosystems are thriving, farming is easier. Knowing the
5121 importance of environmental protections, some farmers expressed concerns that land
5122 designated for restoration is not always maintained properly. Most community members
5123 do not mind finding a balance between agriculture and restoration, but want the
5124 designations to be fair, and want restoration areas to be appropriately managed and
5125 resourced. The Hmong farmers hope that there is a way to prioritize the protection of the
5126 local ecosystems and the creation of parks and open spaces while also recognizing the
5127 importance of agriculture.

5128 • Support more stable infrastructure, particularly the maintenance of safe roads, reliable
5129 power, and consistent access to water. Without key resources, many Hmong farmers
5130 can't focus on concerns such as drainage, soil quality, or maintenance of their farms.

5131 • Increase technical and skill support for Hmong farmers in the community. Providing
5132 trainings on farming skills, business management, and entrepreneurship could help the
5133 Hmong community to thrive.

5134 [Audit Studies that Detail Community Input on Similar Topics](#)

5135 Some secondary feedback was used to help inform scoping. These studies included:

- 5136 • Si View Metropolitan Parks District Community Interest and Opinion Survey Findings
5137 Report, June 2021¹⁶²
- 5138 • A Supportive Community For All Community Needs Assessment, May 2019¹⁶³
- 5139 • Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan¹⁶⁴
- 5140 • Fall City Community Survey, September 2022¹⁶⁵

5141 [Documented Meetings – June 2021 to August 2023](#)

5142 Documented meetings for the period of June 2021 to August 2023 are as follows:

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

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

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

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

5143

TABLE 42: DOCUMENTED MEETINGS

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

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

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

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

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

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

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

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

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

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

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

5144

5145

5146

5147

5148

5149

5150

5151

5152

5153

5154

5155

5156

5157

5158

5159

5160

5161

5162

5163

5164 Appendix D: Fall City Subdivision Moratorium Work Plan
5165 Report

5166

5167 **Fall City Subdivision Moratorium Work Plan Report**

5168

June 2024

5169

5170

5171

5172

5173

5174

5175

5176

5177

5178

5179



King County

5180

5181

5182

5183 Executive Summary

5184

5185 This report is transmitted in response to Ordinance 19613, adopted on May 16, 2023. The Ordinance
5186 directs the Executive to conduct a work program that analyzes development regulations affecting lot
5187 dimensions, building size, and building bulk on residentially zoned properties within the Rural Town of
5188 Fall City (Fall City). In addition, this work program evaluates land use patterns, architectural and natural
5189 features, and community-identified cultural assets within the Fall City. The purpose of the analysis is to
5190 determine if current development regulations are appropriate and consistent with adopted policies and
5191 law regarding rural character and rural growth. The Department of Local Services (DLS) developed this
5192 report.

5193

5194 Under Revised Code of Washington (RCW) 36.70A.390, King County is authorized to adopt a moratorium
5195 to implement the Washington State Growth Management Act (GMA), as was the case with Ordinance
5196 19613, the ordinance that led to this work plan.^{166,167,168} Ordinance 19613 authorized a seven-month
5197 moratorium commencing upon its effective date. The moratorium is in effect from May 2023 to
5198 December 2023. During this time, the Executive completed this work plan to investigate whether
5199 additional regulation is necessary to preserve the rural character of Fall City. In accordance with
5200 Ordinance 19613, this work plan and its findings are to be attached to the ordinance adopting the
5201 Snoqualmie Valley/Northeast King County Subarea Plan (Subarea Plan) when transmitted to the King
5202 County Council (Council).

5203

5204 Fall City is an unincorporated rural area in King County designated as a Rural Town in the
5205 Comprehensive Plan.¹⁶⁹ King County serves as the local government for Fall City, which is located
5206 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of
5207 Carnation (see Figure 1). Fall City is known locally and throughout the region as a small rural town.

5208

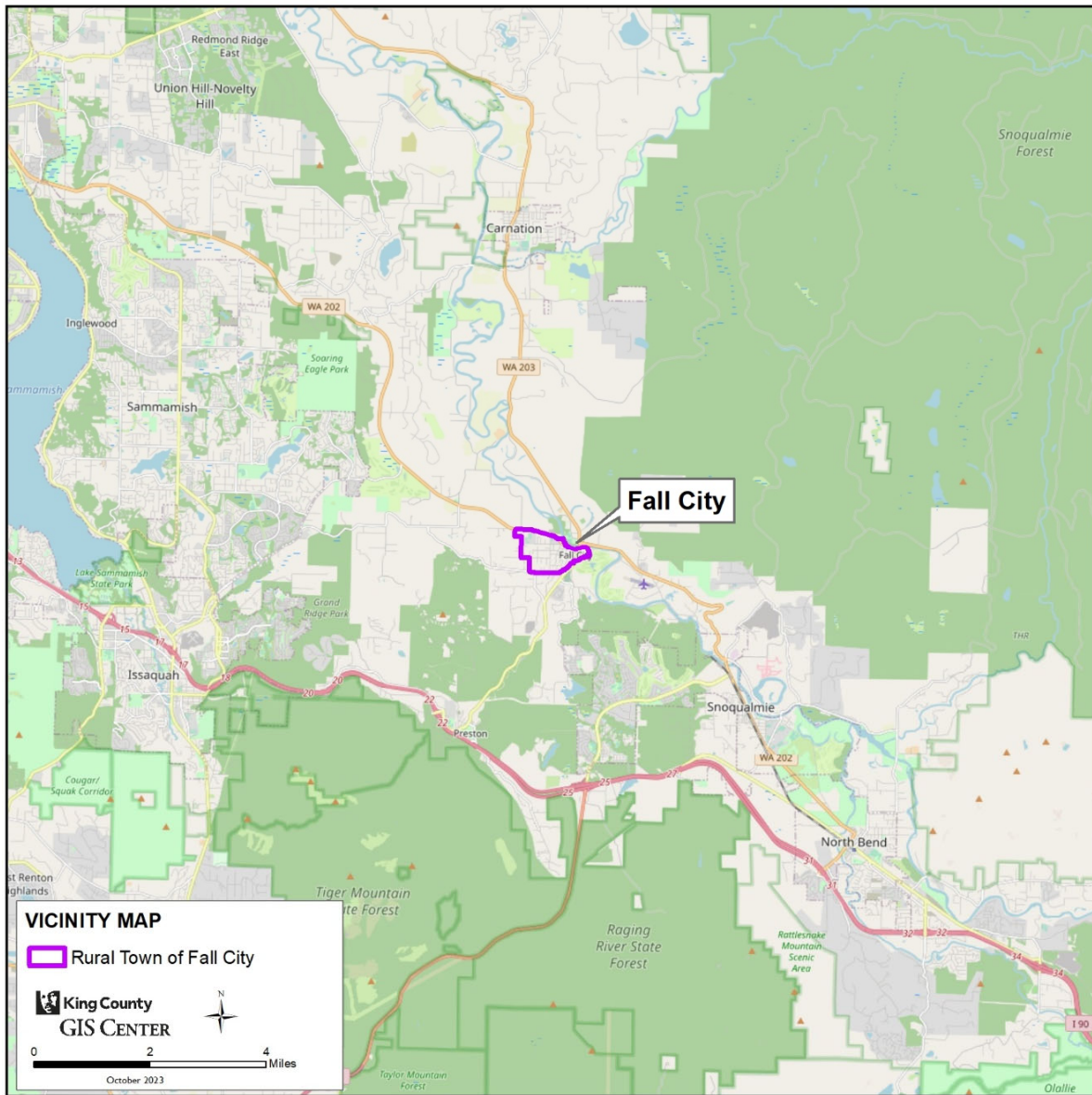
¹⁶⁶ [Link to Revised Code of Washington \(RCW\) 36.70A.390](#)

¹⁶⁷ *The Growth Management Act refers to the guiding law for growth and development in Washington State.*

¹⁶⁸ [Link to Ordinance 19613](#)

¹⁶⁹ *Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Area...and to allow modest growth of residential and economic uses to keep them economically viable into the future.*

5209 Figure 19. Fall City Vicinity Map



5210
5211
5212
5213
5214
5215
5216
5217
5218
5219
5220
5221
5222

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

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

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

5223 development.¹⁷⁰ The P-suffix regulation recommended was informed through analyses and community
 5224 engagement. One analysis method was a review of development regulations. King County regulations
 5225 were analyzed, in addition to state and federal regulations to ensure DLS staff understood the full scope
 5226 of regulations affecting subdivision development in Fall City. Regulations analyzed include the RCW, the
 5227 Washington Administrative Code (WAC), United States Environmental Protection Agency Fact Sheet 13,
 5228 King County Board of Health Code (BOH Code), King County Stormwater Code - King County Code (KCC)
 5229 Chapter 9.04, the King County Stormwater Design Manual (KCSWDM), and King County Zoning Code -
 5230 KCC Title 21A. The CPPs and the Comprehensive Plan were also reviewed to provide a deeper context of
 5231 the policy framework.

5232
 5233 A quantitative and qualitative analysis of rural character specific to Fall City was completed by DLS, with
 5234 a focus on three sites representing various time periods of Fall City residential development.
 5235 Framework, a consulting firm with an architectural background was hired to assist in this analysis.¹⁷¹ The
 5236 sites analyzed include a 19th-century historic neighborhood, a post-World War II (post-war)
 5237 neighborhood, and a recent development. The 19th-century and post-war neighborhoods represent the
 5238 historic character of Fall City. The recent development is a manifestation of the current development
 5239 regulations.

5240
 5241 Input from the community was gathered regarding what they feel are their cultural assets and their
 5242 ideas of rural character. These results are a culmination from both robust community engagement for
 5243 over two years for the Subarea Plan and engagement specific to this work plan, specifically one virtual
 5244 event, one in-person presentation and discussion, and emails.

5245
 5246 DLS staff compared their findings of the analysis of the regulations, the community’s ideas of community
 5247 character, and the findings of the site analysis to determine if additional regulations were needed. This
 5248 effort resulted in the development of proposed P-suffix regulations. The purpose of the recommended
 5249 regulations is to better align new development with the established rural character of Fall City, while
 5250 protecting property rights and allowing reasonable development that contributes positively to the
 5251 community. Table 1 summarizes the recommended P-suffix regulation.

5252
 5253 *Table 43. Recommended P-Suffix Regulations*

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

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

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

Recommended Amendment	P-Suffix Amendment Basis
	<p>feet. Minimum street setback would be increased from 10 feet to 15 feet. Minimum interior setback would be increased from 5 feet to 10 feet. Maximum impervious surface would be reduced from 55 percent to 40 percent.</p> <p>An additional 5% impervious surface percentage would be provided for driveways that lead to detached garages set beyond the house footprint. This encourages the use of detached, rather than attached garages, which reduces visual mass and driveway width, avoids having garage doors be the main architectural feature, and opens sightlines from the street.</p>
<p>Buildings should be proportional to parcel sizes at a scale similar to older developments of Fall City.</p>	<p>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.</p>
<p>Encourage keeping stormwater on-site.</p>	<p>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.</p>

5254

5255

5256 **Background**

5257

5258 **Department Overview**

5259 DLS works to promote the wellbeing of residents and communities in unincorporated King County by
5260 seeking to understand their needs and delivering responsive government services. This includes
5261 conducting outreach for and developing the County’s subarea plans, which are community-driven plans
5262 that outline a 20-year vision and implementing policies for each of King County’s six rural Community
5263 Service Areas and five large urban Potential Annexation Areas. Within DLS, the Permitting Division
5264 provides land use, building, and fire regulatory and operating permits; code enforcement; and a limited
5265 number of business licenses in unincorporated areas of the County.

5266

5267 **Key Context**

5268 Fall City is an unincorporated rural area of King County, designated as a Rural Town in the
5269 Comprehensive Plan.^{172, 173} King County serves as the local government for Fall City, which is located
5270 northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of
5271 Carnation. Fall City is composed primarily of a residentially zoned area, and a small commercial area. The
5272 residential portion of the rural town is zoned R-4, which is a medium-density residential zone. The
5273 purpose of the R-4 zone is to implement Comprehensive Plan goals and policies for housing quality,
5274 diversity, and affordability by providing for a mix of predominantly single detached residences and other
5275 development types, with a variety of sizes. R-4 zoning is found in Rural Towns as well as within the
5276 Urban Growth Areas (UGAs) of the County. A recent development in Fall City consists of homes located
5277 only a few feet from each other, with minimal open space between homes. The density of homes in this
5278 subdivision is much greater than other parts of Fall City. The development looks like a development one
5279 would expect to find in a suburb within the UGA, rather than one in a rural town that should represent
5280 rural character. This development is the inspiration for the moratorium in effect for Fall City as of May
5281 2023.

5282

5283 **Regulatory Overview for Growth Planning**

5284 The guiding law for growth and development in Washington State is the GMA.¹⁷⁴ The GMA requires the
5285 fastest growing cities and counties in the state to complete comprehensive plans and development
5286 regulations to guide future growth. The plans and regulations must protect critical environmental areas
5287 and conserve natural resource lands such as farms and forests. Comprehensive plans provide a vision
5288 and a blueprint for the future growth of a county or city. They provide goals and policies for elements of
5289 growth including land use, housing, transportation, and utilities. The goals and policies of a
5290 comprehensive plan must reflect multicounty planning policies (MPPs) and countywide planning policies
5291 (CPPs).

5292

5293 MPPs are regional policies that provide a region’s plan for growth. The Puget Sound Regional Council
5294 provides these plans in a document titled VISION 2050 that guides the growth of the central Puget

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

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

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

5295 Sound region including King County.¹⁷⁵ The multicounty planning policies provide a framework for
5296 updating countywide planning policies.

5297
5298 The primary purpose of countywide planning policies is to ensure consistency between the
5299 comprehensive plans of cities and counties sharing a common border or related regional issues.¹⁷⁶
5300 Subarea plans clarify, supplement, or implement comprehensive plan policies for a specific area or
5301 community. Zoning code and development regulations provide restrictions on land use and must be
5302 consistent with subarea plans and a comprehensive plan, both of which must be consistent with the
5303 CPPs and MPPs. There are various types of regulations and zoning codes including development review
5304 procedures codes, interim zoning ordinances, and moratoria. Unincorporated areas of King County, such
5305 as Fall City, are governed by the Comprehensive Plan and individual adopted subarea plans.

5306
5307 Subarea plans in King County are adopted as part of the Comprehensive Plan, addressing smaller
5308 geographies within King County and establish policies specific to the needs of those communities.
5309 Policies in the Comprehensive Plan and subarea plans are implemented through the KCC, which includes
5310 development regulations, and through other service-oriented plans and the County budget.

5311
5312 Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans
5313 for the six rural Community Service Areas and five major Potential Annexation Areas as a part of the
5314 Comprehensive Plan.^{177,178,179} The Comprehensive Plan and its subarea plans must meet the GMA's
5315 requirements, which include focusing development in urban areas and reducing sprawl.¹⁸⁰ The
5316 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers
5317 the area of Fall City.

5318

¹⁷⁵ Link to [VISION 2050](#)

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

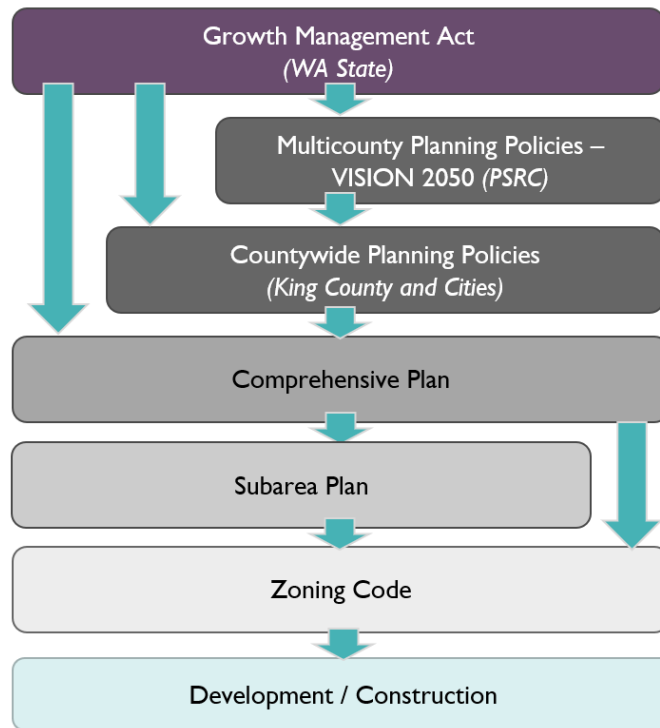
¹⁷⁷ Link to [King County Code 2.15.055.B](#).

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

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

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

5319 *Figure 20. REGULATORY FRAMEWORK UNDER the Washington State Growth MANAGEMENT ACT*



5320

5321

5322 [Regulatory and Policy Background Specific to Ordinance 19613](#)

5323 State law under the GMA authorizes local governments to adopt a moratorium on land development.¹⁸¹

5324 Moratoria halt specific actions for a specified amount of time, such as submitting an application for a
5325 residential subdivision.

5326

5327 King County is interested in evaluating the size and scale of residential development in Fall City Rural
5328 Town to ensure that the range of development is compatible with the County’s goals for the Rural Area
5329 and is consistent with rural character. In contrast to past land segregations where each home has an on-
5330 site septic systems and stormwater management, a recent subdivision used a large on-site sewage
5331 system (LOSS) and shared stormwater tracts, which resulted in smaller residential lots and houses tightly
5332 clustered. This development pattern contrasts the rural character of the area, which is what the GMA
5333 was established, in part, to protect. The Council issued a moratorium on acceptance of residential
5334 subdivision applications in Fall City, to assess whether relevant zoning and development regulations are
5335 consistent with the GMA, the Comprehensive Plan, and other environmental land use laws. The
5336 moratorium is for a seven-month period from May 2023 to December 2023, providing DLS staff with
5337 time to investigate whether additional regulation is necessary. This report was prepared as part of that
5338 investigation.

5339

5340 According to the RCW 36.70A.030, ‘Rural character’ refers to the patterns of land use and development
5341 established by a county in the rural element of its comprehensive plan:

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

- 5342 A. In which open space, the natural landscape, and vegetation predominate over the built
5343 environment;
5344 B. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
5345 work in rural areas;
5346 C. That provide visual landscapes that are traditionally found in rural areas and communities;
5347 D. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
5348 E. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
5349 development;
5350 F. That generally do not require the extension of urban governmental services; and
5351 G. That are consistent with the protection of natural surface water flows and groundwater and
5352 surface water recharge and discharge areas.¹⁸²

5353 RCW 36.70A.030 defines "rural development" as:

5354
5355 ...development outside the urban growth area and outside agricultural, forest, and
5356 mineral resource lands designated pursuant to RCW 36.70A.170.¹⁸³ Rural development
5357 can consist of a variety of uses and residential densities, including clustered residential
5358 development, at levels that are consistent with the preservation of rural character and
5359 the requirements of the rural element of a comprehensive plan. Rural development
5360 does not refer to agriculture or forestry activities that may be conducted in rural areas.

5361 King County Comprehensive Plan and Countywide Planning Policies

5362 Fall City is one of the three Rural Towns within the Rural Area geography identified by the
5363 Comprehensive Plan.¹⁸⁴ The Comprehensive Plan states the purposes of Rural Town designations are "to
5364 recognize existing concentrations of higher density and economic activity in Rural Area...and to allow
5365 modest growth of residential and economic uses to keep them economically viable into the future."
5366 Rural Towns "are considered part of the rural area for the purposes of the Growth Management Act, do
5367 not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban
5368 Growth Area."¹⁸⁵

5370 The Rural Area policy section goal statement in the CPPs is "the Rural Area Geography is stable and the
5371 level and pattern of growth within it provide for a variety of landscapes and open space, maintains
5372 diverse low-density communities, and supports rural economic activities based on sustainable
5373 stewardship of land."¹⁸⁶ Although there are no growth targets identified in the CPPs for the rural area,
5374 recent development trends show minimal growth is expected to occur in King County's rural area.¹⁸⁷

5376 The Comprehensive Plan defines "rural growth" as "growth that is scaled to be compatible with and
5377 maintains the traditional character of the Rural Area." Comprehensive Plan Policy R-201 established a
5378 framework for rural character in King County, stating that "it is a fundamental objective of the
5379 Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement
5380 the Growth Management Act, it is necessary to define the development patterns that are considered
5381 rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities
5382

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

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

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

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

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

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

5383 and service.” Policy R-201 outlines attributes associated with rural character and the Rural Area that the
5384 King County’s land use regulations and development standards must protect and enhance.

5385
5386 Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area, including
5387 Rural Towns, to comply with the GMA, to prevent sprawl and the overburdening of rural services, to
5388 reduce need for capital expenditures, to maintain rural character, to protect the environment, and to
5389 reduce transportation-related gas emissions. Policy R-302, states that residential development in Rural
5390 Towns should occur at a variety of densities and housing types that are compatible with the
5391 maintenance of historic resources and community character.

5392
5393 [Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan](#)
5394 The King County Executive transmitted the Subarea Plan and an update of the Comprehensive Plan in
5395 December 2023, with anticipated adoption by the Council in December 2024. As part of the Subarea
5396 Plan, the Executive evaluated the size and scale of residential development in Fall City to ensure that the
5397 range of development is compatible with the County's goals for the Rural Area and is consistent with
5398 rural character.

5399
5400 [Interim Zoning Ordinance](#)
5401 The Council is contemplating the adoption of an interim zoning ordinance (Proposed Ordinance 2023-
5402 0202), which would commence at the expiration of the moratorium adopted in Ordinance 19613 and
5403 would end at the anticipated adoption of the Subarea Plan.^{188,189} The interim zoning ordinance includes
5404 provisions for minimum lot size and setbacks that are intended to ensure consistency with rural
5405 character on an interim basis while the County evaluates whether additional regulation is necessary.

5406
5407 **Report Methodology**
5408 DLS staff conducted the analysis and community engagement, identified recommendations, and
5409 developed this report with the help of a consultant, Framework. Framework is a consulting firm that
5410 specializes in planning, urban design and architecture.¹⁹⁰
5411
5412 The recommendations in this report were informed by community engagement with residents of Fall
5413 City, review of development regulations, and an analysis of three development sites in Fall City that span
5414 three development periods from the early 19th-century to the 2020s. This report is also informed by
5415 conversations with public health authorities from King County and the State of Washington, the
5416 Comprehensive Plan, the BOH Code, the WAC, and the RCW.

5417
5418 [Community Engagement Specific to this Work Plan](#)
5419 Engagement with Fall City on the Subarea Plan lasted almost two and a half years, and consisted of
5420 many activities, such as: focus groups, community meetings, virtual surveys, and individual discussions
5421 with community members. Beyond engagement associated with the Subarea Plan, DLS staff and the
5422 consultants conducted engagement activities with the community specific to this work plan. On August
5423 21, 2023, DLS Staff and the consultant team hosted an online open house to share the preliminary
5424 findings of this report and collect community input. This was followed by an in-person presentation and
5425 discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total,

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

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

¹⁹⁰ Link to [Framework \(weareframework.com\)](#)

5426 approximately 40 community members attended the two meetings in-person or virtually and shared
5427 their thoughts. DLS invited Community members follow-up with staff through email; comments were
5428 received through email from five community members.
5429

5430 The community engagement process identified four community priorities for future residential growth,
5431 including:

- 5432 1. Providing open sightlines and proper proportions of homes to size of lots
- 5433 2. Provision of usable open space within a development
- 5434 3. Retaining trees
- 5435 4. Maintaining neighborhood connectivity

5436

5437 **Report Requirements**

5438 This section is organized to align with the requirements for this Report outlined in Ordinance 19613,
5439 Section 2.C.

5440 **A. Describe all development regulations that affect lot dimensions, building size, and**
5441 **bulk for residentially zoned properties in the Rural Town of Fall City**

5442
5443 This sub section summarizes the current development regulations, as of 2023, affecting lot dimensions
5444 and building size and bulk for residentially zoned properties in Fall City. This includes regulations from
5445 the KCC, BOH Code, and RCW.

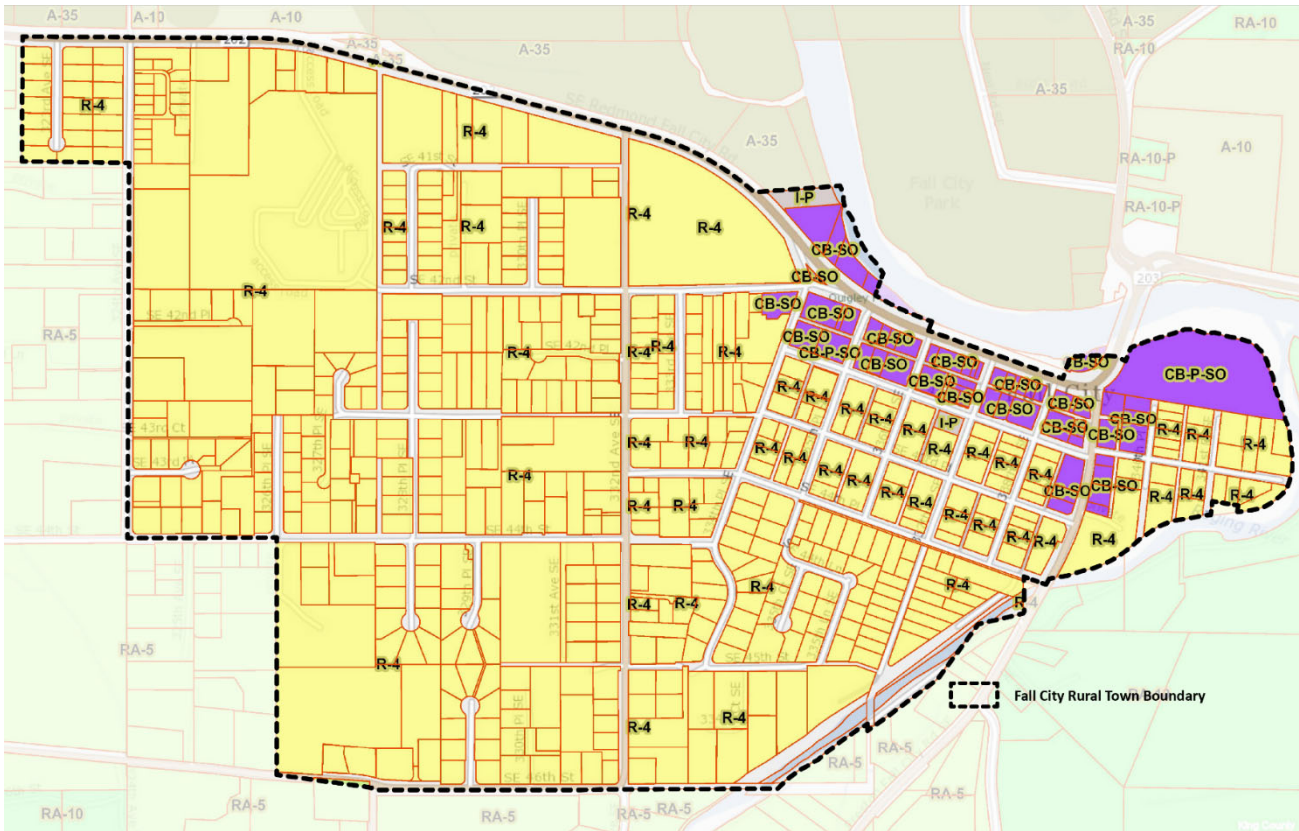
5446
5447 Per Ordinance 19613:

- 5448 • Lot dimensions may include but are not limited to minimum building lot size, lot width, and
5449 minimum and maximum density.
- 5450 • Building size and bulk may include but are not limited to minimum building lot size, lot width,
5451 and minimum and maximum density. Building size and bulk may include but are not limited to
5452 base and maximum height, impervious surface maximums, on-site septic standards, or
5453 landscaping or stormwater requirements that affect the overall size and scale of buildings and
5454 structures.

5455
5456 The residential portion of Fall City, outside of its commercial district, is comprised entirely of a zone
5457 titled R-4. The purpose of the R-4 zone is to provide a mix of predominantly single detached residences.
5458 Residential development within Fall City outside of its commercial district is subject to the regulations
5459 for the R-4 zone. This study is considering whether the R-4 development regulations are preserving the
5460 rural character of Fall City. The R-4 zone classification is used in other parts of unincorporated King
5461 County (urban areas and other Rural Towns), and most of the standards are not specific to Fall City. The
5462 R-4 zone in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes
5463 are determined during development based on gross density, with land for common open space,
5464 stormwater facilities, and community drain fields counting towards the project density. The gross
5465 density approach therefore allows for smaller parcel sizes. Other standards applicable to the R-4 zone in
5466 Fall City are summarized below.

5467

5468 Figure 21. FALL CITY ZONING MAP



5469
5470
5471
5472
5473
5474
5475
5476
5477
5478
5479
5480
5481
5482
5483
5484
5485
5486
5487
5488

King County Code Chapter 21A.12 Development Standards¹⁹¹

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

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

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

5489 One accessory dwelling unit (ADU) is allowed per single detached residences. In most circumstances
5490 ADUs cannot exceed 1,000 square feet. They cannot exceed base height unless constructed wholly
5491 within an existing dwelling unit. Off-street parking is not required for ADUs.
5492

5493 **King County Code (KCC) 21A.18.030 Computation of Required Off-Street Parking Spaces**

5494 Single detached residences – 2 off-street parking spaces per dwelling unit

- 5495 • Apartment studio units - 1.2 off-street parking spaces per dwelling unit
 - 5496 • Apartment one-bedroom units - 1.5 off-street parking spaces per dwelling unit
 - 5497 • Apartment two-bedroom units - 1.7 off-street parking spaces per dwelling unit
 - 5498 • Apartment three-bedroom units or larger - 2 off-street parking spaces per dwelling unit
- 5499

5500 **King County Code (KCC) 21A.14.180 On-Site Recreation – Space Required**

5501 KCC 21A.14.180 requires on-site recreation space for residential developments. Each recreation space is
5502 owned and managed by the homeowners association (HOA). Recreation space may provide amenities
5503 such as playground equipment, sport courts, sport fields, picnic areas, and trails. KCC 21A.14.180.C.9.
5504 states that any recreation space located outdoors (except for recreation space that is part of some
5505 stormwater tracts) must be located adjacent to, and be accessible by, trail or walkway to any existing or
5506 planned municipal, county, or regional park, public open space, or trail system. This requirement results
5507 in connectivity with the neighborhood. KCC 21A.14.185 allows a fee-in-lieu of on-site recreation space if
5508 the recreation space provided within a county park in the vicinity will be of greater benefit to the
5509 prospective residents of the development.
5510

5511 **King County Board of Health Code (BOH Code) 13.24.020**

5512 This Code outlines the requirements for small on-site septic systems (OSS).

- 5513 • The minimum lot size when creating new lots using OSS must be established by the health
5514 officer based on the information submitted and any on-site inspections by the health officer.
5515 These requirements include:
 - 5516 ○ All lots created must be at least 12,500 square feet and shall not exceed a maximum
5517 flow density of 1,570 gallons of sewage per acre per day.
 - 5518 ○ Lots utilizing an individual private water source must be at least five acres.
 - 5519 • Factors are listed that may be considered when determining the type of on-site system,
5520 connection to sewers, or establishing minimum lot size area. These factors include soil
5521 conditions, drainage, setbacks from property lines, water supplies, rights of way, easements,
5522 and more.
- 5523

5524 **Public Health – Seattle & King County On-Site Sewage/Septic System Program**

5525 According to the Public Health – Seattle & King County’s On-site Sewage/Septic System Program,
5526 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring visits
5527 easier.¹⁹² It is a best management practice (BMP) to not place plants over the septic system as they may
5528 be disturbed or destroyed with repair work. The septic tank, drain field, and reserve area should be clear
5529 of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets,
5530 sand boxes, or parked vehicles.¹⁹³
5531

¹⁹² Link to [WAC 246-272A-0238\(1\)](#) and [KCBOH 13.36.030\(E\)](#)

¹⁹³ Link to [KCBOH 13.60.005\(A\)\(6\)](#)

5532 Care must be taken when a home uses an on-site septic system or is in a community that shares a
5533 LOSS.¹⁹⁴ It is imperative that fats, grease, and oils do not enter the system.¹⁹⁵ Households must spread
5534 out their water use throughout the day so the system is not overwhelmed, and heavy water usage
5535 fixtures such as soaking tubs should not be installed in houses with septic systems.¹⁹⁶ Household size
5536 must not exceed the designed capacity of the septic system.¹⁹⁷

5537
5538 **Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-**
5539 **272B¹⁹⁸**

5540 The WAC regulates LOSS. The regulations in WAC Chapter 247-272B can impact the rural character of
5541 developments by determining where a LOSS can be located within a development site, and by limiting
5542 the density of a development due to the amount of flow the system is able to accommodate. There are
5543 horizontal setbacks that determine the distance a LOSS must be sited from specific soil types. There are
5544 also vertical setbacks that require the LOSS to be sited specific distances from specific soil types as well
5545 as the water table. LOSS systems serve an entire project site, and flows are limited based on the size and
5546 soil type of the project area. For example, the limit for project areas with certain soil types is 900 gallons
5547 per day per acre (GPD/acre), while the limit for project areas with other soil types could be 1,475
5548 GPD/acre.

5549
5550 **King County Code (KCC) Chapter 9.04 Stormwater Runoff and Surface Water and Erosion Control**

5551 Stormwater requirements found in the King County Surface Water Design Manual (KCSWDM) do not
5552 limit the size or density of lots, but County requirements to mitigate stormwater runoff may limit the
5553 use of a lot.¹⁹⁹ When stormwater thresholds are exceeded, the developer is required to install flow
5554 control best BMPs or flow control facilities, such as stormwater ponds, detention vaults, etc. The
5555 placement of flow control BMPs or facilities may reduce the area available for development. Section
5556 1.2.2.3 (page 1-36) of the KCSWDM requires the screening of aboveground stormwater facilities, making
5557 these visual amenities. Aboveground stormwater facilities such as ponds sometimes serve as wildlife
5558 habitat, and stormwater vaults are often used as pocket parks offering amenities such as sport courts or
5559 children’s play equipment. The most common thresholds that would result in a Fall City subdivision
5560 mitigating for stormwater runoff are:

- 5561 a. The development installs or replaces more than 2,000 square feet of impervious surface on the
5562 lot.
- 5563 b. The development installs or replaces more than 5,000 square feet of impervious surface on the
5564 lot.

5565 If a development installs or replaces more than 2,000 square feet of impervious surface (threshold a),
5566 flow control BMPs are required. If a development installs or replaces more than 5,000 square feet of
5567 impervious surface (threshold b), in addition to flow control BMPs one or more flow control facilities is
5568 required. When threshold b is exceeded, an exception to providing a flow control facility is available.
5569 Projects may qualify for this exception if hydrologic modeling shows that stormwater runoff after
5570 development is only slightly more than the runoff existing prior to the development. The details of this

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

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

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

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

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

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

5571 exception can be found in the KCSWDM. Impervious surfaces on a lot are also controlled by zoning
5572 standards.
5573
5574
5575
5576

5577 **Evaluate Rural Character, consistent with the Growth Management Act definition, of**
5578 **Rural Town of Fall City through an evaluation of typical land use patterns,**
5579 **architectural and natural features, and community-identified cultural assets**

5580
5581 The consultant, Framework, a firm that specializes in planning, urban design and architecture, assisted
5582 DLS staff with analyses of the residential areas of Fall City. Framework analyzed land development
5583 patterns, landscaping, architecture, and cultural assets including natural features in Fall City to evaluate
5584 the rural character. Based on that data, they analyzed whether recent development in the area is
5585 consistent with such character.

5586
5587 As noted above in the Key Context section, rural character as defined in the Comprehensive Plan refers
5588 to patterns of land use and development that includes features such as open space and vegetation
5589 predominating over the built environment, that fosters traditional rural lifestyles, and that prevents the
5590 conversion of undeveloped land into sprawling, low density development. Please refer to the discussion
5591 of rural character in the Background section of this report.

5592
5593 **Methodology and Reference of Sites Selection for Residential Development Study**

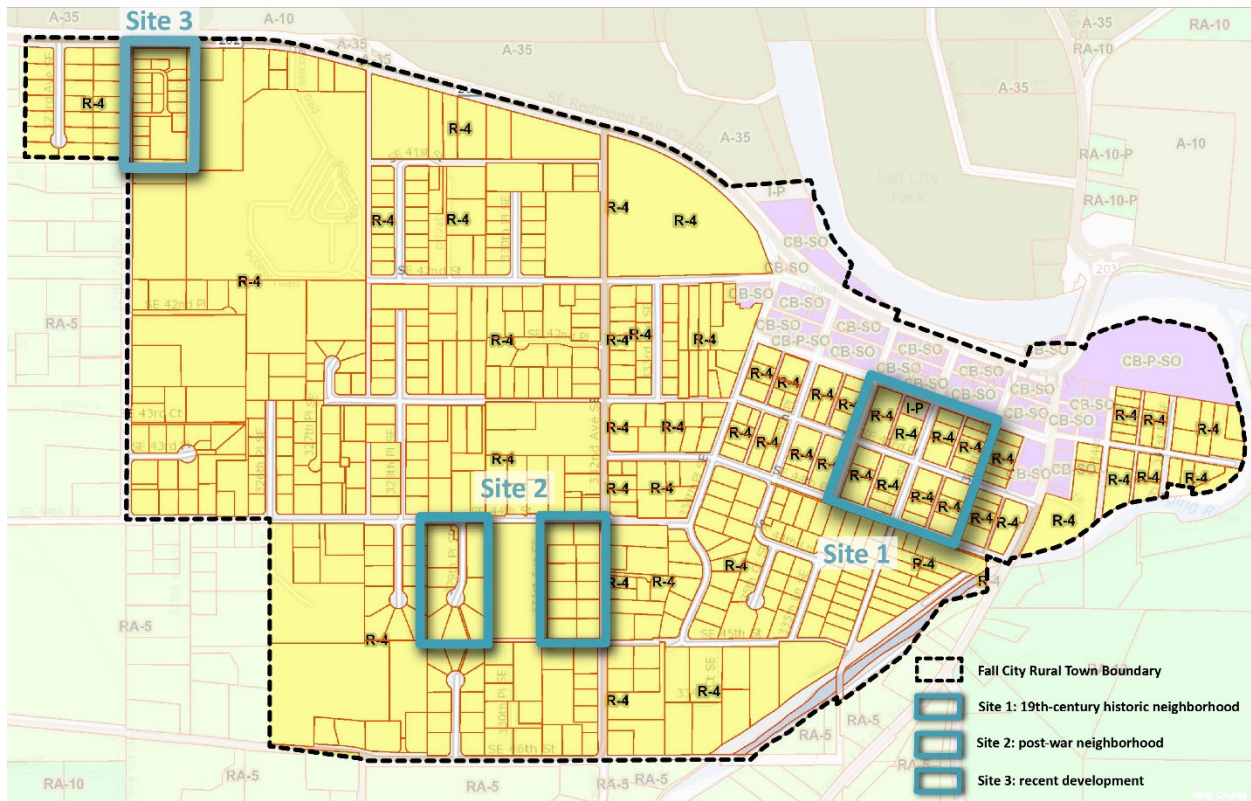
5594 Framework performed a qualitative and quantitative analysis of the residential patterns for a study area
5595 consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the
5596 analysis was to compare the existing development patterns against the current development regulation
5597 requirements. This was done to evaluate typical land use patterns and architectural features in Fall City.
5598 This study is used as a base to recommend potential development regulation amendments.

5599
5600 The three example sites were selected based on the Fall City Historic Residential District Report (King
5601 County Landmarks and Heritage Commission, February 2002), input from the community, a review of
5602 recent developments, and the King County Geographic Information System.²⁰⁰ These sites represent
5603 different development periods in Fall City: the early 19th-century historic neighborhood (Site 1), the
5604 post-war neighborhood (Site 2), and the recent development (Site 3).

5605

²⁰⁰ [Link to Landmarks Commission - Historic Preservation - King County, Washington](#)

5606 Figure 22. STUDY AREAS ZONING



5607
5608
5609
5610

Table 44. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Lot amount	552	20	19	20
Median lot size	0.32 acres (14,094 sf*)	0.24 acres (10,500 sf*)	0.38 acres (16,474 sf*)	0.14 acres (6,299 sf*)
Median FAR**	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross density (du/ac)***	1.81	2.1	2.07	3.40
Median net density (Range net density) (du/ac)***	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average building footprint	1,336 sf*	1,070 sf*	1,501 sf*	1,216 sf*

5611 *SF = square feet
5612 **FAR = floor area ratio
5613 ***du/ac = density units per acre

5614 **Site 1 Analysis**

5615 Site 1 is located within the Fall City historic
 5616 residential district, which was designated as a
 5617 Community Landmark District by the King
 5618 County Landmarks Commission in 2002. The 15-
 5619 block district was originally platted in 1887 and
 5620 contains 32 buildings that the commission
 5621 identified as "contributing buildings,"
 5622 representative of the early twentieth-century
 5623 rural character. Specifically:

- 5624 • Lots are of various size
- 5625 • Buildings placed on large open lots, set back
 5626 20 feet from the street
- 5627 • Architectural styles vary between Late
 5628 Victorian, Queen Anne, Colonial Revival,
 5629 and Craftsman/bungalow
- 5630 • Building heights range from one to two
 5631 stories, and frequently include, small,
 5632 detached garages or barns on the rear alley
 5633 side or adjacent side of the street
- 5634 • There are few short segments of paved
 5635 sidewalk along the public streets
 5636 throughout the Site 1 neighborhood
- 5637 • Alleys are unique to this area of Fall City
 5638 and are wide, providing access to the rear
 5639 yards and allowing for rear detached
 5640 garages
- 5641 • Open spaces on these lots are generous,
 5642 open, and continuous, allowing views into
 5643 and across property lines

5644
 5657

5645 *Table 45. SITE 1 EXISTING CONDITIONS OF BUILT*
 5646 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net site density	3.2 du/ac*
Gross site density	2.1 du/ac*
Median lot size	0.24 acres (10,500 sf**)
Typical lot dimensions	140 feet x 100 feet; 140 feet x 75 feet
Average lot coverage	10.07%
Building height	1 story
Average building footprint	1,062 sf**
Typical buildings	Various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width***	75 feet
Sidewalks	Yes (no curbs)
Alley access	Yes
Street parking	Yes

5647 *du/ac = density units per acre

5648 **sf = square feet

5649 ***ROW = right-of-way

5650
 5651
 5652
 5653
 5654
 5655
 5656

5658 *Figure 23. Site 1 Aerial View*



Figure 24. Various Building Styles - Historic Victorian Style Building



Figure 25. Various Building Styles - Cottage with Attached Garage



Figure 26. Wide Paved Street without Curbs



Figure 27. Detached Garages or Barns on the Rear



5660

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

5689
 5690
 5691
 5692
 5693
 5694
 5695
 5696
 5697
 5698

Table 46. SITE 2 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net site density	2.57 du/ac*
Gross site density	2.07 du/ac*
Median lot size	0.38 acres (16,474 sf**)
Typical lot dimensions	160 feet x 100 feet
Average lot coverage	9.08%
Building height	1 story
Average building footprint	1,500 sf**
Typical buildings	One- and two-story ranch homes, gable and valley roof
Landscape feature	Large mature trees
ROW width***	60 feet, 80 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	Yes

*du/ac = density units per acre

**sf = square feet

***ROW = right-of-way

5699

5700 *Figure 28. Site 2 Aerial View*



5701

Figure 29. Small Cottage on Open Lot



Figure 30. One-Story Ranch Home with Attached Garage



Figure 31. Cul-de-Sac



Figure 32. Lush Evergreen Trees in this Area



5702
5703
5704
5705
5706

5707 **Site 3 Analysis**

5708 Site 3 is the recent subdivision development
 5709 that uses the LOSS system, located on the
 5710 northwest side of Fall City along Redmond Fall
 5711 City Rd SE (SR 202). It subdivided an original
 5712 4.25-acre parcel to create 17 single detached
 5713 residences, featuring a shared open space on
 5714 the south side (41,238 square feet) and a
 5715 stormwater pond (24,632 square feet) on the
 5716 north side of the site.

- 5717 • The built form on this site is characterized
- 5718 by large buildings on small, narrow lots,
- 5719 ranging from 5,000 to 8,000 square feet,
- 5720 with lot widths varying from 50 to 60 feet
- 5721 • All buildings were constructed during the
- 5722 same period, and their architectural styles
- 5723 are repetitive, with most being the same
- 5724 floor plan varying only by color
- 5725 • The road has a six-foot-wide marked
- 5726 sidewalk area
- 5727 • Development uses minimal 10-foot
- 5728 setbacks, maximizing the building area with
- 5729 little area for landscape at the front yard
- 5730 • A 12-foot landscape buffer fronts the 324th
- 5731 Avenue parcel line
- 5732
- 5733
- 5734

5735
 5736
 5737

 5738
 5739
 5740
 5741
 5742
 5743
 5744

Table 47. SITE 3 EXISTING CONDITIONS OF BUILT FORM: LOT AND PROPERTY CHARACTERISTICS

Net site density	7.08 du/ac*
Gross site density	3.40 du/ac*
Median lot size	0.14 acres (6,299 sf**)
Typical lot dimensions	105 feet x 50 feet; 107 feet x 60 feet
Average lot coverage	20.16%
Building height	2 story
Average building footprint	1,200 sf**
Typical buildings	Two-story ranch style
Landscape feature	Small lawn with some short shrubs
ROW width***	90 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	No

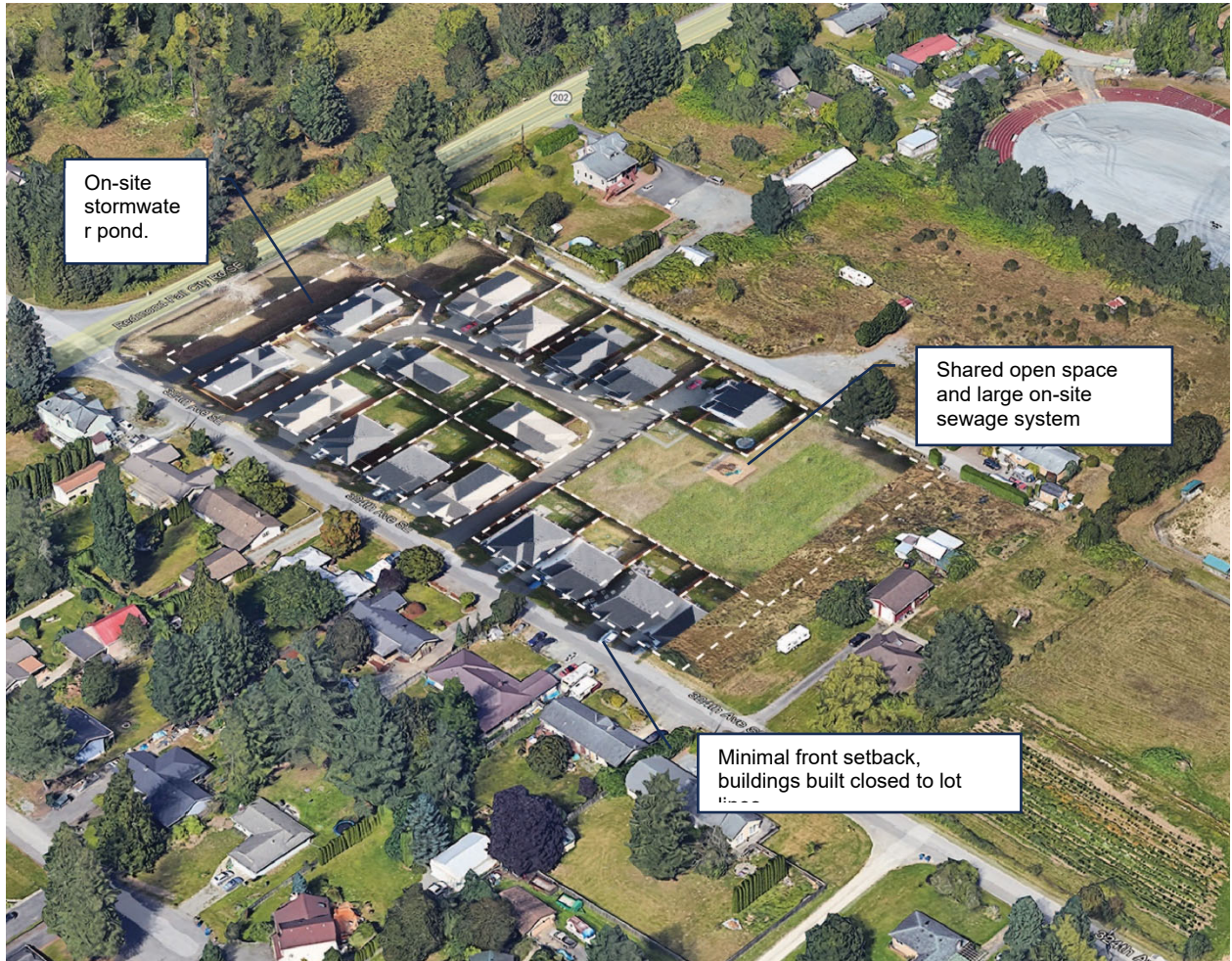
**du/ac = density units per acre

**sf = square feet

***ROW = right-of-way

5745

5746 *Figure 33. Site 3 Aerial View*



5747
5748

Figure 34. Repetitive Architectural Style



Figure 35. Minimal Landscape or Open Space at the Frontage



Figure 36. Wide Paved Street without Curbs

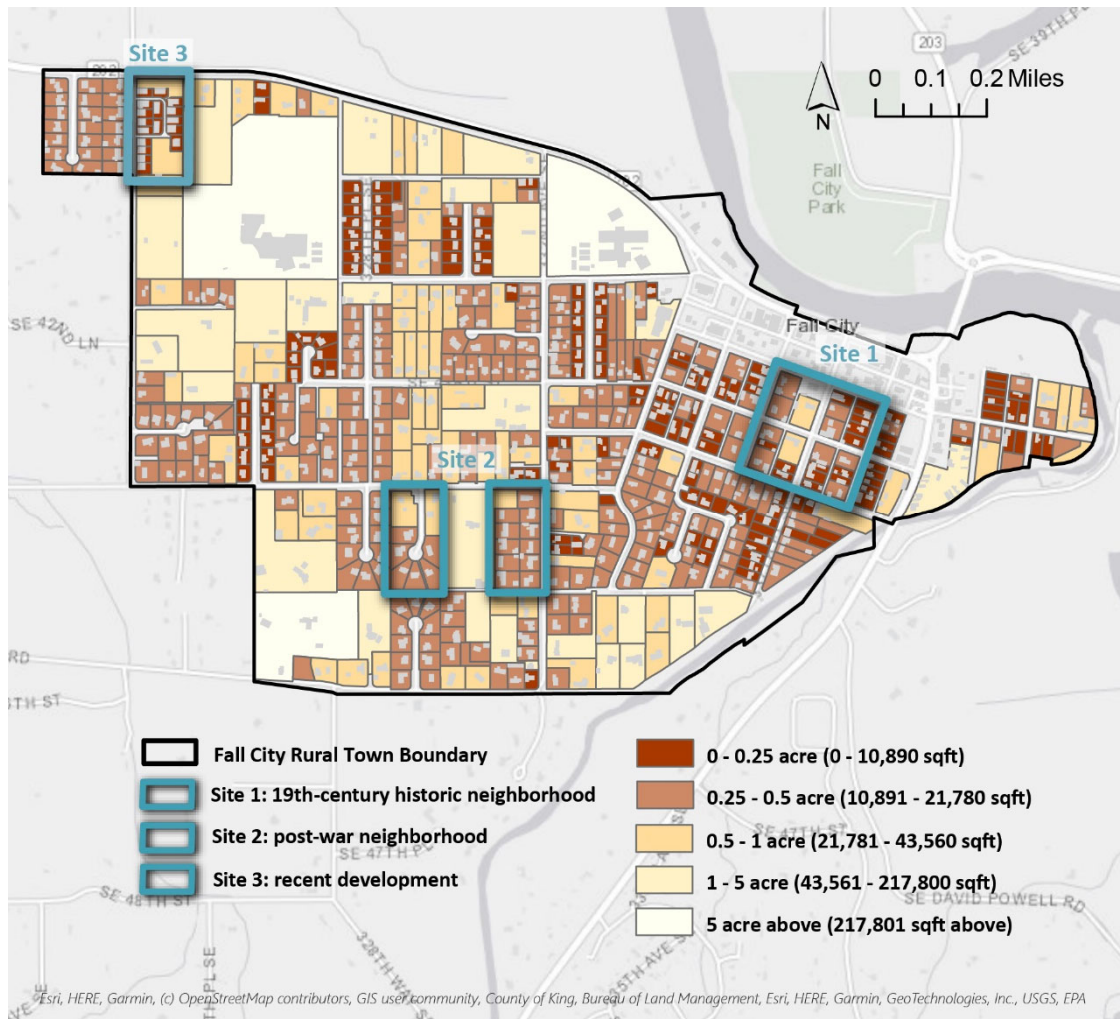


Figure 37. On-site Stormwater Pond



5749

5750 Figure 38. FALL CITY LOT SIZE ANALYSIS MAP



5751
5752

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

5753

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.

5754

5755

5756

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

5757

5758

5759

5760

5761

5762

5763

5764

5765

5766

5767 engagement, revealed the pattern of recent development is not consistent with the rural character of
5768 Fall City as it departs from the typical land use patterns found in the residential areas.

5769
5770 **Architecture and Landscape** – Fall City's historic downtown area retains its small-town charm, with
5771 buildings dating to the early 19th century. Fall City has been gradually expanding from the original
5772 townsite since that time. The architecture in Fall City is a mix of styles, reflecting the variety of
5773 architectural trends popularized over the past decades.

5774
5775 While the RCW and Comprehensive Plan policies do not directly speak to architecture, they do refer to
5776 open space, vegetation, and visual landscapes. In the older developments of Site 1 and 2, building mass
5777 was often distributed throughout each lot, with square footage provided in the form of detached
5778 garages, barns and other outbuildings, rather than all square footage of built area contained in the
5779 home structure, as is the case in the recent development. Additionally, the older developments have
5780 larger setbacks, resulting in a feeling of more open landscape as sightlines are open between buildings.
5781 These open spaces provide space to maintain existing vegetation or plant new vegetation, resulting in
5782 mature trees and shrubs on the older lots. Recent development does not leave space for mature
5783 landscaping, such as large trees typically seen in older developments. Recent developments maximize
5784 space for tightly clustered buildings, which is not conducive for the footprint of large trees.

5785

5786 **Analyze whether the development regulations in Subsection IV.A are appropriate and**
5787 **consistent with adopted policies regarding rural character and rural growth**

5788 This section provides a review of CPPs and policies within the Comprehensive Plan relevant to rural
5789 character related to subdivisions and residential zoning within the Rural Town of Fall City. It includes a
5790 comparison between this body of relevant policies and how existing regulations, including KCC, relates
5791 to the policies. Finally, this section identifies potential changes in regulations to bridge gaps between
5792 developments and the body of relevant policies.

5793
5794 **Review of Policies Relevant to Rural Character of the Residential Areas of the Rural Town of Fall City**

5795 *Countywide Planning Policies (CPPs)*

5796 The CPPs create a shared and consistent framework of growth management planning for all jurisdictions
5797 in King County. In accordance with RCW 36.70A.210, the CPPs provide the countywide framework from
5798 which county and city comprehensive plans are developed and adopted.²⁰¹ The following CPPs are
5799 relevant to rural character and rural growth as it applies to the residential areas of Fall City.

5800
5801 **DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional**
5802 **centers, countywide centers, locally designated local centers, areas of high employment,**
5803 **and other transit supported areas to promote access to opportunity. Focus employment**
5804 **growth within designated regional and countywide manufacturing/industrial centers**
5805 **and within locally designated local centers.**

5806
5807 **DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural**
5808 **services, minimize the need for new rural infrastructure, maintain rural character, and**
5809 **protect open spaces and the natural environment.**

5810
5811 **DP-50 Establish rural development standards and strategies to ensure all development**
5812 **protects the natural environment, including farmlands and forest lands, by using**
5813 **seasonal and maximum clearing limits for vegetation, limits on the amount of**
5814 **impervious surface, surface water management standards that preserve natural**
5815 **drainage systems, water quality and groundwater recharge, and best management**
5816 **practices for resource-based activities.**

5817
5818 The CPPs direct housing and employment growth to cities and locally designated centers and away from
5819 the rural area, demonstrating that Fall City, even as a Comprehensive Plan designated Rural Town, is not
5820 a place to designate growth (DP-4). Per the Comprehensive Plan, the study area is rural and is not
5821 designated as a local center. Residential areas and future subdivisions of Fall City need to fit the existing
5822 rural character of the community (DP-47). Subdivision and residential development in Fall City should
5823 take into consideration its impacts to natural systems in the rural area, particularly regarding levels of
5824 impervious surface allowed which directly affects surface water management, water quality, and
5825 groundwater recharge (DP-48, DP-50).

5826
5827 *Comprehensive Plan Policies*

5828 As noted previously in Background section of this report, the Comprehensive Plan is the long-range
5829 guiding policy document for all land use and development regulations in unincorporated King County.

²⁰¹ More detail on Countywide Planning Policies can be found in the subsection B. Key Context in Section III. Background.

5830 The following are the most relevant Comprehensive Plan policies relative to the residential areas of Fall
5831 City.²⁰²

5832
5833 **RP-203 King County shall continue to support the reduction of sprawl by focusing growth and**
5834 **future development in the Urban Growth Area, consistent with adopted growth targets.**

5835
5836 **R-101 King County will continue to preserve and sustain its rural legacy and communities**
5837 **through programs and partnerships that support, preserve, and sustain its historic,**
5838 **cultural, ecological, agricultural, forestry, and mining heritage through collaboration**
5839 **with local and regional preservation and heritage programs, community groups, rural**
5840 **residents and business owners including forest and farm owners, rural communities,**
5841 **towns, and cities, and other interested stakeholders.**

5842
5843 **R-102 King County will continue to support the diversity and richness of its rural communities**
5844 **and their distinct character by working with its rural constituencies through its**
5845 **Community Service Areas program to sustain and enhance the rural character of Rural**
5846 **Area and Natural Resource Lands.**

5847
5848 **R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the**
5849 **character of its designated Rural Area. The Growth Management Act specifies the rural**
5850 **element of comprehensive plans include measures that apply to rural development and**
5851 **protect the rural character of the area (Revised Code of Washington 36.70A.070 (5)). The**
5852 **Growth Management Act defines rural character as it relates to land use and**
5853 **development patterns (Revised Code of Washington 36.70A.030 (15)). This definition**
5854 **can be found in the Glossary of this Plan. Rural development can consist of a variety of**
5855 **uses that are consistent with the preservation of rural character and the requirements**
5856 **of the rural element. In order to implement Growth Management Act, it is necessary to**
5857 **define the development patterns that are considered rural, historical or traditional and**
5858 **do not encourage urban growth or create pressure for urban facilities and service.**

5859
5860 **Therefore, King County’s land use regulations and development standards shall protect**
5861 **and enhance the following attributes associated with rural character and the Rural Area:**

- 5862 **a. The natural environment, particularly as evidenced by the health of wildlife and**
5863 **fisheries (especially salmon and trout), aquifers used for potable water, surface**
5864 **water bodies including Puget Sound and natural drainage systems and their**
5865 **riparian corridors;**
- 5866 **b. Commercial and noncommercial farming, forestry, fisheries, mining, home-**
5867 **occupations and home industries;**
- 5868 **c. Historic resources, historical character and continuity important to local**
5869 **communities, as well as archaeological and cultural sites important to tribes;**
- 5870 **d. Community small-town atmosphere, safety, and locally owned small businesses;**
- 5871 **e. Economically and fiscally healthy Rural Towns and Rural Neighborhood**
5872 **Commercial Centers with clearly defined identities compatible with adjacent**
5873 **rural, agricultural, forestry and mining uses;**
- 5874 **f. Regionally significant parks, trails and open space;**

²⁰² These policies are as adopted in the 2016 Comprehensive Plan, as amended.

- 5875 g. A variety of low-density housing choices compatible with adjacent farming,
5876 forestry and mining and not needing urban facilities and services;
5877 h. Traditional rural land uses of a size and scale that blend with historic rural
5878 development; and
5879 i. Rural uses that do not include primarily urban-serving facilities
5880
- 5881 **R-301** A low growth rate is desirable for the Rural Area, including Rural Towns and Rural
5882 Neighborhood Commercial Centers, to comply with the State Growth Management Act,
5883 continue preventing sprawl and the overburdening of rural services, reduce the need for
5884 capital expenditures for rural roads, maintain rural character, protect the environment
5885 and reduce transportation-related greenhouse gas emissions. All possible tools may be
5886 used to limit growth in the Rural Area. Appropriate tools include land use designations,
5887 development regulations, level of service standards and incentives.
5888
- 5889 **R-302** Residential development in the Rural Area should occur as follows:
5890 a. In Rural Towns at a variety of densities and housing types, compatible with
5891 maintenance of historic resources and community character; and
5892 b. Outside Rural Towns at low densities compatible with traditional rural character
5893 and uses, farming, forestry, mining and rural service levels.
5894
- 5895 **R-330** New subdivisions in the Rural Area should strive to maintain the size and scale
5896 of traditional development patterns and rural character.
5897
- 5898 **R-331** New subdivisions in the Rural Area should be designed and developed to
5899 maximize conservation of existing forest cover and native vegetation, and to
5900 minimize impervious surfaces within individual lots and in the subdivision as a
5901 whole. King County shall develop additional site design standards for new
5902 subdivisions that further reduce the impacts of new homes in the Rural Area on
5903 the natural environment, resource uses and other adjacent land uses.
5904
- 5905 **R-516** Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized
5906 connectivity, where consistent with rural character, should be encouraged to promote
5907 walking and bicycling and to improve public health.
5908
- 5909 **T-316** King County shall support and encourage the preservation and enhancement of scenic,
5910 historic, and recreational resources along the designated Washington Scenic and
5911 Recreational Highways located in the county, including I-90 (Mountains to Sound
5912 Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic
5913 Byway), and State Route 202 (Cascade Valleys Scenic Byway). The corridor management
5914 plans established for these highways should be considered in the development and
5915 implementation of King County's plans, projects and programs.
5916
- 5917 **F-262** Collective on-site systems may be used only in the following circumstances in the Rural
5918 Area and Resource Lands:
5919 a. Existing on-site systems are failing within an area and the Seattle/King County
5920 Department of Public Health concurs that long-term individual on-site system repairs

5921 are not feasible or water quality is threatened by the presence of or potential for health
5922 hazards resulting from inadequate on-site wastewater disposal methods;
5923 b. An authorized public agency will manage the community system; and
5924 c. The community system is designed only to serve existing structures and lots and cannot
5925 be used as a basis to increase density or to expand permitted nonresidential uses.
5926 Substandard vacant lots must be combined to the extent feasible to meet rural density
5927 policies. Management of the community system must be by an authorized public
5928 agency.

5929
5930 **F-280** King County shall continue to promote the preservation of native vegetation and soils
5931 and the restoration of disturbed soils on rural residential zoned parcels to the maximum
5932 extent feasible. Minimized impervious areas and the dispersion of stormwater runoff
5933 from impervious surfaces into native vegetation in accordance with the Surface Water
5934 Design Manual are the preferred methods of stormwater management in the Rural
5935 Area.

5936
5937 **CP-535** The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the
5938 community's strong commitment to its rural character, recognizes existing uses,
5939 provides for limited future commercial development, and respects natural features.
5940 Additionally, it recognizes the current and long-term foreseeable rural level of utilities
5941 and other public services for the area. The land use implications of a major change in the
5942 water supply or a public health requirement for community-wide wastewater collection
5943 and treatment may be evaluated in a new community-based planning process; however
5944 this does not mean that zoning will change to allow more intense development beyond
5945 that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be
5946 preserved.

5947
5948 The Comprehensive Plan policies address concentration of growth, reduction of sprawl, and
5949 preservation of the existing rural character of Fall City (CP-535). The Comprehensive Plan's rural area
5950 policies that relate to residential development call for Fall City's residential areas to retain their existing
5951 rural character, discourage urban densities that could create pressure for urban facilities and services (R-
5952 101, R-102, R-201), and call for most of the growth to be outside of the rural area (RP-203). The zoning
5953 and infrastructure within this area are to support low growth rates and rural service levels which
5954 reduces sprawl and focuses development and supporting infrastructure within the UGA (R-301, R-302).
5955 LOSS are allowed to serve only existing structures and lots.

5956
5957 This policy results in the requirement for each lot to be large enough for an on-site sewer system (OSS),
5958 of which the minimum lot area needed is 12,500 square feet. Dense, small lot subdivisions are not
5959 allowed per this policy in Fall City (F-262). Under the current Rural Area land use designation of the
5960 Comprehensive Plan, traditional rural development patterns that match the size and scale of residential
5961 development in the surrounding rural area should be allowed, while preserving vegetation and not
5962 impacting stormwater quality and flows (R-330, R-331, F-280). The historic aesthetics of Fall City should
5963 be preserved, as it contributes to the Cascade Valleys Scenic Byway/State Route 202 (T-316).

5964
5965 **Comparison Between Relevant Policies and Existing Code**
5966 The following tables cross-reference the CPPs (Table 6) and Comprehensive Plan (Table 7) to existing
5967 development regulations as manifested in the subdivision that composes Site 3.

5968

5969 *Table 48. Relevant Countywide Planning Policies Related to Development Regulations*

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-4	Density should be focused in urban areas, away from Fall City	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
DP-47	Limit growth, prevent sprawl and overburdening of services and infrastructure, maintain rural character, protect open spaces	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required. 13.24 Water and Sewer Comprehensive Plans BOH Code 13.24.020 – requirements for on-site septic systems 9.04 Stormwater Runoff and Surface Water and Erosion Control
DP-48	Limitation of residential development in areas outside of Fall City – development in the Rural Town should be compatible with surrounding rural character	21A.12 Development Standards – Density and Dimensions <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface 21A.14.180 On-site recreation – space required
DP-50	Limit impervious surface, and other standards to ensure protection of natural	21A.12 Development Standards – Density and Dimensions

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	environment and adjacent resource lands, specifically through vegetation and surface water management	<ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Impervious surface <p>21A.14.180 On-site recreation – space required</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>

5970
5971

Table 49. Relevant Comprehensive Plan Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
RP-203	Density is to be focused in urban areas. Allowed density within Fall City subdivisions should be limited as to support reducing sprawl in the rural area.	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface
R-101, R-102, R-201	The rural legacy of Fall City and its residential areas should be preserved by maintaining development regulations that result in new residential developments that match the existing size, scale and general aesthetic of lots	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>21A.14.180 On-site recreation – space required.</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
R-301, R-302	Minimize growth rate through development controls such as allowed density and dimensions, reducing need for	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
	<p>infrastructure improvements and reducing environmental impacts</p>	<ul style="list-style-type: none"> • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
<p>R-330, R-331</p>	<p>Maintaining size and scale of traditional developments and rural character; and minimize environmental impact through conserving forest cover and native vegetation and minimizing impervious surfaces</p>	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p> <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
<p>T-316</p>	<p>The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)</p>	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>Future tree regulations that are in-progress for the UGA could be applied to Rural Towns</p>
<p>F-280</p>	<p>Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions</p>	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p>

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		Future tree regulations that are in-progress for the UGA could be applied to Rural Towns
CP-535	Maintain Fall City’s rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of the existing utilities and infrastructure	<p>21A.12 Development Standards – Density and Dimensions</p> <ul style="list-style-type: none"> • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width • Building height • Impervious surface <p>21A.14.180 On-site recreation – space required</p> <p>13.24 Water and Sewer Comprehensive Plans</p> <p>BOH Code 13.24.020 – requirements for on-site septic systems</p> <p>9.04 Stormwater Runoff and Surface Water and Erosion Control</p>

5972
5973

5974 **Policy Analysis Findings - Whether the Development Regulations in Subsection IV.A are Appropriate**
 5975 **and Consistent with Adopted Policies Regarding Rural Character and Rural Growth**

5976 Comparing the study sites to the policies identified above, Sites 1 and 2 meet the intent of rural
 5977 character in Fall City's residential areas. Sites 1 and 2 consist of neighborhoods at densities consistent
 5978 with the rest of Fall City, the retention of these development patterns is mentioned in several
 5979 Comprehensive Plan policies. Site 3, as the application of current codes to an R-4 zoned residential
 5980 subdivision, does not meet the intent of the policies relevant to Fall City's residential areas, where
 5981 densities are much higher than existing development, with little space between homes. The below
 5982 subsections connect the recent subdivision Site 3 with DLS staff findings, connecting gaps in where the
 5983 zoning code does not reflect the intent of the abovementioned policies.

5984
 5985 Figure 20 shows consistencies in lot size, the relationship of the home size to lot size, and the density of
 5986 homes in Site 1 and Site 2. Quantitatively, these demonstrate the existing rural character for residential
 5987 areas because the density of housing and home and lot dimensions are like the majority of Fall City.
 5988 Secondly, Sites 1 and 2 have similar aesthetics to the rest of Fall City, with mature vegetation and
 5989 generous open spaces between homes and the road. When comparing the older Sites 1 and 2 to newer
 5990 Site 3, a manifestation of the County's existing codes, gaps become obvious regarding the intent of the
 5991 policies and current development regulations.

5992
 5993 The combination of density and dimensional standards (zoning regulations including lot size, lot line
 5994 setbacks, height, and impervious surface percentage coverage), the lack of tree preservation
 5995 regulations, and large areas of land used for stormwater management facilities leads to a character that
 5996 does not fit the existing development patterns of the residential areas of Fall City, and subsequently
 5997 does not align with Comprehensive Plan policies R-301 and R-330. The recommendations below address
 5998 this gap between the intent of the policies and current development regulations, by examining how
 5999 potential changes to the County's development regulations through the Comprehensive Plan and CPPs
 6000 could bring future subdivision developments closer to Fall City's existing rural character.

6001
 6002 *Area-based density allowances lead to development patterns not appropriate to the rural character of Fall*
 6003 *City*

6004 This analysis finds the current base residential zoning of R-4 is not consistent with King County's adopted
 6005 policies related to rural character and rural growth in Fall City. The development result of subdivisions in
 6006 R-4 areas is a denser look and feel than what is seen in elsewhere in Fall City. The current King County
 6007 zoning code that contains R-4 zone regulates gross density, allowing four dwelling units per acre,
 6008 including shared open space for the subdivision residents and infrastructure within the gross residential
 6009 acreage. The resulting developments, as manifested with Site 3, do not fit the existing character of Fall
 6010 City.

6011
 6012 While all three study sites meet the R-4 zone gross density requirements, the median densities of Site 1
 6013 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances.²⁰³ When considering
 6014 net density, which only considers the net lot area, Site 3 stands out in net density calculations.²⁰⁴ Site 3
 6015 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and
 6016 Site 2 at 2.64 (see Table 8). This results from Site 3's development capitalizing on the gross density

²⁰³ See Table 2. Fall City Lot Size Analysis for a comparison of densities and dimensions between the three sites.

²⁰⁴ Net lot area, versus gross lot area, generally excludes portions of the original lot dedicated to uses other than individual private properties, such as rights-of-way, and tracts covering such things as stormwater, open space and other common areas, native growth protection.

6017 approach, which reduces lot sizes and increases unit count by adding the area of LOSS treatment and
 6018 shared open space into the overall gross residential area.
 6019

6020 *Table 50. Fall City Median Net Density*

	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Median net density (du/ac)*	4.15	2.64	6.95

6021 *du/ac = density units per acre

6022
 6023 The resulting subdivision does not maintain the existing rural character, is not compatible with its
 6024 surroundings, and has higher levels of impervious surfaces, so it is not aligned with CPPs DP-47, DP-48,
 6025 and DP-50. The rural legacy of Fall City and its associated residential densities are not preserved with the
 6026 current development regulations, which is in opposition to Comprehensive Plan Policies RP-203, R-101,
 6027 R-102, R-201, R-301, R-302, R-330, and R-331.

6028
 6029 *Historic rural residential development in Fall City typically has larger lots and more landscaping*

6030 The median lot sizes of Site 1 and Site 2 are approximately 10,000 square feet to 16,000 square feet.
 6031 Compared to Site 3, buildings are setback further from side property lines and are accompanied by
 6032 more landscaping and mature trees. Parking and garage access have minimal impact on the bulk of each
 6033 lot as many garages are detached or driveways enter from alleys behind the lots. In Site 3, lot yields are
 6034 between 5,000-6,000 square feet and almost no vegetation is present on the lots. Driveways consume a
 6035 significant area of each front yard due to the narrow width of each lot compared to Sites 1 and 2.
 6036 Common open spaces are absent, except for public parks. This shows that KCC Chapter 21A.12 and the
 6037 resulting residential subdivision of Site 3 do not meet the intent of Comprehensive Plan Policies R-330,
 6038 R-331, and R-280, where native vegetation and soil should be preserved, impervious surfaces should be
 6039 minimized, and the scale of traditional development should be preserved.

6040
 6041 *Architectural sameness within new developments is not consistent with the Rural Town design elements in*
 6042 *Fall City*

6043 The new developments in Site 3 frequently feature buildings with similar architecture but varying colors.
 6044 Neighborhoods within all other parts of Fall City contain a variation of architectural types, even in areas
 6045 where subdivisions developed during the same period are largely intact. Because of this, Site 3 and the
 6046 related development regulations do not meet the intent of Comprehensive Plan Policy T-316, where the
 6047 historic aesthetics of the areas of Fall City along the Cascade Valleys Scenic Byway (State Route 202)
 6048 should be preserved.

6049
 6050

6051 **Community engagement, as part of the Snoqualmie Valley/Northeast King County**
6052 **subarea plan, specific to the Rural Town of Fall City on rural character and community**
6053 **identity and implementing policies and development regulations**

6054 One of the most discussed topics raised by community members during the public process for the
6055 Subarea Plan was the desire to preserve rural character as it applies to the residential areas and future
6056 subdivisions in Fall City. This focus is consistent from early discussions with the Fall City community in
6057 2021 to the end of the Subarea Plan public review period, July 15, 2023. A large portion of this
6058 engagement was with the Fall City Community Association, specifically a subgroup of the Association
6059 that named themselves the ‘subarea stewards’, which is a group of active community members
6060 dedicated to the plan process. Engagement included in-person and virtual events, individual
6061 conversations, and surveys, designed to reach a range of community members, with the bulk of direct
6062 discussion with the subarea steward group. This subgroup and the Fall City Community Association led
6063 most of these events, controlling the topics covered, and enabling the community to work together with
6064 the County on developing Fall City-specific content.

6065
6066 The most frequently discussed topic when engaging Fall City community members on the Subarea Plan
6067 was residential developments and subdivisions as they relate to rural character. Specifically, community
6068 members were not content with the subdivision that composes Site 3, stating the development was too
6069 dense, lots were too small, the look and feel was too homogeneous and urban feeling, and the
6070 subdivision was too inward facing. Often community members shared their thoughts on how
6071 development regulations should be changed, the most common comment in this regard was there
6072 should be a minimum lot size of a quarter acre (10,890 square feet).

6073
6074 Beyond the efforts related to the Subarea Plan, specific engagement took place for this work plan. On
6075 August 21, 2023, DLS staff and the consultant team hosted an online open house to share the
6076 preliminary findings of this report and collect community input. This was followed by an in-person
6077 presentation and discussion at a monthly Fall City Community Association meeting on September 5,
6078 2023. In total, approximately 40 community members attended the two meetings and shared their
6079 thoughts. Community members were given the opportunity to follow-up with DLS staff through email.
6080 DLS staff received five comments through email from community members. The meetings discussed the
6081 following questions:

- 6082
- 6083 • What features do the community members like the most about the residential areas of Fall City?
 - 6084 • How could regulations reinforce development to preserve the features they like?
 - 6085 • Are there types of residential developments/home styles they would like to see more of, or that
6086 don’t currently exist in Fall City?
 - 6087 • Should regulations allow for a smaller lot size in exchange for open space, with new criteria for
6088 open space?
 - 6089 • What are the community-identified cultural assets important to them?

6089 The common themes of feedback resulting from the community answering these questions and
6090 providing further comments are summarized in the sections below.

6091
6092 **Community-Identified Cultural Assets**

6093 The following is a summary of the key assets, both physical and cultural, that community members said
6094 were important to them. The summary reflects feedback collected during Subarea Plan engagement and
6095 engagement specific to this work plan.

6096

6097 *Open sightline and proper proportion*

6098 The results of community engagement indicate that that community participants greatly appreciate the
6099 open sightlines, generous landscape, and setbacks and generous spaces around their homes. The
6100 proportion of building footprints to lot areas is important to create the feeling of openness in Fall City, in
6101 addition to limiting building heights. The participants feel smaller homes, like cottage housing, on
6102 proportionally smaller lots could keep the open landscape feeling, while large homes with small lots
6103 would have no privacy or feeling of space. Features like low fences and alleys also create open views in
6104 the neighborhood and the surrounding hills, including Mount Si. One community member voiced the
6105 desire for duplexes and triplexes if their typologies met the above community desires.

6106

6107 *Usable open space*

6108 The community participants also expressed a desire for open spaces to be functional, for recreational
6109 activity amenities to be added in developments and better integrated with passive open spaces like
6110 septic fields and stormwater treatment areas. The participants believe the definition of open space
6111 eligible for inclusion in density standards should be refined to ensure more usable open spaces in future
6112 developments.

6113

6114 Community participants say they enjoy large yards, wide alleys, and wide safe streets where children
6115 can play, and neighbors can connect closely. These features in the historic and post-war neighborhoods
6116 contribute to the rural lifestyle and remedy for limited park spaces.

6117

6118 *Tree retention*

6119 The community participants desire the preservation of mature trees in the new developments and want
6120 more comprehensive regulations for tree retention, potentially incentivized through the County's tree
6121 code.

6122

6123 *Neighborhood connectivity*

6124 The community participants like the current trails and small pedestrian connections in the community,
6125 including informal pedestrian paths that connect cul-de-sacs; they are well-used by the community.

6126

6127 The community participants are concerned about pedestrian safety as, in the denser area, vehicles will
6128 park in the walking area. They would like to see dedicated safe walking routes with curbs and signs,
6129 especially near schools.

6130

6131 *Architectural variation*

6132 Community members voiced their distaste for the monotony of the architecture and site layouts of the
6133 homes within Site 3 and stated their preference for variation in home styles and site layouts.

6134

6135

6136 **Recommended amendments to development regulations, the Snoqualmie**
 6137 **Valley/Northeast King County Subarea Plan, King County Comprehensive Plan policies,**
 6138 **zoning, or any combination thereof that would address the impacts and concerns**
 6139 **identified in Ordinance 19613, Section 1**

6140
 6141 The below table explores development regulations recommended by the consultant, and the Executive
 6142 response. These recommendations and responses were informed through several analyses:

- 6143 • review of current development regulations,
- 6144 • the analysis of rural character specific to Fall City,
- 6145 • the analysis of sites in Fall City and their context to the larger area, and
- 6146 • input from the Fall City community.

6147 The table that follows the consultant recommendations and Executive responses shows the current
 6148 dimensional standards in KCC Title 21A next to the dimensional standards found in the recommended P-
 6149 suffix, referencing the differences. The P-suffix development condition is included in the Amendments to
 6150 Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX.

6151
 6152 The goal of the recommendations is to better align new development with the established rural
 6153 character in Fall City, while protecting property rights and allowing reasonable development that
 6154 contributes positively to the community.

6155
 6156

6157 *Table 51. Fall City Consultant Recommendations and Executive Response*

Consultant Recommendation	Executive Response
<p>Establish criteria for allowing land used for publicly accessible common open space and amenities to count toward project density. Infrastructure would need to be designed as a visual or physical amenity to count toward project density. Publicly accessible trails could count.</p>	<p>Does not concur.</p> <p>Development regulations require developments to provide on-site recreation space to be owned and managed by the HOA. HOAs must purchase insurance for their recreation areas and insurers will not allow anyone except HOA members and their guests to use the recreation areas. To make these areas publicly accessible, County Parks or Fall City Parks District would need to take ownership. DLS staff spoke with representatives of both. County Parks is unable to take ownership, as all its funding comes from the parks levy, and that money is allocated for specific activities that do not include managing pocket parks in subdivisions. It would also be inconsistent with their structure as a regional parks provider. Fall City Parks District stated that they were not interested in taking ownership of the pocket parks.</p>

Consultant Recommendation	Executive Response
	<p>In addition, the standard for lot creation in the P-suffix is recommended to be a minimum lot size rather than a maximum lot density, so this negates the need for a developer to provide amenities for density credit.</p> <p>The community wants trails to connect cul-de-sac developments to neighboring developments. If these trails were managed by the HOAs, as all park amenities would be, they would not be publicly accessible, so this would defeat their purpose. The trails would have to be public right-of-way to be publicly accessible.</p> <p>To comply with the requirement of RCW 36.70A.030 that open space must predominate over the built environment, the recommended P-suffix provides a recommended regulation that requires all recreation space provided in a development to be outdoor rather than indoor recreation space, except in the case of <u>senior assisted</u> housing for people aged 62 and older.</p>
<p>Density credit could be provided for the preservation of significant trees or forested or natural areas that provide public benefit.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁵ The budget directs the focus of this work be within the UGA. It is recommended that the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030, which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment and that rural patterns provide visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other regulations must be made, for example new codes adopted</p>

²⁰⁵ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	to address the wildland-urban interface regarding wildfire safety.
For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. Site planning would include landscape and design review.	<p>Does not concur.</p> <p>–Additional procedures associated with a master planning process is not required to ensure rural character. P-suffix regulations are recommended as part of this work plan so that review conducted by the County will result in projects consistent with rural character.</p>
Modify dimensional standards to reduce building mass and create more space between buildings, including the reduction of the maximum impervious surface limit and exempting longer driveways to encourage detached garages, increasing the front yard setback to 20 feet. Increase side yard setbacks to 15 feet and requiring one to be at least 20 feet to allow access into the rear yard and increasing the minimum lot width but allowing flexibility for irregular shaped lots.	<p>Partial Concurrence.</p> <p>The recommended P-suffix includes minimum lot size of 12,500 square feet. This is the minimum lot size needed for an on-site septic system. See Table 10 below for a comparison of current dimensional standards and recommended dimensional standards.</p> <p>These recommended regulations will result in areas on each lot to accommodate landscaping that can predominate over the built environment, and provide a landscape traditionally found in rural areas and communities, as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass. ²⁰⁶	<p>Does not concur.</p> <p>Rather than using FAR, the P-suffix recommends the use of a minimum lot size, larger setbacks, lower height, and less impervious surface and incentivizes detached garages to limit bulk and provide open sightlines between homes which should result in future developments reflecting the existing rural character. Adding a FAR regulation to the existing recommendations would be redundant.</p>

²⁰⁶ A floor to area ratio is the amount of square footage in a building compared to the size of a parcel.

Consultant Recommendation	Executive Response
	<p>These recommended regulations will result in areas on each lot that can accommodate landscaping that can predominate over the built environment, and provide visual landscape traditionally found in rural areas and communities as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.</p>
<p>Reduce building mass by incentivizing detached garages.</p>	<p>Concurs.</p> <p>Detached garages set back beyond the home reduce bulk at the street-facing portion of a lot but are often discouraged because they often require a long driveway which counts against the impervious surface limit. The recommended P-suffix would provide an additional 5% impervious surface for driveways that provide access to a detached garage that is set beyond the footprint of the home. This will eliminate a barrier that discourages detached garages.</p> <p>This recommended P-suffix language is consistent with RCW 36.70A.030, providing visual landscapes that are traditionally found in rural areas and communities. Detached garages will reduce visual mass from the street, making lots appear to have more open space between each other which is consistent with the rural development pattern in Fall City.</p>
<p>Require or incentivize keeping stormwater on-site for sites with larger parcels.</p>	<p>Partial Concurrence.</p> <p>The recommended P-suffix language uses minimum lot size as a standard to create new lots for Fall City rather than maximum density. Using lot size as the standard requires a developer to minimize the size of infrastructure, maximizing land area available to create new lots. When minimum lot size is used, developers often treat as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond</p>

Consultant Recommendation	Executive Response
	<p>or vault, saving cost and maximizing available land for homes. Also, the P-suffix recommends a minimum lot size of 12,500 square feet. Large lots that include larger setbacks and less impervious surface coverage provide space for on-site stormwater infrastructure.</p> <p>The recommended P-suffix regulation is consistent with RCW 36.70A.030 which states rural development patterns must not require the extension of urban governmental services (such as extensive stormwater systems) and must be consistent with the protection of natural surface water flows and surface water discharge areas. It is also consistent with Comprehensive Plan Policy R-301 that requires preventing the overburdening of rural services, reducing the need for capital expenditures.</p>
<p>Consider adopting stronger tree preservation standards.</p>	<p>Partial Concurrence.</p> <p>As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024.²⁰⁷ The budget directs the focus of this work within the UGA. It is recommended the County evaluate whether the reach of these regulations should also apply in Rural Towns.</p> <p>Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030 which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment, providing visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other codes must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.</p> <p>DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on</p>

²⁰⁷ [Link to Ordinance 19546, Section 90, Proviso 2](#)

Consultant Recommendation	Executive Response
	incentivizing retention of existing trees, if the Council wishes to adopt tree regulations as part of Fall City's new P-suffix.

6158

6159

6160

6161

6162

Table 10 compares current development standards to the three options for density and dimensional standards within the recommended P-suffix.

6163 *Table 52. Comparison of Dimensional Standards*

Dimensional Standard	Existing Code	Recommended for 12,500 sf* lots
Base density	4 du/ac**	Minimum lot size used, resulting in approximately 3 du/ac
Minimum lot width	30 feet	60 feet
Minimum street setback	10 feet	15 feet
Minimum interior setback	5 feet	10 feet
Base height	35 feet	35 feet
Maximum impervious surface percentage		40%; an additional 5% impervious surface percentage is provided for driveways that provide access to a detached garage setback past the footprint of the house

6164 *sf = square feet

6165 **du/ac = dwelling unit per acre

6166 **Conclusions/Next Actions**

6167 DLS staff and consultants reviewed current development patterns in Fall City, analyzed development
6168 regulations and policies, and conducted public engagement. The study of three residential areas in Fall
6169 City representing different development periods found that recent development under current
6170 regulations is not consistent with the existing rural character of Fall City. Pursuant to RCW 36.70A.030,
6171 some of the characteristics of rural character include a built environment in which open space, the
6172 natural landscape, and vegetation predominate, which are characteristics of most Fall City residential
6173 areas. Engagement through both the Subarea Plan and specific to this work plan proved the community
6174 appreciates and desires to preserve these visual landscapes. The recent development examined consists
6175 of home dimensions and densities higher than what is seen in other parts of Fall City, with minimal open
6176 space between homes, resulting in a density character one would expect to find in suburbs within UGAs,
6177 not Fall City. The development is almost void of natural vegetation; plantings are almost exclusively
6178 grass. In sum, current development regulations do not meet the intent of policies that pertain to Fall
6179 City's rural character, nor are they compatible with the existing physical environment.

6180
6181 The Executive recommends changes to development regulations by way of a P-suffix development
6182 condition to address the abovementioned differences between recent and preexisting residential
6183 developments, to preserve the rural character of Fall City. The P-suffix development condition is in the
6184 Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX,
6185 transmitted as part of the Subarea Plan, along with this work plan. The proposed regulations address
6186 Fall City community members' concerns related to retaining existing rural character. The proposed
6187 regulations also improve the connection between policies relevant to rural character preservation and
6188 existing development regulations. This rural character preservation is accomplished by revising lot sizes,
6189 building setbacks, impervious surface percentage standards, and requiring more open space.

6190
6191 The process of developing the P-suffix recommendations reflects the Executive's True North Values,
6192 specifically focusing on the customer, driving for results, being responsible stewards, and solving
6193 problems.²⁰⁸

6194

²⁰⁸ [Link to *King County's True North and values*](#)

6195 **Appendices**

6196

6197 **Ordinance 19613**

6198

6199 AN ORDINANCE declaring a seven-month moratorium prohibiting subdivisions of residentially zoned
6200 land in the Rural Town of Fall City; directing the executive to produce a work plan to address the issues
6201 and circumstances necessitating the moratorium; and declaring an emergency.

6202 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6203 **SECTION 1. Findings:**

6204 A. King County has the authority, under to constitutional police powers, home rule
6205 authority, and the Washington state Growth Management Act, including chapter 36.70A RCW to
6206 establish a moratorium to preclude the acceptance of certain new development applications while the
6207 county studies related land use issues.

6208 B. In 1990, the Washington state Legislature adopted the Growth Management Act in order
6209 to, in part, facilitate the preservation of rural character. Rural character, in part, refers to patterns of
6210 land use and development in which open space, the natural landscape and vegetation predominate over
6211 the built environment, that fosters traditional rural lifestyles and rural-based economies, that provide
6212 visual landscapes that are traditionally found in rural areas and communities, and that reduces the
6213 inappropriate conversion of undeveloped land into sprawling, low-density development.

6214 C. The Countywide Planning Policies states that the goal as follows "the Rural Area
6215 Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and
6216 open space, maintains diverse low-density communities, and supports rural economic activities based
6217 on sustainable stewardship of land." Although there are no growth targets identified in the countywide
6218 planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1
6219 percent or less annually.

6220 D. The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural
6221 growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the
6222 Rural Area." King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for
6223 the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing
6224 sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural
6225 character, protect the environment, and reduce transportation-related gas emissions.

6226 E. The King County Comprehensive Plan identifies three rural towns within the Rural Area
6227 geography: Vashon, Fall City, and Snoqualmie Pass. The King County Comprehensive Plan states the
6228 purposes of Rural Town designations are "to recognize existing concentrations of higher density and
6229 economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep
6230 them economically viable into the future." Rural towns are considered part of the rural area for the
6231 purposes of the Growth Management Act, do not provide significant growth capacity, and are not
6232 subject to the growth targets adopted for the Urban Growth Area.

6233 F. Consistent with King County Comprehensive Plan Policy R-302, residential development in
6234 Rural Towns should occur at a variety of densities and housing types that are compatible with the
6235 maintenance of historic resources and community character.

6236 G. King County is preparing the Snoqualmie Valley/Northeast King County Subarea Plan as
6237 well as an update of the King County Comprehensive Plan, scheduled to be adopted in December 2024.
6238 As part of those updates, King County is interested in evaluating the size and scale of residential
6239 development in the Fall City Rural Town to ensure that the range of development is compatible with the
6240 county's goals for the Rural Area and is consistent with rural character.

6241 H. King County is completing an environmental impact statement with the 2024 King County
6242 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
6243 mitigation associated with policy and code changes. The environmental impact statement will evaluate
6244 options that address the issues necessitating the interim zoning ordinance.

6245 I. King County is contemplating the adoption of an interim zoning ordinance, which would
6246 commence at the expiration of this moratorium and end at the adoption of the Snoqualmie
6247 Valley/Northeast King County Subarea Plan and King County Comprehensive Plan update. The interim
6248 zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure
6249 consistency with rural character on an interim basis while the County studies whether additional
6250 regulation is necessary.

6251 J. King County is reviewing several applications for residential subdivisions in the Rural Town
6252 of Fall City and has received notice that property owners seek to subdivide additional lots in the Rural
6253 Town of Fall City. In contrast to past land segregations, those subdivisions now rely on the use of large
6254 on-site sewage systems and shared stormwater tracts, which is resulting in smaller residential lots and
6255 houses tightly clustered to one area of the subdivision. Those developments place a great deal of
6256 pressure on the intended rural character of the area, which is what the Growth Management Act was
6257 established, in part, to protect.

6258 K. It is in the public interest that any zoning and development regulations are consistent
6259 with the Growth Management Act, the King County Comprehensive Plan, and other environmental land
6260 use laws.

6261 L. It is in the public interest to establish a moratorium on acceptance of applications for the
6262 subdivision of residentially zoned land in the Rural Town of Fall City for a seven-month period in order to
6263 investigate whether additional regulation is necessary.

6264 M. Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement
6265 the Growth Management Act.

6266 N. It is necessary that this ordinance go into effect immediately in order to avoid a rush of
6267 applications for new subdivisions on residentially zoned land in the Rural Town of Fall City.

6268 SECTION 2. A. A seven-month moratorium commencing upon the effective date of this
6269 ordinance is declared on the acceptance of applications for the subdivision of residentially zoned land in
6270 the Rural Town of Fall City. Any land use approvals or other permits that are accepted as a result of
6271 error or by use of vague or deceptive descriptions during the moratorium are null and void and without
6272 legal force or effect. Applications for alteration of final plats may continue be accepted consistent with
6273 K.C.C. 19A.16.070.

6274 B. Within sixty days of the effective date of this ordinance, the council shall hold a public
6275 hearing on the moratorium.

6276 C. During the moratorium, the executive shall complete a work plan for residential lots in
6277 the Rural Town of Fall City and attach the findings to the ordinance adopting the Snoqualmie
6278 Valley/Northeast King County subarea plan. The work plan shall, at a minimum:

6279 1. Describe all development regulations that affect lot dimensions and building size and
6280 bulk for residentially zoned properties in the Rural Town of Fall City. Lot dimensions may include but are
6281 not limited to: minimum building lot size, lot width, and minimum and maximum density. Building size
6282 and bulk may include but are not limited to: base and maximum height, impervious surface maximums,
6283 on-site septic standards, or landscaping or stormwater requirements that affect the overall size and
6284 scale of buildings and structures;

6285 2. Evaluate the rural character, consistent with the Growth Management Act definition, of
6286 the Rural Town of Fall City through an evaluation of typical land use patterns, architectural and natural
6287 features, and community-identified cultural assets;

- 6288 3. Analyze whether development regulations in subsection B.1. of this section are
6289 appropriate and consistent with adopted policies regarding rural character and rural growth;
6290 4. Complete, as part of the Snoqualmie Valley/Northeast King County subarea plan,
6291 community engagement specific to the Rural Town of Fall City on rural character and community
6292 identity and implementing policies and development regulations; and
6293 5. Propose as part of the Snoqualmie Valley/Northeast King County subarea plan, any
6294 recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County
6295 subarea plan, King County Comprehensive Plan policies, zoning, or any combination thereof, that would
6296 address the impacts and concerns identified in section 1 of this ordinance.

6297 C. The executive shall electronically transmit the work plan as an attachment to the
6298 ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan, and proposed
6299 amendments to the Snoqualmie Valley/Northeast King County subarea plan, the King County
6300 Comprehensive Plan, development regulations, zoning, or any combination thereof, no later than
6301 December 31, 2023, as part of the 2024 King County Comprehensive Plan update, with the clerk of the
6302 council who shall retain the original and provide an electronic copy to all councilmembers, the council
6303 chief of staff, the chief policy officer and the lead staff for the local services and land use committee, or
6304 its successor.

6305 SECTION 3. Severability. If any provision of this ordinance or its application to any person
6306 or circumstance is held invalid or should any portion of this ordinance be preempted by state or federal
6307 law or regulation, the remainder of the ordinance or the application of the provision to other persons or
6308 circumstances is not affected.

6309 SECTION 4. A. The county council finds as a fact and declares that an emergency exists and
6310 that this ordinance is necessary for the immediate preservation of public peace, health or safety or for
6311 the support of county government and its existing public institutions.

6312 B. Enactment of this temporary moratorium as an emergency under Section 230.30 of the
6313 King County Charter waives certain procedural requirements, including SEPA review under chapter
6314 43.21C RCW and K.C.C. chapter 20.44, notice to the state under RCW 36.70A.106 and published notice
6315 under K.C.C. 20.18.110.
6316
6317

6318 **Consultant's Report**

6319

6320 The following report was written by Framework, a consulting firm that specializes in planning, urban
6321 design and architecture. Framework assisted Executive staff with an assessment and evaluation of rural
6322 character in Fall City by assisting with community engagement to hear the community concerns about
6323 recent development in Fall City. They conducted a study of three development sites in Fall City to assess
6324 development across three time periods over a timeframe of over one hundred years. Framework also
6325 provides recommendations for development regulation revisions that could result in future
6326 development reflecting rural character typical in Fall City.

6327

6328

6329 I. Development Regulations and Policies Overview

6330

6331 A. Rural Character Definitions and Related Policies

6332

6333 According to RCW [36.70A.030](#), "Rural character" refers to the patterns of land use and development
6334 established by a county in the rural element of its comprehensive plan:

- 6335 a. In which open space, the natural landscape, and vegetation predominate over the built
6336 environment;
- 6337 b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
6338 work in rural areas;
- 6339 c. That provide visual landscapes that are traditionally found in rural areas and communities;
- 6340 d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 6341 e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
6342 development;
- 6343 f. That generally do not require the extension of urban governmental services; and
- 6344 g. That are consistent with the protection of natural surface water flows and groundwater and
6345 surface water recharge and discharge areas.

6346

6347 RCW [36.70A.030](#) describes "Rural development" as development outside the urban growth area and
6348 outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural
6349 development can consist of a variety of uses and residential densities, including clustered residential
6350 development, at levels that are consistent with the preservation of rural character and the requirements
6351 of the rural element. Rural development does not refer to agriculture or forestry activities that may be
6352 conducted in rural areas.

6353

6354 Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth
6355 Management Act, as was the case with Ordinance 19613 adopted on May 16, 2023.

6356 **King County Comprehensive Plan and Countywide Planning Policies**

6357 Fall City is one of the three rural towns within the Rural Area geography identified by the King County
6358 Comprehensive Plan. The King County Comprehensive Plan states the purposes of Rural Town
6359 designations are "to recognize existing concentrations of higher density and economic activity in Rural
6360 Area...and to allow modest growth of residential and economic uses to keep them economically viable
6361 into the future." Rural towns are considered part of the rural area for the purposes of the Growth
6362 Management Act, do not provide significant growth capacity, and are not subject to the growth targets
6363 adopted for the Urban Growth Area.

6364

6365 The Countywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is
6366 stable and the level and pattern of growth within it provide for a variety of landscapes and open space,
6367 maintains diverse low-density communities, and supports rural economic activities based on sustainable
6368 stewardship of land."²⁰⁹ Although there are no growth targets identified in the countywide planning
6369 policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less
6370 annually.

6371

²⁰⁹ [Link to 2021 Adopted CPPs \(kingcounty.gov\)](#)

6372 The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as
6373 "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area."
6374 King County Comprehensive Plan Policy R-201 established a framework for rural character in King
6375 County, stating that "it is a fundamental objective of the King County Comprehensive Plan to maintain
6376 the character of its designated Rural Area" and "in order to implement the Growth Management Act, it
6377 is necessary to define the development patterns that are considered rural, historical or traditional and
6378 do not encourage urban growth or create pressure for urban facilities and service." Policy R-201 outlines
6379 attributes associated with rural character and the Rural Area that the King County's land use regulations
6380 and development standards shall protect and enhance.

6381
6382 Consistent with King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable
6383 for the Rural Area including Rural Towns to comply with the Growth Management Act, continue
6384 preventing sprawl and the overburdening of rural services, reduce need for capital expenditures,
6385 maintain rural character, protect the environment, and reduce transportation-related gas emissions.
6386 Policy R-302, residential development in Rural Towns should occur at a variety of densities and housing
6387 types that are compatible with the maintenance of historic resources and community character.

6388 6389 **Snoqualmie Valley/Northeast King County Subarea Plan**

6390 The King County Executive is transmitting the Snoqualmie Valley/Northeast King County Subarea Plan
6391 and an update of the King County Comprehensive Plan in December 2023, with an anticipated adoption
6392 by the County Council in December 2024. As part of those updates, King County is interested in
6393 evaluating the size and scale of residential development in the Fall City Rural Town to ensure that the
6394 range of development is compatible with the county's goals for the Rural Area and is consistent with
6395 rural character.

6396 6397 **Interim Zoning Ordinance**

6398 King County is contemplating the adoption of an interim zoning ordinance, which would commence at
6399 the expiration of the moratorium and end at the adoption of the Snoqualmie Valley/Northeast King
6400 County Subarea Plan and King County Comprehensive Plan update. The interim zoning ordinance
6401 includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural
6402 character on an interim basis while the County studies whether additional regulation is necessary.

6403 6404 **Environmental Impact Statement**

6405 King County is completing an environmental impact statement with the 2024 King County
6406 Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential
6407 mitigation associated with policy and code changes. The environmental impact statement will evaluate
6408 options that address the issues necessitating the interim zoning ordinance.

6409 6410 6411 **B. Development Regulations**

6412 Below summarizes all current development regulations that affect lot dimensions and building size and
6413 bulk for residentially zoned properties in the Rural Town of Fall City. The R-4 Zoning District is used in
6414 other parts of King County and most of the standards are not specific to Fall City. The R-4 zoning district
6415 in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are
6416 determined during development based on gross density with land for common open space, stormwater
6417 facilities, and community drainfields counting towards the project density. The gross density approach

6418 therefore allows for smaller parcel sizes. Other standards applicable to the R-4 Zoning District in Fall City
6419 are summarized below.

6420 **King County Code (KCC) - 21A.12 Development Standards**

- 6421 ▪ R-4 Zoning District
- 6422 ▪ Max Density 4 units/acre (about 10,890 sq ft per lot, no minimum lot size)
- 6423 ▪ No minimum density
- 6424 ▪ No minimum lot area
- 6425 ▪ Front Setback 10'
- 6426 ▪ Minimum Interior Setback 5'
 - 6427 ○ These standards may be modified under the provisions for zero-lot-line and townhouse
 - 6428 developments.
 - 6429 ○ Vehicle access points from garages, carports or fenced parking areas shall be set back
 - 6430 from the property line on which a joint use driveway is located to provide a straight-line
 - 6431 length of at least twenty-six feet as measured from the center line of the garage, carport
 - 6432 or fenced parking area, from the access point to the opposite side of the joint use
 - 6433 driveway.
- 6434 ▪ Minimum Lot Width 30'
- 6435 ▪ Base Height 35'; Max Height 75' with additional setback. (With the Snoqualmie Valley/Northeast
- 6436 King County Subarea Plan update, max height in Fall City could be exempted in updated
- 6437 regulations)
- 6438 ▪ Maximum Impervious Surface 55%
 - 6439 ○ *Impervious surface does not include access easements serving neighboring property*
 - 6440 *and driveways to the extent that they extend beyond the street setback due to location*
 - 6441 *within an access panhandle or due to the application of King County Code*
 - 6442 *requirements to locate features over which the applicant does not have control.*
- 6443 ▪ Allowable uses: residential uses, with allowances for parks, hospitals, some small-scale retail,
- 6444 cultural uses.
- 6445 ▪ Accessory dwelling units are permitted with limitation that the accessory dwelling units and
- 6446 accessory living quarters shall not exceed base heights, except that this requirement shall not
- 6447 apply to accessory dwelling units constructed wholly within an existing dwelling unit.
- 6448 ▪ Parking Requirements:
 - 6449 ○ Single detached residence - 2.0 per dwelling unit
 - 6450 ○ Studio units - 1.2 per dwelling unit
 - 6451 ○ One-bedroom units - 1.5 per dwelling unit
 - 6452 ○ Two-bedroom units - 1.7 per dwelling unit
 - 6453 ○ Three-bedroom units or larger - 2.0 per dwelling unit

6454
6455 **King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans**

6456 The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC
6457 13.24.134 prohibits sewer services in rural and natural resource areas, , except under the following
6458 conditions: 1) when the facilities are needed to address specific health and safety problems
6459 threatening the use of existing structures or to serve a new school authorized to be located in the
6460 RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is
6461 made by the utilities technical review committee that no cost-effective alternative technologies are
6462 feasible.
6463

6464 King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The
6465 minimum lot size when creating new lots utilizing OSS shall be established by the health officer
6466 based on the information submitted and any on-site inspections by the health officer. These
6467 requirements include: 1) All lots created must be at least twelve thousand five hundred square feet
6468 and shall not exceed a maximum flow density of one thousand five hundred seventy gallons of
6469 sewage per acre per day; 2) Lots utilizing an individual private water source shall be at least five
6470 acres.

6471
6472 Code 13.24.020 also lists factors that may be considered when determining the type of on-site
6473 system, connection to sewers, or establishing minimum lot size area. These factors include soil
6474 conditions, drainage, setbacks from property lines, water supplies, rights-of-way, easements, and
6475 more.

6476
6477 **Public Health – Seattle & King County On-site Sewage/Septic System Program**

6478 According to the Public Health – Seattle & King County On-site Sewage/Septic System Program,
6479 landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring
6480 visits easier. Plants over the septic system may be disturbed or destroyed with repair work. The
6481 septic tank, drainfield and reserve area should be clear of facilities and play structure such as decks,
6482 patios, sports courts, or utility storage sheds, swing sets, sand boxes, parked vehicles.
6483

6484
6485

6488 II. Existing Development Analysis

6489

6490 C. Overview

6491

6492 **Pattern of Residential Areas** – The pattern of Fall City's residential areas reflects its rural origins. With
 6493 limited large-scale urban development, the majority of Fall City's residential areas are characterized by
 6494 low-density development, featuring one- or two-story single detached residences scattered throughout
 6495 the open landscape, set back from the street. The median net density of Fall City is approximately 3.11
 6496 du/ac. The lot sizes are generous relative to other rural neighborhood developments in the region. The
 6497 median lot size in the Fall City is about 14,000 square feet, while in the historic neighborhood area the
 6498 median lot size is around 10,500 square feet. The earlier plats on the northwest side, along the south
 6499 bank of the Snoqualmie River, where the original townsite took shape in the early nineteenth century,
 6500 are oriented toward the riverfront and influenced by the railroad alignment. The street grid developed
 6501 later is north-south oriented.

6502

6503 **Architecture** - Fall City's historic downtown area retains its small-town charm, with buildings dating back
 6504 to the early 19th century. The town has been gradually expanding outwards from the original townsite.
 6505 The architecture in Fall City showcases a mix of styles, reflecting the variety of architectural trends
 6506 popularized over the past decades.

6507

6508 **Landscape and Streets** - Fall City's landscape mirrors its rural character, with mature trees and shrubs
 6509 and local gardening decorations commonly observed. With less emphasis on extensive urban
 6510 infrastructure such as sidewalks, roads in Fall City are generally wide, measuring 60' to 90', and lack
 6511 curbs and gutters in most locations, contributing to the area's more rustic feel.

6512

6513 **Mobility and Parking** - Driving is a major transportation mode in this area. Public transportation is
 6514 located along Redmond-Fall City Rd SE (SR 202), and there is little public transportation in the Rural
 6515 Town. On-street parking on the street shoulder is often seen. The street grid in Fall City is inconsistent,
 6516 with some residential areas having cul-de-sacs.

6517

6518 **Recent Development Pattern** - Recently, a new subdivision has relied on the use of large on-site sewage
 6519 systems and shared stormwater tracts, resulting in smaller residential lots and houses tightly clustered
 6520 in one area of the subdivision. It is largely felt by members of the community that these developments
 6521 pattern might place a pressure on the rural character of Fall City.

6522

6523 D. Methodology and Reference of Sites Selection

6524

6525 The following sections contain a qualitative and quantitative analysis of the residential patterns for Fall
 6526 City as a whole, as well as three example neighborhood sites within the R-4 zone. The purpose is to
 6527 compare the existing development patterns against the current development regulation requirements
 6528 to identify gaps and potential solutions, guiding future development in Fall City while preserving its rural
 6529 character.

6530

6531 The three example sites are selected based on the Fall City Historic Residential District Report (King
 6532 County Landmarks and Heritage Commission, February 2002), input from the community, a review of
 6533 recent developments, and the King County Geographic Information System. These sites represent

6534 different development periods in Fall City: the early 19th-century historic neighborhood (site 1), the
6535 post-war neighborhood (site 2), and the recent development (site 3).

6536
6537

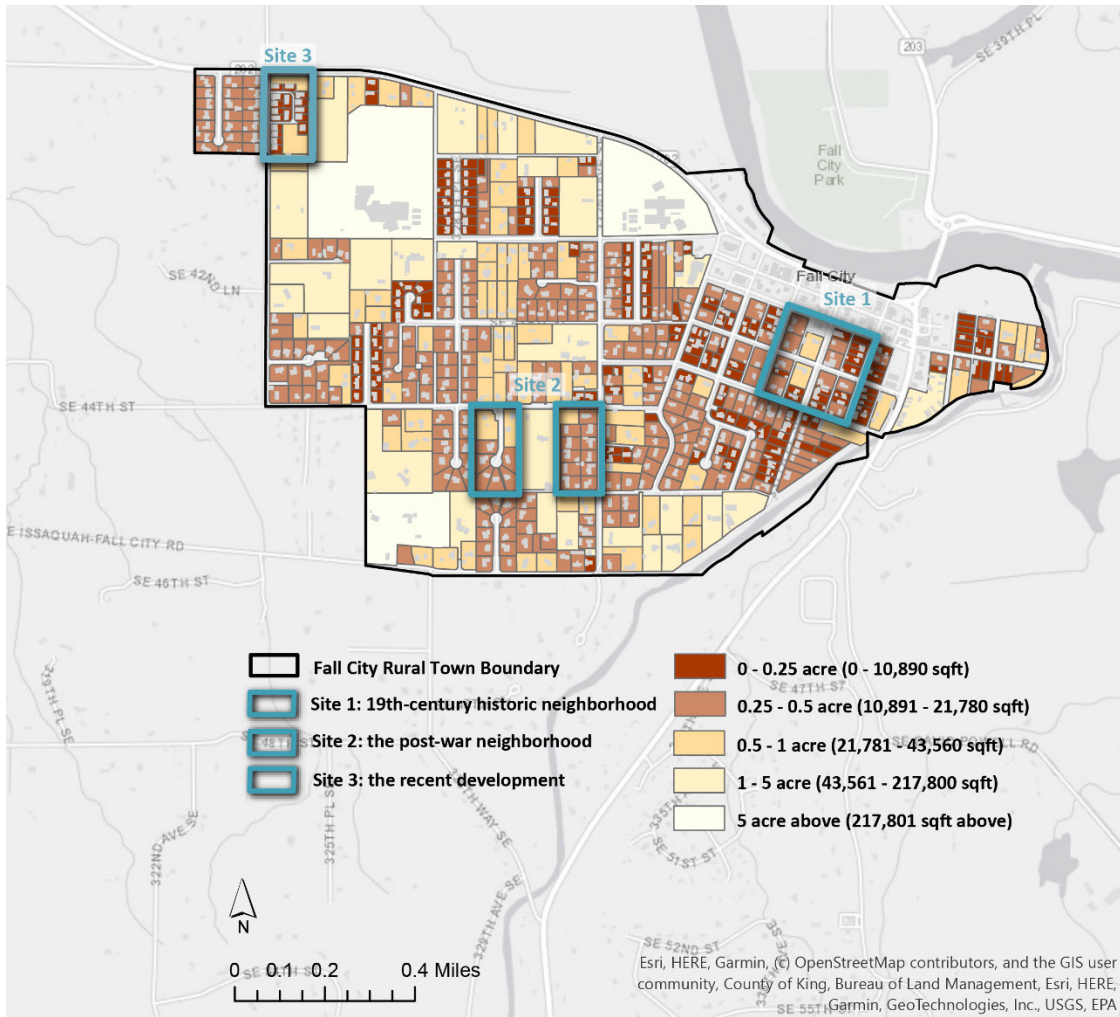
Figure 2. FALL CITY CONTEXT MAP



6538
6539

6544

Figure 4. FALL CITY LOT SIZE ANALYSIS MAP



6545
6546
6547

Figure 5. FALL CITY LOT SIZE ANALYSIS

	R-4 Area Overall	Site 1 19th-century historic neighborhood	Site 2 The post-war neighborhood	Site 3 The recent development
Lot Amount	552	20	19	20
Median Lot Size	0.32 acres (14,094 SF)	0.24 acres (10,500 SF)	0.38 acres (16,474 SF)	0.14 acres (6,299 SF)
Median FAR	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross Density (du/ac)	1.81	2.1	2.07	3.40
Median Net Density (Range Net Density) (du/ac)	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average Building Footprint	1336 SF	1070 SF	1501 SF	1216 SF

6548

6549 **E. Site Analysis 1**

6550

6551 Site 1 is located within the Fall City historic
6552 residential district, designated a Community
6553 Landmark District by the King County
6554 Landmarks Commission in 2002. The 15-block
6555 district was originally platted in 1887 and
6556 contains 32 buildings that the commission
6557 identified as "contributing buildings,"
6558 representative of the early twentieth-century
6559 rural character. Site 1 also contains three
6560 individually designated King County Landmarks,
6561 subject to different regulations than the district.

6562

6563 At Site 1, the street grid is oriented toward the
6564 Snoqualmie River and the Redmond-Fall City
6565 Road (SR 202). The lots have various sizes, with
6566 buildings centrally placed on large open lots, set
6567 back 20 feet from the street. Architectural
6568 styles vary from Late Victorian, Queen Anne,
6569 Colonial Revival, and Craftsman/Bungalow. The
6570 building height ranges from one to two stories,
6571 and frequently, there are small, detached
6572 garages or barns on the rear alley side or
6573 adjacent side of the street.

6574

6575 The streets are wide, measuring 50-60 feet, and
6576 are paved without curbs and gutters. There are
6577 few short segments of paved sidewalk. Parking
6578 can be found on the street or in the garage.

6579 Alleys are unique to this area of Fall City and are
6580 wide, providing access to the rear yards. The
6581 turf-covered alleyways offer picturesque view
6582 corridors at mid-block.

6583

6584 Open spaces on these lots are generous, open,
6585 and continuous, allowing views into and across
6586 property lines. There are no fences or only low
6587 rural fences and hedges. Property boundaries
6588 and corners are often marked by trees or
6589 ornamental shrubs.

6590

6591

6592

6593

6594

6595

6596

6597 *Figure 6. SITE 1 EXISTING CONDITIONS OF BUILT FORM:*
6598 *LOT AND PROPERTY CHARACTERISTICS*

Net Site Density	3.2 du/ac
Gross Site Density	2.1 du/ac
Median Lot Size	0.24 acres (10500sf)
Typical Lot Dimensions	140'x100';140'x75'
Average Lot Coverage	10.07%
Building Height	1 story
Avg. Bldg. Footprint	1,062 SF
Typical Buildings	various architecture style, gabled roof
Landscape feature	Tall mature trees
ROW width	75'
Sidewalks	Yes (no curbs)
Alley Access	Yes
Street Parking	Yes

6599

6600 *Figure 7. SITE 1 LOCATION KEY MAP*



6601

6602

6603

**Parcels were excluded from the calculation as they do not represent the originally platted form.*

6604 Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT



6605



6606

6607 *Figure 9. Site 1 Ariel View*



6608 *Figure 10. Low Rural Fences*

Figure 11. Low Rural Fences

6609
6610

6611



Figure 12. Various Building Styles - Historic Victorian Style Building



Figure 13. Various Building Style - Cottage with Attached Garage

6612



Figure 13. Wide Pave Street without Curbs



Figure 14. Detached Garages or Barns on the Rear

6613



Figure 15. Wide Setback from the Street



Figure 16. Hedge Corner

6614

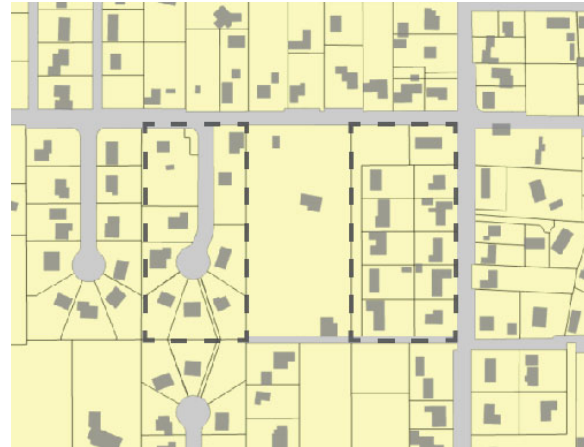
F. Site Analysis 2

6615
6616
6617 Site 2 was developed in the post-war era in Fall
6618 City, with buildings constructed over time,
6619 primarily in the 1960s and 1990s.
6620 Most of the buildings are large, one-story
6621 structures situated on generously sized, wide
6622 lots, typically around 100 feet wide. The homes
6623 feature ample setbacks, ranging from 20 to 40
6624 feet.
6625
6626 The neighborhood is characterized by large,
6627 mature trees, contributing to its rural and
6628 organic landscape. There are often informal
6629 decorative plantings by the locals along the
6630 frontage and hedge corners.
6631
6632 The paved streets are wide, lacking curbs or
6633 gutters, and they have marked sidewalk area on
6634 one side. On-street parking is observed. On-site
6635 parking is also available, with garage access
6636 from the street.
6637
6638 Although the neighborhood is connected to
6639 major roads, there is room for improvement in
6640 its connectivity due to the presence of cul-de-
6641 sacs.

6662 *Figure 16. SITE 2 EXISTING CONDITIONS OF BULIT*
6663 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net Site Density	2.57 du/ac
Gross Site Density	2.07 du/ac
Median Lot Size	0.38 acres(16474sf)
Typical Lot Dimensions	160'x100'
Average Lot Coverage	9.08%
Building Height	1 story
Avg. Bldg. Footprint	1,500 SF
Typical Buildings	1-2 story ranch homes, Gable & Valler roof,
Landscape feature	Large mature trees
ROW width	60', 80'
Sidewalks	Yes (no curbs)
Alley Access	No
Street Parking	Yes

6664 *Figure 17. SITE 2 LOCATION KEY MAP*



6665 *Figure 18. SITE 2 PLAN DIMENSION MEASUREMENT*



6642
6643
6644
6645
6646
6647
6648
6649
6650
6651
6652
6653
6654
6655
6656
6657
6658
6659
6660
6661

6666
6667

6668



6669
6670

Figure 19. Site 2 Ariel View



6671

Figure 20. Small Cottage on Open Lot



Figure 21. One-Story Ranch Home with Attached Garage

6672
6673



6674

Figure 22. Cul-de-sac



Figure 23. Lush Evergreen Trees in this Area



6675

Figure 24. Paved Street without Curb



Figure 25. Hedge Frontage and Vernacular Landscaping

6676

6677

6678 **G. Site Analysis 3**

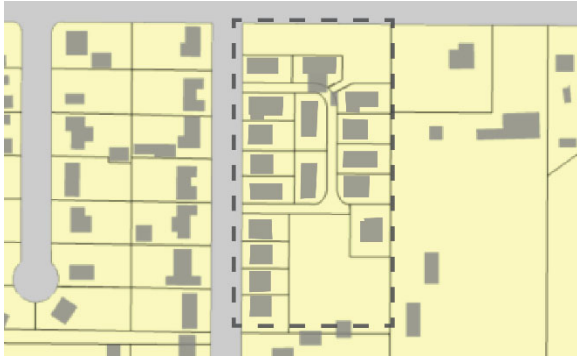
6679
 6680 Site 3 is a recent development located on the
 6681 northwest side of Fall City along Redmond Fall
 6682 City Rd SE (SR 202). It subdivided an original
 6683 4.25-acre parcel to create 17 single detached
 6684 residences, featuring a shared open space on
 6685 the south side (41,238 sqft) and a stormwater
 6686 pond (24,632 sqft) on the north side of the site.
 6687
 6688 The built form on this site is characterized by
 6689 large buildings on small, narrow lots, ranging
 6690 from 5000 to 8000 square feet, with lot widths
 6691 varying from 50 to 60 feet. The buildings are
 6692 clustered and oriented toward the north-south
 6693 324th Avenue with an internal half loop
 6694 circulation. All the buildings were constructed
 6695 during the same period, and their architectural
 6696 styles are monotonous tract homes.
 6697
 6698 The road is paved without curbs and gutters,
 6699 and there is a 6-foot-wide sidewalk area marked
 6700 on the road. The development uses minimal 10-
 6701 foot setbacks, maximizing the building area with
 6702 little landscape at the front yard. There is a 12-
 6703 foot landscape buffer fronting the 324 Avenue
 6704 parcel line. There is no on-street parking;
 6705 instead, cars park in the garage or on the
 6706 driveways with garage access is from the street.
 6707
 6708
 6709
 6710
 6711
 6712
 6713
 6714
 6715
 6716
 6717
 6718
 6719
 6720
 6721

6722 *Figure 26. SITE 3 EXISTING CONDITIONS OF BUILT*
 6723 *FORM: LOT AND PROPERTY CHARACTERISTICS*

Net Site Density	7.08 du/ac
Gross Site Density	3.40 du/ac
Median Lot Size	0.14 acres (6299sf)
Typical Lot Dimensions	105'x50'; 107x60'
Average Lot Coverage	20.16%
Building Height	2 story
Avg. Bldg. Footprint	1,200 SF
Typical Buildings	2 story ranch style
Landscape feature	Small lawn with some short shrubs
ROW width	90'
Sidewalks	Yes (no curbs)
Alley Access	No
Street Parking	No

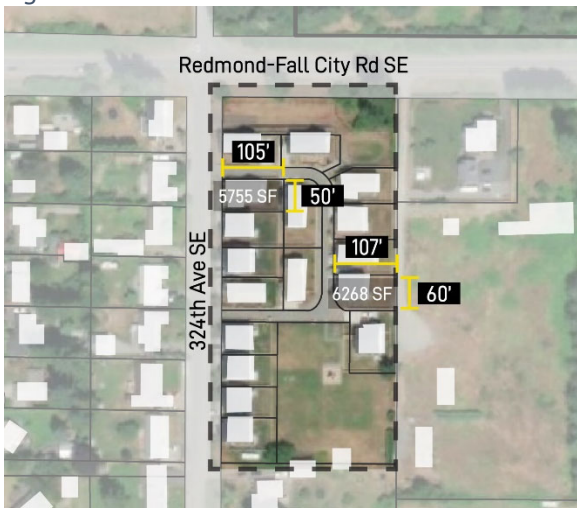
6724

6725 *Figure 27. SITE 3 LOCATION KEY MAP*

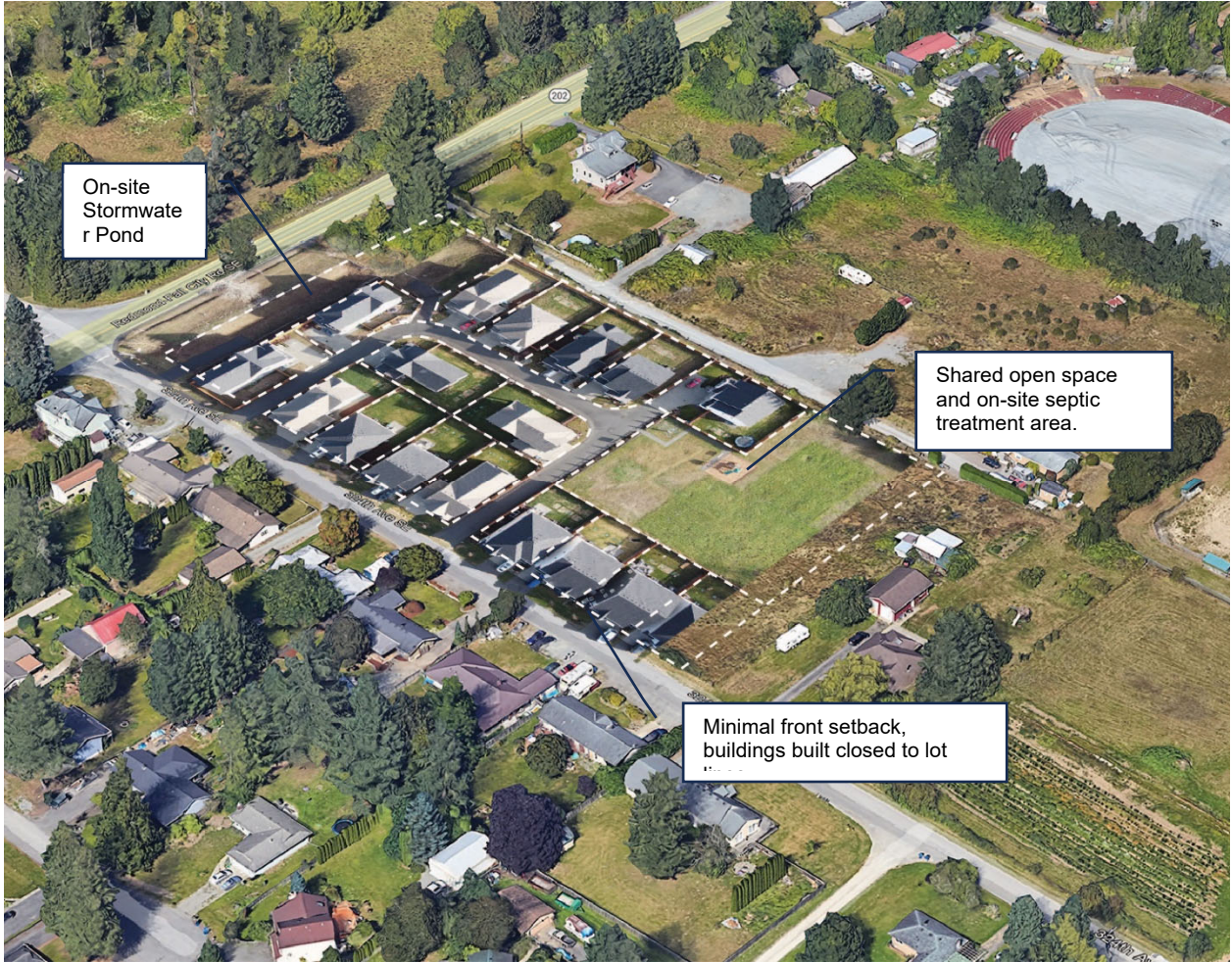


6726

6727 *Figure 28. SITE 3 PLAN DIMENSION MEASUREMENT*



6728



6729
6730

Figure 29. Site3 Ariel View



6731

Figure 30. Monotonous Architectural Style



Figure 31. Minimal Landscape or Open Space at the Frontage

6732



6733

Figure 32. Wide Paved Street without Curbs

Figure 33. On-site Stormwater Pond



6734

Figure 34. Paved Internal Circulation

Figure 35. Attached Garage with Driveway Access from the Street

6735

6736

6737

6738 **H. Summary of Findings**

6739
6740 **The area-based density allowances are the key driver of recent development patterns.** The current R4
6741 zone regulates gross density, allowing a maximum of 4 dwelling units per acre, including shared open
6742 space and infrastructure within the gross residential acreage, with no specific criteria for the function of
6743 shared open space.

6744
6745 The R4 density allowances may not precisely reflect the development pattern in Fall City. While all three
6746 study sites meet the R4 gross density requirements, the median densities of Site 1 and Site 2 are around
6747 2-2.5 units per acre, which is notably below the allowances. When considering net density, which only
6748 takes into account the net lot area, Site 3 stands out in net density calculations. Site 3 achieves a
6749 significantly higher median net density of 6.95 compared to Site 1 at 4.15 and Site 2 at 2.64. This results
6750 from Site 3's development capitalizing on the gross density approach, which reduces lot sizes and
6751 increases unit count by adding the area of on-site septic treatment and shared open space into the
6752 overall gross residential area.

6753
6754 **Smaller lots and increased shared open space constrain future infill possibilities for smaller units or**
6755 **accessory units that align with the rural character.**

6756
6757 **Historic Rural Residential Development in Fall City typically has larger lots and more landscaping.** The
6758 median lot sizes of Site 1 and Site 2 are about 10,000 SF to 16,000 SF. Buildings are centered on the lots
6759 with greater spacing between them, accompanied by more landscaping and mature trees around the
6760 structures. Common open spaces are absent, except for public parks. Parking and garage access have
6761 minimal impact on the building frontage.

6762
6763 **Architectural sameness within new developments is not consistent with the rural town design**
6764 **elements in Fall City.** These developments frequently feature buildings with similar architecture but
6765 varying colors. The lack of a side setback requirement leads to minimal space between buildings, as
6766 developers maximize frontage width with large attached garages and prominent driveways. This
6767 approach escalates FAR ratios, resulting in "bulky" frontages that diverge from the open rural landscape
6768 characteristic of Fall City.

6769 **I. Community Feedback**

6770
6771 On August 21st, 2023, and September 5, 2023, the County staff and the consultant team hosted an
6772 online open house to share the preliminary findings of this report and collect community input. In total,
6773 about 30 community members attended the two meetings and shared their thoughts. The meetings
6774 discussed the following questions, and the themes and feedback from the community are summarized
6775 in the sections below.

- 6776 • What features do the community members like the most about the residential areas of Fall City?
- 6777 • How could regulations reinforce development to preserve the features they like?
- 6778 • Are there types of residential developments/home styles they would like to see more of, or that
6779 don't currently exist in Fall City?
- 6780 • Should regulations allow for a smaller lot size in exchange for open space, with new criteria for
6781 open space?
- 6782 • What are the community-identified cultural assets important to them?

6783
6784 ~~Placeholder for community feedback during September 5, 2023 Fall City Community Association~~
6785 ~~Meeting.~~

6786
6787 **Open Sightline and Proper Proportion**

6788 Most of the community participants indicated that they love the open sightline, generous landscape,
6789 and setbacks and spaces around their homes. The proportion of building footprint and lot area is
6790 important to create that openness feeling in the Fall City. The participants think smaller homes like
6791 cottage on proportionally smaller lots could keep the open landscape feeling, while large homes with
6792 small lots that would have no privacy or feeling of space. Features like low fences and alleys also create
6793 open views in the neighborhood and expand to the surrounding hills to Mount Si.

6794
6795 **Usable Open Space**

6796 The community participants also expresses a desire for open spaces to be functional, for recreational
6797 activity amenities to be added in developments and better integrated with passive open spaces like
6798 septic field and stormwater treatment areas. The community believes that the definition of open space
6799 eligible for inclusion in density standards should be refined in order to ensure the more usable open
6800 spaces in future developments.

6801 The community participants said they enjoy the large yard, wide alley, and wide safe street where
6802 children can play, and neighbors can connect closely. These features in the historic and post-war
6803 neighborhoods contribute to the rural lifestyle and remedy for park spaces.

6804
6805
6806 **Tree Retention**

6807 The community participants desire the preservation of mature trees in the new developments and want
6808 regulations for tree retention more comprehensively. They would like to see sustainable development
6809 and tree preservation, potentially incentive through the County's tree ordinance and tree code.

6810
6811 **Neighborhood Connectivity**

6812 The community participants like the trails and small pedestrian connections, including informal
6813 pedestrian paths that connect the cul-de-sac and they are well-used by the community. A pedestrian
6814 path extending from a cul-de-sac is identified in the site 2 analysis.

6815
6816
6817
6818
6819
6820
6821
6822
6823
6824
6825
6826
6827
6828
6829
6830
6831
6832
6833
6834
6835
6836
6837
6838
6839
6840
6841
6842
6843
6844
6845
6846
6847
6848
6849
6850
6851
6852
6853
6854
6855
6856
6857
6858
6859

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

J. Recommendations

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

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

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

For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. This process would only apply to projects that are requesting to reduce lots sizes below ¼ acre in exchange for providing common open space and amenities that meet the recommended criteria described above. The review process should include submittal of plat maps, site plans, elevations, massing models, and architectural renderings. Standards for architectural variety in materials, massing, landscape, and site planning could be required since this is a process that developers would opt into. The alternate review process will provide more flexibility but also higher standards for design and integration with the rural character of Fall City.

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

- Reduce the maximum impervious surface limit to 40% and exempt longer driveways to encourage detached rear garages.
- Increase the front yard setback to a minimum of 20’.
- Increase side yard setbacks to a minimum of 15’ and require one side yard setback of at least 20’ to allow access to the rear yard.
- Increase the minimum lot width to 60’ but allow flexibility for irregularly shaped lots.

6860 **Establish a Floor to Area (FAR) limit to right size buildings to parcel sizes.** FAR limits help to reduce
6861 building mass and right size building sizes to parcel sizes. Given the typical lot size of a quarter acre the
6862 FAR limit could be 0.4 and would allow 4,000 sq feet of building area which should include garages that
6863 are integrated into the principal building. Incentives should be provided for other design approaches to
6864 reduce building mass of the principal structure such as rear detached garages, garages accessed from
6865 the side where garage doors are not visible from the street, and the use of alley accessed detached
6866 garages. Detached accessory dwelling units could also be exempt to provide more variety and affordable
6867 and multi-generational housing opportunities.
6868

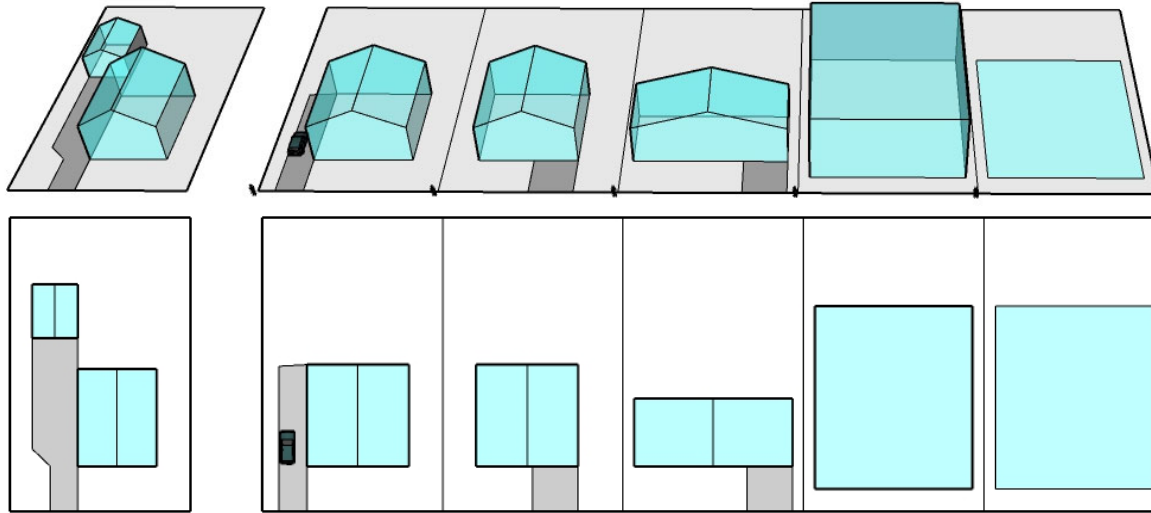
6869 **Require or incentivize keeping stormwater on-site for sites with larger parcels.** Requiring a minimum
6870 lot size of a ¼ acre will expand opportunities to retain stormwater site on individual parcels. New
6871 requirements could be put in place to require or incentivize (such as through RainWise) stormwater to
6872 be kept and treated on-site unless there are topographical or other site challenges that make this
6873 infeasible. The focus should be on non-pollution generating surfaces such as roofs as driveways may
6874 have to be addressed in a different manner.
6875

6876 **Consider adopting stronger tree preservation standards.** Community engagement efforts indicated a
6877 desire for stronger tree preservation standards. Standards may include new classifications of trees based
6878 on size and species with different standards for preservation along with mitigation requirements for
6879 replanting. Flexibility in site design can also help to preserve trees in new developments.
6880
6881
6882

6883

Figure 36. Site Dimension Scenarios

6884



6885

6886

# SCENARIO	6	5	4	3	2	1
DESCRIPTION	Increased Side Yard, Drive in Side Yard, Detached Garage	Increased Side Yard Setback, Driveway in Side Yard	Increased Side Yard Setback, Driveway in Front	Existing Regulations	Current Zoning Envelope	55% Impervious Surface Limit
LOT SIZE	10,400	10,400	10,400	10,400	10,400	10,400
LOT WIDTH	80'	80'	80'	80'	80'	80'
LOT DEPTH	130'	130'	130'	130'	130'	130'
FAR	0.29	0.39	0.39	0.4	n/a	n/a
LOT COVERAGE	32.00%	27.30%	23.30%	24.00%	55%	55%
STREET SETBACK	20'	20'	20'	20'	10'	10'
MINIMUM INTERIOR SETBACK	5'	5'	5'	5'	5'	n/a
BUILDING FOOTPRINT	1505	2025	2025	2100	n/a	n/a
PRINCIPAL BUILDING SQ FT	3010	4050	4050	4200	n/a	n/a
TOTAL BUILDING SQ FT	3490	4050	4050	4200	n/a	n/a
ACCESSORY BUILDING FOOTPRINT	480	n/a	n/a	n/a	n/a	n/a

<i>DRIVEWAY FOOTPRINT</i>	1822	815	400	400	400	n/a
---------------------------	------	-----	-----	-----	-----	-----

- 6887
- 6888
- 6889
- 6890
- 6891
- 6892
- 6893
- 6894
- 6895
- 6896
- 6897
- 6898
- 6899
- 6900
- 6901
- 6902
- 6903
- 6904

6905

Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering



6906



6907



6908
6909