

Metropolitan King County Council Local Services and Land Use Committee

STAFF REPORT

Agenda Item:	8, 9, 10, 11	Name:	Erin Auzins Jenny Ngo
Proposed No.:	2023-0438 2023-0439 2023-0440 2024-B0004	Date:	January 17, 2024

SUBJECT

A discussion of the 2024 King County Comprehensive Plan. Today's meeting will include an overview of the Council's review process, a briefing by the Equity Work Group that helped develop the Executive's Recommended Plan, and a staff briefing on the Snoqualmie Valley/Northeast King County Subarea Plan, changes to the Vashon-Maury Island Subarea Plan, Chapter 11 of the Comprehensive Plan, the Land Use and Zoning Map Amendments, and the Executive's equity analysis.

SUMMARY

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

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

Before staff presents on the topics today, members of the Equity Work Group, convened by the Executive to help with development of the Executive's Recommended 2024 KCCP, will make a presentation about their work.

The staff presentation will cover:

- Snoqualmie Valley/Northeast King County Subarea Plan Ordinance
- Vashon-Maury Island Subarea Plan changes
- 2024 KCCP Chapter 11: Community Service Area Subarea Planning
- Land Use and Zoning Map Amendments
- Equity Analysis Summary

BACKGROUND

King County Comprehensive Planning. The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an annual, midpoint, or ten-year update schedule. The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the K.C.C.

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

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

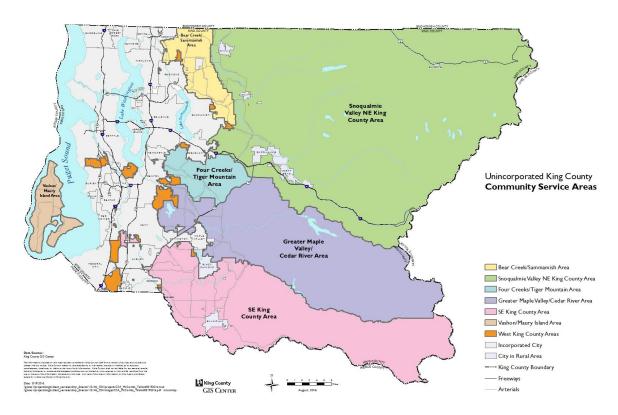
The public comment period on the Draft EIS is open through January 31, 2024. Information on how to comment can be found on the County's webpage: https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/king-county-comprehensive-plan.

¹ K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

<u>Public Outreach and Communication Plan.</u> The GMA requires "early and continuous public participation" for all Comprehensive Plan updates. The K.C.C. also sets requirements for public participation during the Council's review of the KCCP including making public a committee review schedule, broad dissemination of the proposal and alternatives, and information on how to provide public comment.

Council Policy, Communications, and Equity and Social Justice (ESJ) staff have developed a Community Outreach Plan for the 2024 KCCP, included as Attachment 12 to the staff report. The Community Outreach Plan proposes opportunities for verbal and written public comment, a hosted webpage for all materials, regular distribution of electronic newsletters to a subscriber list, evening meetings focused on receiving public input, a public hearing scheduled for November 19, 2024 prior to full Council action with public noticing, digital advertising and social media, press releases and traditional media, and any additional outreach completed by individual Councilmembers on behalf of their districts.

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



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

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

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring, including for community engagement and incorporating the findings of an equity impact analysis;
- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

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

Council Review Process. LSLU will meet on the 1st and 3rd Wednesdays of each month from January through June 2024, and is expected to make a recommendation to the full Council at the June 5, 2024 committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter, but will not provide time in Committee to revisit most issues

discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the Committee review process, and then heard with the striking amendment at the end of the Committee review process.

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

Special LSLU Evening Meetings. The Committee is expected to hold five special evening LSLU meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting is provided in the following table. At this time, staff is anticipating that the King County Council Chambers and the Covington City Hall are the only venues that can accommodate remote participation and testimony. If KCTV determines that remote participation and livestreaming capabilities are feasible at other locations, these options will be provided.

Meeting Date/Time	Location	Focus
Thursday, January 18,	County Council Chambers	Hearing on
2024	516 Third Ave, Room 1200	Draft EIS
Doors open: 6:00pm	Seattle	
Meeting starts: 6:30pm		
Thursday, February 8, 2024	Covington City Hall	KCCP
Doors open: 6:00pm	16720 SE 271st Street, Suite 100	Overview
Meeting starts: 6:30pm	Covington	
Thursday, March 7, 2024	Riverview Educational Service Center	Snoqualmie
Doors open: 6:00pm	15510 1st Ave NE	Valley / NE
Meeting starts: 6:30pm	Duvall	King County
		Subarea Plan
Thursday, April 4, 2024	Vashon Center for the Arts	Map changes,
Doors open: 5:00pm	19600 Vashon Hwy SW	Shoreline code
Meeting starts: 5:30pm	Vashon	changes
Thursday, May 16, 2024	Skyway VFW	Committee
Doors open: 6:00pm	7421 S 126th St	Striking
Meeting starts: 6:30pm	Seattle	Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th will be primarily to hear verbal public comment on the Draft EIS (the written public comment period for the Draft EIS started in early December and extends through the end of January). Comments on the KCCP will also be accepted. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by Councilmember remarks, a staff presentation, and public comment. The

majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

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

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

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

Key Committee review dates include:

Date	Deadline
March 29	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
April 5	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due – Critical Area Regulations
April 19	Substantive direction deadline for Striking Amendment – Critical Area Regulations
May 14	Striking Amendment released
May 22	Line amendment direction due
May 31	Public line amendments released

<u>ANALYSIS</u>

Executive Transmittal. The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are 3 proposed ordinances in the Executive's transmittal to the Council.

- 1) <u>Proposed Ordinance 2023-0440</u> would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
 - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
 - Proposed land use designation and zoning map amendments;
 - I-207 matrices and Plain Language Summary;
 - Equity Analysis; and

- Other supporting materials (Public Participation Summary, area zoning and land use studies, code studies, best available science summary²).
- 2) <u>Proposed Ordinance 2023-0439</u> would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

How the Analysis Section is Organized. As noted previously, each committee meeting will be dedicated to specific chapters of the 2024 KCCP. The analysis in this staff report focuses on the following items in the 2024 KCCP and the Snoqualmie Valley/Northeast King County Subarea Plan:

- 2024 KCCP (PO 2023-0440):
 - Chapter 11: Community Service Area Subarea Planning;
 - Vashon-Maury Island Subarea Plan Changes;
 - Land Use and Zoning Map Amendments;
 - o Area Zoning and Land Use Studies with No Map Amendments; and
 - Equity Analysis Summary.
- Snoqualmie Valley/Northeast King County (SVNE) Subarea Plan (PO 2023-0439), including SVNE Map Amendments, changes to the KCCP, and development regulations.

Analysis of other chapters in the Executive's Recommended 2024 KCCP will be provided at subsequent LSLU meetings, as noted in the schedule attached to the staff report. Staff analysis of each component includes identification of each change and discussion of any policy issues or inconsistencies with adopted policies and plans.

One continuous theme throughout the KCCP chapters is a significant reduction in the amount of lead-in text, and reorganization with and across chapters to better group topics. The staff analysis will not address those, except when they represent a substantive change.

2024 KCCP Chapter 11: Community Service Area Subarea Planning³

<u>Subarea Planning Schedule.</u> The schedule for subarea plans was modified in 2020 to give the Executive 18 months to develop the plans, and six months for the Council to review and adopt the plans. In 2022, further changes were made that extended the subarea plan development time to 2 years. There are additional changes proposed in the Executive's transmittal that subsequently lengthen the subarea planning schedule from 2032 to 2038.

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

³ Attachment 3 to this Staff Report

Table 1. Proposed Schedule of Community Service Area Subarea Plans

Planning	Transmittal	Adoption	Geography	Other Planning
2024-2026	June 2026	June 2027	Greater Maple Valley/Cedar River CSA	
2025-2027	June 2027	June 2028	Fairwood PAA	
2026-2028	June 2028	June 2029		Potential Midpoint Comprehensive Plan Update
2028-2030	June 2030	June 2031	Bear Creek/Sammamish CSA	
2029-2031	June 2031	June 2032	Southeast King County CSA	
2031-2033	June 2033	June 2034		10-year Comprehensive Plan Update
2033-2035	June 2035	June 2036	Four Creeks/Tiger Mountain CSA	
2034-2036	June 2036	June 2037	East Renton PAA	
2035-2037	June 2037	June 2038	Federal Way PAA	
2036-2038	June 2038	June 2039		Potential Midpoint Comprehensive Plan Update
TBD		TBD	Vashon-Maury Island CSA	
TBD		TBD	Skyway-West Hill PAA	_
TBD		TBD	North Highline PAA	
TBD		TBD	Snoqualmie Valley/NE King CSA	

Executive staff state there are several reasons for the changes to the schedule, including:

- The shift from an 8-year to a 10-year update cycle, to reflect changes made by the state to the GMA;
- Delays in the transmittal of the 2024 KCCP and the Snoqualmie Valley/Northeast King County Subarea Plan, which impacted starting the Greater Maple Valley/Cedar River Subarea Plan (and all subsequent Subarea Plans);
- To pause Subarea Plan development during Midpoint KCCP updates, which are considered optional but are likely to occur.

<u>Policy Changes.</u> There is a policy change proposed in the 2024 KCCP that addresses the subarea planning program as a whole. CP-100 is proposed to be changed to add language regarding providing housing for all income levels, to consolidate another policy from Chapter 1 regarding consideration of costs of subarea plans and to add language centering community engagement around groups that have been historically underrepresented in planning processes. The proposed policy language is below:

- CP-100 King County shall continue to implement a Community Service Area subarea planning program. This program shall include((s)) the following components for the development and implementation of each subarea plan:
 - a. A subarea plan ((shall be)) <u>developed and</u> adopted <u>consistent</u> with the schedule established in the Comprehensive Plan and

King County Code Title 20 for each of the six rural Community Service Areas and five large urban Potential Annexation Areas ((consistent with the scheduled established in the Comprehensive Plan and King County Code Title 20. Each subarea plan shall be)), streamlined to be focused on locally-specific policies that address long-range community needs((-)), and including consideration of land use tools to help plan for and accommodate housing needs for all income levels;

- b. A consideration of the financial costs and public benefits of the proposed subarea plan prior to adoption to ensure that implementation can be appropriately prioritized;
- c. ((The County shall adopt and update on an ongoing basis, a))
 A list of services, programs, facilities, and capital improvements, updated on an ongoing basis, that are identified by the community for each geography, known as a community needs list, to implement the vision and policies in the subarea plan and other County plans and to build on the strengths and assets of the community((-));
- ((c.)) d. ((The County should dedicate)) <u>Dedicated</u> resources toward implementation of the subarea plans and community needs lists in coordination with each community so the highest priorities are addressed where the needs are greatest((.));
- ((d.)) e. Implementation of each subarea plan and community needs list ((shall be)) monitored on an ongoing basis via established performance metrics((-));
- ((e-)) <u>f.</u> Community engagement for development, review, amendment, adoption, and implementation of each subarea plan ((shall use)) <u>using</u> the Office of Equity and <u>Racial and</u> Social Justice's equity toolkit <u>and centering engagement with historically underrepresented groups((-)); and</u>
- ((f.)) g. The King County Council shall have an established role in the Community Service Area subarea planning process, including in the development, review, amendment, adoption, and monitoring the implementation of each subarea plan and community needs list.

PO 2023-0439 includes changes to Chapter 11⁴ to assume the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan. Background information on past adopted plans (the Snoqualmie Valley Community Plan and Fall City Subarea Plan) is updated and policies from these plans are repealed and replaced with updated information, including the community vision statement and guiding principles from the proposed Subarea Plan.

Snoqualmie Valley/Northeast King County (SVNE) Subarea Plan⁵

The proposed Subarea Plan⁶ would serve as a community-level planning document specific to the Snoqualmie Valley/Northeast King County CSA geography. This subarea

⁴ Attachment 5.a. to this Staff Report

⁵ Attachment 5 to this Staff Report and its attachments

⁶ Attachment 5.b. to this Staff Report

geography is the largest in King County, totaling 881 square miles. Snoqualmie Valley/Northeast King County encompasses a number of communities, including Preston, Baring, and Lake Marcel-Stillwater, and includes the Fall City and Snoqualmie Pass Rural Towns. The subarea geography surrounds five cities (Carnation, Duvall, North Bed, Snoqualmie and Skykomish), but do not include these cities, as the focus of the Subarea Planning program is on unincorporated areas.

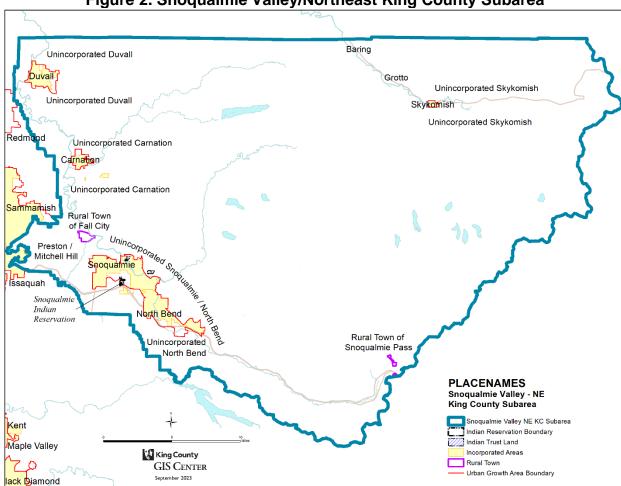


Figure 2. Snoqualmie Valley/Northeast King County Subarea

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

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

Community Vision Statement

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

Guiding Principles

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

Chapter 3 describes the area's geography, population and demographics, and land uses. It also describes the government agencies, special service districts, other non-governmental agencies that are providing services and programs to the community.

Chapters 4 through 10 are organized by topic and address many of the same topics as the King County Comprehensive Plan. The chapters each include background and context on the topic area, followed by a summary of the community's priorities around that topic, and concludes with 34 subarea-specific policies that will guide County decision making and investments for the next generation. Chapters include:

- 4. Land Use
- 5. Housing and Human Services
- 6. Environment

- 7. Parks and Open Space
- 8. Transportation
- 9. Services and Utilities
- 10. Economic Development

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

Zoning Regulation Changes.⁷ The proposed ordinance would also make the following changes:

Alternative Housing Demonstration Project. The proposed ordinance would remove an existing alternative housing demonstration project from the Vashon Rural Town and White Center (which expires in July 2024), apply it to the Snoqualmie Pass Rural Town, and make it effective for a period of 4 years after the effective date of the ordinance. The demonstration project, as identified in the ordinance, is intended to test congregate residence⁸ development, as well as consider potential modifications to development regulations to accommodate this housing type.

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

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

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

Rural Forest Demonstration Project. The proposed ordinance would repeal the Rural Forest Demonstration Project in K.C.C. 21A.55.050. The demonstration project was intended to test techniques to maintain long-term forest uses in areas with parcel sizes less than 80 acres located in proximity to residential developments. Under the County's code, the demonstration project was to end 5 years after subdivision occurs. According to Executive staff, this occurred over a decade ago and the provisions have effectively expired.

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⁷ Attachment 5 to this Staff Report

⁸ Congregate residences are defined as one or more buildings that contain sleeping or dwelling units, or both, and where residents share sanitation facilities or kitchen facilities, or both.

Fall City Business District Special District Overlay. Special District Overlay SO-2609 concerns commercial development in the Fall City Business District, which currently relies on septic systems for wastewater disposal. The special district overlay limits the types of uses permitted in this area, residential density, dimensional standards such as building height, number and height of floors, and uses. The proposed ordinance would clarify the purpose and intent of the special district overlay, conform the list of uses to terms used elsewhere in the zoning code, and identify structures, lots and range of allowed uses that can be served by the area's future large on-site sewage system.

Highway-Oriented Development Special District Overlay. Special District Overlay SO-170¹⁰ is currently applied to properties along the I-90 corridor, which has since been annexed by the City of North Bend. This overlay is no longer applicable and is proposed for repeal.

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

Fall City Subdivision Moratorium Work Plan Report. 11 As part of Ordinance 19613, which passed a moratorium on residential subdivisions in the residential area of Fall City, the Executive was required to complete a work plan and transmit it as part of the Snoqualmie Valley/Northeast King County Subarea Plan transmittal. The work plan is to include five components, which are discussed below. The County engaged a consultant to support this work.

- 1) Describe development regulations that affect lot dimensions and building size and bulk for residentially zoned properties in Fall City. The report identifies standards for the R-4 zone, which is the residential zone in Fall City, including permitted uses, dimensional standards, parking requirements, on-site recreational requirements, on-site septic requirements, and stormwater standards.
- 2) Evaluate the rural character of the Fall City Rural Town. A qualitative and quantitative analysis was completed for three example neighborhood sites, representing different development periods. The analysis identifies development patterns, such as size of lots, building placement, building scale, architectural style, and street/frontage improvements for each of these sites. The report found that the average lot size is 14,000 square feet, featuring one- to two-story houses, with an open landscape between structures. Newer development in the area is typified by smaller lots (averaging 5,825 square feet). The report states that "the pattern of recent development is not consistent with the rural character of Fall City as it departs from the typical land use patterns found in the residential areas."

https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specificdevelopment-conditions/SDO/SO-260.aspx

¹⁰ https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specificdevelopment-conditions/SDO/SO-170.aspx

¹¹ Attachment 5.d. to this Staff Report

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

Snoqualmie Valley/NE King County Map Amendments¹²

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

1. <u>Snoqualmie Valley/Northeast King County – Fall City Business District</u>

Existing Land Use Designation: rt Existing Zoning: CB-P-SO Proposed Land Use Designation: rt Proposed Zoning: CB

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

2. <u>Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards</u>

Existing Land Use Designation: rt Existing Zoning: R-4
Proposed Land Use Designation: rt Proposed Zoning: R-4-P

LSLU Meeting Materials

¹² Attachment 5.c. to the Staff Report

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

3. Snoqualmie Valley/Northeast King County - Fall City Industrial

Existing Land Use Designation: rt Existing Zoning: I-P
Proposed Land Use Designation: rt Proposed Zoning: I-P

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

4. <u>Snoqualmie Valley/Northeast King County – Preston Industrial Development</u> Conditions

Existing Land Use Designation: ra, os, i

Proposed Land Use Designation: ra, os, i

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

Proposed Zoning: RA-10, I-P

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

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

5. <u>Snoqualmie Valley/Northeast King County – Preston Mill Development</u> Conditions

Existing Land Use Designation: rn, os **Proposed Land Use Designation:** rn, os **Existing Zoning:** NB-P, F-P **Proposed Zoning:** NB, F

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

- Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned Neighborhood Business.
- Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and guide development of the former Preston Mill site.

- Amends the zoning classification from Neighborhood Business to Forest on a portion of a property acquired by King County Department of Natural Resources and Parks currently designated King County Open Space System.
- Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.

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

Existing Zoning: M-P Existing Land Use Designation: m

Proposed Land Use Designation: m, os **Proposed Zoning:** M-P, RA-10

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

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

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

Existing Land Use Designation: ra, os Existing Zoning: RA-10-P, RA-5-P,

RA-2.5-P, R-1-P, A-10-P

Proposed Zoning: RA-10-P, RA-5, Proposed Land Use Designation: os, op

RA-2.5, R-1, A-10

Effect:

- Amends the land use designation from Rural Area to King County Open Space Systems on parcels owned by King County Department of Natural Resources and Parks. The land use designations would indicate the long-term intended use of the properties for open space, recreational, and environmental benefits.
- Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel owned by City of Issaguah. The land use designation would indicate the long-term intended use of the property for open space, recreational, environmental benefits, and forest management.
- Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaguah Highlands on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community Plan by specifying that the area shall retain its rural designation and that new subdivisions shall be require clustering.
- · Removes P-Suffix ES-P09 from parcels located north, east, and south of Issaguah Highlands on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.
- Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaguah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development

application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the now-constructed Grand Ridge development.

• Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.

8. <u>Snoqualmie Valley/Northeast King County – Snoqualmie Mill Development</u> Conditions

Existing Land Use Designation: ra, rx, m, os **Existing Zoning:** M-P, I-P,

RA-5-P

Proposed Land Use Designation: os, rx, m **Proposed Zoning:** M, UR, RA-5

Effect:

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

9. <u>Snoqualmie Valley/Northeast King County – Snoqualmie Pass Landscape</u> Buffering and Alternative Housing Demonstration Project Area

Existing Land Use Designation: f, rt **Existing Zoning:** F-P, CB-P **Proposed Land Use Designation:** f, rt **Proposed Zoning:** F, CB-P-DPA

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

- Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90.
 The P-Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03,
 adopted in 1997 when Snoqualmie Pass was part of the East King County
 Community Planning Area, is replaced by new P-Suffix SV-PXX, which requires a
 100-foot landscape buffer only on CB-zoned parcels south of Interstate 90.
- Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CBzoned parcels in the Snoqualmie Pass Rural Town, south of Interstate 90. The Alternative Housing Demonstration Project Area encourages private market

development of housing options that are affordable to different segments of the county's population, such as seasonal workers employed at the ski area and supporting recreational and tourism amenities. The Alternative Housing Demonstration Project is amended as part of the amendments to the King County Code in this ordinance.

• Repeals P-Suffix EK-P03 from the Zoning Atlas.

10. <u>Snoqualmie Valley/Northeast King County – Other Parks and Wilderness</u> Increase

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

11. <u>Snoqualmie Valley/Northeast King County – Rural Forest Demonstration</u> Project

Existing Land Use Designation: ra **Existing Zoning:** RA-10-DPA,

RA-5-DPA, RA-2.5-DPA

Proposed Land Use Designation: ra **Proposed Zoning:** RA-10, RA-5, RA-2.5

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

12. <u>Snoqualmie Valley/Northeast King County – Rural Clustering Development Conditions</u>

Existing Land Use Designation: ra **Existing Zoning:** RA-10-P,

RA-5-P

Proposed Land Use Designation: ra Proposed Zoning: RA-10, RA-5

Effect:

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23, which requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36, which requires clustering of residential development of the parcels. Clustering would still be permitted on the parcels under the King County code if future development occurs.
- Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.

13. Snoqualmie Valley/Northeast King County - Land Use and Zoning Alignment

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

Proposed Land Use Designation: ag, f, ra

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

Proposed Zoning: RA-10, RA-5,

RA-2.5, A-35, F

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

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

14. <u>Snoqualmie Valley/Northeast King County – Removal of Development</u> Conditions from Previously Annexed Areas

Existing Land Use Designation: n/a Existing Zoning: n/a Proposed Land Use Designation: n/a Proposed Zoning: n/a

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

Vashon-Maury Island Subarea Plan Changes¹³

The proposed 2024 KCCP would include some changes to the Vashon-Maury Island Subarea Plan,¹⁴ including one substantive change. Additional proposed changes to the land use and zoning on Vashon-Maury Island are discussed in the next section of the staff report.

Policy H-5 is proposed to be changed to address new terminology when addressing affordable housing income levels, and to change the mix of income levels desired on affordable housing to between 50 and 80 percent of AMI (Executive staff state this reflects the repeal of the Affordable Housing Special District Overlay and the adoption of voluntary inclusionary housing provisions for Vashon Rural Town), and to remove regulatory level language regarding the life of the affordable units.

- H-5 Increasing the inventory of housing that is affordable to extremely-low, very((-))_low-, and low((, and moderate))-income populations on the Island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should ((support increasing)) provide incentives to allow for higher density residential in the Rural Town, if it meets the following criteria:
 - a. is within a sewer and water service area;
 - b. provides a mix of housing that is affordable to families with incomes ((ef)) between 50 percent and 80 percent area median income (AMI) ((or below, and 60 percent AMI or below; and
 - c. ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years)).

2024 KCCP Land Use and Zoning Map Amendments

This section of the staff report summarizes the map amendments, ¹⁵ area zoning studies, ¹⁶ Vashon-Maury Island P-suffix, ¹⁷ and SDO evaluations ¹⁸ that were transmitted as part of the Executive's Recommended 2024 KCCP.

1. Maple Valley – Urban Growth Area Boundary and Industrial Amendment

Existing Land Use Designation: i Existing Zoning: I-P
Proposed Land Use Designation: ra Proposed Zoning: RA-5

Effect:

- Amends the UGA boundary to remove three parcels from the UGA.
- Changes the land use designation from Industrial to Rural Area.

¹³ Attachment 8 to the Staff Report

¹⁴ <u>Vashon-Maury Island Subarea Plan</u>, adopted by Ordinance 18810 and amended by Ordinance 19146.

¹⁵ Attachment 2 to this Staff Report

¹⁶ Attachment 7 to this Staff Report

¹⁷ Attachment 8 to this Staff Report

¹⁸ Attachment 9 to this Staff Report

- Changes the zoning I to RA-5.
- Removes and repeals P-suffix TR-P17, which was meant to limit the impacts of potential industrial uses on the properties.

Executive's Conclusion and Recommendation

An Area Zoning and Land Use Study (AZLUS) accompanies this map amendment. The Executive's Conclusion and Recommendation in the AZLUS states:

Conclusion

The development conditions restricting uses to those that do not require a Conditional Use Permit limit the types of uses that would likely conflict with the surrounding Rural Area. This condition is the same as the rural industry standards contained in the code. The condition concerning a "master drainage plan" is also redundant to current code provisions. The combination of these conditions treats this site as if it is in the Rural Area, which is appropriate given its location and surrounding environment.

The City of Maple Valley does not have plans to annex this site and it is not represented in their Comprehensive Plan for growth. Further, the site currently lacks urban services and infrastructure adequate for an urban industrial site, has environmental constraints, and is surrounded on three sides by rural residential properties. It also abuts an agricultural parcel (use and zoning A-10) which may create further incompatibilities.

No progress has been made in over 20 years to urbanize it, improve infrastructure, or make it suitable for urban or industrial development.

This site's lack of infrastructure, critical areas designations, proximity to rural residential development, a regional recreation trail corridor and the Cedar River habitat, strongly suggest a Rural Area designation and zoning is appropriate.

Recommendation

This study recommends the following for parcels 1622069091, 1522069034, and 1522069036:

- removal from the UGA:
- change the land use designation from "i" (Industrial) to "ra" (Rural Area);
- change the zoning classification from I (industrial) to RA-5 (Rural Area, one home per five acres); and
- removal of TR-P17 from the site and repeal from the zoning atlas.

2. <u>Skyway-West Hill – Cannabis Retail Terminology</u>

Existing Land Use Designation: nb, ac Existing Zoning: NB-P, CB-P,

CB-P-SO

Proposed Land Use Designation: nb, ac Proposed Zoning: NB-P, CB-P,

CB-P-SO

Effect: Updates P-Suffix WH-P11 to update terminology to "cannabis," which would align with recent changes in state law.

An AZLUS was not completed for this map amendment, as it is a technical change.

3. Skyway-West Hill – Unincorporated Activity Center

Existing Land Use Designation: uh Existing Zoning: R-24
Proposed Land Use Designation: ac Proposed Zoning: R-24

Effect: Amends the land use designation from urban residential, high, to unincorporated activity center on a parcel adjacent to Skyway Park. This corrects an error in Ordinance 19555, which inadvertently omitted this parcel.

An AZLUS was not completed for this map amendment, as it is a technical change.

4. North Highline - Cannabis Retail Terminology & Alternative Housing Demonstrating Project

Existing Land Use Designation: co, cb, ac, os **Existing Zoning:** RB-P, CB-P, CB-SO, CB-P-SO-DPA, R-48-DPA, R-24-DPA,

R-18-DPA

Proposed Land Use Designation: co, cb, ac, os **Proposed Zoning:** RB-P, CB-P, CB-P-SO, R-48, R-24, R-18

Effect:

 Adds P-Suffix NH-P02, which caps the number of cannabis retail uses in the subarea, on parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022. Amends terminology of P-Suffix NH-P02 by updating terminology to "cannabis," which would align with recent changes in state law.

 Removes the Alternative Housing Demonstration Project (K.C.C. 21A.55.125) from parcels in the White Center Unincorporated Activity Center to reflect that the authority for these parcels has expired.¹⁹

An AZLUS was not completed for this map amendment, as it is a technical change.

5. <u>North Highline and Vashon-Maury Island – Low Impact Development and Built</u> Green Demonstration Project

Existing Land Use Designation: co, uh, um, rt **Existing Zoning:** NB-DPA, R-24-P-DPA, R-18-P-DPA, R-18-DPA, R-12-P-

DPA, R-6-DPA, R-4-DPA

Proposed Land Use Designation: co, uh, um, rt **Proposed Zoning:** NB, R-24-P, R-18-P, R-18, R-12-P, R-6, R-4

Effect: Removes the Low-Impact Development and Built Green Demonstration Project (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.

¹⁹ The demonstration project expires in July 2024. This map amendment would be adopted after the demonstration project expires.

An AZLUS was not completed for this map amendment, as it is a technical change.

6. North Highline & Skyway-West Hill – Sustainable Communities and Housing Projects Demonstration Project

Existing Land Use Designation: uh, um Proposed Land Use Designation: uh, um Proposed Zoning: R-18-DPA, R-8-Proposed Zoning: R-18-DPA, R-18-D

DPA

Effect: Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties. This technical correction would align with the properties currently authorized in K.C.C. 21A.55.101.

Executive's Conclusion and Recommendation

An Area Zoning and Land Use Study (AZLUS) accompanies this map amendment. The Executive's Conclusion and Recommendation in the AZLUS states:

Conclusion

The Countywide Planning Policies and Comprehensive Plan have strongly support regulatory flexibilities and incentives for the development of sustainable, affordable housing. Both the White Center Workshop and Brooks Village sites have ongoing planning for potential affordable housing development that could benefit from use of the demonstration project. The Kit's Corner site is not appropriate for affordable housing development.

Recommendation

This study recommends:

- Retaining the development project in K.C.C. 21A.55.101;
- Retaining eligibility for the White Center Workshop and Brooks Village sites, and adding the DPA zoning condition to the parcels to accurately reflect their status; and
- Removing eligibility for the Kit's Corner site, and updating K.C.C. 21A.55.101 accordingly. No zoning change is needed, as the DPA was never formally imposed on the property.

7. Kent – Pet Cemetery

Existing Land Use Designation: i Existing Zoning: I Proposed Land Use Designation: ul Proposed Zoning: R-1

Effect:

- Changes the land use designation from industrial to urban residential, low.
- Changes the zoning from Industrial to R-1.
- Removes and repeals P-Suffix GR-P03, which limits the allowed uses to longterm storage of recreation vehicles (RVs).

Executive's Conclusion and Recommendation

An Area Zoning and Land Use Study (AZLUS) accompanies this map amendment. The Executive's Conclusion and Recommendation in the AZLUS states:

Conclusion

The current cemetery uses on the property are likely to continue to be nonconforming uses should the current industrial land use and zoning be retained. Urban residential land use and zoning would allow the uses to be conforming; this would also support the historic designation and be consistent with zoning on another cemetery in the urban unincorporated area. Any potential changes to land use or zoning are unlikely to impact the cell tower use. The GR-P03 p-suffix condition is inconsistent with the historic designation.

<u>Recommendation</u>

Based on the analysis in this study, the following changes are recommended:

- Change the land use designation from "i" (Industrial) to "ul" (Urban Residential, Low);
- Change the zoning classification from I (Industrial) to R-1 (Urban Residential, one dwelling unit per acre); and
- Remove the GR-P03 p-suffix condition from the property and repeal it from the zoning atlas.

8. Countywide - King County Open Space System Expansion

Existing Land Use Designation: ra, ag, ac, uh, Existing Zoning: Varies

um, ul, gb, l, und, f, rn, m, rx

Proposed Land Use Designation: os, op Proposed Zoning: Varies

Effect:

- Amends the land use designation of parcels acquired by King County for inclusion in the King County Open Space System.
- Amends the zoning of 5 parcels, owned by King County, located south of Interstate-90, south of the City of Snoqualmie, from RA-5 to RA-10, removes P-Suffix SV-P35 from the parcels, and repeals P-Suffix SV-P35 from the Zoning Atlas. P-Suffix SV-P35 requires lot clustering on a portion of the affected parcels and that the remainder of the parcels be dedicated for permanent open space.

An AZLUS was not completed for this map amendment, as the open space-related changes are a technical change and the zoning change was initiated by the Snoqualmie Valley/NE King County Subarea Plan development.

9. <u>Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals</u>

Existing Land Use Designation: Varies Proposed Land Use Designation: Varies Proposed Zoning: Varies

Effect:

- Removes the Vashon Rural Town Affordable Housing Special District Overlay SO-270 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for repeal by this ordinance.
- Amends the land use designation to King County Open Space System on a several properties owned by the County on Vashon-Maury Island.
- Amends the zoning classification on a parcel on SW 174th St in the vicinity of Vashon Highway SW from CB to R-8 while retaining P-Suffix VS-P28. Rezoning the parcel would be consistent with its residential use and adjacent parcels. Removes P-Suffix VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway SW north of SW 174th St by:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - Removing a provision on roof pitch, which is prescriptive and limits design flexibility.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core by:
 - Removing a limitation on number of floors in a building, while retaining maximum height limits, which would foster flexibility in design.
 - Removing conditions that would limit opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.
- Removes P-Suffix VS-P28 from a rural-designated parcel north of SW 174th St and west of Vashon Highway SW.
- Amends P-Suffix VS-P29 development conditions on CB-zoned parcels in Vashon Rural Town by:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Adding a maximum height limit, which would retain scale of development.
 - Amending the maximum density for mixed-use housing, which would be increased from the adopted maximum density and would provide an incentive for creating affordable housing units.
 - o Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.
 - Adding Farmers Market to allowed uses, which would align with existing Vashon-Maury Island Subarea Plan policy.
 - Removing 'Recreational Marijuana Producer' from allowed uses, which would align with recommendations in the 2018 King County Marijuana Report.²⁰

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- Adds P-Suffix VS-P29 development conditions to CB-zoned parcels on Vashon Highway SW north of SW 192nd St and on Vashon Highway SW south of SW Cove Road to make consistent rules for all CB-zoned properties.
- Amends P-Suffix VS-P30 development conditions on I-zoned parcels in Vashon Rural Town to align terminology used in K.C.C. Chapter 21A.08.
- Adds P-Suffix VS-P30 development conditions to I-zoned parcels on Vashon Highway SW north of SW 204th St, which would be consistent with uses available for I-zoned parcels.
- Removes P-Suffix VS-P01, which limits maximum densities to 12 dwelling units per acre from parcels north of Southwest 171st Street and east of Vashon Highway Southwest, to align with the current zoning of the parcels.
- Removes P-Suffix VS-P08, which limits the development of the parcel to no more than 85 dwelling units, from a parcel on Vashon Highway SW and SW 169th St, to align with the current zoning of the parcel.
- Removes P-Suffix VS-P10, which requires right-of-way dedication on a parcel, which would reflect current on-the-ground conditions and align with current regulations.
- Removes P-Suffix VS-P11, which limits uses that are allowed on the affected parcels that have I zoning. The affected parcels are on Vashon Highway SW north of SW 204th Street; the parcels would be covered by VS-P30, and have the same regulations as other I-zoned properties.
- Removes P-Suffix VS-P13, which limits density to a maximum of 12 dwelling units per acre, from a parcel on Vashon Highway SW north of SW 188th Street, to align with the maximum density limits that apply to mixed use development on other CB-zoned parcels.
- Removes P-Suffix VS-P14, which limits density to 6 dwelling units per acre with requirements prohibiting parking and outside storage in the road setback from a parcel on SW 174th St in the vicinity of Vashon Highway SW. The change would align with the current zoning and on-the-ground conditions.
- Removes P-Suffix VS-P15 from a parcel on SW Bank Road in the vicinity of Vashon Highway SW. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The change would align with current on-the-ground conditions.
- Removes P-Suffix VS-P16, which limits development on a parcel on 100th Ave SW south of SW 178th St to a single use consistent with the current business use. The parcel is zoned CB and development conditions in P-Suffix VS-P29 also regulate how the parcel and adjacent CB-zoned parcels can be developed. The change would align with current on-the-ground conditions.
- Removes P-Suffix VS-P17, which limits development to office and manufacturing
 uses and accessory uses, from a parcel on 103rd Avenue SW south of SW 178th
 Street. Right-of-way improvements are also required by P-Suffix VS-P17. The
 change would align with the current zoning and applicable conditions in P-Suffix
 VS-P30, which would still apply.
- Removes P-Suffix VS-P23, which restricts use of buildings and sets provisions for parking location, from a parcel on Vashon Highway SW north of SW 192nd Street. The change would align with current on-the-ground conditions and be consistent with adjacent properties.
- Removes P-Suffix VS-P25, which regulates access the parcels on 103rd Ave SW north of SW 188th St. The change would align with current on-the-ground

conditions.

- Amends P-Suffix VS-P31, which limits development to housing for low-income householders, on a parcel on Southwest Gorsuch Road and 95th Lane Southwest. The change would align with proposed application of inclusionary housing provisions in K.C.C. chapter 21A.48 throughout the Rural Town.
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:

P-Suffix VS-P01	P-Suffix VS-P11	P-Suffix VS-P15	P-Suffix VS-P19
P-Suffix VS-P08	P-Suffix VS-P13	P-Suffix VS-P16	P-Suffix VS-P23
P-Suffix VS-P10	P-Suffix VS-P14	P-Suffix VS-P17	P-Suffix VS-P25

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report"²¹ was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.²² The P-suffix report also addresses the addition of a "farmers market" use added to P-Suffix VS-P29. The change to repeal the Affordable Housing Special District Overlay is supported by a separate "Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation"²³ also required by the 2017 Subarea Plan. The open space land use designation change does not represent a substantive change.

10. <u>Vashon-Maury Island – Fire Station Development Condition</u>

Existing Land Use Designation: rn Existing Zoning: NB-P
Proposed Land Use Designation: rn Proposed Zoning: NB-P

Effect: Amends P-Suffix VS-P03 to be consistent with the terminology used in K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on SW Burton Drive. No substantive change is made.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

11. Vashon-Maury Island - Guest Inn/Restaurant Development Condition

Existing Land Use Designation: rn Existing Zoning: NB-P Proposed Land Use Designation: rn Proposed Zoning: NB

Effect: Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). P-Suffix VS-P04 currently limits the use of the parcels on Vashon Highway Southwest, south of SW Burton Drive, to a guest inn or restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

²¹ Attachment 8 to this Staff Report

²² Ordinance 18623.

²³ Attachment 9 to this Staff Report

12. <u>Vashon-Maury Island – Food Processing Development Condition</u>

Existing Land Use Designation: ra **Existing Zoning:** RA-5-P **Proposed Land Use Designation:** ra **Proposed Zoning:** RA-5

Effect: Removes VS-P05, which limits the use of parcels on Wax Orchard Road SW, north of SW 232nd St, to food processing. The change would align with the underlying RA zoning classification.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

13. <u>Vashon-Maury Island – Neighborhood Business Site Design Development</u> Condition

Existing Land Use Designation: rt Existing Zoning: NB-P Proposed Land Use Designation: rt Proposed Zoning: NB

Effect: Removes P-Suffix VS-P06 from a parcel on Vashon Highway SW and SW Gorsuch Road on Vashon-Maury Island. P-Suffix VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The repeal of the development condition allows the development regulations in K.C.C. Title 21A to govern the site design on the parcel.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

14. Vashon-Maury Island – Community Use Development Condition

Existing Land Use Designation: rn Existing Zoning: O-P-SO Proposed Land Use Designation: rn Proposed Zoning: O-P-SO

Effect: Amends P-Suffix VS-P07 to remove the names of specific businesses and agencies and align terms used in P-Suffix VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway SW and SW 210th Street.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

15. <u>Vashon-Maury Island – Rural Area Site Design Development Condition</u>

Existing Land Use Designation: ra **Existing Zoning**: RA-10-P-SO **Proposed Land Use Designation**: ra **Proposed Zoning**: RA-10-SO

Effect: Removes P-Suffix VS-P09 from parcels located on SW 256th Street and 75th Ave SW. P-Suffix VS-P09 specifies that, at the time that a building permit application is made, the affected parcels be one contiguous parcel, and limits the number of

barns allowed. Removal of P-Suffix VS-P09 would align with the current development on the parcels.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

16. <u>Vashon-Maury Island – Density Restriction Development Condition</u>

Existing Land Use Designation: rt **Existing Zoning:** R-4-P **Proposed Land Use Designation:** r **Proposed Zoning:** R-4

Effect: Removes P-Suffix VS-P12 from parcels located on SW Bank Road in the vicinity of Vashon Highway SW. P-Suffix VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre, unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels, which allows a maximum density of 8 dwelling units per acre.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

17. <u>Vashon-Maury Island – Use Restrictions & Development Requirements</u> <u>Development Condition</u>

Existing Land Use Designation: rt Existing Zoning: R-4-P Proposed Land Use Designation: rt Proposed Zoning: R-4

Effect: Removes P-Suffix VS-P18 from a parcel on SW Bank Road and 107th Ave SW. P-Suffix VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The change reflects that the parcel has been developed consistent with the use restrictions and other development conditions in P-Suffix VS-P18. Future development would be subject to the underlying code.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

18. <u>Vashon-Maury Island – Development Requirements Development Condition & Alternative Housing Demonstration Project Area</u>

Existing Land Use Designation: rt Existing Zoning: R-8-P-DPA,

R-8-P

Proposed Land Use Designation: rt Proposed Zoning: R-8

Effect:

 Removes P-Suffix VS-P20 from parcels on Vashon Highway SW and SW 188th St. P-Suffix VS-P20 requires access to the parcel from SW 188th St and includes landscaping requirements. Removes the Alternative Housing Demonstration Project Area (K.C.C. 21A.55.125) overlay from the applicable parcels to reflect that the authority for these parcels has expired.²⁴

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

19. Vashon-Maury Island – Access and Use Development Condition

Existing Land Use Designation: rt Existing Zoning: NB-P Proposed Land Use Designation: rt Proposed Zoning: NB

Effect: Removes P-suffix VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. P-suffix VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. This change would align with the fact that the parcel is listed in King County's Historic Resource Inventory and there are provisions for reviewing changes to historic structures.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

20. Vashon-Maury Island – Access and Density Limits Development Condition

Existing Land Use Designation: rt Existing Zoning: R-4-P Proposed Land Use Designation: rt Proposed Zoning: R-4

Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and SW 188th Street. P-Suffix SV-P22 limits access to one driveway from Vashon Highway SW. P-Suffix VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.

Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was competed, as required by the 2017 Vashon-Maury Island Subarea Plan.

Area Zoning and Land Use Studies with No Map Amendments²⁵

1. Carnation UGA Exchange

Existing KCCP Land Use Designation: rx **Existing Zoning:** UR

Proposal: The Scoping Motion included this item, which would: review land use designations and implementing zoning on Parcels 2125079009, 2125079002, and the surrounding area; consider ways to permanently protect this area from urban

²⁴ The demonstration project expires in July 2024. This map amendment would be adopted after the demonstration project expires.

²⁵ Attachment 7 to this Staff Report

development and consider a potential swap of non-urban land to replace the area permanently protected from urban development.

Executive's Conclusion and Recommendation in AZLUS

Conclusion

The City has indicated that it does not support removing the site from the UGA or otherwise preserving it from urban development without replacement land being added to its UGA. Such a change would be dependent on whether the GMPC recommends creating a UGA exchange program as noted above. However, the proposal does not meet the criteria for an UGA exchange under the state law. Should the CPPs be changed to allow for use of such an exchange program in King County, the proposal would not be eligible.

Recommendation

No changes are recommended.

2. Black Diamond Fire Station

Existing KCCP Land Use Designation: ra **Existing Zoning:** RA-5

Proposal: The Scoping Motion included this item, which would: review land use designations and implementing zoning on Parcel 0421069092 and the surrounding area; consider changes to the land use designation and zoning that would allow sewer service, including whether this area should be inside the UGA; and evaluate whether policy and/or code modifications should be enacted to allow sewer service for public safety facilities that are outside the UGA boundary.

Executive's Conclusion and Recommendation in AZLUS

Conclusion

The site does not meet the requirements to allow extension of sewer service to the rural area or for addition to the UGA. The current septic system, and the ability to build a new system if needed, meets both current and future plans for operation of the fire station.

Recommendation

No changes are recommended.

3. **Snoqualmie Interchange**

Existing KCCP Land Use Designation: ra

Existing Zoning: RA-5

Proposal: The Scoping Motion included this item, which would conduct a land use and zoning study for the Snoqualmie Interchange, and area north of I-90 impacted by the new I-90/Highway 18 Interchange. The study should include, at a minimum, review and recommendation of the appropriate zoning for properties abutting the UGA boundary. The study should include the properties west of Snoqualmie Way along SE 99th that could have access to urban services, including whether the area

should be included inside the UGA, and should recognize and protect the forested visual character of the Mountains to Sound National Scenic byway on I-90, as well as provide appropriate conservation mitigation for any newly allowed development. The land use and zoning study and land use designations and zoning classifications should focus on solutions for the northwest corner while planning a vision for the properties on the northeast portions abutting the UGA. The study should include a review of whether affordable housing and/or behavioral health support services and/or facilities could locate in this area. The study should also ensure potential trail connections for regional trails and adhere to current King County policies. The Executive should collaborate with the City of Snoqualmie, Affected Tribes, the Washington state Department of Transportation, Washington state Department of Natural Resources, property owners, Mountains to Sound Greenway Trust, regional partners, and the community.

Executive's Conclusion and Recommendation in AZLUS

Conclusion

Based on the above analysis, the potential level of development in the study area should remain low intensity to be consistent with the surrounding rural area, to not create new impacts and growth pressure by conversion to urban areas or more intensive rural uses, and to not create new policy or precedent that would incentivize rural to urban conversions in other parts of the county. This furthers the goals of the GMA and Regional Growth Strategy to accommodate growth first and foremost in the urban areas, avoid the conversion of rural lands, protect natural resources, and preserve rural character.

The study area is located in the rural area, adjacent to the UGA and the incorporated limits of the City of Snoqualmie but ineligible to be added to the UGA by long-standing policy. It has been reviewed several times over two decades for inclusion in the UGA, redesignation, and reclassification. Each time, the recommendation has been to maintain the UGA boundary and current land use designation and zoning classification of the area. This has been the conclusion at both the local level through the Comprehensive Plan and, more recently, at the countywide level through GMPC action on the CPPs.

The study area is largely vacant, with the exception of the adaptive reuse of a former recreational vehicle campground as a base of operations for KCSARA [King County Search and Rescue Association]. This use operates under current zoning and serves activities that occur largely in the rural and natural resource lands accessed to the east of the study area. This use fits the rural setting because it is low intensity and serves activities occurring in the rural and natural resource lands of the county.

The current RA-5 zoning allows for low-density residential uses that could be clustered as necessary to preserve and protect the numerous streams and wetlands that exist in the area and still remain consistent with rural area character. Additional land uses may be considered as permitted, conditional, and special uses in accordance with K.C.C. development

regulations, as discussed above. Affordable housing is unlikely to be located in the study area. Regardless of the potential uses that may occur in the study area, special attention should be paid to the viewshed of the area, critical areas, as well as adequate spaces for potential use as a regional trail.

The zoning, similar to elsewhere in the study area, supports low-density residential and rural dependent uses. Any intensification of uses in this area beyond what is contemplated by the Rural Area land use designation has the potential to negatively impact the planned function of the imminent improvements to the Snoqualmie Interchange, as well as impact the viewshed from the highway looking north.

Protection of the northwest portion of the study area is an important factor in protecting the forested visual character of the Mountains to Sound National Scenic Byway on I-90. The northeast corner of the study area, abutting the UGA, contains numerous critical areas, and provides a forested gateway into the City of Snoqualmie. This area still provides a significant visual and sound buffer for the residential neighborhoods inside the City.

Recommendation

This study recommends that the UGA be maintained in its current location (consistent with current countywide policy) and that the study area keep its Rural Area land use designation and RA-5 zoning classification.

4. <u>Vashon-Maury Island – Town Gateway Landscaping Development</u> <u>Requirements</u>

Existing KCCP Land Use Designation: rt Existing Zoning: R-4

Executive's Analysis and Recommendation in P-Suffix Report

<u>Summary of current zoning conditions:</u> Requires increased landscaping standards for one parcel at the "Gateway" of Vashon Rural Town.

<u>Legislative History:</u> Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.

Analysis and recommended changes: The condition originates from the 1996 Vashon Town Plan to support a Town Gateway that transitions the area from rural to commercial. The property has not been developed beyond the existing single-family residence since the condition's adoption. The landscaping requirements for developing the parcel would typically only require street trees for single family subdivisions and short subdivisions (K.C.C. 21A.16.050). The Type I landscaping required by the condition includes a full screen visual barrier. Maintaining the increased landscaping requirement is consistent with the community's goals for the Town Gateway to provide a transition from rural properties to commercial

properties and to provide greater separation from the residential properties and Vashon Highway SW. The recommendation is to retain the condition.

2024 KCCP Equity Analysis Summary²⁶

This section of the staff report summarizes the Executive's equity analysis, transmitted as supplemental information to the 2024 KCCP. The equity analysis includes a description of current conditions, an evaluation of process equity, a description of how equity impacts were identified and evaluated, and the evaluation of the distributional equity impacts in the Executive's Recommended 2024 KCCP.

Members of the Equity Work Group, discussed in the equity analysis, will present at today's Committee meeting.

Current Conditions

<u>Demographics.</u> The current conditions section starts with a section on demographics, including a comparison of demographics between King County as a whole, unincorporated King County, and urban and rural²⁷ unincorporated King County further compared.

Demographic comparisons are made for race, age, sex, LGTBQIA+ populations, household size, immigrant and refugee populations, language spoken and limited English proficiency populations, health differences and populations living with disabilities, income, poverty levels, and employment. The analysis includes key takeaways from this demographic comparison, which include:

- Unincorporated King County continues to racially diversify, but still has a higher proportion of White residents than King County as a whole.
- Urban unincorporated King County has a higher proportion of Black, Indigenous, or other People of Color (BIPOC) populations than King County as a whole, with greater proportions of Black/African American, Hispanic/Latino/a/e, and Asian populations than the county average.
- More Black and African American communities, in particular, reside in Skyway-West Hill, compared to other places throughout the county.
- Hispanic/Latino/a/e communities, in particular, proportionally reside more in North Highline, compared to other places throughout the county.
- People aged under 18 (youth) currently comprise 20 percent of King County's population, while those over 65 (older adults) are 13 percent of the population. This dynamic is anticipated to change dramatically by 2045, with youths projected to represent 18 percent of the population, and older adults representing one-fifth of the population.
- Unincorporated King County households are larger on average than the county overall.

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²⁶ Attachments 10 through 11 to this Staff Report

²⁷ Rural includes Natural Resource Lands for purposes of the equity analysis.

- A quarter of urban unincorporated King County residents are immigrants and refugees, a greater proportion than rural King County or the county overall.
- Urban unincorporated King County residents are more likely to speak a language other than English at home and have a higher rate of limited English proficiency than King County residents overall.
- While higher than the national value, life expectancy in King County varies by race and place. On average, communities in south King County have shorter life expectancies than northern and eastern county communities. Native Hawaiian and Pacific Islander, American Indian and Alaska Native, and Black and African American residents have the lowest average life expectancy.
- Median age differs by race in King County. On average, White residents are older than BIPOC residents countywide.
- Black and African American and American Indian and Alaska Native households have median household incomes of approximately half that of White, non-Hispanic households, countywide.

<u>Housing and Healthy Communities.</u> The Current Conditions section looks at housing supply, underproduction, need, affordability; displacement risk; residential mobility; access to opportunity, amenities, transit, health communities. Key takeaways in this section include:

- Recent housing development in unincorporated King County has primarily been single-family detached housing; about 20 percent of units developed were multifamily.
- Recent housing production in unincorporated King County has disproportionately been single detached homes with a higher number of bedrooms.
- Despite the relatively high number of new units permitted countywide, housing development has struggled to keep up with population growth. Household growth has outpaced housing growth between 2010 and 2020.
- Countywide, the median listing price for homes has increased almost \$300,000, or 50 percent, between 2016 and 2022. Median rent has increased over 40 percent between 2015 and 2021.
- Black and African American, low-income, and renter households are disproportionately affected by cost burden, meaning they are more likely to pay more than 30 percent of household income towards housing costs.
- Despite being more likely to be renters across King County, BIPOC households have disproportionately higher rates of homeownership in unincorporated King County.
- Residents of some neighborhoods within North Highline and Skyway-West Hill are at higher risk of displacement. The remainder of North Highline, other portions of Skyway-West Hill, East Federal Way, and Fairwood are at moderate risk for displacement.
- Residents in urban unincorporated King County have less proximate access to transit, parks and open space, and healthy food options than King County residents overall, and more so for Black and African American, Native Hawaiian and Pacific Islander, and Hispanic and Latino/a/e residents.

<u>Climate and Frontline Communities.</u> The next section under the Current Conditions section looks at climate threats and environmental health disparities. Key takeaways in this section include:

- Climate change and environmental threats compound existing inequities, meaning that while locations and the people affected will vary by the nature of the threat (e.g., flooding, extreme heat, or wildfire), communities already experiencing economic or social vulnerabilities from racial segregation, poverty, income inequality, or limited social capital will be disproportionately affected by climate change.
- Central and South King County residents face greater health risks from environmental exposures than other subareas within the county. Communities in North Highline, Skyway-West Hill and East Federal Way are most disproportionately burdened in unincorporated King County. [bolding removed]

Each subsection of the Current Conditions section includes direct quotes from members of priority populations identified in the analysis, pulled from a survey done by the Executive in 2022.

Process Equity.

<u>Process Changes.</u> The section on process equity includes a discussion of the previous process of developing the KCCP and ways that the process for the 2024 KCCP were changed to improve equitable engagement. The analysis states that the process was changed in four ways to make the development of the 2024 KCCP "more collaborative, accessible, and equitable," including:

- Increased opportunities for public input during the development of Plan proposals.
 This included a survey to share input on the direction of the proposals after the scope was approved by the Council; and release of early concept of draft proposals for review and input, prior to the release of the full Public Review Draft.
- 2. Diversified and more accessible methods of participation. This included digital surveys, virtual meetings, an open house meeting with all ages, activities and language interpretation, and partnership with community-based partners.
- 3. Use of an Equity Work Group, an advisory body of community leaders who represent communities historically underrepresented in comprehensive planning processes.
- 4. Continuous equity impact reviews through different stages of Plan development.

The Executive's equity analysis found that these changes resulted in an overall increase of input from previous KCCP updates. Most of the increase came from completion of various surveys, and the meetings of the Equity Work Group. There were over 10,000 written comments during the early plan development, and over 740 written comments on the Public Review Draft.

<u>Equity Work Group.</u> Early in the KCCP development process, the Executive convened an Equity Work Group, which "was driven by this need for deeper community engagement (two-way dialogue, building capacity, and centering community input) focused on the needs and interests of priority populations disproportionately affected by

Plan proposals, while building understanding and awareness of comprehensive planning more generally."

The Equity Work Group was made up of 15 people representing communities and places historically underrepresented in County planning processes. They were all members of BIPOC communities and lived or worked in different geographic areas of the County.

The Equity Work Group, by their own choice, focused on housing proposals, equity impact reviews, and public engagement efforts.

<u>Future Process Changes.</u> This section ends with a summary of ways that future KCCP updates can build on the process used for the 2024 KCCP. The equity analysis states that:

During Plan updates, there is a concerted effort to stir community interest and solicit input, but that engagement ceases after the Plan update is completed. This means that a large amount of energy is expended every five or ten years to raise consciousness and build trust and understanding, but that the investment of resources and energy and the time community expends to participate is not continuously or carried over to the next process. A continuous process for community capacity building and engagement on land use and comprehensive planning would help bridge this knowledge and engagement gap.

The equity analysis recognizes that more time and resources are needed, both for the level of public engagement done for the 2024 KCCP, and any additional improvements made in future update. There is a Work Plan action item proposed in Chapter 12 to look at public engagement strategies that will be briefed at a future meeting.

Equity Impact Review

<u>Methodology.</u> For the distributional equity impact review, the Equity Work Group worked in an iterative process with Executive staff to answer the question:

How do the proposed changes in this Scope Topic²⁸ address or repair structural, racial inequities from land use policies, or known disparities in the Determinants of Equity?

There were prompts that helped Executive staff answer this question. Answers were reviewed by the Equity Work Group and they gave guidance back to Executive staff of further populations or concepts to consider. The analysis was done based on the scope of work concepts, divided into 12 subjects.

The equity analysis summarizes the results of the equity impact review for the changes in the 2024 KCCP as follows:

²⁸ The Scope Topic refers to the topics listed in the scope of work adopted as part of Motion 16142.

- The changes address and repair structural, racial inequities from land use policies and disparities in the Determinants of Equity;
- The changes encourage and support equitable, thriving existing communities, and proposals encourage safe and responsible growth for new residents and businesses;
- The changes remove barriers for those most directly affected by structural, racial inequities;
- The changes expand the racial equity and social justice planning framework; and
- The changes balance negative consequences through policies, programs, and investments.

The equity analysis states that these conclusions are based on:

- Added provisions for middle housing, inclusionary housing, and a range of emergency shelters;
- Implementation of anti-displacement measures, which Executive staff state includes: "a new strong anti-displacement policy framework proposed in the plan, including requirements for funding priorities, community-led engagement and development, implementation flowing from business and cultural anti-displacement (encouraging priority hire, recognizing the importance of and helping protect cultural anchors/assets); this new framework will guide the implanting work by County agencies moving forward. A new work program item also directs evaluation of how the mandatory inclusionary housing and community preference programs could continue in other communities. The anti-displacement measures also includes the expansion of the inclusionary housing program and the new middle housing and emergency housing proposals in the bullet above;"
- Changes that address inequitable climate impacts such as improved energy efficiency in homes, expanded transit access, and supporting electric vehicle use and infrastructure;
- Improved and culturally relevant engagement, and recognition of displacement risk and cultural assets, during planning and implementation; and
- Direction for the Executive to nominate, White Center and the Skyway Business
 District for designation as countywide centers, which could lead to additional
 funding for infrastructure improvements in these neighborhoods.

This section concludes with a statement that the KCCP should be monitored for identifying disparately affected populations related to KCCP proposals. The metrics, using the County's Determinants of Equity Data Tool²⁹ identified include:

- Environmental Pollution Burden
- Displacement Risk
- Housing Affordability (or cost burden)
- Homelessness
- Transit Access

²⁹ Determinants of equity and data tool

This monitoring ties into a Work Plan Action in Chapter 12 of the KCCP, which calls for updates to the existing performance measures framework³⁰ to be updated. Executive staff state that the performance measures framework may include a tie to the Equity Data Tool.

ATTACHMENTS

- 1. Council's Review Schedule for 2024 KCCP, updated December 15, 2023
- 2. Proposed Ordinance 2023-0440 Attachment I, Map Amendments
- 3. Proposed Ordinance 2023-0440 Chapter 11 of the KCCP
- 4. Proposed Ordinance 2023-0440 Attachment H, Vashon-Maury Island Subarea Plan amendments
- 5. Proposed Ordinance 2023-0439 with Attachments
 - a. Attachment A: KCCP Chapter 11 changes
 - b. Attachment B: Snoqualmie Valley/Northeast King County Subarea Plan
 - c. Attachment C: Snoqualmie Valley/Northeast King County Map Amendments
 - d. Attachment D: Fall City Subdivision Moratorium Work Plan Report
- 6. Excerpt of Ordinance 19527: Snoqualmie Valley/NE King County Community Needs List
- 7. Executive's Supplemental Material: Area Zoning and Land Use Studies
- 8. Executive's Supplemental Material: Vashon-Maury Island P-suffix Conditions Report
- 9. Executive's Supplemental Material: Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- 10. Executive's Supplemental Material: Equity Analysis
- 11. Executive's Supplemental Material: Public Participation Summary
- 12. Council's Community Outreach Plan

INVITED

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

LINKS

All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at: https://kingcounty.gov/en/dept/council/governance-leadership/county-council/topics-of-interest/comprehensive-plan

³⁰ Adopted by Motion 15017

Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan

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

Supporting Materials

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

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

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

Supporting Materials

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

Proposed Ordinance 2023-0438 – Countywide Planning Policy Update

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

Supporting Materials

- Transmittal Letter
- Fiscal Note

2024 King County Comprehensive Plan

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

King County Council Committee Review and Adoption Schedule As of December 15, 2023 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17	LSLU Committee - Briefing 1 - Overview, Schedule, Process - Snoqualmie Valley/Northeast King County Subarea Plan - Vashon-Maury Island Subarea Plan changes - Chapter 11: Community Service Area Subarea Planning - Map Amendments - Equity Analysis Summary - Equity Work Group Presentation Opportunity for Public Comment - Remote and In-Person
January 18 6:30pm Council Chambers	LSLU Special Committee Meeting - Public Hearing on Draft Environmental Impact Statement - Public Comment on Executive's Recommended Plan Opportunity for Public Comment - Remote and In-Person
February 7	LSLU Committee - Briefing 2 - Chapter 1: Regional Growth Management Planning - Chapter 2: Urban Communities - Growth Targets and the Urban Growth Area Appendix Opportunity for Public Comment - Remote and In-Person
February 8 6:30pm Covington City Hall	LSLU Special Committee Meeting - Public Comment on Executive's Recommended Plan Opportunity for Public Comment - Remote and In-Person
February 21	LSLU Committee - Briefing 3 - Chapter 5: Environment - Chapter 6: Shorelines Opportunity for Public Comment - Remote and In-Person
March 6	LSLU Committee - Briefing 4 - Chapter 4: Housing and Human Services - Housing Needs Assessment Appendix Opportunity for Public Comment - Remote and In-Person
March 7 6:30pm Riverview Educational Center, Duvall	LSLU Special Committee Meeting - Public Comment on Executive's Recommended Plan Opportunity for Public Comment - In-Person only
March 20	LSLU Committee - Briefing 5 - Chapter 3: Rural Areas and Natural Resource Lands Opportunity for Public Comment - Remote and In-Person

Color key:

Gray: Executive actions
Blue: Public Hearing or Action dates

White: Regular Committee Meetings
Red: Amendment deadlines

Date	Event
March 29	Amendment requests for Striker due - Except for Critical Area Regulations
	LSLU Committee - Briefing 6
	- Chapter 7: Parks, Open Space, and Cultural Resources
	- Regional Trails Needs Report Appendix
Anril 2	- Chapter 8: Transportation
April 3	- Transportation Appendix
	- Transportation Needs Report Appendix
A '1 4	Opportunity for Public Comment - Remote and In-Person
April 4	LSLU Special Committee Meeting
5:30pm	- Public Comment on Executive's Recommended Plan
Vashon Center for	Opportunity for Public Comment - In-Person only
the Arts	
April 5	Substantive direction deadline for Striking Amendment - Except for Critical Area
April 12	Regulations Amendment requests for Striker due - Critical Area Regulations
ביווויב	LSLU Committee - Briefing 7
	- Chapter 9: Services, Facilities, and Utilities
A 1145	- Capital Facilities and Utilities Appendix
April 17	- Chapter 10: Economic Development
	Opportunity for Public Comment - Remote and In-Person
April 19	Substantive direction deadline for Striking Amendment - Critical Area Regulations
	LSLU Committee - Briefing 8
Marr 4	- Chapter 12: Implementation, Amendments, and Evaluation
May 1	- Development Regulations
	Opportunity for Public Comment - Remote and In-Person
May 14	Striking Amendment released
	LSLU Committee Briefing
	- Briefing on the Striking Amendment
May 15	
	Opportunity for Public Comment - Remote and In-Person
May 16	LSLU Special Committee Meeting
6:30pm	- Public Comment on Committee Striking Amendment
Skyway VFW	g .
	Opportunity for Public Comment - In-Person only
May 22	Line amendment direction due
May 31	Public Line Amendments released
	Local Services and Land Use Committee
	- Review and consideration of striking and line amendments
June 5	- Vote on Committee recommendation
1 44	Opportunity for Public Comment - Remote and In-Person
June 14	Council amendment concept deadline for FEIS and public hearing notice
June 21	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS
September 19 to	Budget Standdown
~Thanksgiving (November 28)	
,	Dublic Heading Nation Decreased LL Co. 11 to 11
October 14 to 18	Public Hearing Notice Prepared by Council staff
October 21 to 25	Public Hearing Notice Issued

Color key: Gray: Executive actions Blue: Public Hearing or Action dates

Date	Event
October 4	Substantive direction needed on Striking Amendment
October 28	Striking Amendment distributed to Councilmembers
November 1	Line amendment direction due
November 12	Public Amendments released
November 6 November 6 to 13	FEIS Issued - last possible date for hearing on November 19 7 day waiting period for FEIS
November 19	Public Hearing at full Council Opportunity for Public Testimony - Remote and In-Person
December 3	Possible vote at full Council
December 10	Back up vote if 1-week courtesy delay

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: https://kingcounty.gov/en/dept/council/governance-leadership/county-council/topics-of-interest/comprehensive-plan/2024.

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Land use and Zoning Map Amendments

December 2023



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Map Amendment 1: Maple Valley – Urban Growth Area Boundary and Industrial **Amendment**

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING **COUNTY ZONING ATLAS**

58 59

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56 57

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Amend Sections, Townships, and Ranges, as follows:

61 62

	,	
Section 15	Township 22	Range 6
Section 16	Township 22	Range 6

63 64

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LAND USE

ZONING

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URBAN GROWTH AREA BOUNDARY

1. Amend the urban growth area boundary to include the following parcels and a portion of undesignated King County Right-of-Way in the rural area. The parcels include:

1522069034	1522069036	1622069091

1. Amend land use designation from "i" (Industrial) to "ra" (Rural Area) on the following parcels:

1522069034	1522069036	1622069091

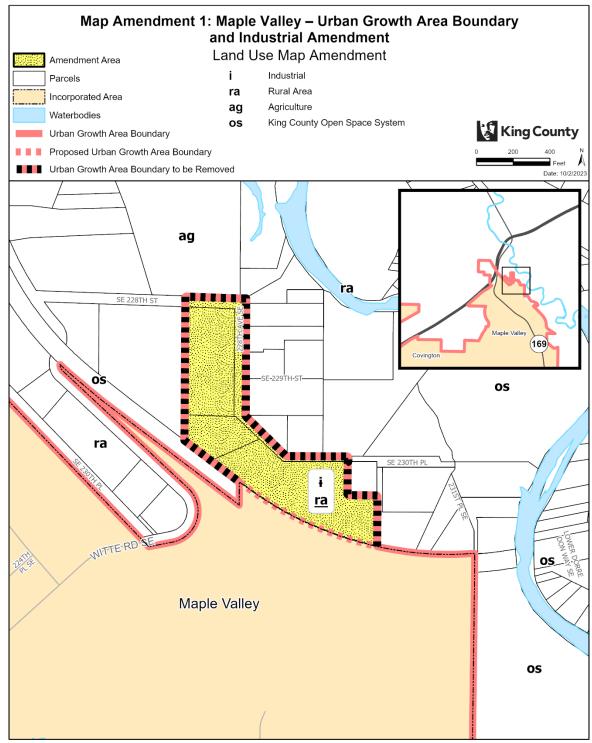
- 1. On the following parcels:
 - a. Remove P-Suffix TR-P17; and
 - b. Amend the zoning of from I (Industrial) to RA-5 (Rural area, 1 dwelling unit per 5 acres).

1522069034 1522069036 1622069091

2. Repeal P-Suffix Development Condition TR-P17 from the Zoning Atlas.

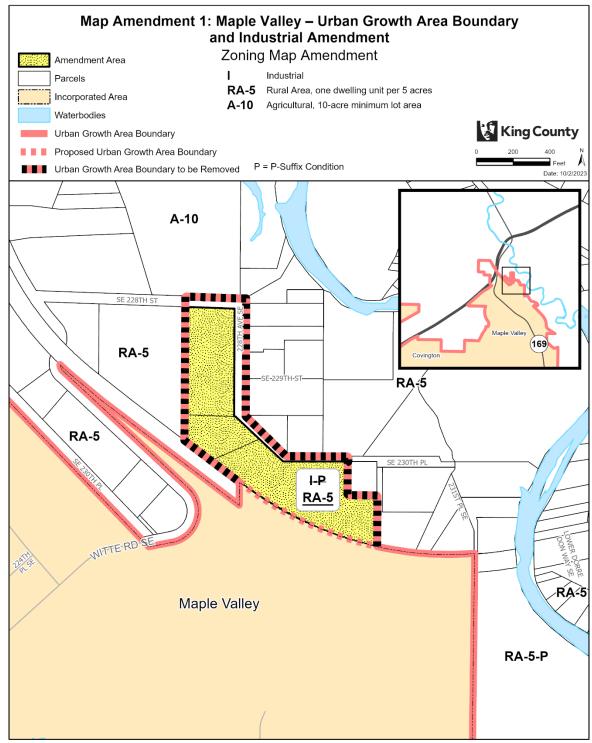
Effect: Amends the Urban Growth Area boundary to coincide with a portion of the northern city limits of Maple Valley. The amendment also includes the following actions consistent with this change:

- Changes the Comprehensive Plan land use designation of parcels now outside of the Urban Growth Area boundary from Industrial to Rural Area;
- Rezones the parcels from I to RA-5; and
- Removes and repeals P-suffix TR-P17, which was meant to limit the impacts of potential industrial uses on the properties.



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Project: LUZMA_MapleValley-RHMining P, McCombs



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Project: LUZMA_MapleValley-RHMining P, McCombs

Map Amendment 2: Skyway-West Hill – Cannabis Retail Terminology

AMENDMENT TO THE KING COUNTY ZONING ATLAS

97 98

95 96

Amend Sections, Townships, and Ranges, as follows:

99 100

Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 14	Township 23	Range 4
Section 7	Township 23	Range 5

101 102

ZONING

103 104

105

1. Amend P-Suffix WH-P11 on the following parcels:

0231000005	0231000011	0231000012	0231000014
0231000020	0231000022	0231000025	0231000030
0231000035	0231000040	0232000003	0232000010
0232000030	0232000035	0232000036	0232000053
0232000054	0232000070	0232000072	0232000080
0232000100	0372000094	0372000115	0372000130
0372000135	0372000140	1180000400	1180001765
1223049007	1223049027	1223049032	1223049037
1223049039 (portion)	1223049042 (portion)	1223049058	1223049068
1223049111	1223049128	1223049149	1223049156
1223049171	1223049178	1223049185	2172000594
2172000596	2172000611	2172000616	2172000646
2172000648	2172000650	2172000660	2172000665
2172000670	2172000671	3969300215	3969300220
4136800125	4136800130	4136800135	4136800140
7580200120	7580200121	7580200165	7580200170
7580200175	7580200181	7580200182	7580200190
7580200200	7580200205	7580200250	7580200255
7580200260	7580200265	7580200267	7580200270
7580200430	7580200431	7580200435	7580200440

106 107 7812801975

2. Amend P-Suffix WH-P11 as follows:

7812801986

108 109 110

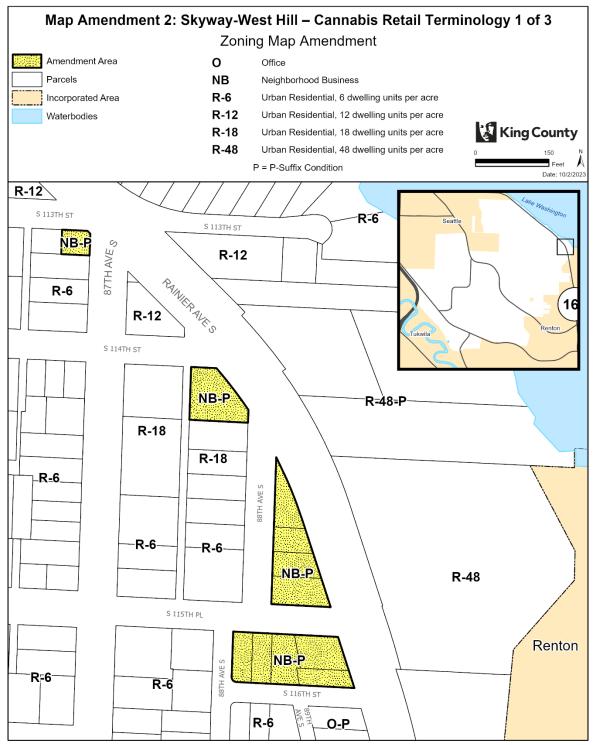
111

"The establishment of new ((marijuana)) cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ((marijuana)) cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

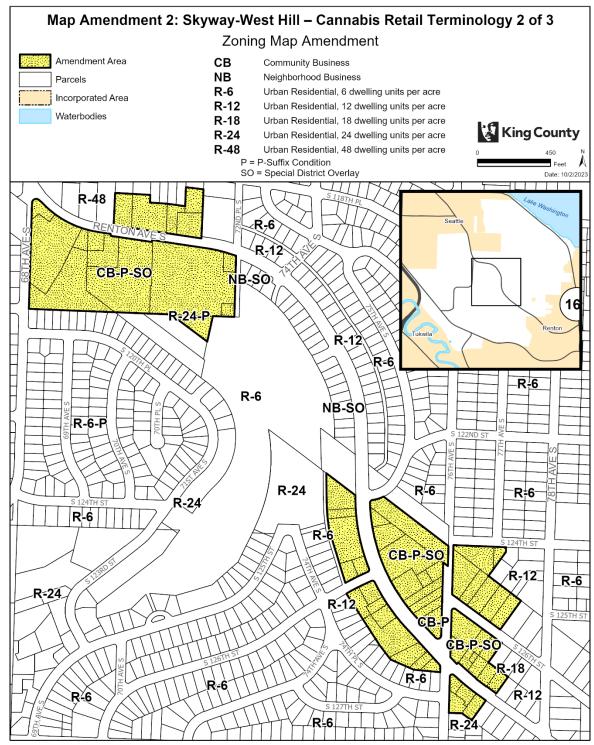
112113114

115

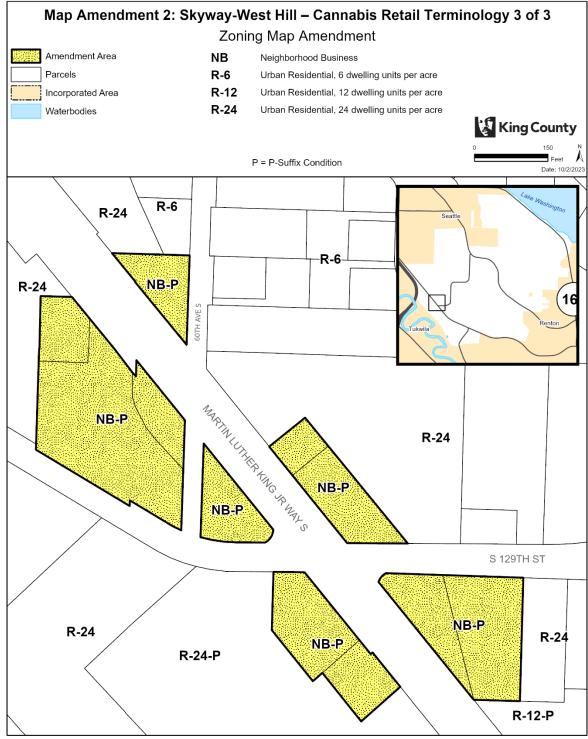
<u>Effect:</u> Updates P-Suffix WH-P11: "Skyway-West Hill Planning Area, Limit to new marijuana retail uses," which currently caps the number of marijuana retail uses in the subarea. The change updates terminology to "cannabis," which would align with recent changes in state law.



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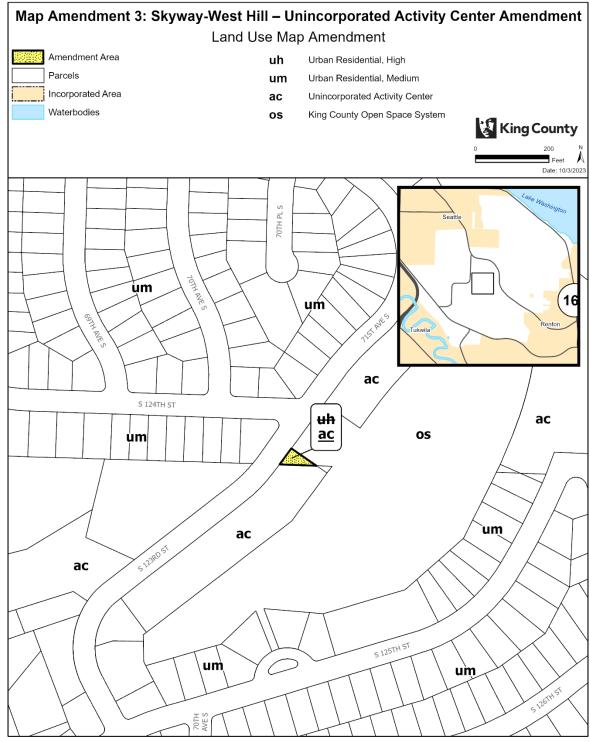
IENSIVE PLAN LAND USE MAP
/s:
Range 4
Residential, High) to "ac" (Unincorporated Activity
rban Residential, High, to Unincorporated Acti

Center on a parcel adjacent to Skyway Park. This change would align with other similar changes

in Attachment D to Ordinance 19555, which this parcel was inadvertently omitted from.

135

136



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Project: SkywayUAC P. McCombs

Map Amendment 4: North Highline – Cannabis Retail Terminology and Alternative Housing Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

141142143

140

138139

Amend Sections, Townships, and Ranges, as follows:

144

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4
Section 8	Township 23	Range 4
Section 32	Township 24	Range 4

145 146

ZONING

147 148

1. Add P-Suffix NH-P02 to the following parcels:

149

0795000025	0795000030	0795000035	0795000040
0795000045	0795000050	0795000060	0795000075
0795001505	0795001510	0795001776	0795001785
0795001795	0795001800	0795001805	2185000895

150 151

- 2. On the following parcels:
 - a. Amend P-Suffix NH-P02, and
 - b. Remove "Alternative Housing Demonstration Project" (-DPA) established in K.C.C. 21A.55.125.

152	
153	
154	

0123039100	0123039104	0123039105
0123039120	0123039146	0123039220
0123039244	0123039250	0123039252
0123039271	0123039389	0123039521
0623049044	0623049143	0623049163
0623049173	0623049183	0623049191
0623049209	0623049226	0623049285
0623049379	0623049412	0623049413
2195100025	2195100040	2195100060
2195100205	3004800375	3004800380
3004800390	3004800392	3004800395
3004800415	3004800425	3004800430
3004800445	3004800455	3004800460
3004800505	3107400005	3107400008
3107400040	3107400060	3107400095
3107400135	3107400145	3107400165
3203800035	3203800105	3203800120
3203800135	3203800140	3203800145
3203800165	3203800170	3203800175
3203800180	3203800181	3203800195
3203800215	3203800225	3451000004
	0123039120 0123039244 0123039271 0623049044 0623049173 0623049209 0623049379 2195100025 2195100205 3004800390 3004800415 3004800415 3107400040 3107400135 3203800135 3203800180	0123039120 0123039146 0123039244 0123039250 0123039271 0123039389 0623049044 0623049143 0623049173 0623049183 0623049209 0623049226 0623049379 0623049412 2195100025 2195100040 2195100205 3004800375 3004800390 3004800425 3004800445 3004800455 3004800505 310740005 3107400135 3107400145 3203800135 3203800105 3203800165 3203800170 3203800180 3203800181

3451000010	3451000015	3451000020	3451000035
3451000038	3451000039	3451000041	3451000042
3451000043	3451000044	3451000045	3451000085
3451000087	3451000088	3451000099	3451000105
3451000106	3451000120	3451000125	3451000130
3451000143	3451000147	3451000149	3451000200
3451000205	3451000206	3451000207	3451000209
3451000210	3451000220	3451000228	6303400250
6303400260	6303400265	6303400270	6303400275
6303400276	6303400316	6303400325	6303400330
6303400335	6303400340	7211401085	7211401105
7211401140	7211401145	7211401160	7211401175
7211401345	7211401355	7211401375	7211401395
7211401404	7211401405	7973202635	7973202645
7973202646	7973202650	7973202655	7973202660
7973202665	7973202685	7973202686	7973202690
7973202695	7973202700	7973202705	7973202710
7973202712	7973202715	7973202720	7973202725
7973202730	7973202800	7973202820	7973202830
7973202835	7973202845	7973202870	8801700010
8801700020			

155

3. Amend P-Suffix NH-P02 on the following parcels:

		•
0123039481	0123039482	0123039520
0523049034	0623049048	0623049079
0623049111	0623049154	0623049200
0623049219	0623049220	0623049286
0723049182	0723049183	0723049550
0795000010	0795000020	0795000080
0795000095	0795000100	0795000105
0795000115	0795000125	0795000130
0795000245	0795000250	0795000255
0795000270	0795000280	0795000285
0795000295	0795000300	0795000305
0795001525	0795001530	0795001535
0795001541	0795001545	0795001550
0795001575	0795001580	0795001585
0795001735	0795001745	0795001750
0795001760	0795001770	0796000005
0892000040	0892000041	0892000042
0892000050	1721801935	2185001045
2185001105	2185001107	2185001130
2185001240	2185001245	2185001250
2185001275	2853600005	3451000230
3451000290	3451000486	3451000487
5624200371	5624200372	5624200390
5624200411	5624200412	5624200416
6303400975	6303400980	6303400981
	0523049034 0623049111 0623049219 0723049182 0795000010 0795000095 0795000245 0795000245 0795000270 0795000295 0795001525 0795001525 0795001735 0795001760 0892000040 0892000050 2185001240 2185001275 3451000290 5624200371 5624200411	0523049034 0623049154 0623049219 0623049220 0723049182 0723049183 0795000010 0795000020 079500015 0795000100 0795000245 0795000250 0795000270 0795000280 0795001525 0795001530 0795001541 0795001545 0795001575 0795001580 0795001735 0795001745 0795001760 0795001770 0892000040 0892000041 0892000050 1721801935 2185001240 2185001245 2185001275 2853600005 3451000290 3451000486 5624200411 5624200412

6303400982	6303400986	6303401055	7262200005
7262200010	7262200011	7973202385	7973202540
7973202555	7973202556	7973202560	7973202565
7973202570	7973202575	7973202580	7973202585
7973202586	7973202600	7973202610	7973202615
7973202900 (portion)			

4. Remove "Alternative Housing Demonstration Project" (-DPA) established in K.C.C. 21A.55.125:

	1 - /		1-/
0123039061	0123039067	0123039069	0123039072
0123039151	0123039223	0123039224	0123039227
0123039234	0123039241	0123039251	0123039415
0623049034	0623049035	0623049056	0623049057
0623049115	0623049233	0623049264	0623049266
0623049275	0623049277	0623049281	0623049282
0623049283	0623049290	0623049292	1591000005
1591000010	1591000015	1591000020	1591000025
1591000030	1591000035	1591000040	1591000045
1591000050	1591000055	1591000060	1591000065
1591000070	1591000075	1591000080	1591000085
1591000090	1591000095	1591000100	2195100105
2195100115	2195100125	2195100135	2195100145
2195100155	2195100165	2195100180	2195100185
2195100195	2195100215	3004800165	3004800175
3004800176	3004800185	3004800215	3004800225
3004800234	3004800235	3004800295	3004800298
3004800300	3004800310	3004800320	3004800326
3004800335	3004800340	3004800345	3004800355
3004800365	3004800480	3004800490	3004800500
3107400050	3451000050	3451000051	3451000052
3451000053	3451000055	3451000165	3451000172
3451000174	3451000175	3451000180	3451000181
3451000182	3451000191	3451000192	6303400180
6303400190	6303400195	6303400200	6303400205
6303400210	6303400215	6303400235	6303400240
6303400245	6303400280	6303400285	6303400290
6303400295	6303400300	6303400303	6303400305
6303400385	6303400390	6303400395	6303400400
6303400405	6303400410	6303400415	7211400485
7211400490	7211400505	7211400506	7211400507
7211400680	7211400685	7211400708	7211400709
7211400710	7211400711	7211400725	7211400735
7211400745	7211400760	7211400845	7211400850
7211400863	7211400864	7211400865	7211400866
7211400867	7211400868	7211400895	7211400905
7211400914	7211400915	7211400916	7211400917
7211400935	7211400945	7211400960	7211400965
7211400990	7211400995	7211400996	7211401005
7211401015	7211401030	7211401045	7211401047

7211401048	7211401065	7211401205	7211401225
7211401245	7211401255	7211401264	7211401265
7211401270	7211401275	7211401280	7211401285
7211401294	7211401295	7211401305	7211401306
7211401310	7211401565	7211401580	7211401590
7211401591	7211401600	7211401610	7211401611
7211401620	7211401625	7211401635	7211401645
7211401655	7211401665	7211401675	7211500000
7452200000			

5. Amend P-Suffix NH-P02 as follows:

164 165 166

163

"The total number of ((marijuana)) cannabis retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any ((marijuana)) cannabis retailers legally established beyond this limit within the North Highline subarea prior to the adoption of Ordinance 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

167 168

Effect: Amends the King County Zoning Atlas as follows:

169 170 171

172

 Adds P-Suffix NH-P02: "North Highline Planning Area, Limit to new cannabis retail uses," which currently caps the number of cannabis retail uses in the subarea, on parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022.

173174175

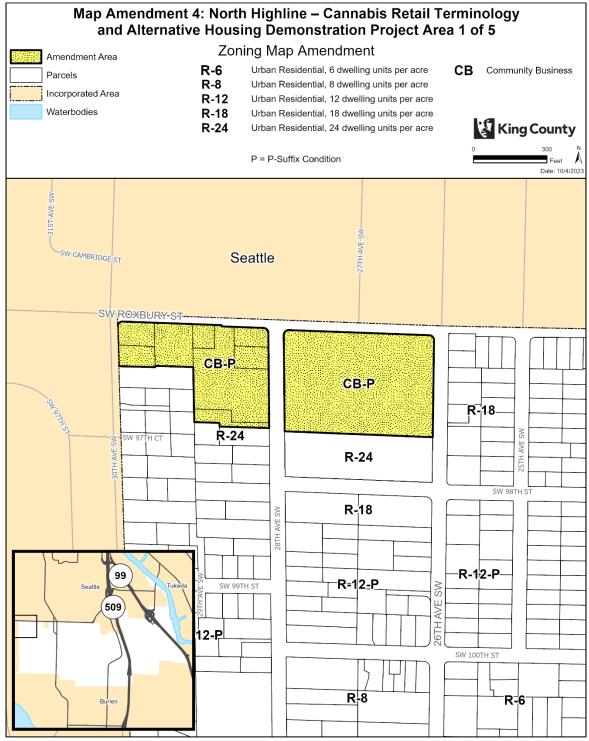
 Removes the Alternative Housing Demonstration Project (K.C.C. 21A.55.125) from parcels in the White Center Unincorporated Activity Center to reflect that the authority for these parcels has expired

177 178 179

180

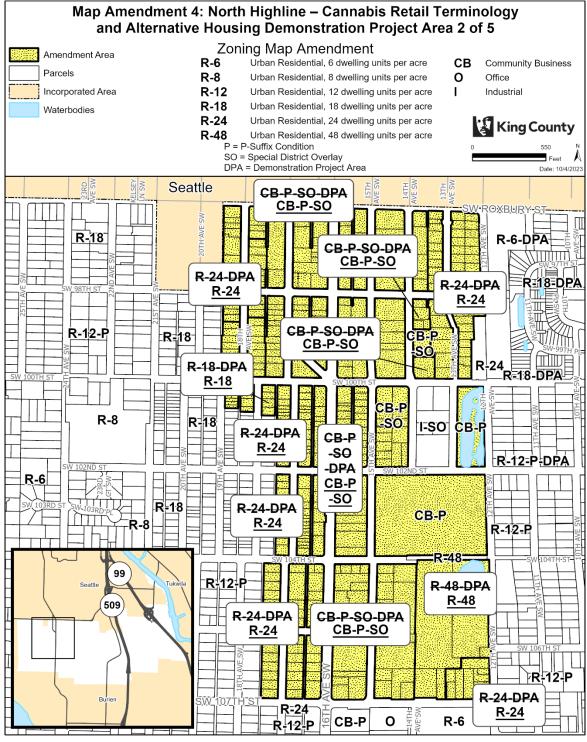
176

 Amends terminology of P-Suffix NH-P02 by replacing the term "marijuana" with "cannabis," which would align with recent changes in state law.



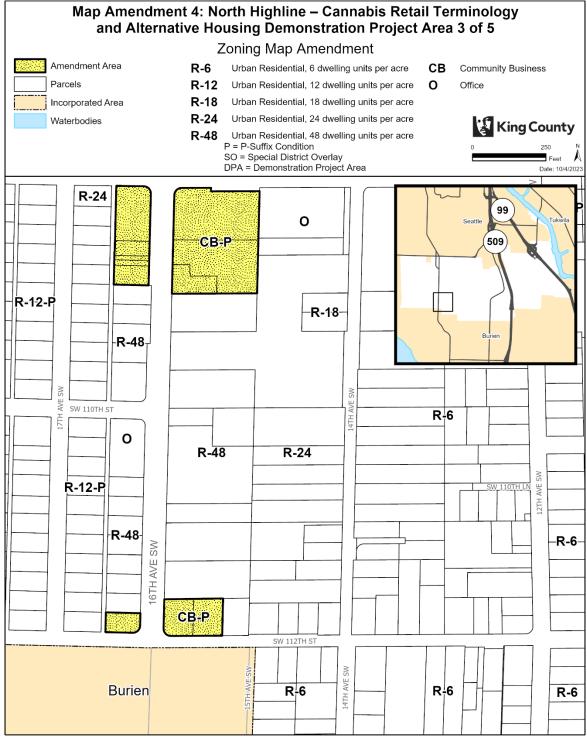
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Project: No-HiGannabisRotal P. McCombs



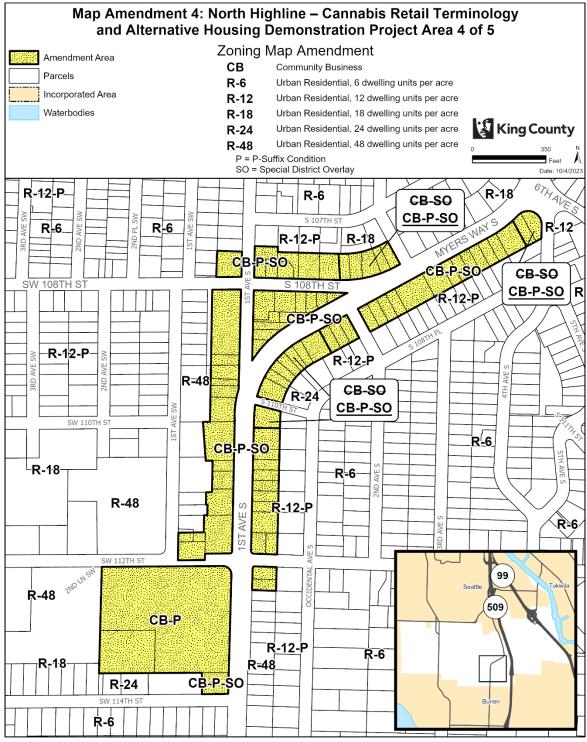
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Project: No-HiGcnnabisRotal P. McCombs



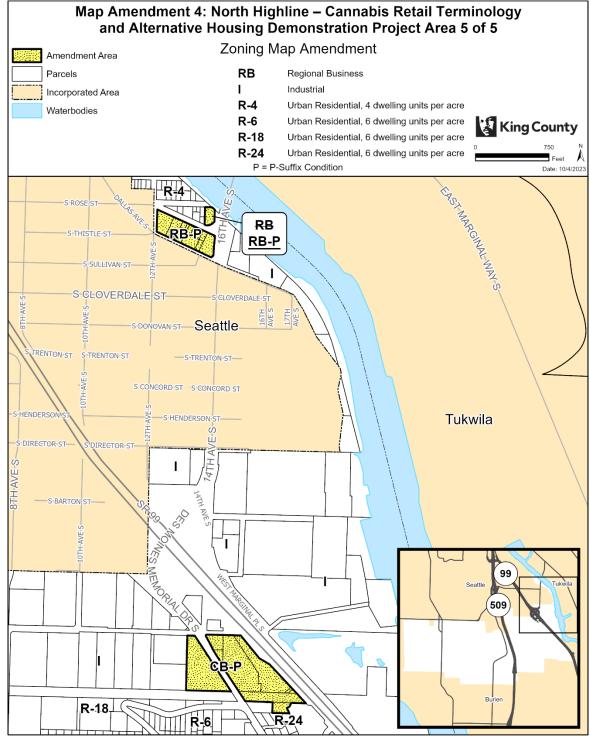
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Project: NoHiCannabisRetail P. McCombs



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Project: NoHiCannabisRatial P. McCombs



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Map Amendment 5: Low-Impact Development and Built Green Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

189 190 191

186

187188

Amend Sections, Townships, and Ranges, as follows:

192

Section 32	Township 23	Range 3
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4

193 194

ZONING

195

1. Remove the "Low Impact Development and Built Green Demonstration Project" (-DPA) established in K.C.C. 21A.55.060 on the following parcels:

196 197 198

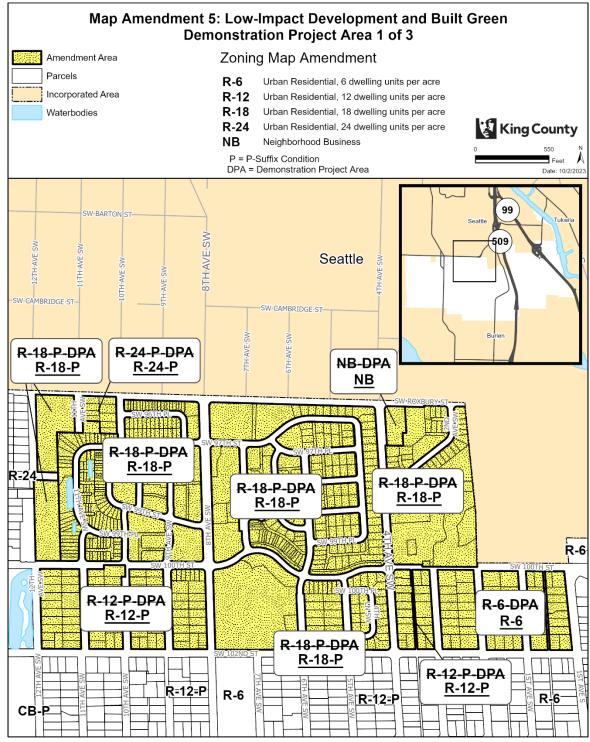
0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2414600055	2414600060
2414600061	2414600065	2414600066	2414600070
2414600071	2414600075	2414600076	2414600080
2414600081	2414600085	2414600086	2414600090
2414600095	2414600100	2414600110	2414600111
2414600113	2414600115	2414600116	2414600120
2414600121	2414600125	2414600126	2414600130
2414600132	2414600134	2414600140	2414600145
2414600146	2414600150	2414600155	2414600156
2414600160	2414600161	2414600165	2414600166
2414600170	2414600171	2414600175	2414600180
2414600181	2414600185	2414600186	2414600190
2414600191	2414600195	2414600196	2414600200
2414600201	2875150010	2875150020	2875150030
2875150040	2875150050	2875150060	2875150070
2875150080	2875150090	2875150100	2875150110
2875150120	2875150130	2875150140	2875150150
2875150160	2875150170	2875150180	2875150190
2875150200	2875150210	2875150220	2875150230
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2895800030	2895800040	2895800050	2895800060
2895800070	2895800080	2895800090	2895800100
2895800110	2895800120	2895800130	2895800140
2895800150	2895800160	2895800180	2895800190
2895800200	2895800210	2895800220	2895800230
2895800240	2895800250	2895800260	2895800270
2895800280	2895800290	2895800300	2895800310
2895800320	2895800330	2895800340	2895800350
2895800360	2895800370	2895800380	2895800390

2895800400	2895800410	2895800420	2895800430
2895800440	2895800450	2895800460	2895800470
2895800480	2895800490	2895800500	2895800510
2895800520	2895800530	2895800540	2895800550
2895800560	2895800570	2895800580	2895800590
2895800600	2895800610	2895800620	2895800630
2895800640	2895800650	2895800660	2895800670
2895800680	2895800690	2895800700	2895800710
2895800720	2895800730	2895800740	2895800750
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2895800840	2895800850	2895800860	2895800870
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2895800920	2895800930	2895800940	2895800950
2895800960	2895800970	2895800980	2895800990
2895801000	2895801090	2895801100	2895801110
2895801120	2895810010	2895810020	2895810030
2895810040	2895810050	2895810060	2895810070
2895810080	2895810090	2895810100	2895810110
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2895810210	2895810220	2895810230	2895810240
2895810250	2895810420	2895810430	2895810460
2895810470	2895810500	2895810510	2895810520
2895810530	2895810560	2895810570	2895820010
2895820020	2895820030	2895820040	2895820050
2895820060	2895820070	2895820080	2895820090
2895820100	2895820110	2895820120	2895820130
2895820140	2895820150	2895820160	2895820170
2895830010	2895830020	2895830030	2895830040
2895830050	2895830060	2895830070	2895830080
2895830090	2895830100	2895830110	2895830120
2895830130	2895830140	2895830150	2895830160
2895830170	2895830180	2895830190	2895830200
2895830210	2895830220	2895830230	2895830240
2895830260	2895850010	2895850020	2895850030
2895850040	2895850050	2895850060	2895850070
2895850080	2895850090	2895850100	2895850110
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2895850160	2895850170	2895850180	2895850190
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2895850240	2895850250	2895850260	2895850270
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2895850320	2895850330	2895850340	2895850350
2895850360	2895850370	2895850380	2895850390
2895850400	2895850410	2895850420	2895850430
2895850440	2895850450	2895850460	2895850470
2895850480	2895850490	2895850500	2895850510
2895850520	2895850530	2895850540	2895850550
2895850560	2895850570	2895850580	2895850590
2895850600	2895850610	2895850620	2895850630
2895850640	2895850650	2895850660	2895850670
2895850680	2895850690	2895850700	2895850710
2895850720	2895850730	2895850740	2895850750

2895850770		1 /8458511/411
2895850810	2895850780 2895850820	2895850790 2895850830
		2895850870
		2895870040
		2895870080
		2895870120
		2895870160
		2895870200
		2895870240
		2895870280
		2895870320
		2895870360
		2895870400
		2895870440
		2895870480
		2895870520
		2895870560
		2895870600
		2895870640
		2895870680
		2895870720
		2895870760
		2895870800
		2895870840
		2895870880
		2895870920
		2895870960
2895870980	2895870990	2895871000
		2895871040
2895871060	2895871070	2895871080
2895871100	2895871110	2895871120
2895871140	2895871150	2895871160
2895871180	2895871190	2895871200
2895871220	2895871230	2895871240
2898600005	2898600010	2898600015
2898600025	2898600030	2898600035
2898600050	2898600053	2898600055
2898600073	2898600075	2898600085
2898600095	2898600100	2898600115
2898600125	2898600130	2898600140
2898600160	2898600165	2898600166
2898600180	2898600190	2898600195
2898600210	2898600215	2898600220
2898600235	2898600240	2898600245
5269200005	5269200010	5269200015
5269200025	5269200030	5269200040
5269200050	5269200055	5269200060
	5269200075	5269200080
	5269200095	5269200100
		5269200120
		5269200140
		7694200010
7694200030	7694200040	7694200050
	289587020 2895870060 2895870100 2895870140 2895870180 2895870220 2895870260 2895870300 2895870340 2895870380 2895870460 2895870500 2895870540 2895870540 2895870540 2895870660 2895870700 2895870700 2895870700 289587080 289587080 289587080 289587080 289587080 289587100 289587100 2895871100 2895871100 2895871140 2895871140 2895871140 2895871140 2895871140 2895871140 2895871140 2895871120 2898600055 2898600055 2898600055 2898600055 2898600160 2898600160 289860025 526920005 526920005 526920005 5269200050 5269200050 52692000150	2895850850 2895870030 2895870020 2895870030 2895870100 2895870170 2895870140 2895870150 2895870180 2895870190 289587020 2895870230 289587020 2895870270 2895870300 2895870310 2895870340 2895870350 2895870380 2895870390 2895870420 2895870430 2895870380 2895870390 2895870400 2895870430 2895870400 2895870430 2895870500 2895870510 2895870500 2895870550 2895870600 2895870550 2895870600 2895870630 2895870600 2895870670 2895870700 2895870700 2895870780 2895870750 289587080 289587080 289587080 289587080 289587080 289587080 289587090 289587090 289587100 289587100 2895871100 2895871100 2895871100

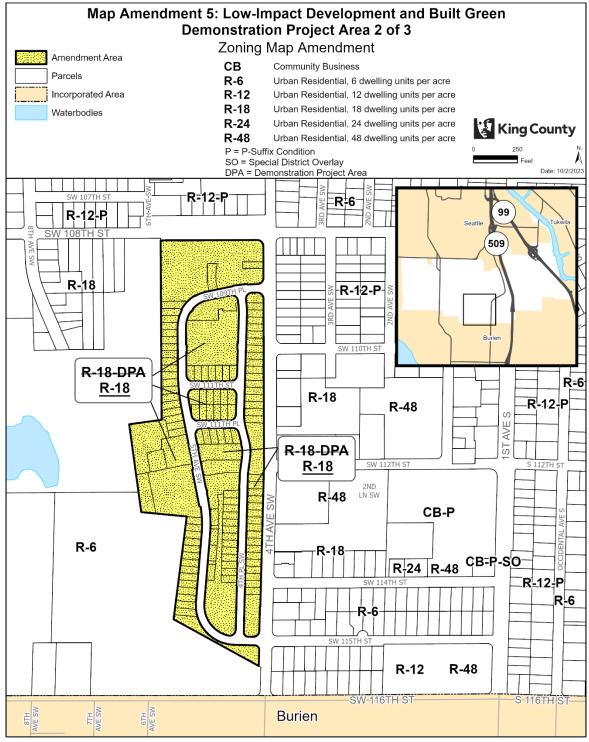
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7694200100	7694200110	7694200120	7694200130
7694200140	7694200160	7694200170	7694200180
7694200190	7694200200	7694200210	7694200220
7694200230	7694200240	7694200250	7694200260
7694200270	7694200280	7694200290	7694200300
7694200310	7694200320	7694200330	7694200340
7694200350	7694200360	7694200370	7694200380
7694200390	7694200400	7694200410	7694200420
7694200430	7694200440	7694200410	7694200460
7694200470	7694200440	7694200490	7694200500
7694200470	7694200520	7694200530	7694200540
7694200510	7694200560	7694200570	7694200540
7694200590	7694200600	7694200570	7694200620
7694200630	7694200640	7694200650	7694200660
7694200670	7694200690	7694200700	7694200710
7694200720	7694200730	7694200740	7694200750
769420T101	769420T102	7694210010	7694210020
7694210030	7694210040	7694210050	7694210060
7694210070	7694210080	7694210090	7694210100
7694210110	7694210120	7694210130	7694210140
7694210150	7694210160	7694210170	7694210180
7694210190	7694210200	7694210210	7694210220
7694210230	7694210240	7694210250	7694210260
7694210270	7694210280	7694210290	7694210300
7694210310	7694210320	7694210330	7694210340
7694210350	7694210360	7694210370	7694210380
7694210390	7694210400	7694210410	7694210420
7694210430	7694210440	7694210450	7694210460
7694210470	7694210480	7694210490	7694210500
7694210510	7694210520	7694210530	7694210540
7973200605	7973200610	7973200615	7973200620
7973200625	7973200680	7973200685	7973200690
7973200705	7973200710	7973200715	7973200790
7973201690	7973201695	7973201700	7973201705
7973201710	7973201715	7973201720	7973201725
7973201730	7973201735	7973201740	7973201745
7973201750	7973201755	8094700010	8094700020
8094700030	8094700040	8094700050	8094700060
8094700070	8094700080	8094700090	8094700100
8094700110	8094700120	8094700130	8094700140
8094700150	809470TR-B	809470TR-C	809470TR-D
809470TR-E	809470TR-X	9475600010	9475600020
9475600030	9475600040	9475600050	9475600060
9475600070	9475600080	9475600090	9475600100
9475600110	9475600120	9475600130	9475600140
9475600150	9475600160	9475600170	9475600180
9475600190	9475600200	9475600210	9475600220
9475600230	9475600240	9475600250	9475600260
9475600270	9475600280	9475600290	9475600300
9475600310	9475600320	9475600320	9475600330
9475600340	9475600350	9475600360	9475600370
9475600380	2233333	1	
5.1.0000000			

200 <u>Effect:</u> Removes the Low-Impact Development and Built Green Demonstration Project Area (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.



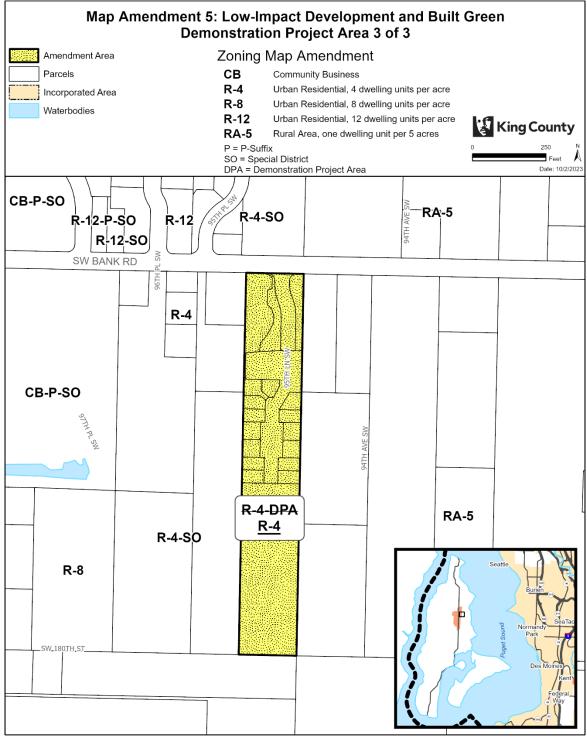
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Project: BuiltGreenDPA P. McCombs



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Project: BuiltGreenDPA P. McCombs



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Project: BuildForenDPA P. McCombs

Map Amendment 6: Sustainable Communities and Housing Projects Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

209 210

206

207208

Amend Sections, Townships, and Ranges, as follows:

211 212

Section 6	Township 23	Range 4	
Section 11	Township 23	Range 4	

213214

ZONING

215216217

 Amend the zoning from R-18 (Urban Residential, 18 dwelling units per acre) to R-18-DPA (Urban Residential, 18 dwelling units per acre with a Demonstration Project Area overlay) to add the "Sustainable Communities and Housing Projects Demonstration Project" established in K.C.C. 21A.55.101 on the following parcel:

219 220

218

00000	40075	Ī
06230	49375	

221222

2. Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-8-DPA (Urban Residential, 8 dwelling units per acre with a Demonstration Project Area overlay) to add the "Sustainable Communities and Housing Projects Demonstration Project" established in K.C.C. 21A.55.101 on the following parcels:

223224225226

1148300010	1148300020	1148300030	1148300040
1148300050	1148300060	1148300070	1148300080
1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310	1148300320
1148300330	1148300340	1148300350	1148300360
1148300370	1148300380	1148300390	1148300400
1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

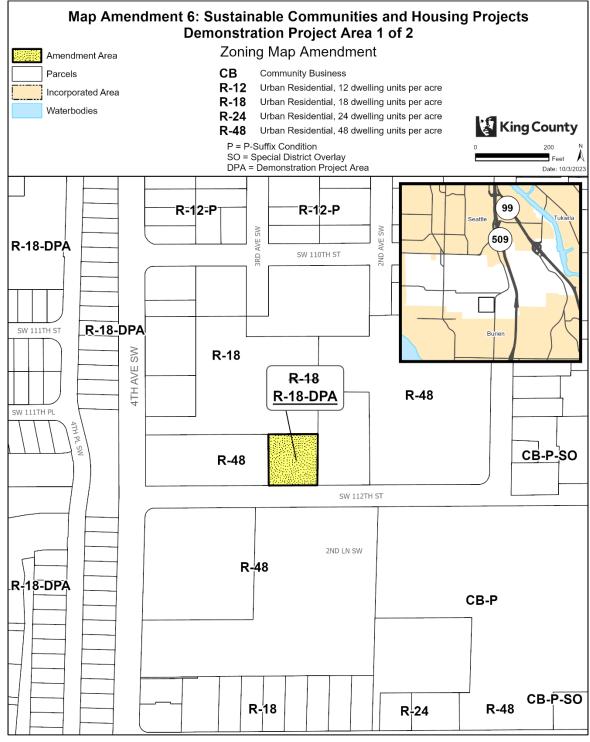
227228

229

230

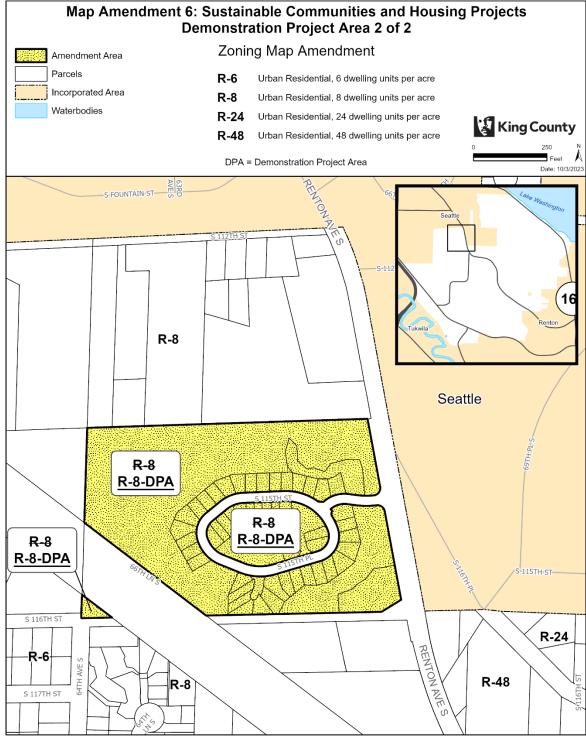
231

Effect: Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties. This technical correction would align with the properties' edibility currently authorized in K.C.C. 21A.55.101.



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Project: SustainableCommunitiesIPA P. McCombs



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Amena Sections,	Townships, and Ranges, as	follows:
Section 15	Township 22	Range 4
LAND USE		
Amend land parcel:	use designation from "i" (Indu	strial) to "ul" (Urban Residential, Low) on the follo
	use designation from "i" (Indu	strial) to "ul" (Urban Residential, Low) on the follo
parcel:	use designation from "i" (Indu	istrial) to "ul" (Urban Residential, Low) on the follo
parcel: 1522049162		istrial) to "ul" (Urban Residential, Low) on the follo
parcel: 1522049162 ZONING 1. On the follow		istrial) to "ul" (Urban Residential, Low) on the follo
parcel: 1522049162 ZONING 1. On the follow a. Remove P	ring parcel: 2-Suffix GR-P03; and	istrial) to "ul" (Urban Residential, Low) on the follows: Industrial) to R-1 (Urban Residential, 1 dwelling u

Effect: On a parcel in unincorporated Kent:

258

259

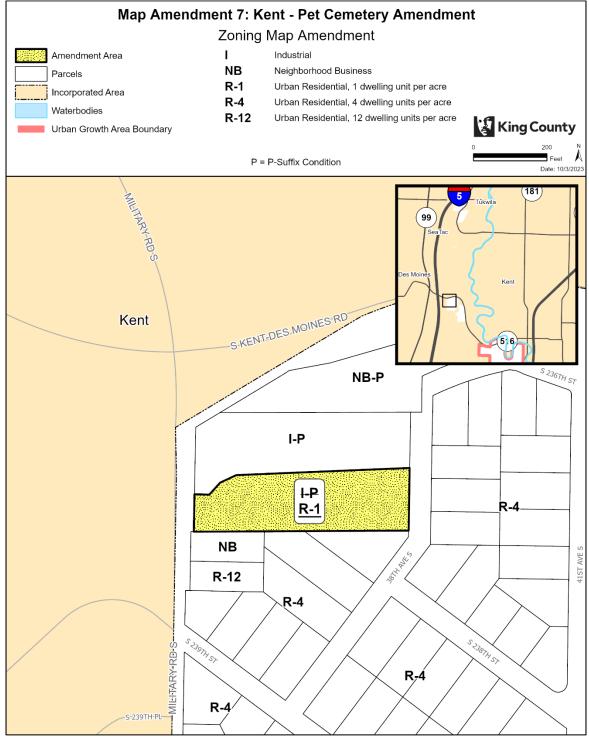
261

- Amends the land use designation from Industrial to Urban Residential, Low;
 - Amends the zoning classification from Industrial to R-1; and
- Removes and repeals P-Suffix GR-P03, which limits the allowed uses to long-term storage of recreation vehicles (RVs).



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Project: KentPetCemetery P. McCombs



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Project: KentPetCemetery P. McCombs

Map Amendment 8: Countywide - King County Open Space System Expansion

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

269270271

272

266

267

268

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

273274275

LAND USE

276277

1. Amend land use designation from "ac" (Unincorporated Activity Center) to "os" (King County Open Space System) on the following parcels:

278279

7973202900 (portion)

280 281 282 2. Amend land use designation from "ag" (Agriculture) to "os" (King County Open Space System) on the following parcels:

0119069035	0626079039	0925079008 (portion)	1020069054
1024079035	1024079036 (portion)	1024079037	1222029035
1320069208 (portion)	1322029005	1322029049	1322029073
1322029082	1322029085	1420069014	1420069031
1420069086	1420069094	1420069105	1520069017
1520069032	1520069041	1520069099	1520069100
152006HYDR	1526059070	2221059010	2226059084
2326059048	2520069078	2521059007	2521059016
2521059018	2521059021	2521059062	2521059075
2521059081	2521059082	2521059084	2521059085
2621059006	2626059059	2721059001	2726059081
2821069004	2821069031	2821069032	2821069033

2821069034	2921069014	2921069075	2921069111
2925079003	2925079004	2925079026	2925079027
2925079035	2925079052	2925079053	3020079034
3020079079	3221069006	3321069009	3321069021
3321069025	3321069033	3321069034	3321069042
3321069043	3321069044	3420069020	3420069087
3421069005	3421069007	3520069074 (portion)	3621059001
3621059002	3621059005 (portion)	6427000185	6427000270
7327710020	7327710030	7327710050	7327710080
7327710090	7327710122	9428500080	

283 284 285

286

3. Amend land use designation from "f" (Forestry) to "os" (King County Open Space System) on the following parcels:

0125079001	0223099018	0223099019	0321079029
0721079008	0721079034	0721079045	1023079027
1023079028	1023099018	1121079020 (portion)	1121079041 (portion)
1121079042 (portion)	1121079043 (portion)	1121079057 (portion)	1125079043
1125079044	1225079031	1421079024 (portion)	1723099001 (portion)
2020079002	2020079006	2020079007	2020079008
2020079020	2020079023		

287 288

289 290 4. Amend land use designation from "gb" (Greenbelt/Urban Separator) to "os" (King County Open Space System) on the following parcels:

0422059024	0422059161	0422059162	0521059119
3022059025	3022059027	3022059042	3122059011 (portion)

291 292

293

294

5. Amend land use designation from "i" (Industrial) to "os" (King County Open Space System) on the following parcels:

000

0006600018 (portion)

295296297

298

6. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the following parcels:

0523069001 (portion) 0523069031 (portion) 3522069020 (portion)

299300301

302

7. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcels:

0119069001	0119069002	0119069029	0119069030
0120069006	0121029002	0121029003	0121029005
0121029013	0121029014	0121029016	0121029040
0121029055	0121029079	0121029080	0121029081
0121029082	0121029116	0121029121	0121029122
0121029123	0121029128	0121029129	0121029132
0121029134	0121029135	0121029136	0121029137
0121029144	0122029001	0122029003	0122029004
0122029058	0220069002	0220069008	0220069009
0220069131	0221059200	0221069002	0221069003
0221069004	0221069005	0221069006	0221069007

0221069008	0221069009	0221069010	0221069012
0221069015	0221069016	0221069022	0221069023
0221069026	0222069012	0223059001	0223059002
0223059004	0223079008	0321059013	0321059190
0321069001	0323079022	0422039017	0422039042
0422039045	0422069019	0422069020	0422069028
0522069020	0523069030	0523069031 (portion)	0523089043
0526069039	0561500230	0561500240	0619079049
0619079051	0619079070	0619079083	0622069002
0623069003	0623069014	0623069031	0623069052
0625100165	0626079039	0722039122	0722039134
0723069001	0723069020	0726069013	0726069079
0726069080	0726069100	0822039097	0823069042
0823069104	0823089003	0823089006	0823089007
0823089023	0823089003	0823089000	0826069024
0826069033	0826069090	0922069035	0922069114
	1021059005		
0922069128	1022059005	1021059045	1022059006
1022059037		1022059182	1022059186
1022059189	1023069031	1023089099	1121059012
1121079020 (portion)	1121079041 (portion)	1121079042 (portion)	1121079043 (portion)
1121079057 (portion)	1125079013	1125079020	1125079041
1125079043	1125079044	1125079048	1125079056
1125079063	1125079065	1125079068	1125079073
1125079076	1125079077	1125079078	1125079089
1126059242	1221079014	1221079064	1222029086
1225079023	1225079031	1320069208 (portion)	1321079045
1322029043	1324079020	1324079112	1420069015 (portion)
1420069051	1420069052	1420069053	1420069059
1420069083 (portion)	1420069099	1420069150	1421079024 (portion)
1422069032	1425079013	1425079034	1425079037
1425079048	1425079053	1425079056	1425079058
1461400100	1461400105	1521059006	1522069025
1522069026	1522069028	1522069061	1525079022
1531000010	1531000160	1535202815	1535202835
1535202875	1621069031	1621069047	1621069048
1622039008	1722069067	1726069098	1726069107
1822069002	1823039092	1823039187	1824089078
1920079101	1924069020	1926069025	2022039120
2022069014	2022069035	2024069014	2024089019
2024089032	2024089088	2024089090 (portion)	2025079062
2026069005	2026069083	2051200065	2051200085
2051200240	2051200365	2051200370	2051200375
2051200380	2051200406	2051200520	2085200975
2085200980	2085200985	2121069001	2121069009
2121069019	2121069048	2121069053	2122039075
2122039080	2122039116	2122039117	2122039118
2122039124	2122039125	2122039126	2122069186
2124079003	2124079015	2221059008	2223069015
2223069016	2223069076	2223069077	2223069079
2223069122	2223069174	2316400265	2316400460
2316400465	2316400470	2321069060	2321069065
2322029035	2322029036	2322029199	2322029203
2322029204	2323059017	2323059065	2323059136

2324079093	2325069026	2325069030	2422029016
2422069047	2521069001	2521069025	2521069027
2521069028	2521069032	2522029016	2522029080
2522029081	2522029082	2522029083	2522029086
2522029087	2522029088	2522029091	2522029092
2522029101	2522029106	2522029115	2522029137
2523069011	2523069148	2523069161	2523069166
2524059178	2525069011	2525069012	2525069013
2525069017	2525069018	2525069028	2525069073
2525069082	2525069090	2525069091	2525069092
2525069093	2525069094	2525069095	2621059043 (portion)
2621069011	2621069069	2621069071	2621069072
2621069073	2621069074	2621069075	2621069076
2621069077	2621069078	2621069079	2623069015
2625069002	2625069003 (portion)	2625069015	2721069007
2721069057	2724079084	2725079039 (portion)	2822039005
2921079002	2921079039	2921079048	2921079062
2921079078	2921079083	2921079087	2922039001
2922039002	2922039003	2922039004	2922039006
2922039007	2922039003	2922039004	2923039065
2923039057	2923069007	2923069032	2923069035
2923069043	2923069050	2924069011	2924069015
2923009043			3023069007
	2924069031	2924069097	
3023069043	3023069139	3023069153	3024069024
3024069036	3024069037	3024069038	3024069043
3024079003	3026069062	3122039007	3122039014
3123039019	3123039021	3123039023	3123039038
3123039044	3123039116	3123039119	3123039120
3123039121	3123039122	3123039123	3123039162
3126069037	3126069038	3126069052	3126069053
3126069162	3222039011	3222039027	3222079037
3223039003	3223039011	3223039055	3223039078
3223039079	3223039081	3223039152	3223039156
3223039160	3223039172	3223039173	3223039220
3223069006	3223069050	3223069131	3223069133
3223069140	3224069015 (portion)	3323039002	3326069059
3420069032	3422029003	3422079091	3424089001
3424089024	3425079029	3425079041	3425079043
3425079046	3425079052	3425079054	3425079064
3425079069	3425079080	3425079081	3425079082
3425079083	3425079084	3425079085	3425079086
3425079094	3425079095	3425079100	3425079107
3425079117	3521069001	3521069006	3521069013
3521069015	3521069017	3521069021	3521069033
3521069074	3521069081	3521069082	3521069083
3521069084	3521069131	3521069161	3522029013
3522059031	3522059098	3522069020 (portion)	3522069043
3522069045	3620069015	3620069030	3620069035
3620069042	3620069043	3620069044	3621059005 (portion)
3621069003	3621069007	3621069008	3621069012
3621069017	3621069059	3621069062	3621069067
3621069070	3622029028	3622029034	3622029041
3622069001	3622069072	3623029012	3623029013

3623029015	3623029016	3623029077	3623069005
3623069006	3623069008	3705000170	3874400070
3874400080	3874400100	3874400102	3874400180
3874400240	5104532110	5104532120	5104532130
5104532140	5104540750	5112400047	5112400064
5112400065	5112400066	5112400067	5112400068
6175800001	6175800005	6175800010	6175800014
6175800115	6175800200	6175800205	6175800235
6175800240	6175800265	6175800300	6175800310
6175800315	6175800330	6175800350	6175800440
6175800460	6175800470	6175800475	6175800490
6175800500	6175800510	6175800560	6175800570
6175800575	6175800850	6175800870	6175800875
6175800880	6175800900	6175800960	6175801010
6175801015	6175801025	6175801030	6175801035
6175801045	6175801047	6175801050	6175801060
6175801065	6175801067	6175801070	6626300060
7325600050	7325600120	7325600130	7325600140
7325600150	7325600160	7330300310 (portion)	7330300320
7330300330	7430200170	7930000005	8550000111
8550000115	8550000376	8550000650	8550000651
8550000655	8550000920	8550001075	8550001290
8550001655	8550001850	8550001995	8550002110
8550002500	8550002585	8656800080	

8. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "os" (King County Open Space System) on the following parcels:

3224079034 (portion) 3224079100

9. Amend land use designation from "rx" (Urban Growth Area for Cities in Rural Area) to "os" (King County Open Space System) on the following parcels:

1226069029 (portion)	1420069083 (portion)	3520069074 (portion)	3520069077
1220003023 (portion)	1420003003 (portion)	3320003074 (portion)	3320003011

10. Amend land use designation from "uh" (Urban Residential, High) to "os" (King County Open Space System) on the following parcels:

 11. Amend land use designation from "ul" (Urban Residential, Low) to "os" (King County Open Space System) on the following parcels:

2625069003 (portion)	3024069029
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12. Amend land use designation from "um" (Urban Residential, Medium) to "os" (King County Open Space System) on the following parcels:

0428000095	0428000290	1021049017	1021049064
1523059230	2789000122	2823059126	2924059005 (portion)
4010800090	4010800095	7202331630	7202331640
7330300310 (portion)	7812500340		

323 324

13. Amend land use designation from "UND" (Undesignated) to "os" (King County Open Space System) on the following parcels:

325 326

0926059170 (nortion)	2223059017
0920039170 (portion	2223039017

327 328

14. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the following parcels:

329 330

0823089030	0823089046	0823089047	0823089050
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331 332

ZONING

333 334

- 1. On the following parcels:
- a. Remove P-Suffix SV-P35; and
 - b. Amend the zoning from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

337 338

336

0823089006	0823089030	0823089046	0823089047
0823089050			

339 340

2. Repeal P-Suffix Development Condition SV-P35 from the zoning atlas.

341 342 343

Effect:

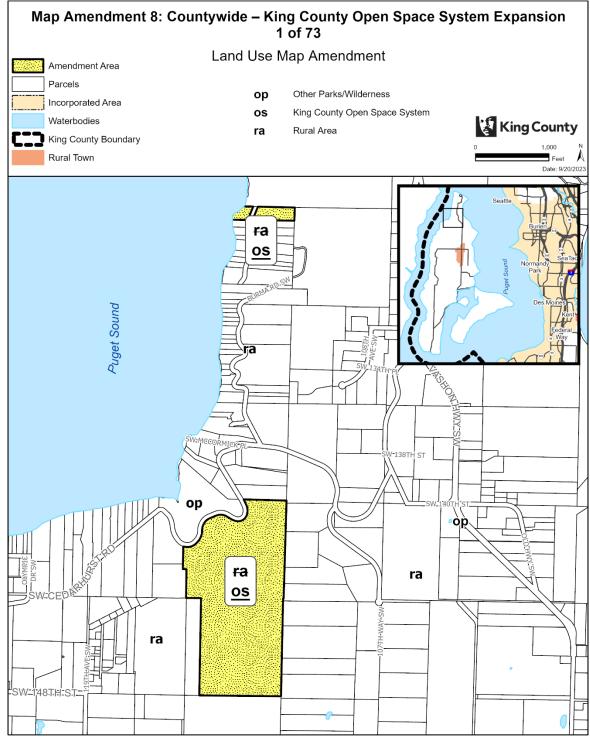
344 345 346 Amends the Comprehensive Plan designation of parcels acquired by King County for inclusion in the King County Open Space System. This designation would indicate the long-term intended use of these properties for environmental protection, wildlife habitat, and outdoor recreation.

347 348 349

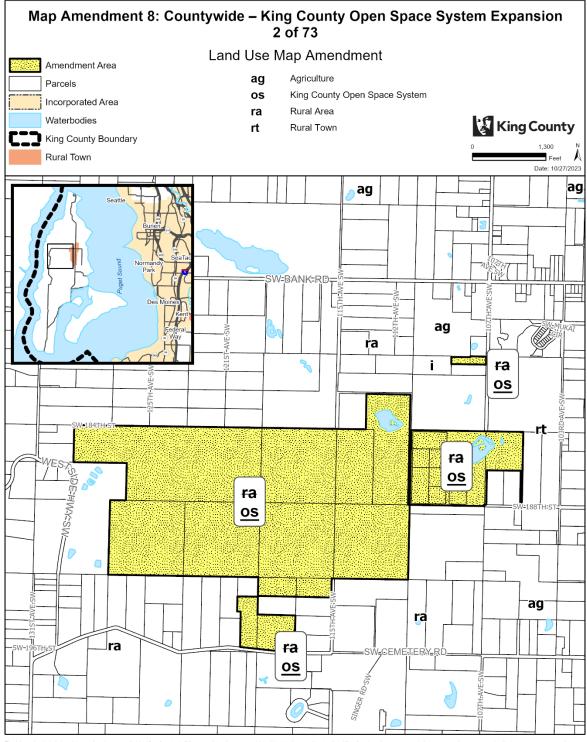
350

351

 Amends the zoning of parcels located south of Interstate-90, south of the City of Snoqualmie from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), removes P-Suffix SV-P35 from the parcels, and repeals SV-P35 from the Zoning Atlas. SV-P35 requires lot clustering on a portion of the affected parcels and that the remainder of the parcels be dedicated for permanent open space.

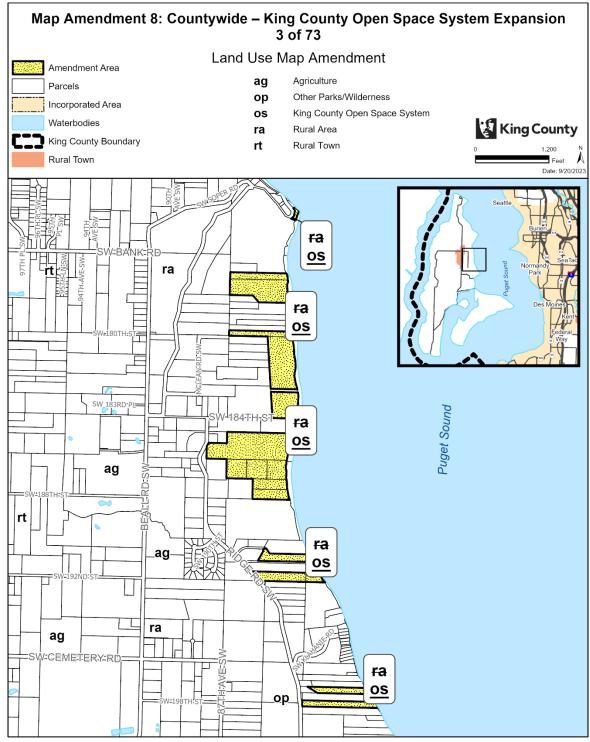


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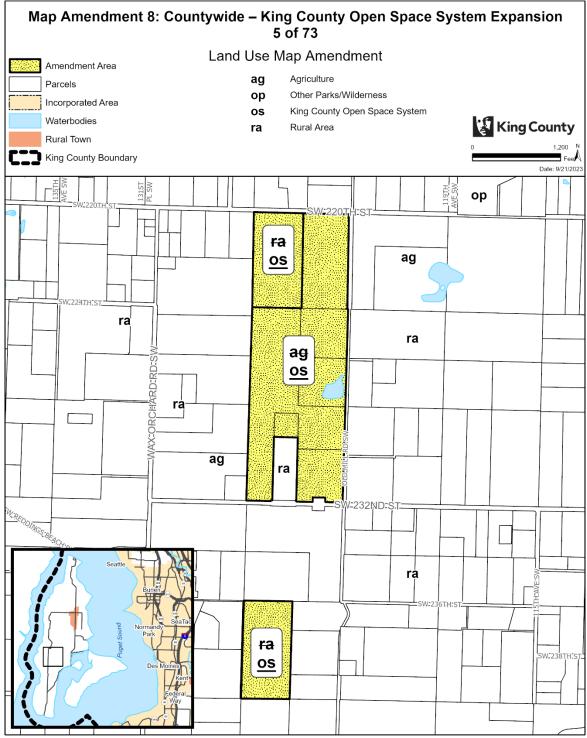
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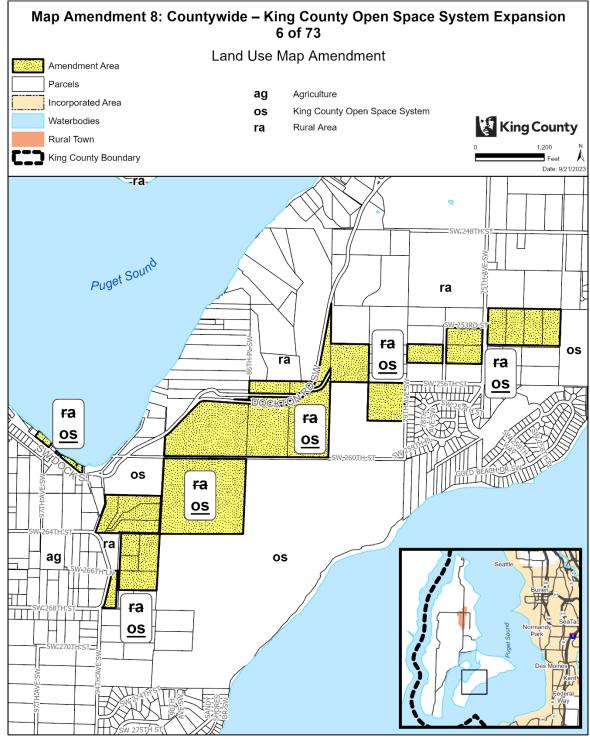


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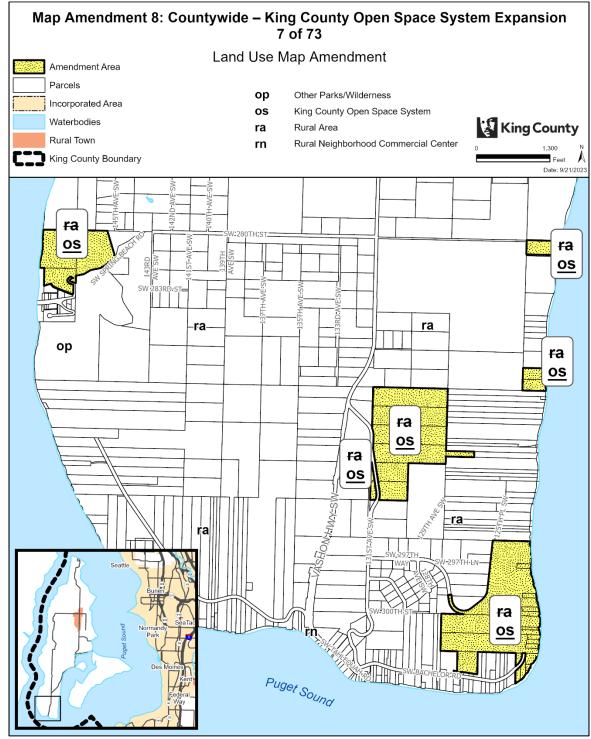
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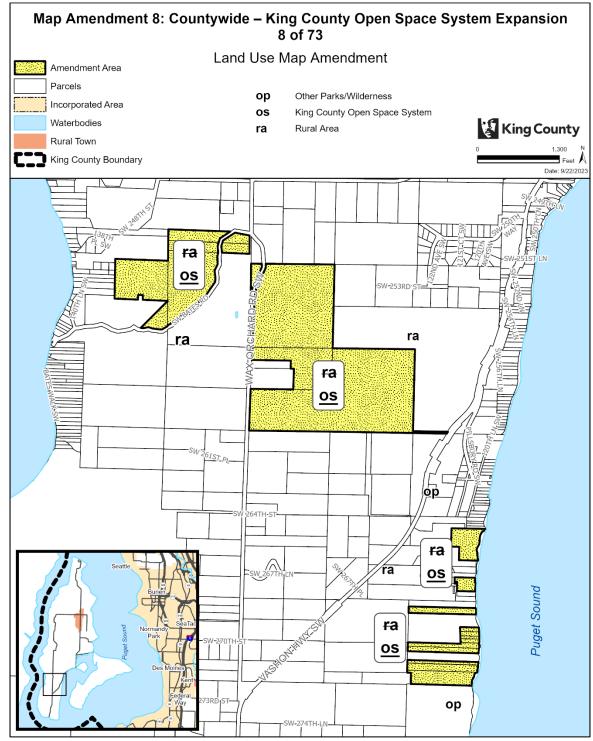


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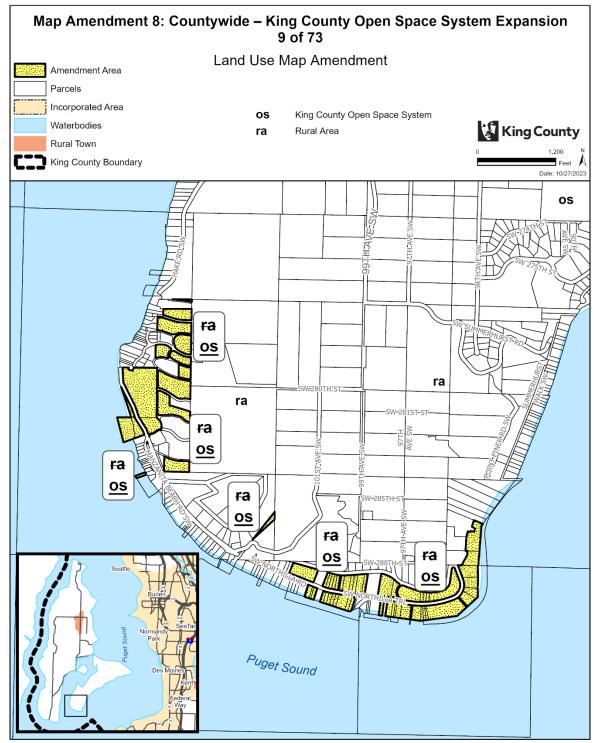
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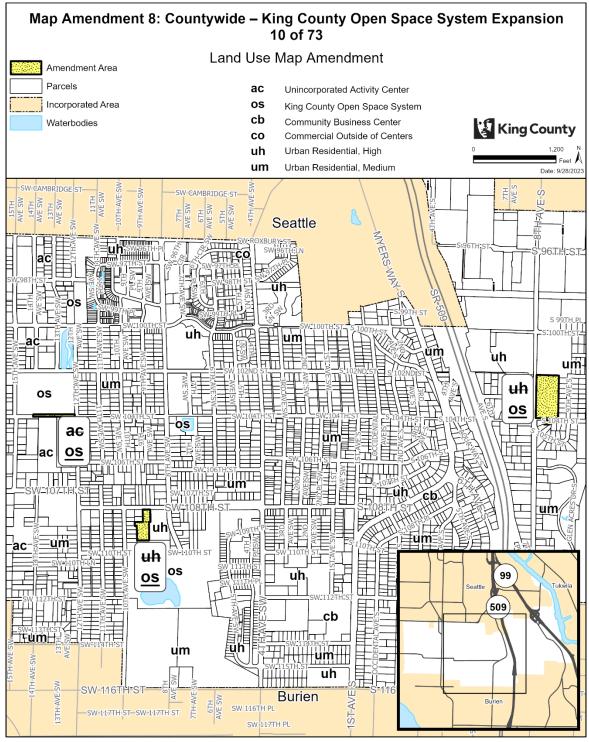
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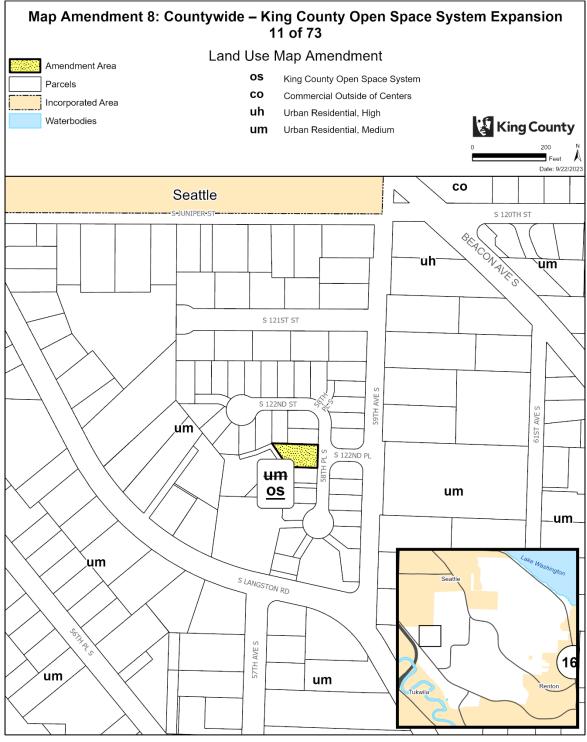


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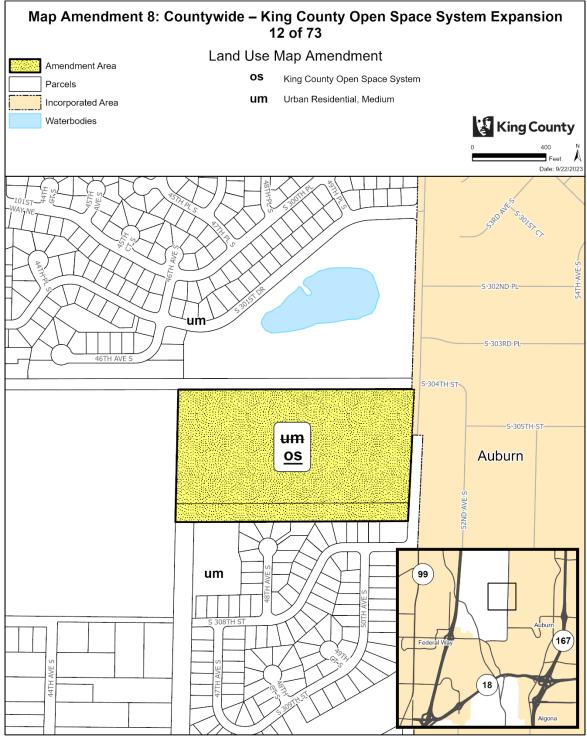
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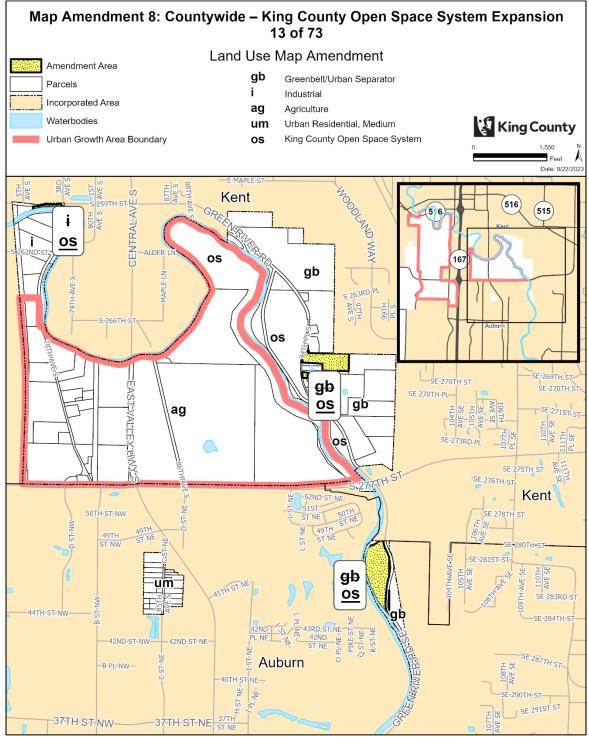
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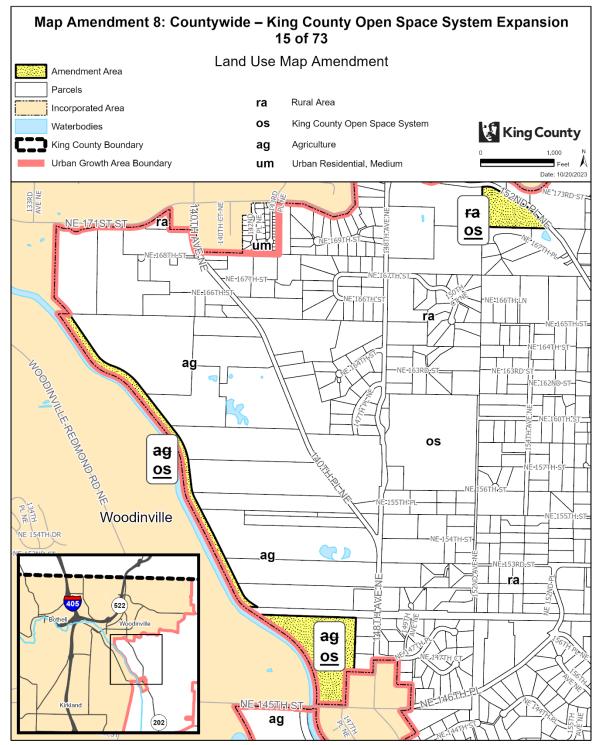


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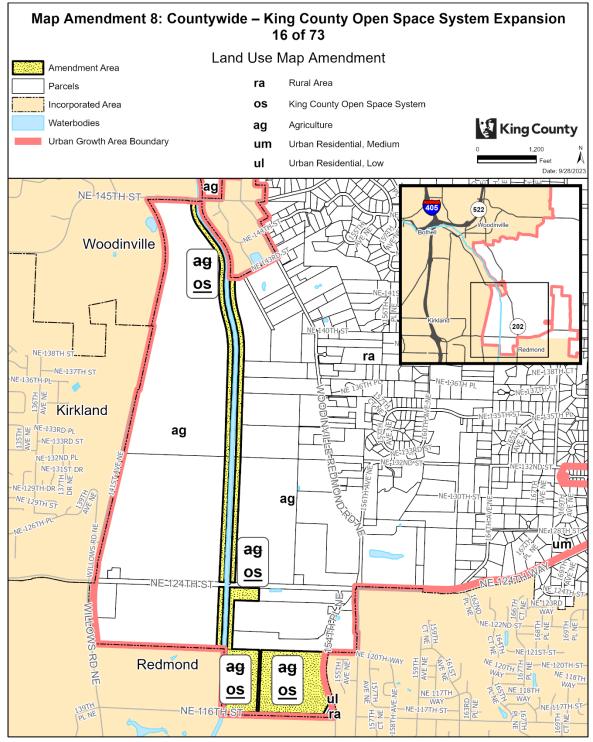
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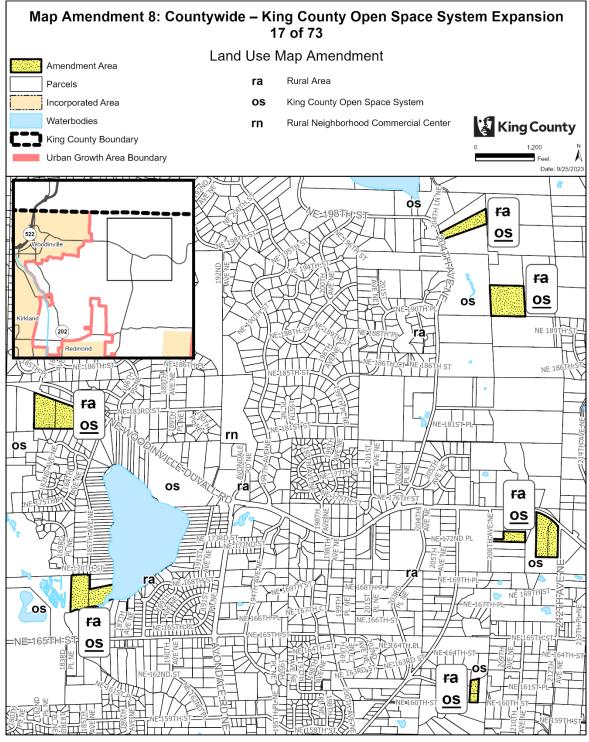


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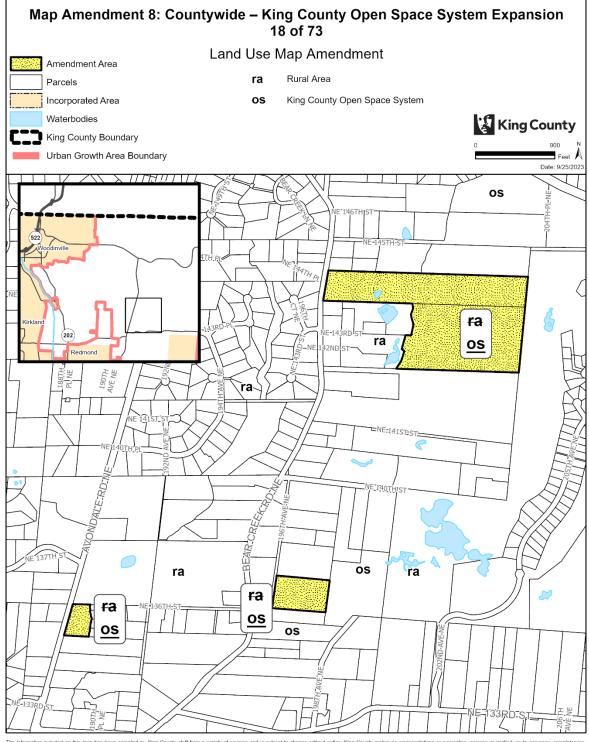
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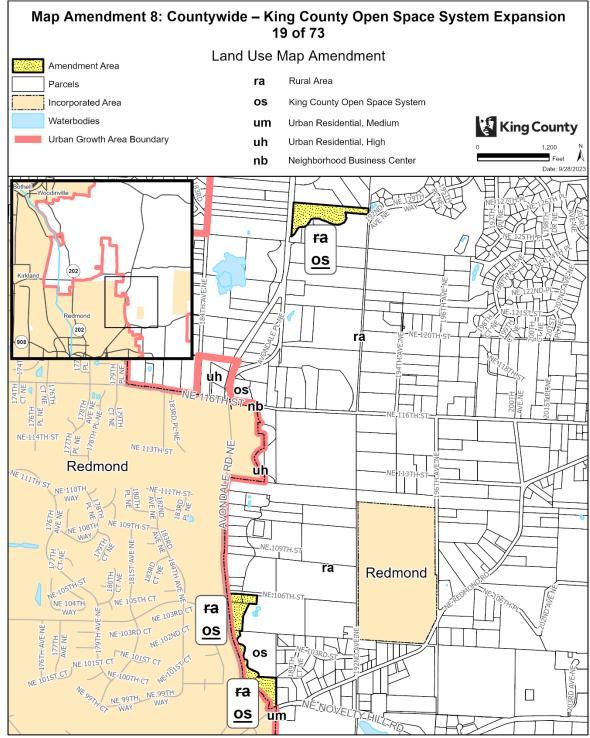
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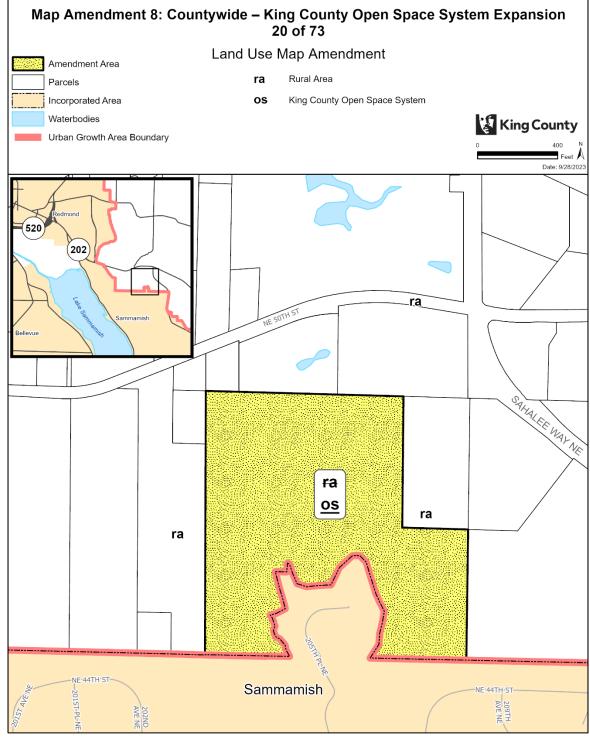
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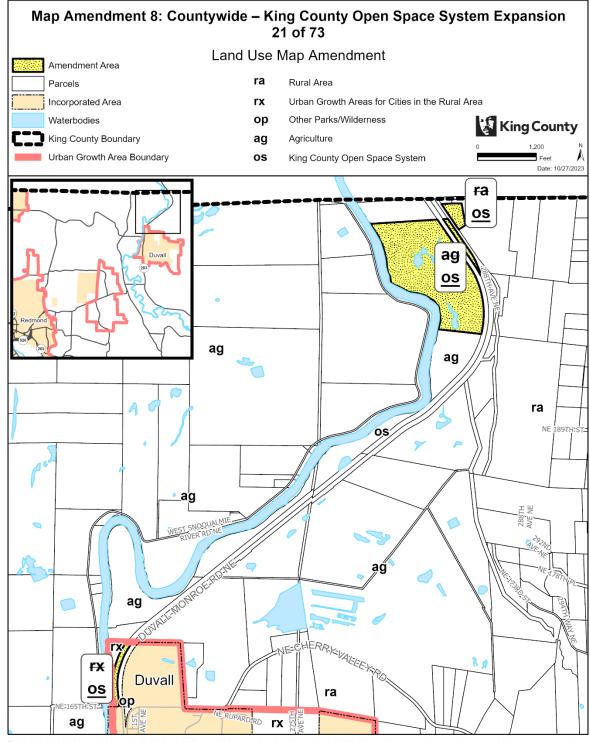
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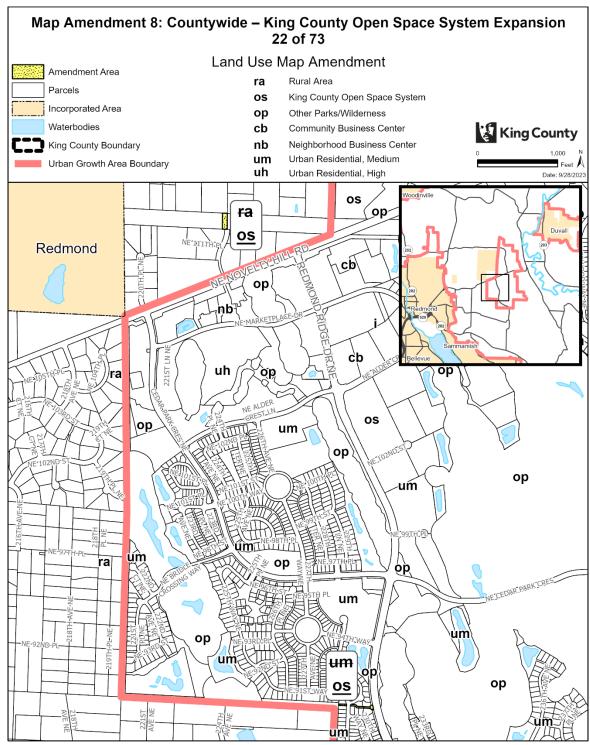
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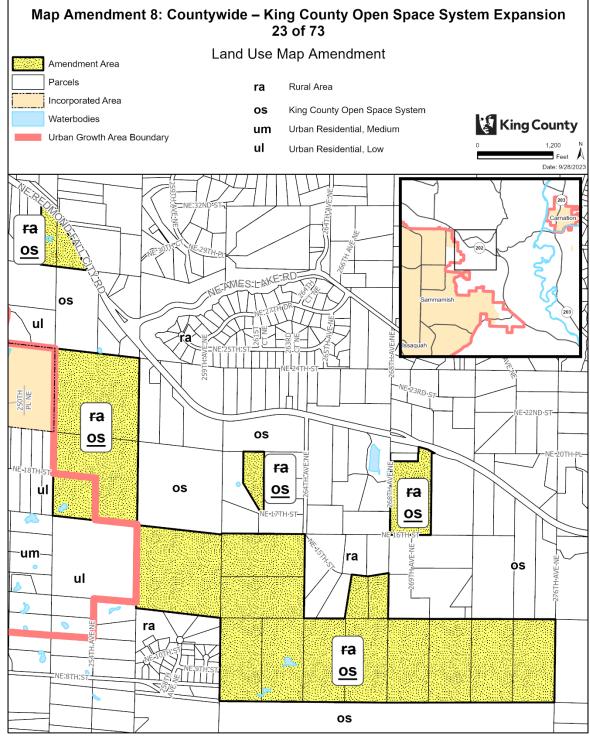


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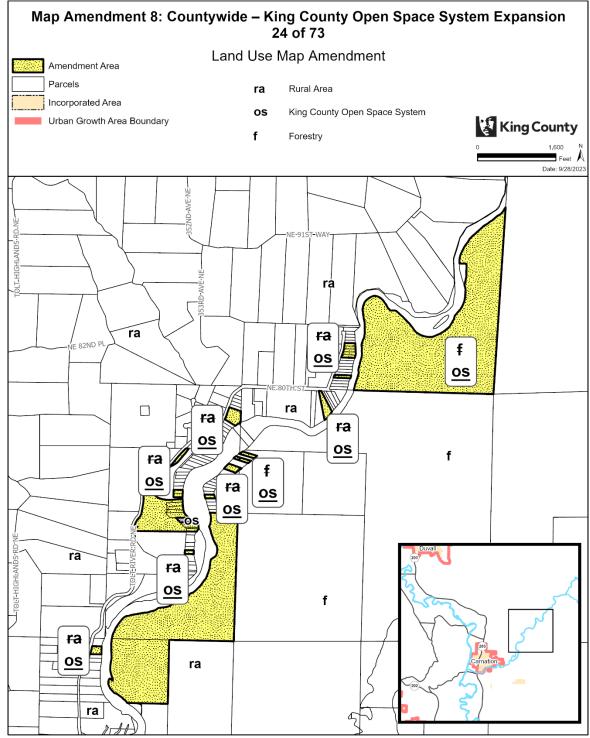


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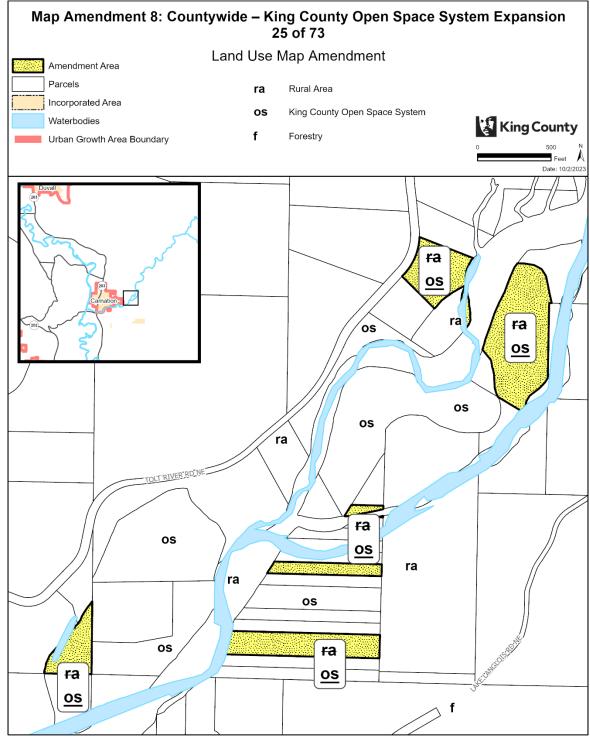
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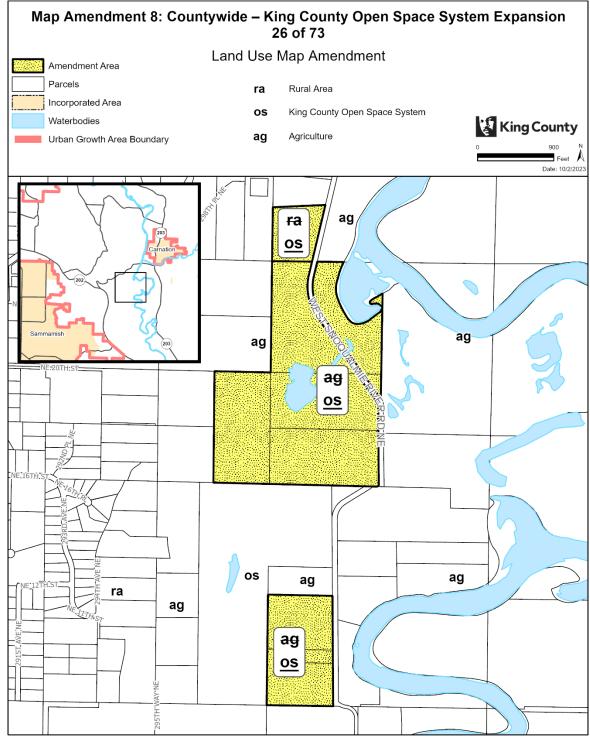
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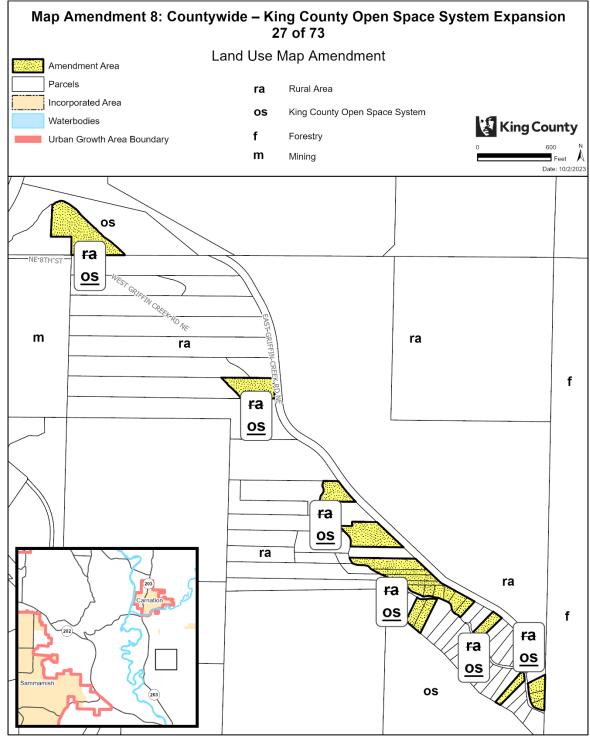


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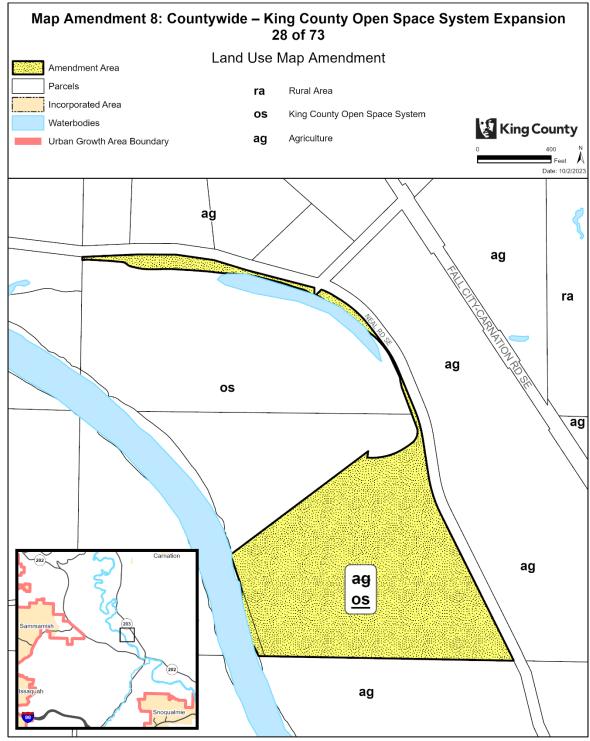


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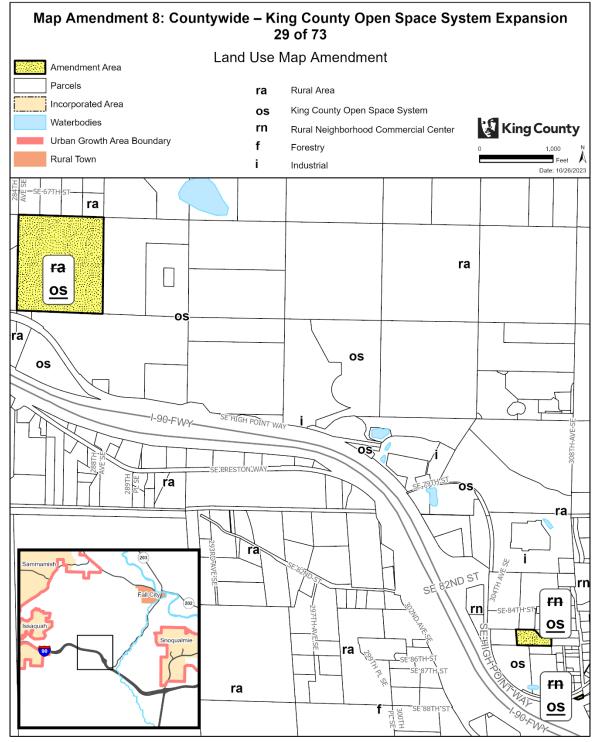
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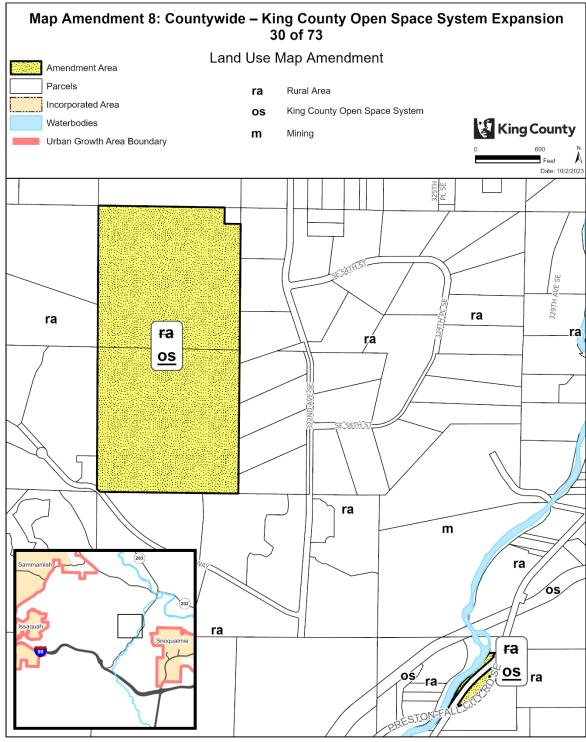


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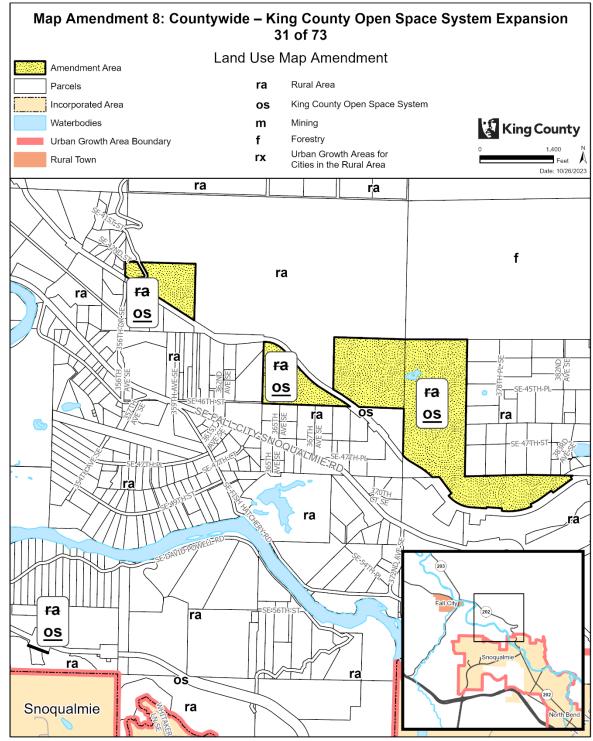


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Project: KC_OpenSpace_Expansion mccombsp

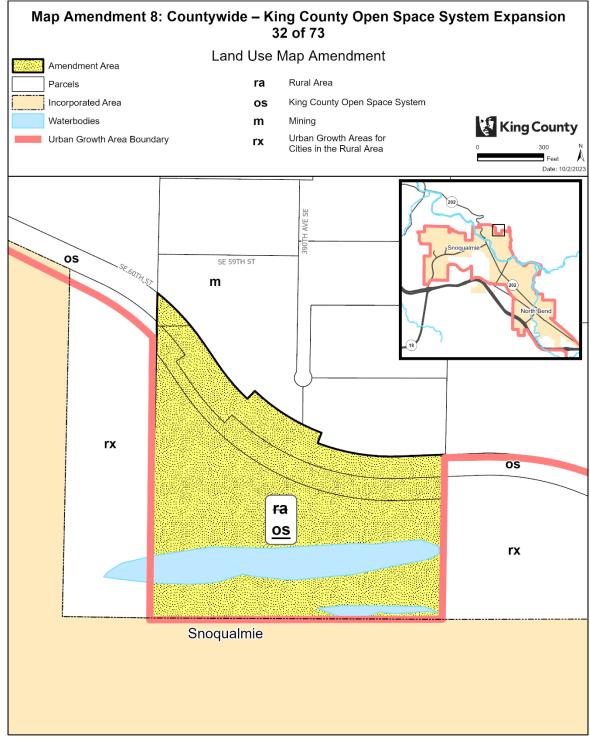


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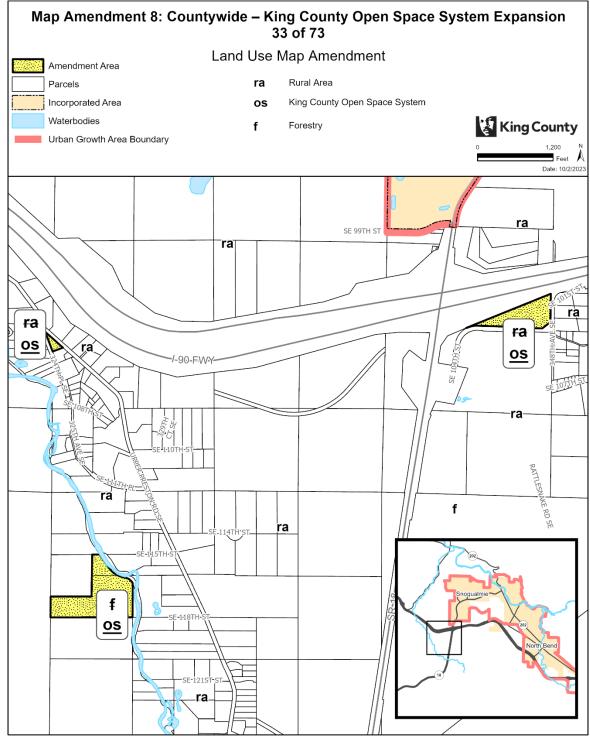
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Project: KC OpenSpace Expansion mocombase

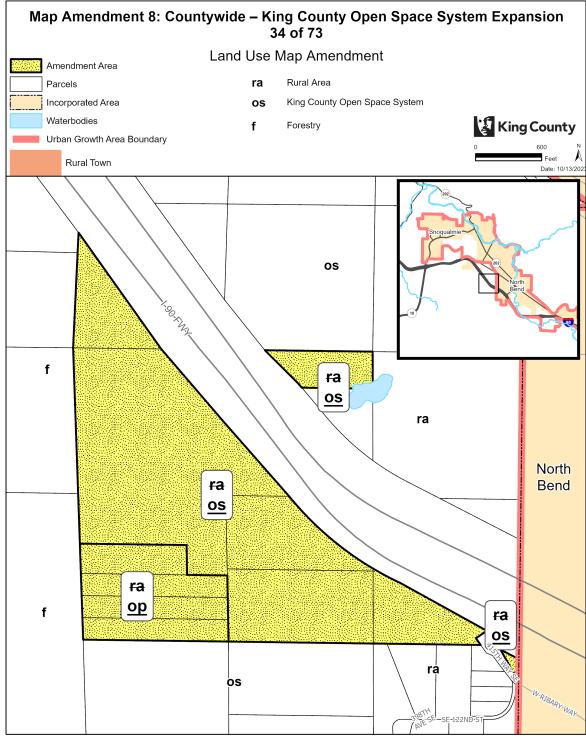


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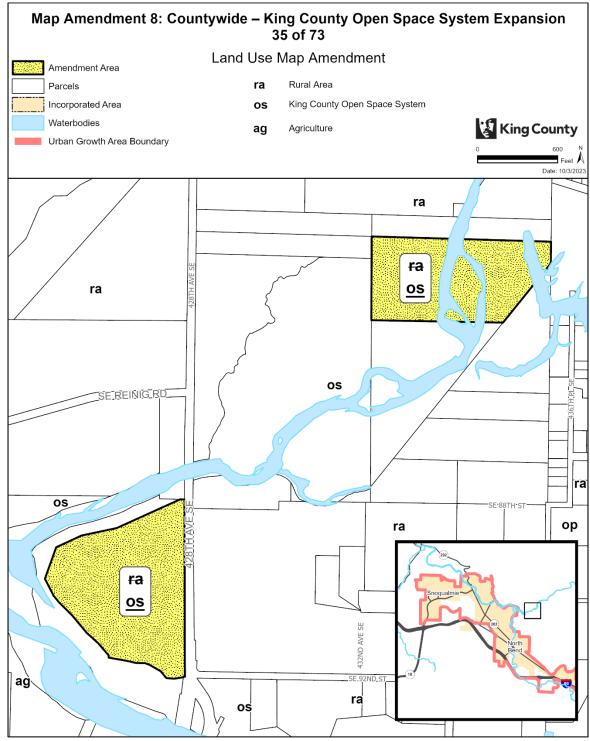
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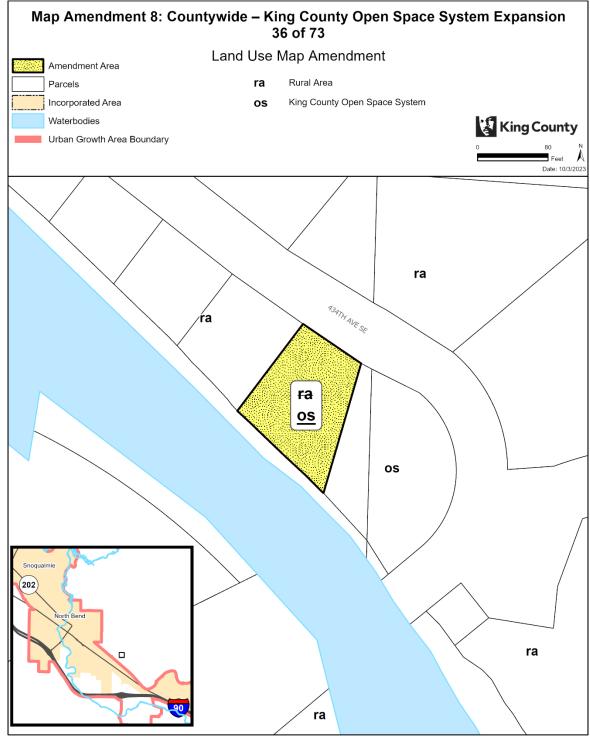
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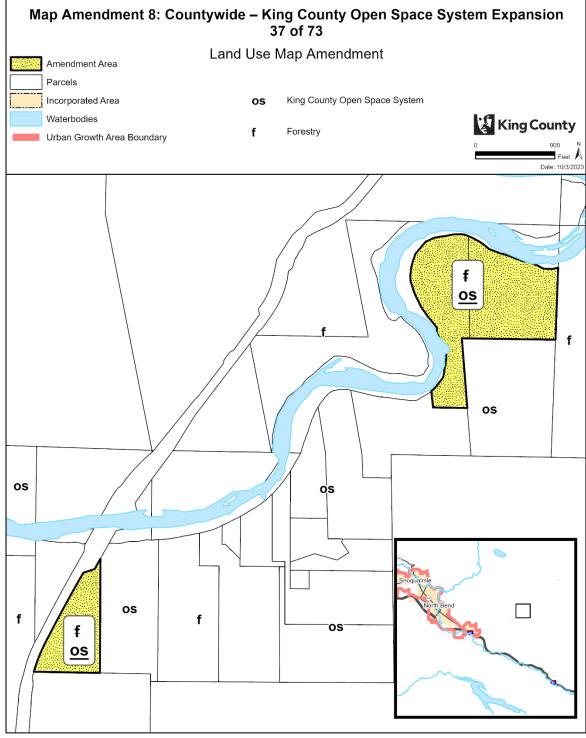
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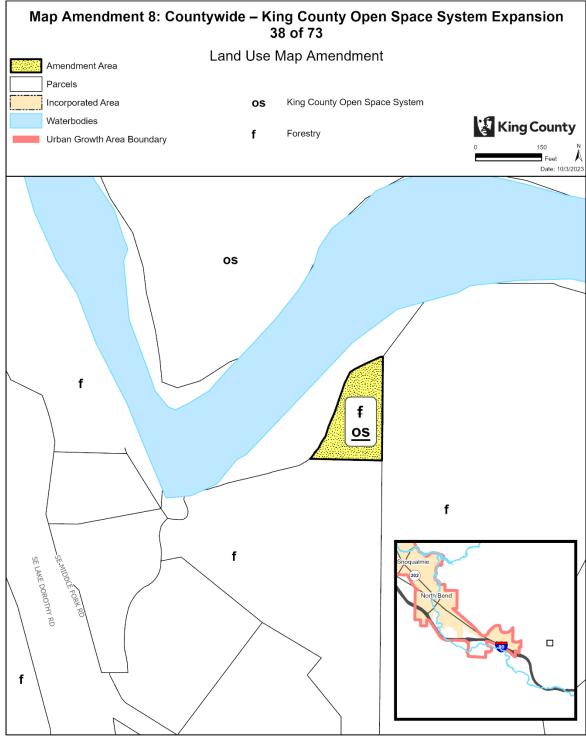


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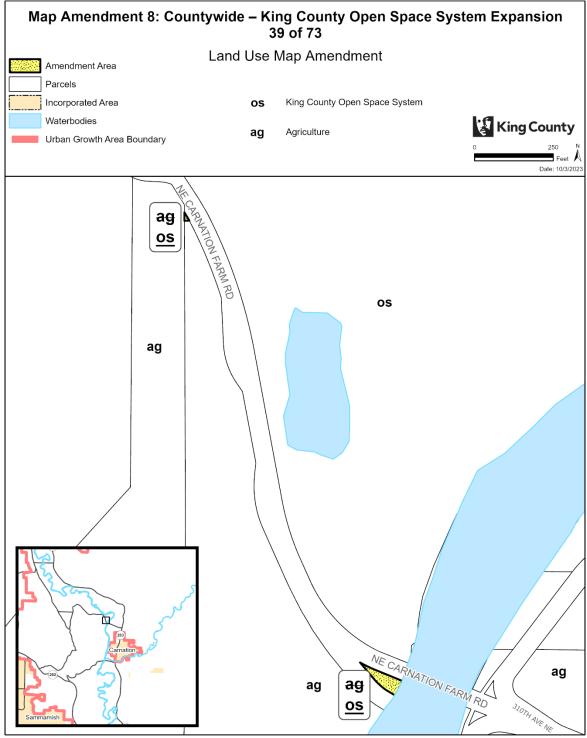


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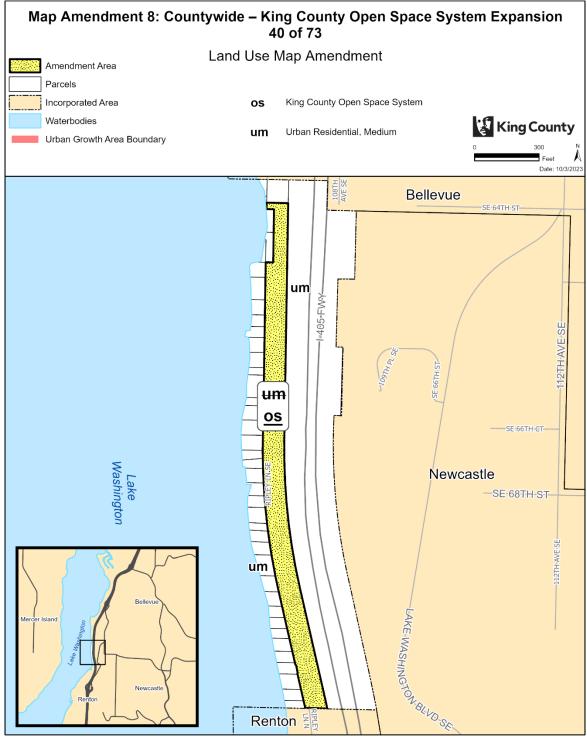
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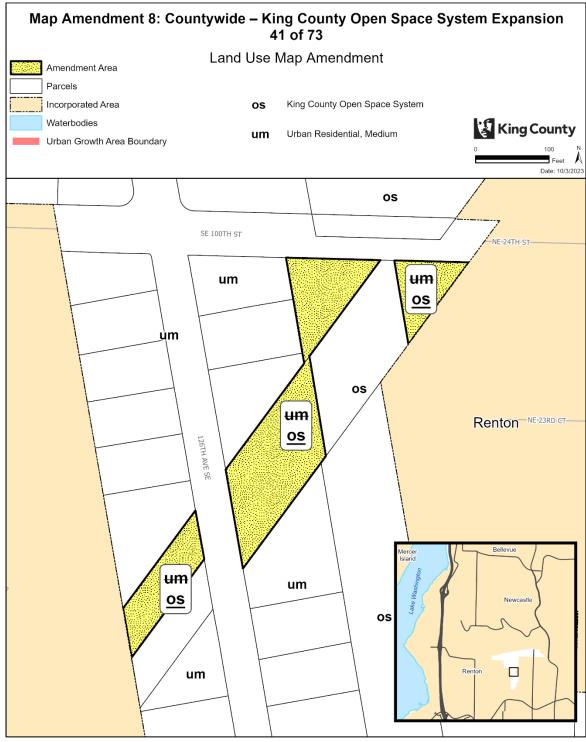
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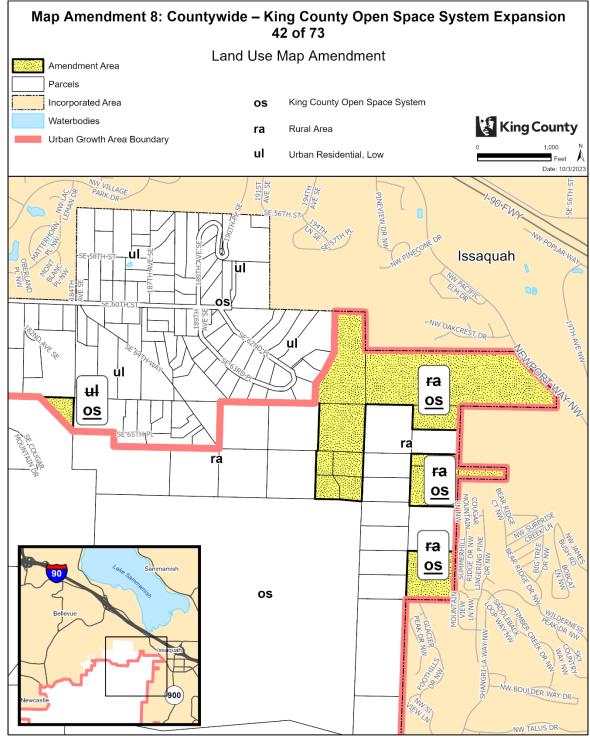
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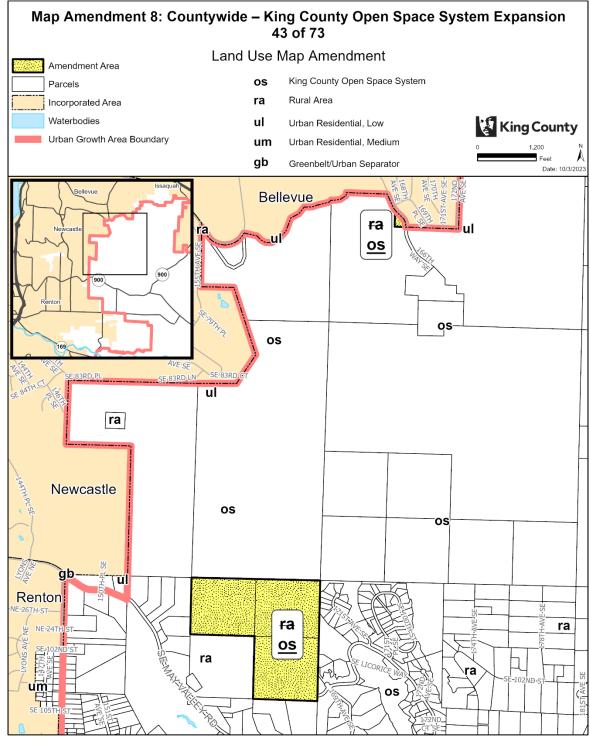
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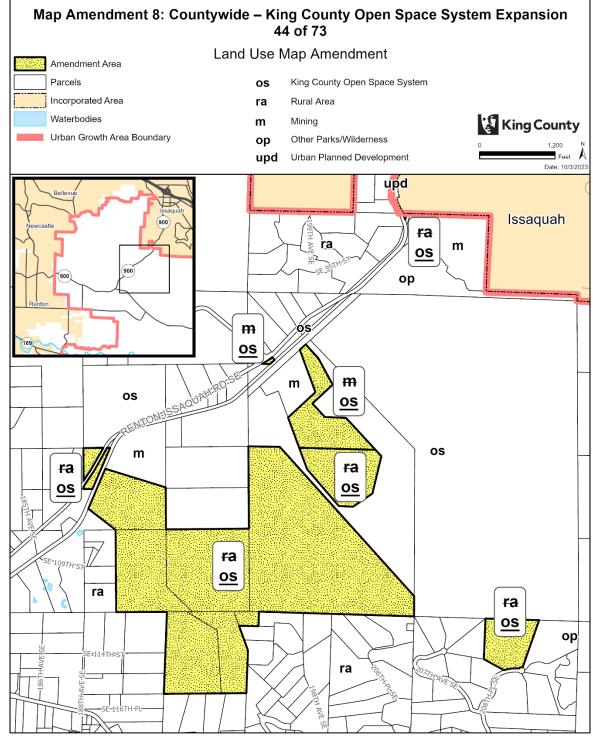
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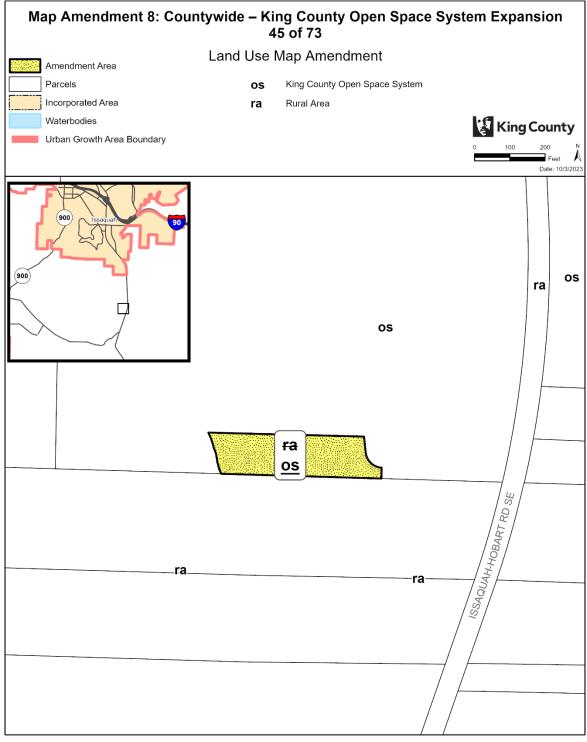
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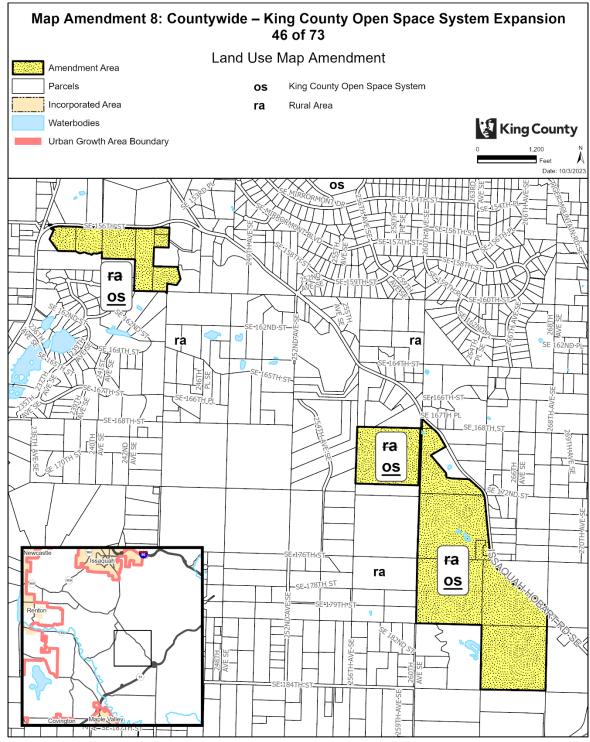
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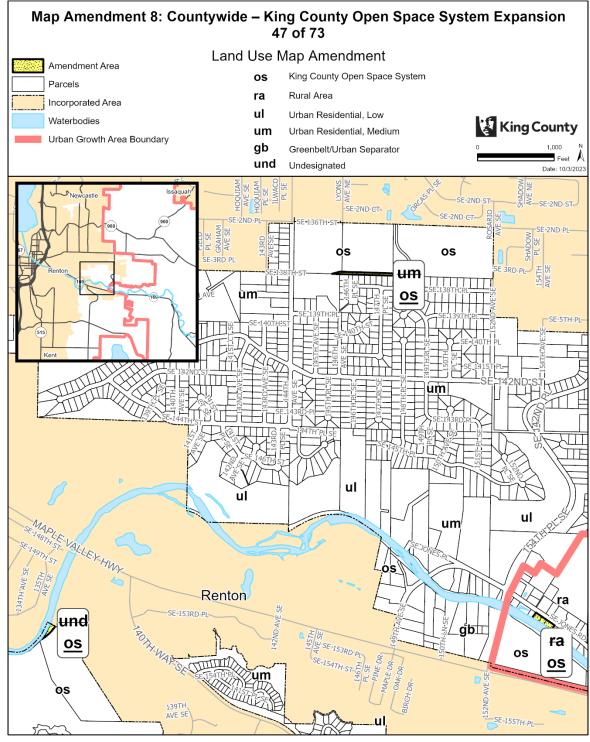
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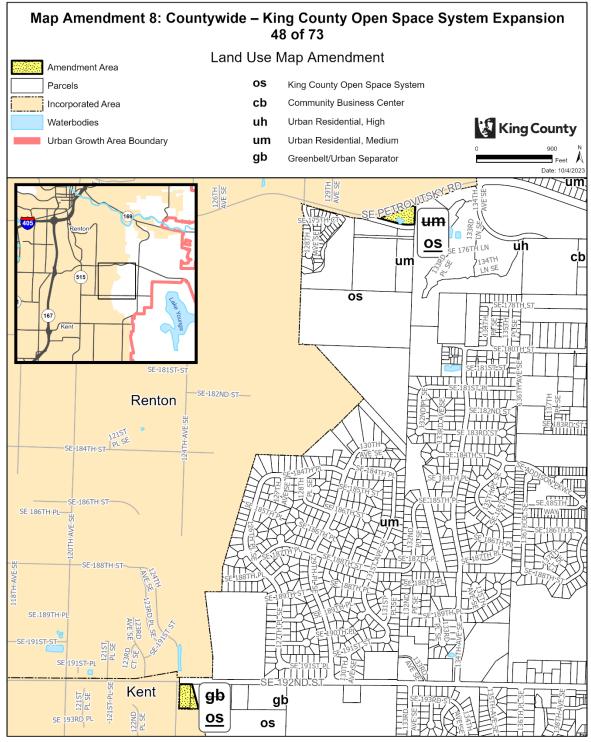


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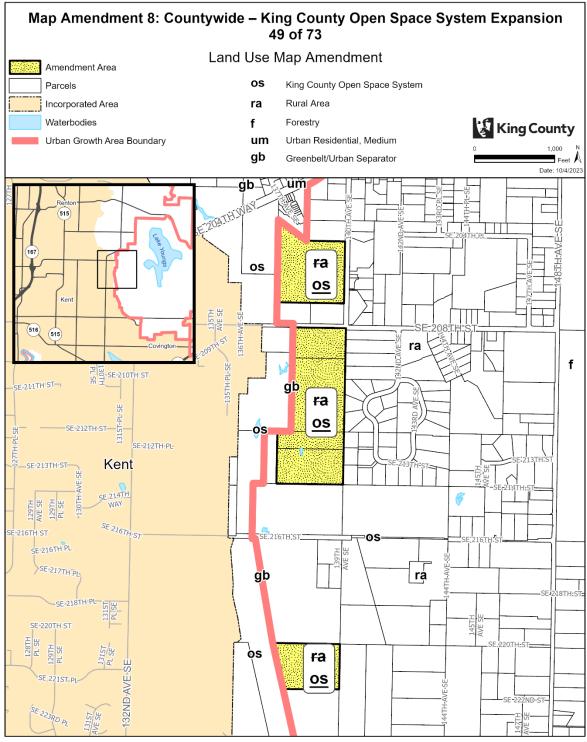
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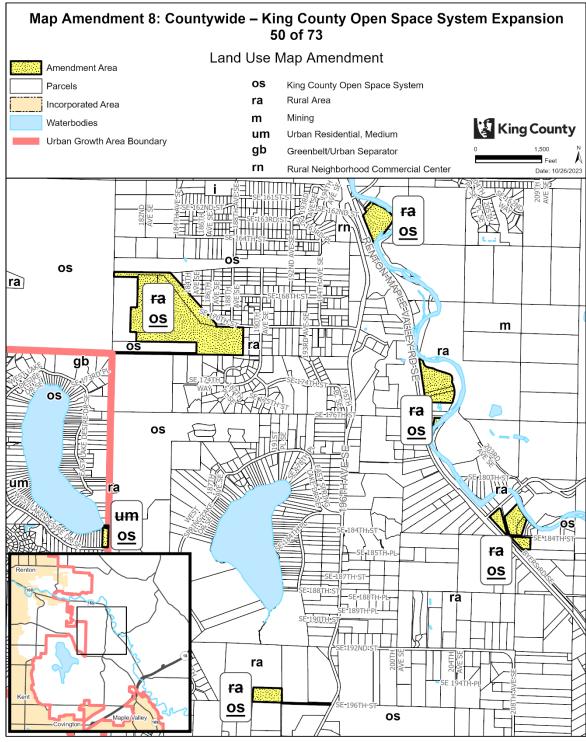
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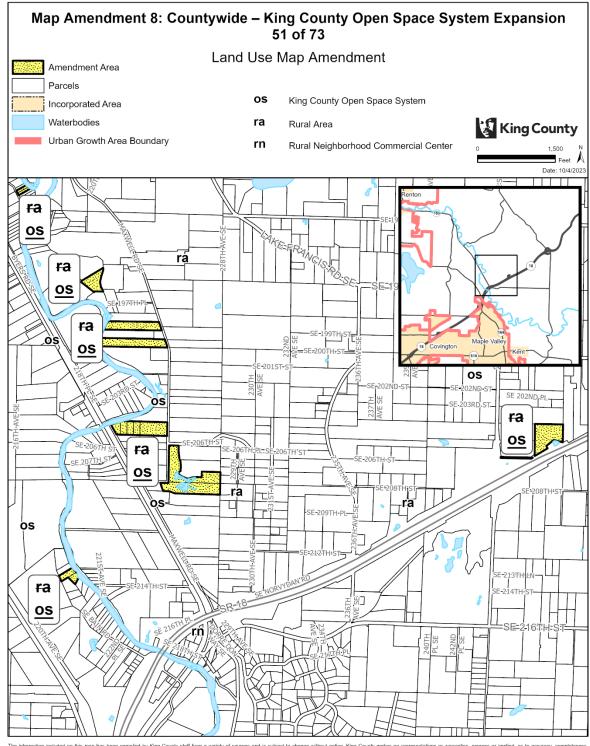


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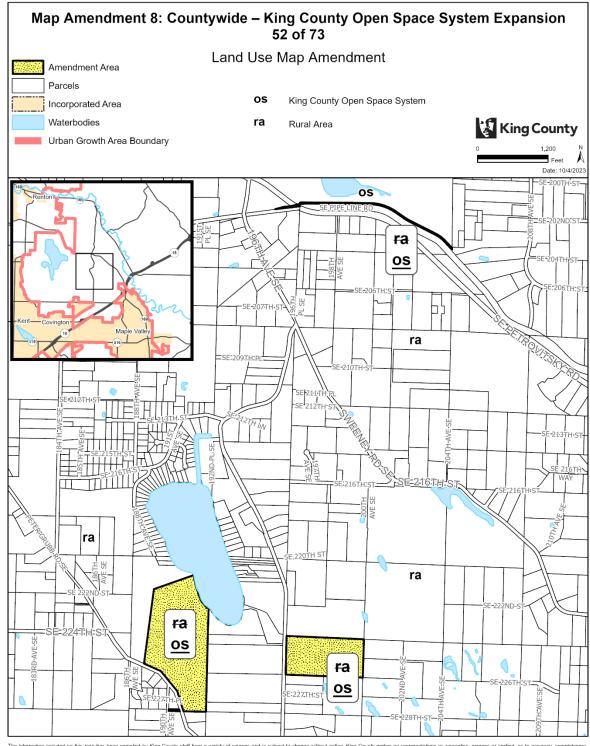


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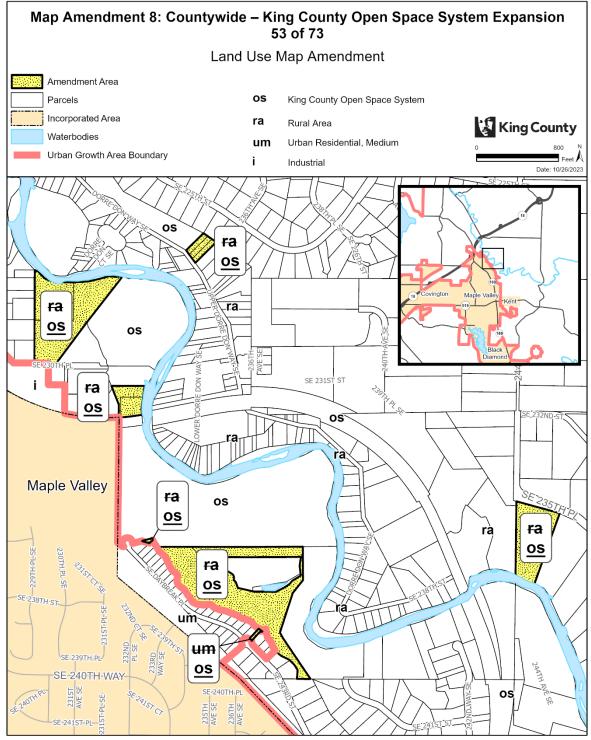
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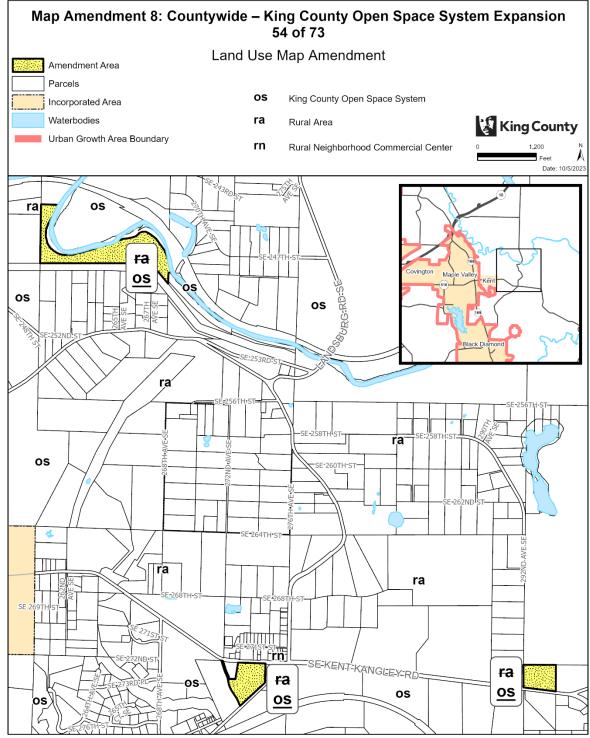


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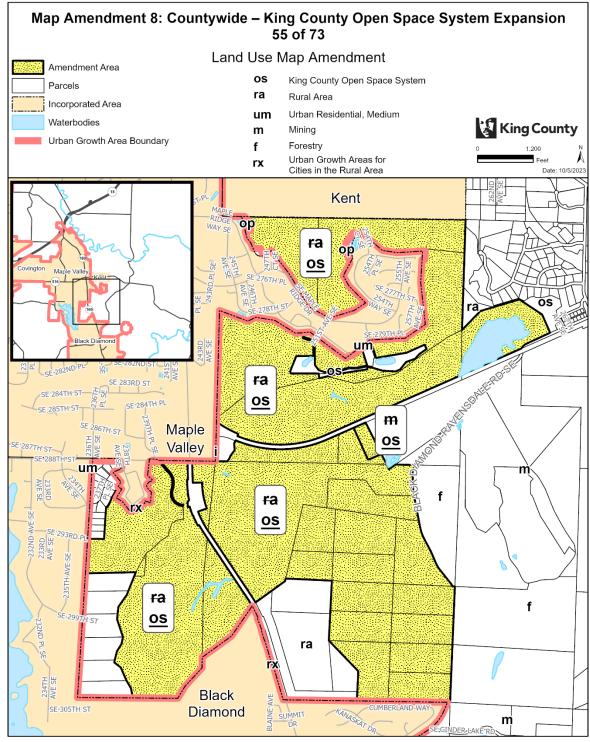
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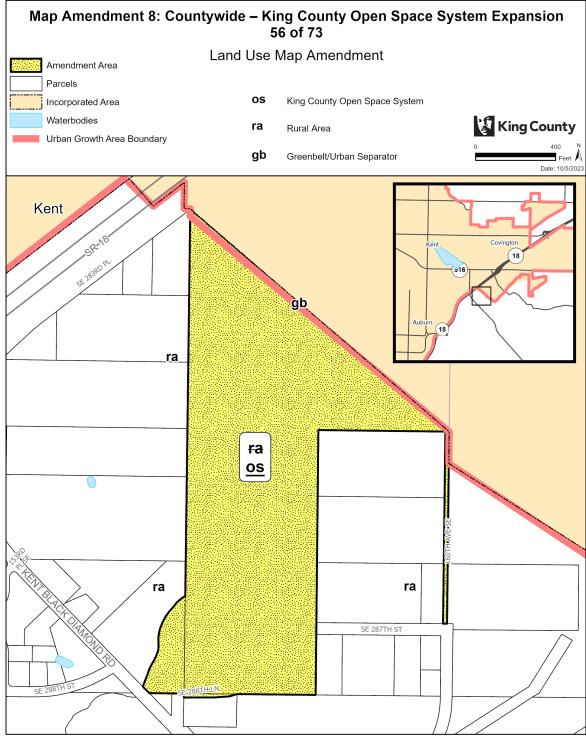


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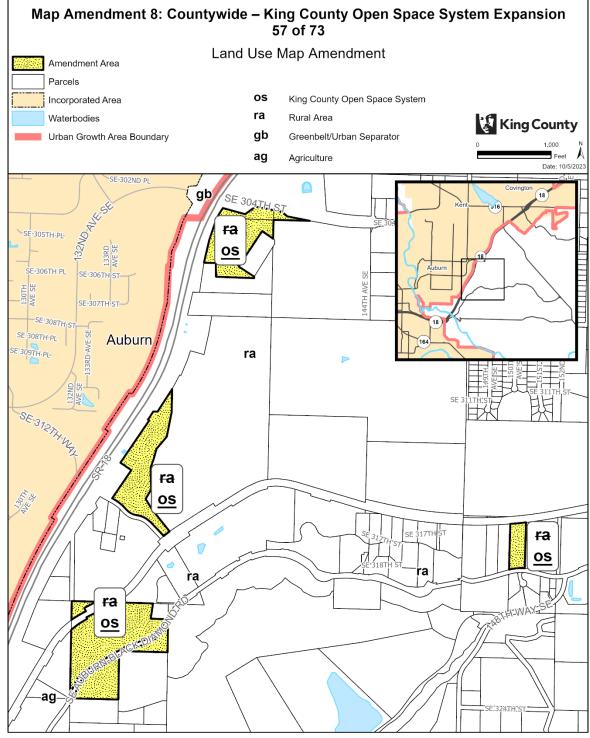
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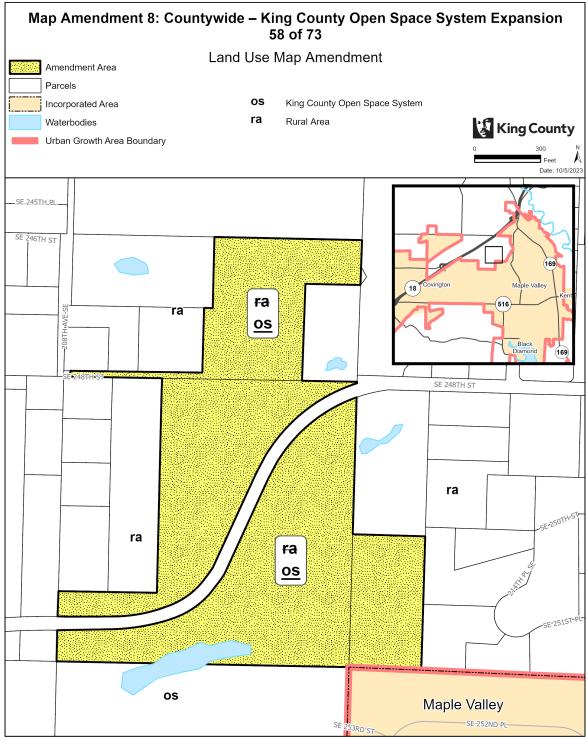
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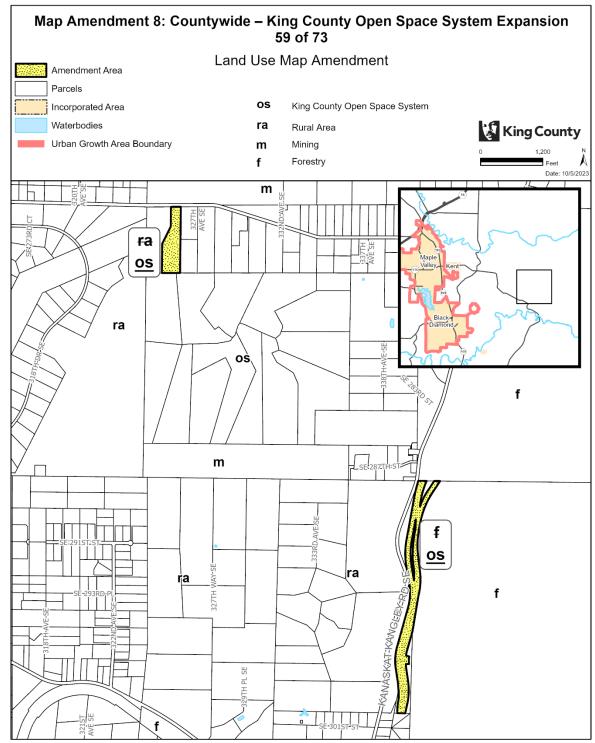


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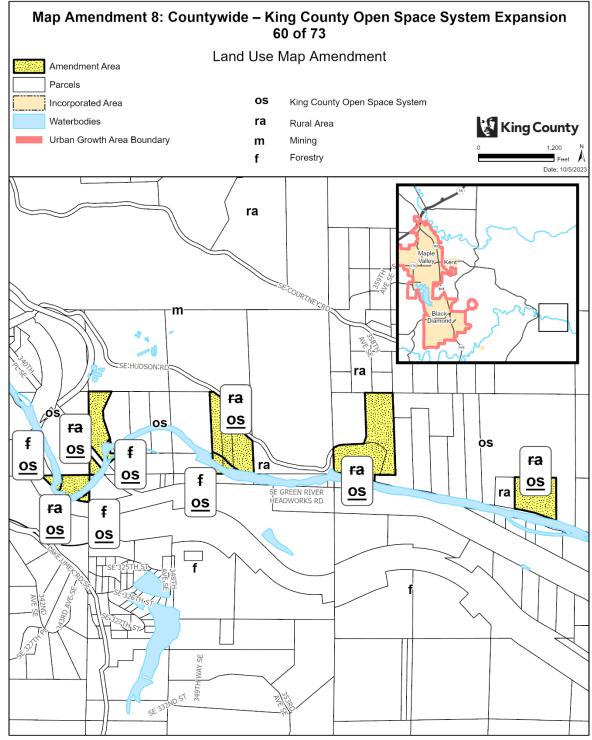


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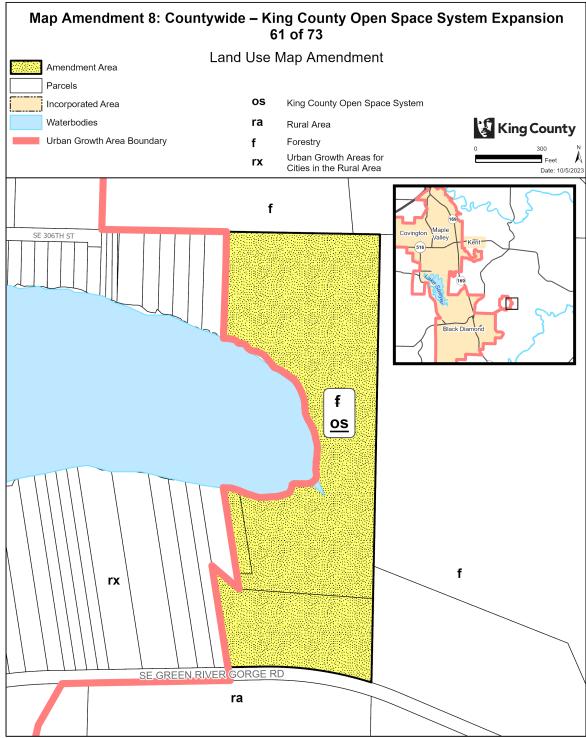
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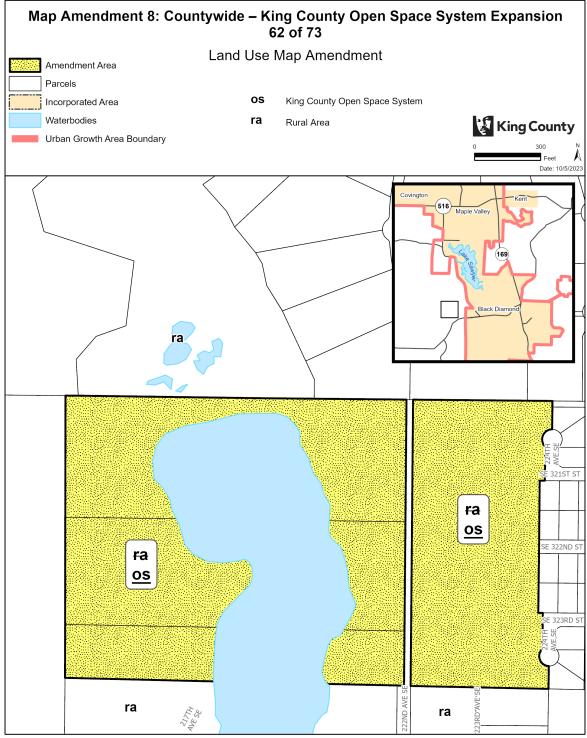
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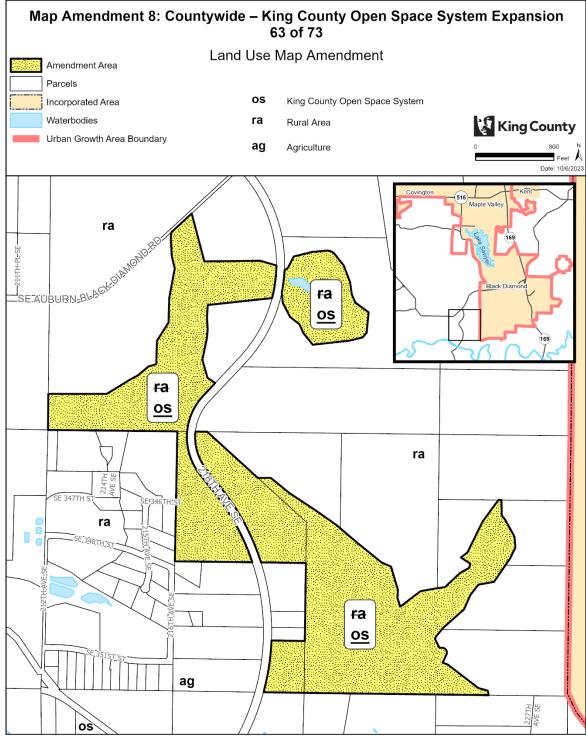
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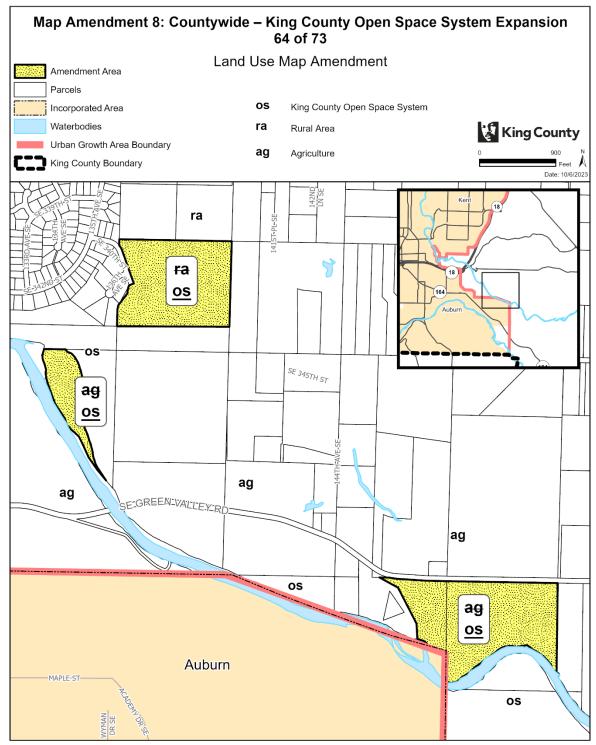
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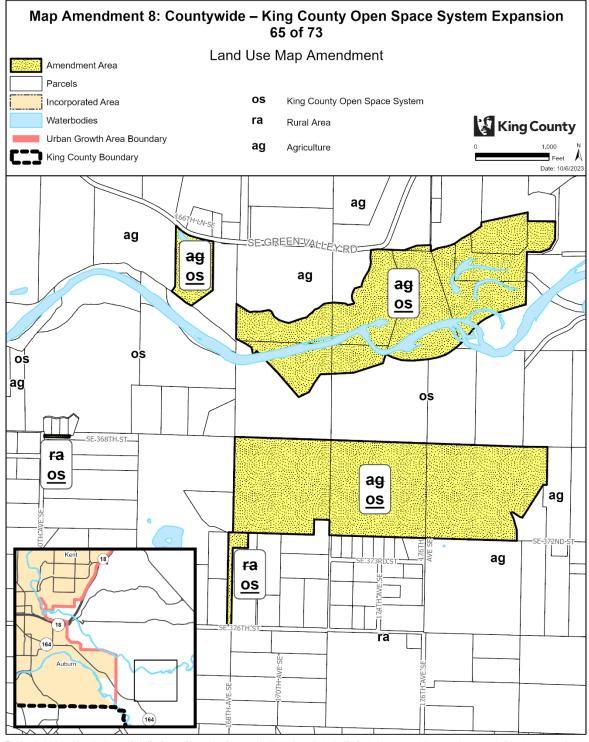
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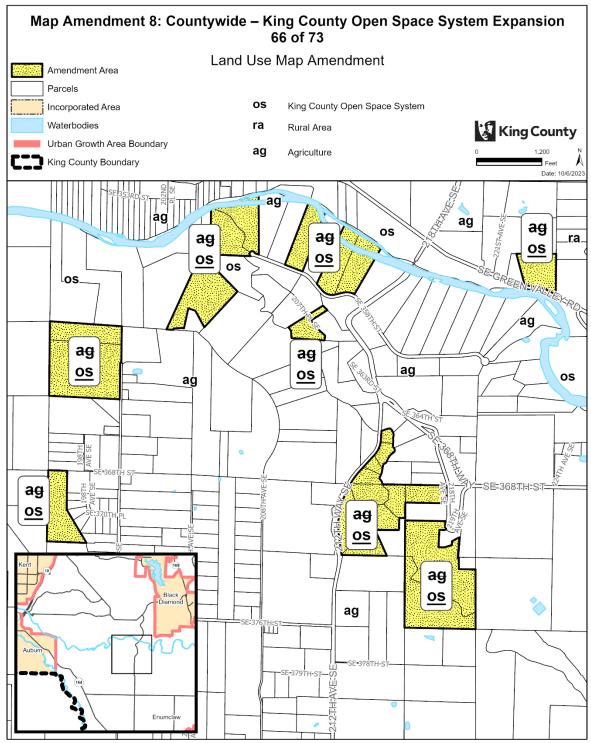
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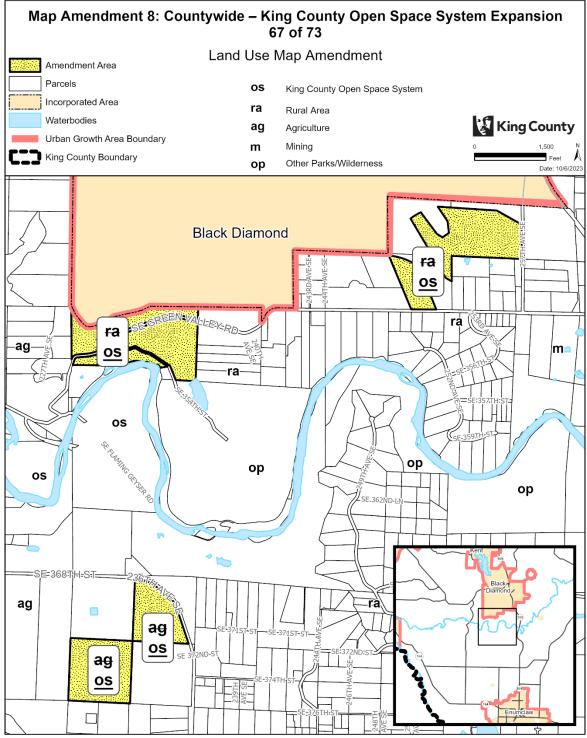
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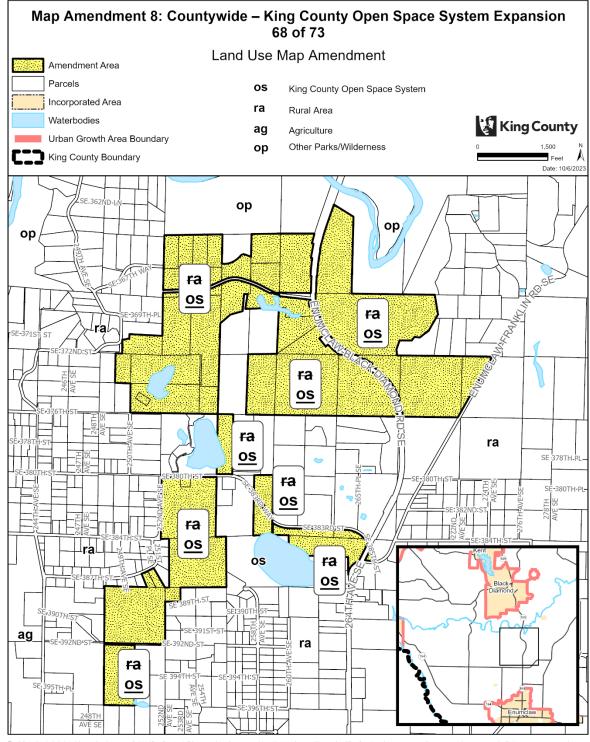


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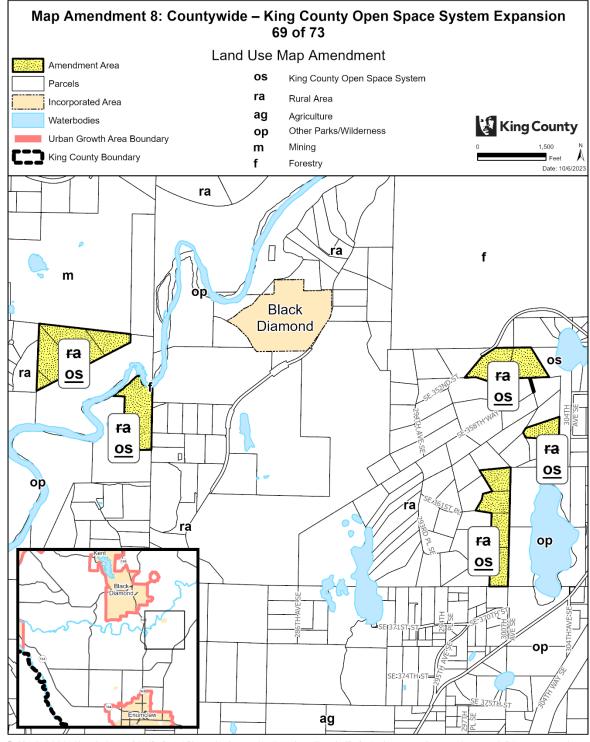


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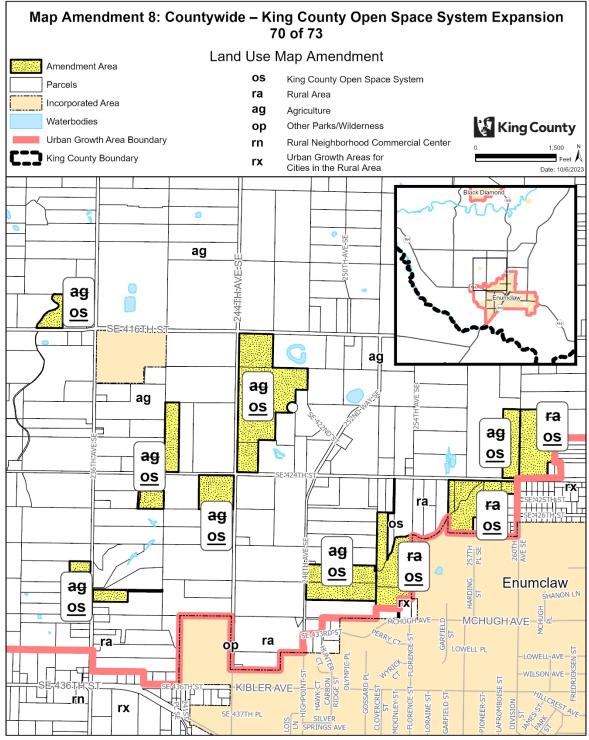
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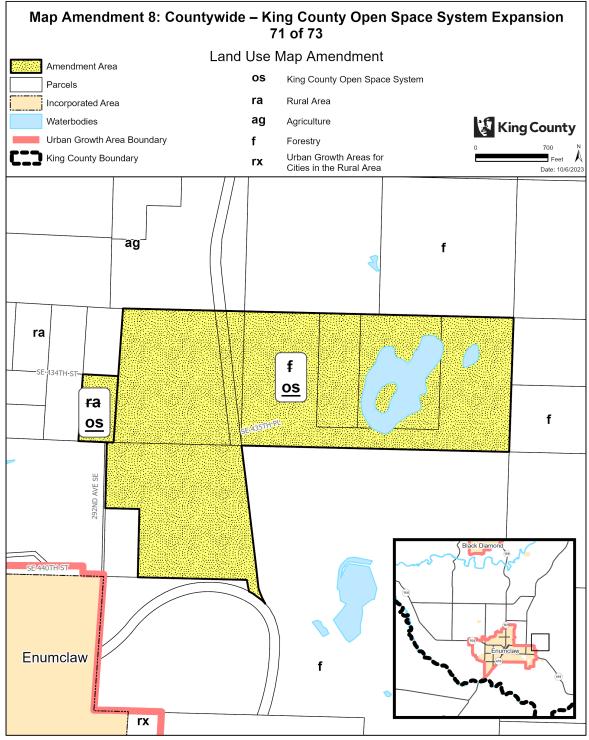
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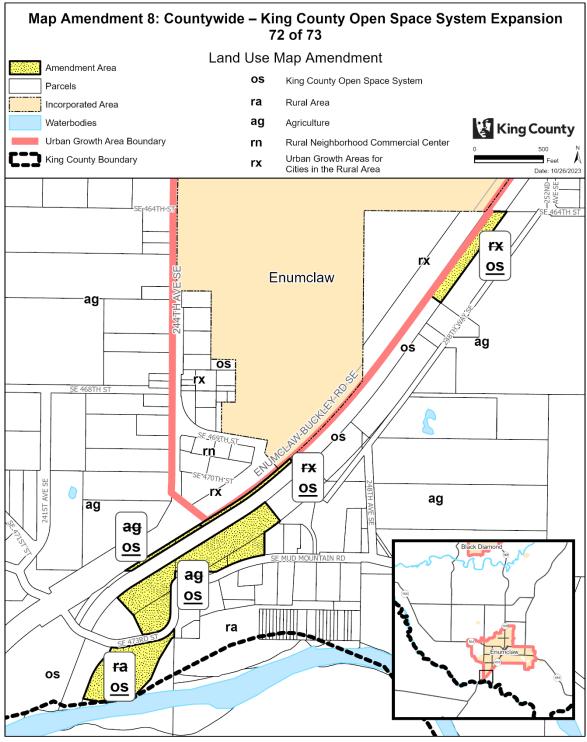
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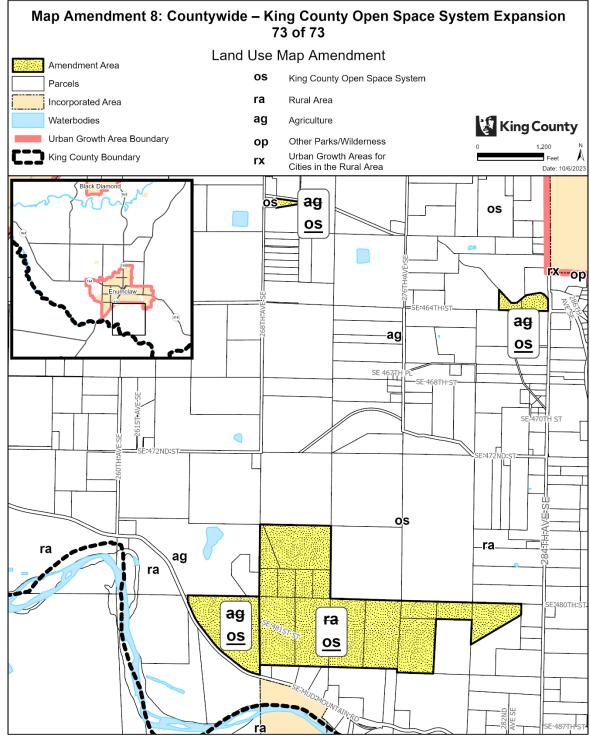


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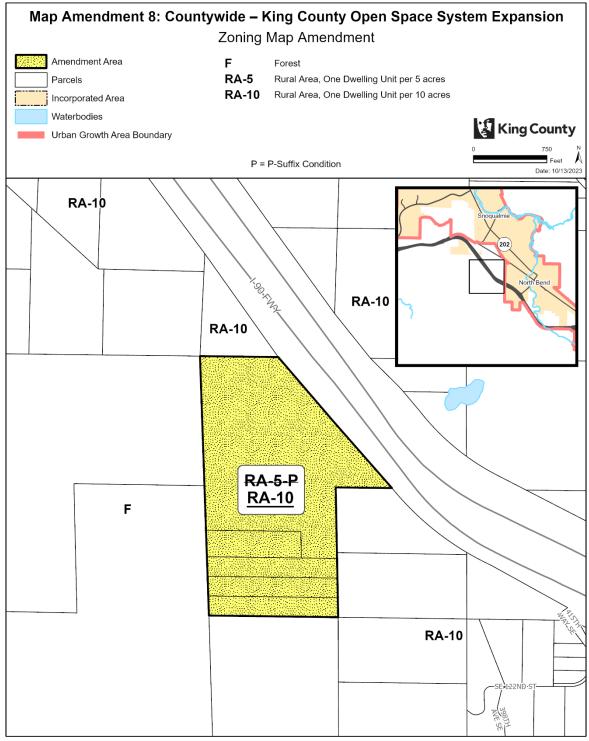


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Project: KC_OpenSpace_Expansion mccombsp

Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

430 431 432

429

433 434

Section 5	Township 22	Range 3	
Section 6	Township 22	Range 3	
Section 29	Township 23	Range 3	
Section 30	Township 23	Range 3	
Section 31	Township 23	Range 3	
Section 32	Township 23	Range 3	

435 436

LAND USE

437 438

1. Amend land use designation from "ra" (Rural Area) to "os" (Open Space) on the following parcel:

439

3123039009 (portion)

440 441

2. Amend land use designation from "rt" (Rural Town) to "os" (Open Space) on the following parcels:

442

3123039009 (portion)	3123039026
----------------------	------------

Amend Sections, Townships, and Ranges, as follows:

443 444

ZONING

445 446

447

448

449

450

- 1. On the following parcel:
 - a. Remove Special District Overlay SO-270
 - b. Remove P-Suffix VS-P19
 - c. Amend P-Suffix VS-P28

d. Amend the zoning classification from CB-P-SO (Community Business, with P-Suffix, and Special District Overlay) to R-8-P (Urban Residential, 8 dwelling units per acre, with P-Suffix)

451 452

3023039187

453 454

2. Amend P-Suffix VS-P28 on the following parcels:

455

2923039044 2923039195 (portion) 3023039166 8884400030 (portion)

456 457

- 3. On the following parcels:
- 458 a. Amend P-Suffix VS-P28; and459 b. Amend P-Suffix VS-P29

459 460

2846200090	2846200092	3123039041

461 462

4. Amend P-Suffix VS-P29 on the following parcels:

463

0522039015 (portion)	0522039017	0522039018 (portion)	0522039052 (portion)
0522039123	0522039145	0522039166	0622039004 (portion)

0622039016	0622039079	0622039080	0622039082
0622039083	0622039090	0622039094	0622039095
0622039100	0622039110	0622039148 (portion)	3123039028
3123039031 (portion)	3123039074	3223039195	

464 465 466

5. Amend P-Suffix VS-P30 on the following parcels:

0622039002	0622039004 (portion)	0622039077	0622039092
0622039134	0622039148 (portion)	3123039009 (portion)	3123039012
3123039026	3123039031 (portion)	3123039046	3123039050 (portion)
3123039052 (portion)	3123039058	3123039060	3123039111
3123039154	3123039157	3123039161	3123039167
3123039190	7732070000		

467 468

469

6. Remove Special District Overlay SO-270 on the following parcels:

0522039016	0522039130	0522039142	0522039143
0522039144	0522039164	0622039017	0855500010
0855500020	0855500030	0855500040	0855500050
0855500060	0855500070	0855500080	0855500090
0855500160	0855500170	0855500180	0855500190
0855500200	0855500210	0855500220	0855500230
0855500240	0855500250	0855500260	2617370010
2617370020	2617370030	2617370040	2617370050
2617370060	2617370070	2617370080	2617370090
2617370100	2617370110	2617370120	2617370130
261737TRCT	2923039117	2923039140	2923039169
2923039170	2923039172	2923039174	2923039206
3023039033	3023039038	3023039045	3023039046
3023039078 (portion)	3023039128	3023039129	3023039134
3023039135	3023039136	3023039154	3023039185
3023039227	3023039241	3023039246	3023039247
3023039248	3123039005	3123039006	3123039034
3123039039	3123039042	3123039068	3123039073
3123039079	3123039083	3123039090	3123039093
3123039096	3123039113	3123039118	3123039127
3123039128 (portion)	3123039129	3123039132 (portion)	3123039140
3123039142	3123039144	3123039147	3123039149
3123039150	3123039187	3123039188 (portion)	3223039025 (portion)
3223039026	3223039099	3223039106	3223039107
3223039119	3223039126	3223039129	3223039141 (portion)
3223039170	3223039183 (portion)	3223039196	3223039199
3223039208	3223039214		

470 471

472

473

474

- 7. On the following parcels:
 - a. Remove Special District Overlay SO-270;
 - b. Add P-Suffix VS-P29;
 - c. Amend P-Suffix VS-P26; and
 - d. Amend P-Suffix VS-P28

475 476

3023039036	3023039096 (portion)

477 478

8. On the following parcels:

a. Remove Special District Overlay SO-270;

480 b. Amend P-Suffix VS-P26; and

c. Amend P-Suffix VS-P28

3023039034 (portion) 3023039176 3023039233 (portion)

9. On the following parcel:

- a. Remove Special District Overlay SO-270;
- b. Amend P-Suffix VS-P26;
- c. Amend P-Suffix VS-P28; and
- d. Amend P-Suffix VS-P29

488 489

481 482

483 484

485

486 487

3023039108

490 491

492

- 10. On the following parcels:
 - a. Remove Special District Overlay SO-270; and
 - b. Amend P-Suffix VS-P28

493 494

2923039045	2923039133	2923039159	2923039167
2923039171	2923039176	2923039199	2923039277
2923039279	3023039034 (portion)	3023039052	3023039059
3023039060	3023039066	3023039067	3023039103
3023039124	3023039132	3023039137	3023039138
3023039141	3023039163	3023039169	3023039194
3023039201	3023039206	3023039233 (portion)	3123039104
8884400040			

495 496

497

- 11. On the following parcels:
 - a. Remove Special District Overlay SO-270;
 - b. Amend P-Suffix VS-P28; and
 - c. Amend P-Suffix VS-P29

498
499
500

2846200005	2846200010	2846200025	2846200030
2846200040	2846200050	2846200065	2846200070
2846200075	2846200080	2846200085	2846200086
2846200100	2846200105	2846200110	2846200115
2923039068	2923039094	2923039106	2923039113
2923039114	2923039121	2923039135	2923039136
2923039147	2923039158	2923039160	2923039161
2923039183	2923039198	2923039291	2923039295
3023039039	3023039041	3023039050	3023039051
3023039054	3023039056	3023039061	3023039062
3023039073	3023039090	3023039096 (portion)	3023039097
3023039111	3023039122	3023039125	3023039160
3023039161	3023039204	3123039004	3123039010
3123039030	3123039033	3123039035	3123039053
3123039059	3123039061	3123039067	3123039071
3123039072	3123039075	3123039086	3123039087
3123039088	3123039107	3123039126	3123039128 (portion)
3123039130	3123039131	3123039132 (portion)	3123039134
3123039135	3123039166	3223039016	3223039017
3223039018	3223039019	3223039020	3223039021

3223039022	3223039023	3223039024	3223039076
3223039083	3223039091	3223039092	3223039103
3223039112	3223039113	3223039133	8883500000
8884400010	8884400020		

	0004400010 0004400020			
501				
502	12. On the following parcel:			
	- '			
503	a. Remove Special District Overlay SO-270;			
504	b. Remove P-Suffix VS-P01; and			
505	c. Amend P-Suffix VS-P31			
506				
	2923039148			
507	202000140			
	12 0 4 5 1 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			
508	On the following parcels:			
509	a. Remove Special District Overlay SO-270; and			
510	b. Remove P-Suffix VS-P01			
511				
	2923039142 2923039190			
512	202000112			
513	14. On the following parcel:			
	- '			
514	a. Remove Special District Overlay SO-270; and			
515	b. Remove P-Suffix VS-P08			
516				
	2923039040			
517				
518	15. On the following parcel:			
519	a. Remove Special District Overlay SO-270; and			
520	b. Remove P-Suffix VS-P10			
521				
	3123039169			
522				
523	16. On the following parcels:			
524	a. Remove P-Suffix VS-P11; and			
	,			
525	b. Add P-Suffix VS-P30			
526				
	0622039054 0622039165			
527				
528	17. On the following parcel:			
529	a. Remove Special District Overlay SO-270;			
	·			
530	b. Remove P-Suffix VS-P13;			
531	c. Amend P-Suffix VS-P28; and			
532	d. Amend P-Suffix VS-P29			
533				
	3123039011			
534				
	18. On the following parcel:			
535	18. On the following parcel:			
536	a. Remove P-Suffix VS-P14; and			

537

b. Amend P-Suffix VS-P28

538 1471640000 539

19. On the following parcel: 540

541	a. Remove Special Di	strict Overlay SO-270;						
542	b. Remove P-Suffix V	S-P15;						
543	c. Amend P-Suffix VS-	-P28 and						
544	d. Amend P-Suffix VS	-P29						
545								
	3223039114							
546								
547	20. On the following parce	el:						
548	a. Remove Special Dis	a. Remove Special District Overlay SO-270;						
549	b. Remove P-Suffix V							
550	c. Amend P-Suffix VS-	c. Amend P-Suffix VS-P28; and						
551	d. Amend P-Suffix VS							
552								
	3123039055							
553								
554	21. On the following parce	el:						
555	a. Remove P-Suffix VS-P17; and							
556	b. Amend P-Suffix VS							
557								
	3123039066							
558	0.2000000							
559	22. On the following parce	il.						
560	a. Remove P-Suffix V							
561	b. Add P-Suffix VS-P2							
562	S. Add 1 Callix VO 12							
002	3223039048							
563	022000040							
564	23. On the following parce	ols.						
565		strict Overlay SO-270; and	1					
566	b. Remove P-Suffix V	•	-					
567								
	3123039015	3123039085	3123039099	3123039170				
	3123039171	3123039172	3123039184	3123039185				
	3123039186	3123039188 (portion)	3123039189					
568		/		•				
569	24. Remove P-Suffix VS-F	P28 on the following parce	d:					
570								
	3023039243							
571								
572	25. Amend P-Suffix VS-P2	26 as follows:						
573								
574	"((The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at							
575	about 171st Street, labeled G)							
576	- Buildings shall be set back ((4 0)) <u>forty</u> feet from the property line along Vashon Highway							
577	Southwest;							
578	((- Roof pitch shall be 5 feet in height for each 12 inches in length;))							
579	- Parking shall be at the side or rear of the buildings;							
580	No auto service facilities shall be allowed on commercial parcels; and							
581	- Mixed use housing density is limited to ((4)) four dwelling units per acre. If affordable housing							
582			A.48, the maximum density					
583	dwelling units per acre."							
		 -						

584 585

26. Amend P-Suffix VS-P28 as follows:

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586

588 589 590

591 592

593 594 595

596 597 598

599 600 601

602 603 604

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611 612

613 614 615

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627 628 629

630 631

632

633 634

- "((The following P-Suffix conditions shall apply to uses locating within the Town Core designation:))
- 1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria: A. Buildings shall ((net)) be set back ((ever 10)) no more than ten feet from property lines, except to provide for landscaping, courtyards, and other pedestrian or seating areas, and outdoor eating areas.
- ((B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).
- C)) B. Building height shall ((not exceed two stories or)) be a maximum of ((35)) thirty-five feet as measured by K.C.C. ((21A.12.050(C))) 21A.12.050.C.
- ((D)) C. Building walls facing ((a primary pedestrian street)) Vashon Highway SW, SW Bank Road, SW 178th Street, 100th Avenue SW, or SW 174th Street shall have openings comprising not less than ((60%)) sixty percent of the width facing the street. No more than ((20)) twenty feet of continuous width shall be without openings, such as windows and doors. ((Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.
- €)) D. Walkways internal to a private development shall connect to public walkways.
- ((F)) E. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of ((60)) sixty feet or ((30%)) thirty percent of the lot width in the first ((60)) sixty feet of street-abutting lot depth, provided this limitation may be increased by up to ((15)) fifteen feet to provide sidewalks and entrance landscaping.
- 2. New developments or alterations to an existing building which are valued in excess of ((50%)) fifty percent of the pre-alteration assessed value, shall provide ((at least two of)) the following public features:
- A. Street trees with planting areas (spacing and species consistent with existing street trees)((-,)) in a manner consistent with road design and construction standards; and
- B. A ((R))roof or ((canopies shall be provided over at least a 5 foot width of building)) awning that extends over any abutting sidewalk ((along the full length of at least one facade of the building)) or pedestrian walkway a minimum of five feet or the width of the walkway if the walkway is less than five feet wide.
- ((C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.
- D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.
- E. Street furniture providing at least 4 seats for every 100 feet of frontage.))"
- 27. Amend P-Suffix VS-P29 as follows:
 - "Property ((with Community Business zoning)) shall be restricted to the following specific land uses as set forth in ((Chapter)) K.C.C. Chapter 21A.08.
 - For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and

submits a No Further Action letter for the subject properly or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

640 Residential Land Uses

DWELLING UNITS, TYPES ((AND-)) DENSITIES, AND HEIGHT: Townhouse; Apartment((**)).

Maximum height is limited to thirty five feet.

GROUP RESIDENCES: Community ((r))Residential ((f))Facility -I; Community ((r))Residential

((f))Facility – II; Senior ((citizen a))Assisted ((h))Housing.

ACCESSORY USES: Home ((e))Occupation.

TEMPORARY LODGING: Hotel/Motel, Bed and ((\(\frac{b}{D}\))Breakfast ((\(\frac{g}{D}\))Guesthouse.

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Recreational/Cultural Land Uses

PARK/RECREATION: Park.

AMUSEMENT/ENTERTAINMENT: Theater((, Plays/Theatrical production,)); Bowling center;

Sports ((e))Club.

CULTURAL: Library($(\frac{1}{7})$); Museum($(\frac{1}{7})$); Arboretum($(\frac{1}{7})$); Conference Center

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General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive (I)Repair; Miscellaneous (I)Repair; ((Churches, synagogue, temple)) Religious Facility; Social Services; Commercial Kennel or Commercial Cattery.

HEALTH SERVICES: Office/Outpatient Clinic; Nursing and ((p))Personal ((e))Care ((f))Facilities;

Hospital; Medical/Dental Lab.

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim

Recycling Facility.

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Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and ((e))Courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. Offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

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677 678 RETAIL/WHOLESALE LAND USES:

Building Materials and $((\cdot, \cdot))$ Hardware Store ((and Garden Materials)); Retail Nursery, Garden Center, and Farm Supply Stores; Department and Variety Store; Food Stores; Farmers Market; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Remote Tasting Rooms; Drug Stores; Liquor Stores; ((Uses)) Used Goods: Antiques/Secondhand Shops; Sporting Goods and ((r))Related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and

((Recreational marijuana)) Cannabis ((r))Retailer, subject to K.C.C. 21A.08.070 and applicable state law.

Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

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MANUFACTURING LAND USES:

686 ((Recreational marijuana)) Cannabis ((p))Processor I, subject to K.C.C. 21A.08.080 and 687 applicable state law. 688 Printing and Publishing. 689 ((Wineries, Breweries and Distilleries)) Winery/Brewery/Distillery Facility II, subject to K.C.C. 690 21A.08.080 691 692 ((RESOURCE LAND USES: 693 Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.)) 694 REGIONAL LAND USES: 695 Wastewater Treatment Facility; ((Transit Park and Ride Let)) Commuter Parking Lot. 696 697 ((**Residential density for mixed use development in Community Business zone shall not exceed 698 eight units per acre.)) If affordable housing units in a mixed use development are provided under 699 K.C.C. Chapter 21A.48, the maximum density shall be thirty-six dwelling units per acre." 700 701 28. Amend P-Suffix VS-P30 as follows: 702 703 "Property ((with Industrial zoning)) shall be restricted to the following specific land uses ((as set 704 forth in Chapter K.C.C. 21A.08. 705 706 For any use requiring a Conditional Use Permit that is located on property listed by the 707 Washington State Department of Ecology as a known or suspected contaminated site, the 708 Conditional Use Permit shall be conditioned to ensure that the property owners obtains and 709 submits a Not Further Action Letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not 710 711 demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions 712 shall be enforced, up to a potential revocation of the Conditional Use Permit.)): 713 714 Recreational/Cultural Land Uses 715 716 PARKS/RECREATION: Park($(\frac{1}{2})$) Campgrounds 717 718 AMUSEMENT/ENTERTAINMENT: Theater 719 720 General Services Land Uses 721 722 PERSONAL SERVICES: Veterinary Clinic; Automotive ((r))Repair; Automotive Service; 723 Miscellaneous ((r))Repair; Artist Studios. 724 725 HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab. 726 727 EDUCATION SERVICES: Vocational School; Specialized Instruction School. 728 729 Government/Business Service Land Uses 730 GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility. 731 732 733 BUSINESS SERVICES: Construction and Trade; Trucking and ((e))Courier Service; Self-service 734 Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; 735 Commercial/Industrial Accessory Uses (Administrative((-)) offices, employee exercise & food

736 service facilities, storage of agricultural raw materials or products manufactured on site, 737 owner/caretaker residence, grounds maintenance). 738 739 RETAIL/WHOLESALE LAND USES: 740 741 Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers. 742 743 MANUFACTURING LAND USES: 744 745 Food and Kindred Products; Apparel and other Textile Products; Wood Products, except 746 furniture; Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial 747 and Commercial Machinery; Computer and Office Equipment; Electronic and other Electric 748 Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution. 749 750 751 ((Marijuana)) Cannabis ((p))Processor II, subject to K.C.C. 21A.08.080 and applicable state law 752 753 Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080 754 755 **RESOURCE LAND USES:** 756 ((Marijuana)) Cannabis Producer, subject to K.C.C. 21A.08.090 and applicable state law. 757 758 759 AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding 760 feed lots and auctions. 761 762 FORESTRY: Growing and Harvesting Forest Products. 763 764 FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture. 765 766 REGIONAL LAND USES 767 768 Public Agency Training Facility; Municipal Water Production; Transit Bus Base." 769 770 29. Amend P-Suffix VS-P31 as follows: 771 772 "Development restricted to housing where one hundred percent of the units are designated for low 773 income households, in accordance with K.C.C. Chapter 21A.48." 774 775 30. Repeal the following P-Suffix Development Conditions from the Zoning Atlas: 776 a. P-Suffix VS-P01; 777 b. P-Suffix VS-P08: 778 c. P-Suffix VS-P10; 779 d. P-Suffix VS-P11; 780 e. P-Suffix VS-P13; 781 f. P-Suffix VS-P14; 782 g. P-Suffix VS-P15; 783 h. P-Suffix VS-P16; 784 i. P-Suffix VS-P17; 785 j. P-Suffix VS-P19; 786 k. P-Suffix VS-P23; and

I. P-Suffix VS-P25.

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<u>Effect:</u> Amends the land use designations, zoning classifications, and development conditions in Vashon Rural Town as follows:

- Removes Vashon Rural Town Affordable Housing Special District Overlay SO 270 from all
 parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of
 affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for
 repeal by this ordinance.
- Amends the land use designation from Rural Areas to King County Open Space Systems on a
 portion of a parcel owned by King County Department of Natural Resources and Parks on
 103rd Avenue Southwest south of Southwest Mukai Circle. The change would indicate the
 long term intended use of the properties for open space recreational, and environmental
 benefits.
- Amends the land use designation from Rural Town to King County Open Space Systems on a
 portion of a parcel owned by King County Department of Natural Resources and Parks on
 103rd Avenue Southwest south of Southwest Mukai Circle, and on a parcel owned by King
 County Department of Natural Resources and Parks on Southwest 174th Street east of Vashon
 Highway Southwest. The change would indicate the long term intended use of the properties
 for open space recreational, and environmental benefits.
- Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest from CB to R-8 while retaining P-Suffix VS-P28. Rezoning the parcel would be consist with its residential use and adjacent parcels. Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway Southwest north of Southwest 174th Street including:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - o Removing unnecessary language on location of conditions.
 - Removing a provision on roof pitch, which is prescriptive and limits design flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - Removing a limitation on number of floors in a building, while retaining maximum height limits, which would foster flexibility in design.
 - Removing conditions that would limit opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.
- Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th Street and west of Vashon Highway South.
- Amends P-Suffix VS-P29 development conditions on CB-zoned parcels in Vashon Rural Town including:
 - Adding a base density to for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - o Adding a maximum height limit, which would retain scale of development.

- Amending the maximum density for mixed-use housing, which would be increased from the adopted maximum density and would provide an incentive for creating affordable housing units.
 - Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.
 - Adding Farmers Market to allowed uses, which would align with existing Vashon-Maury Island Subarea Plan policy.
 - Removing 'Recreational Marijuana Producer' from allowed uses, which would align with recommendations in the 2018 King County Marijuana Report.
 - Adds VS-P29 development conditions to CB-zoned parcels on Vashon Highway Southwest north of Southwest 192nd Street and on Vashon Highway Southwest south of Southwest Cove Road, which would be consistent with uses available for all CB-zoned parcels.
 - Amends P-Suffix VS-P30 development conditions on I (Industrial)-zoned parcels in Vashon Rural Town by including adding Standard Industrial Code (SIC) classifications which would be constituent with K.C.C. Title 21A.
 - Adds VS-P30 development conditions to I-zoned parcels on Vashon Highways Southwest north of Southwest 204th Street that were not previously included in the VS-P30 parcel list, which would be consistent with uses available for all I-zoned parcels.
 - Removes VS-P01, which limits maximum densities to 12 dwelling units per acre from parcels north of Southwest 171st Street and east of Vashon Highway Southwest, which would align with current zoning of the parcels.
 - Removes VS-P08, which limits the development of the parcel to no more than 85 dwelling units, from a parcel on Vashon Highway Southwest and Southwest 169th Street, which would align with current zoning of the parcel.
 - Removes VS-P10, establishing a right-of-way on a parcel, which would reflect current on-theground conditions and align with current regulations.
 - Removes VS-P11, which limits the uses that are allowed on the affected parcels that have I zoning. The affected parcels are on Vashon Highway Southwest north of Southwest 204th Street. The change would align with conditions in VS-P30 and other appliable I zoned properties.
 - Removes VS-P13, which limits density to a maximum of 12 dwelling units per acre, from a parcel on Vashon Highway Southwest north of Southwest 188th Street. VS-P29 applies to the parcel. The change would align with the maximum density limits that apply to mixed use development on CB-zoned parcels.
 - Removes VS-P14, which limits density to 6 dwelling units per acre with requirements
 prohibiting parking and outside storage in the road setback from a parcel on Southwest 174th
 Street in the vicinity of Vashon Highway Southwest. The change would align with current
 zoning and on-the-ground conditions.
 - Removes VS-P15 from a parcel on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The change would align with current on-the-ground conditions.
 - Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest south of Southwest 178th Street to a single use, which is consistent with the current business use. The parcel is zoned CB and development conditions in VS-P29 also regulate how the parcel, and adjacent CB-zoned parcels can be developed. The change would align with current on-the-

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• Removes VS-P17 that limits development to office and manufacturing uses and ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest south of Southwest 178th Street. Right-of-way improvements are also included in VS-P17. The change would align with current zoning and applicable conditions in VS-P30.

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• Removes VS-P23 that restricts use of buildings and sets provisions for parking location from a parcel on Vashon Highway Southwest north of Southwest 192nd Street. The change would align with current on-the-ground conditions and be consistent with adjacent properties.

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• Removes VS-P25 that regulates rights-of-way that can be used to access the parcels on 103rd Avenue Southwest north of Southwest 188th Street. The change would align with current onthe-ground conditions.

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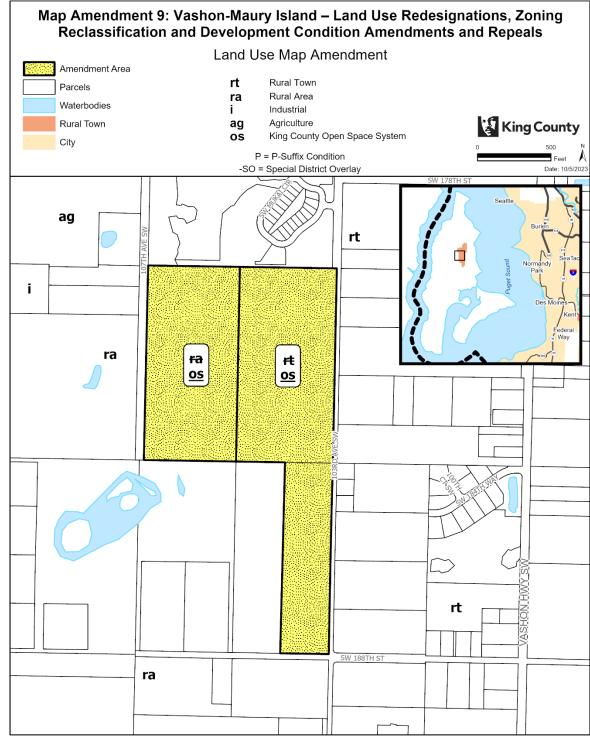
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 Amends VS-P31 that limits development to housing for low-income householders on a parcel on Southwest Gorsuch Road and 95th Lane Southwest. The change would align with proposed application of inclusionary housing provisions in K.C.C. chapter 21A.48 throughout the Rural Town.

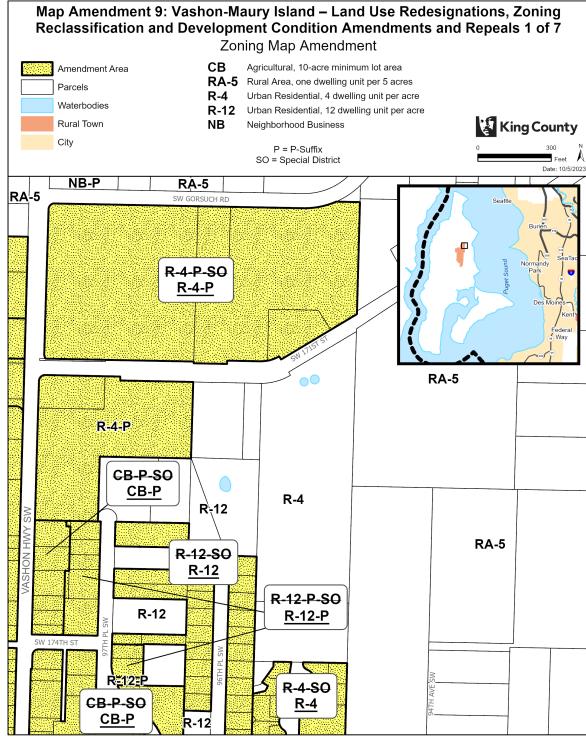
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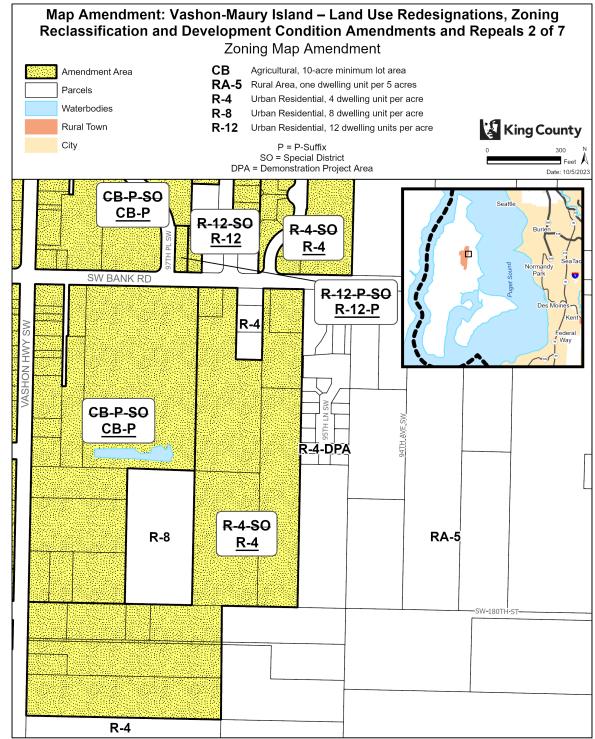
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:
- 918 o **P-Suffix VS-P01**
- 919 o **P-Suffix VS-P08**
 - P-Suffix VS-P10
- 921 o **P-Suffix VS-P11**
- 922 o **P-Suffix VS-P13**
- 923 o **P-Suffix VS-P14**
- 924 o **P-Suffix VS-P15**
- 925 **P-Suffix VS-P16**
- 926 o **P-Suffix VS-P17**
- 927 o P-Suffix VS-P19
- 928 o **P-Suffix VS-P23**
- 929 o **P-Suffix VS-P25**



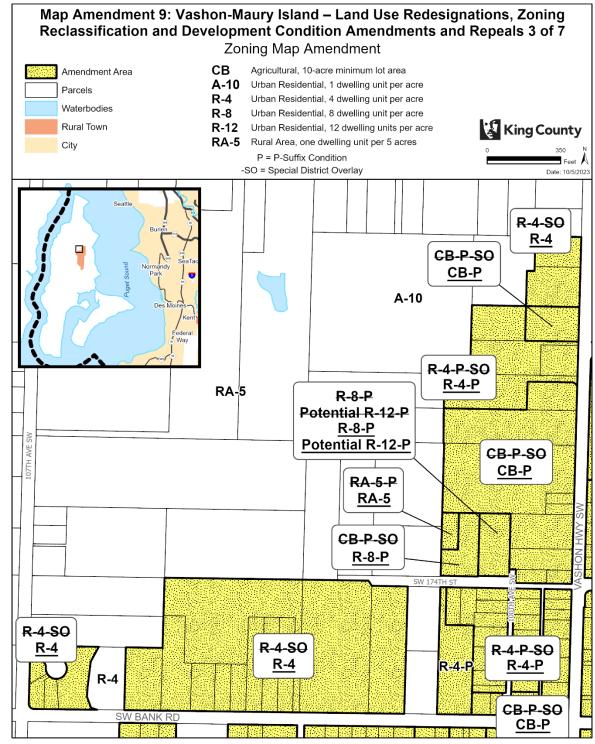
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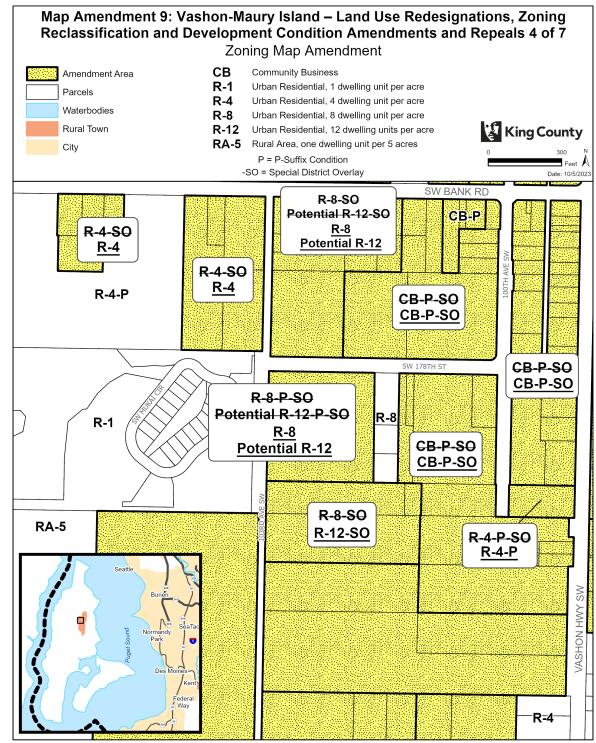
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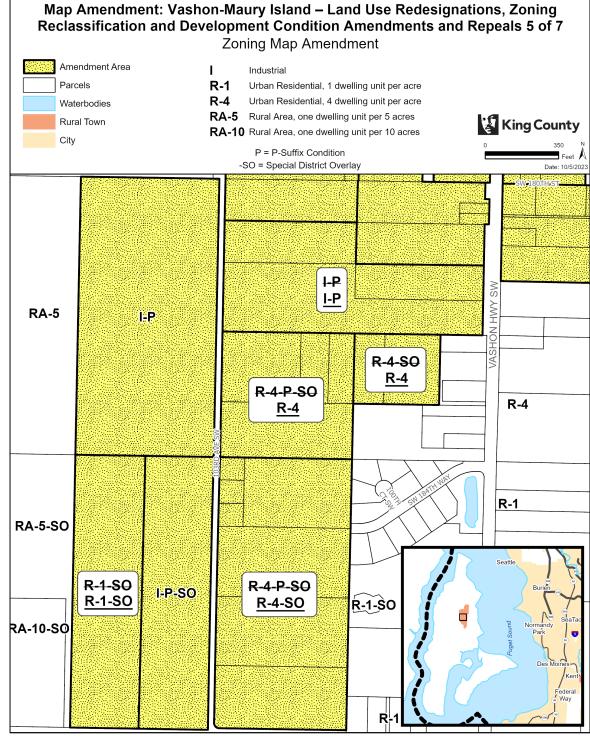


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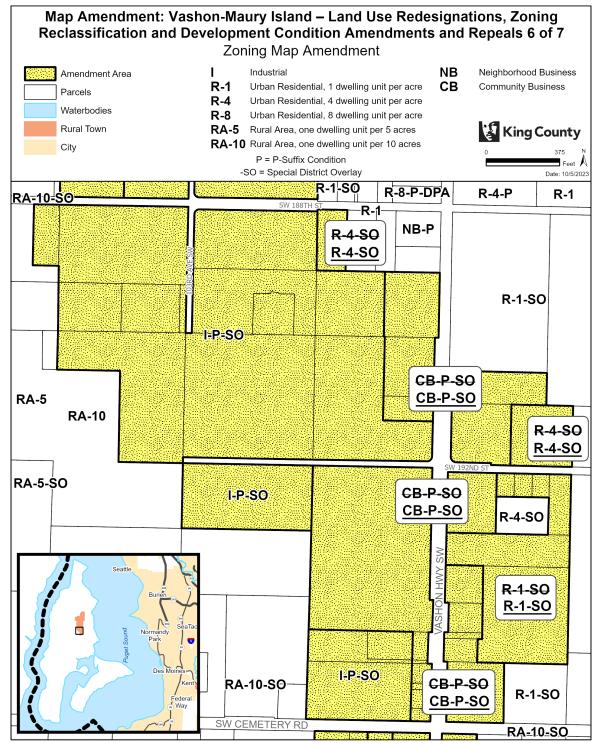


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Project: VS-P01 mccombsp

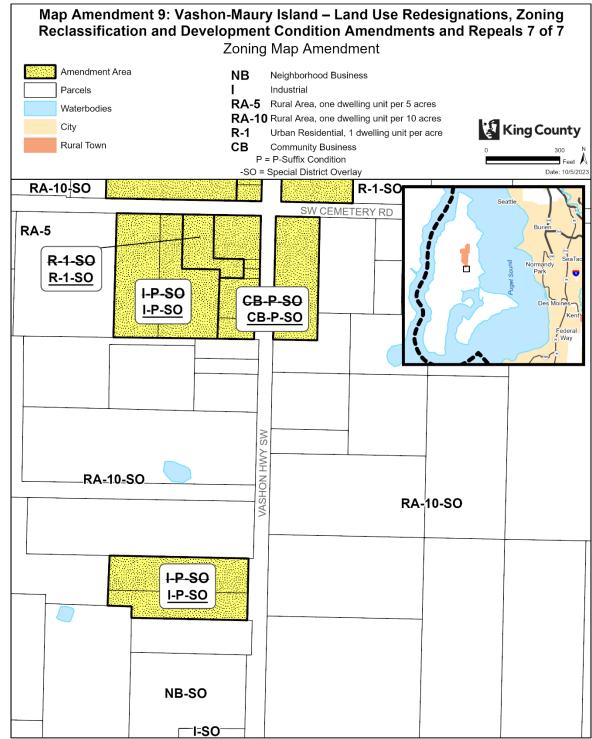


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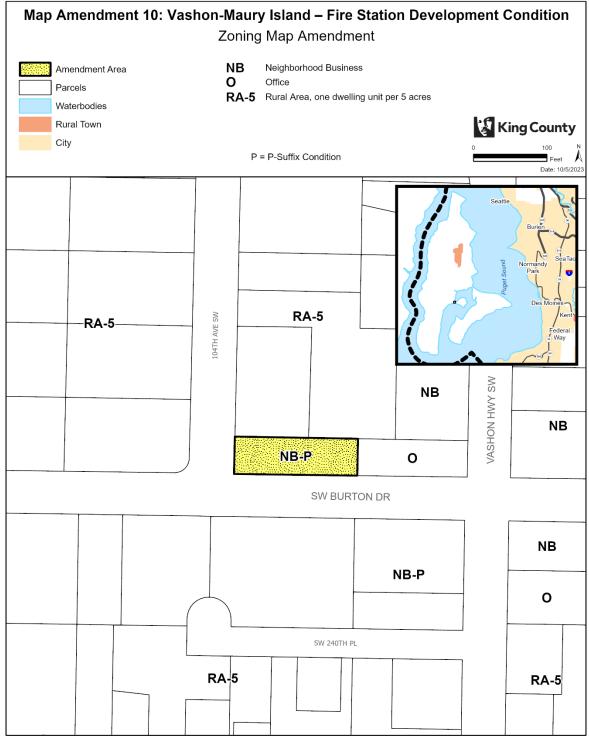
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Project: VS-P01 mccombsp



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938	Map Amendment 10: Vashon-Maury Island – Fire Station Development Condition								
939 940	AMENDMENT TO THE KING COUNTY ZONING ATLAS								
941 942 943	Amend Sections, Townships, and Ranges, as follows:								
	Section 18	Township 22	Range 3]					
944		<u>.</u>	•	_					
945	ZONING								
946									
947	1. Amend P-Suffix VS-P03 on the following parcel:								
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	1822039125								
949									
950	2. Amend P-Suffix VS-P03 as follows:								
951									
952	"Use of this site is limited to a fire((station)) facility."								
953									
954	Effect: Amends the language in P-Suffix VS-P03 to be consistent with the terminology in K.C.C.								
955	Chapter 21A.08. The affected parcel is the site of a fire station on Southwest Burton Drive.								



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Map Amendment 11: Vashon-Maury Island – Guest Inn/Restaurant Development 957 Condition 958 959 AMENDMENT TO THE KING COUNTY ZONING ATLAS 960 961 962 Amend Sections, Townships, and Ranges, as follows: 963 Section 19 Township 22 Range 3 964 965 ZONING 966 967 1. Remove P-Suffix Development Condition VS-P04 from the following parcels: 968 1922039029 1922039032

970 2. Repeal P-Suffix Development Condition VS-P04 from the Zoning Atlas.

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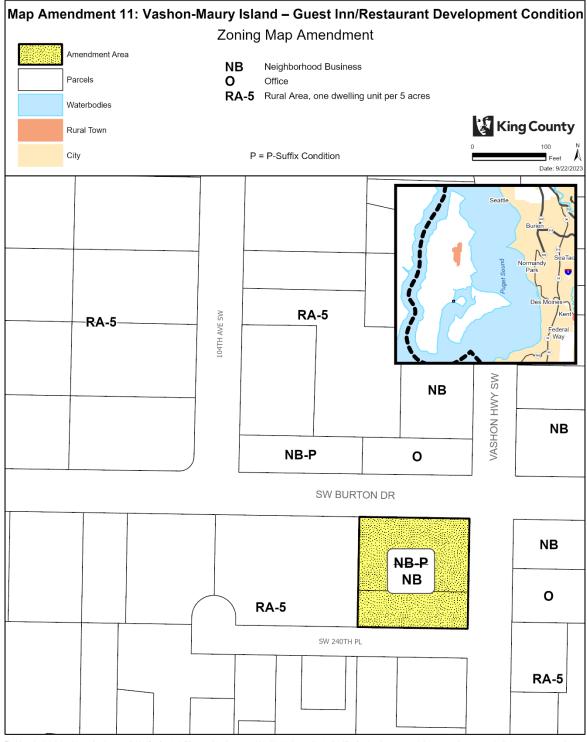
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Effect: Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). VS-P04 limits the use of the parcels on Vashon Highway Southwest, south of Southwest Burton Drive to a guest inn or restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.



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Project: VS-P01 - Zoning_VS-P04 - mccombsp

Map Amendment 12: Vashon-Maury Island – Food Processing Development 978 Condition 979 980 AMENDMENT TO THE KING COUNTY ZONING ATLAS 981 982 983 Amend Sections, Townships, and Ranges, as follows: 984 Section 13 Township 22 Range 2 985 ZONING 986 987 988 1. Remove P-Suffix VS-P05 from the following parcels: 989 1322029006 1322029055 1322029062

2. Repeal P-Suffix Development Condition VS-P05 from the Zoning Atlas.

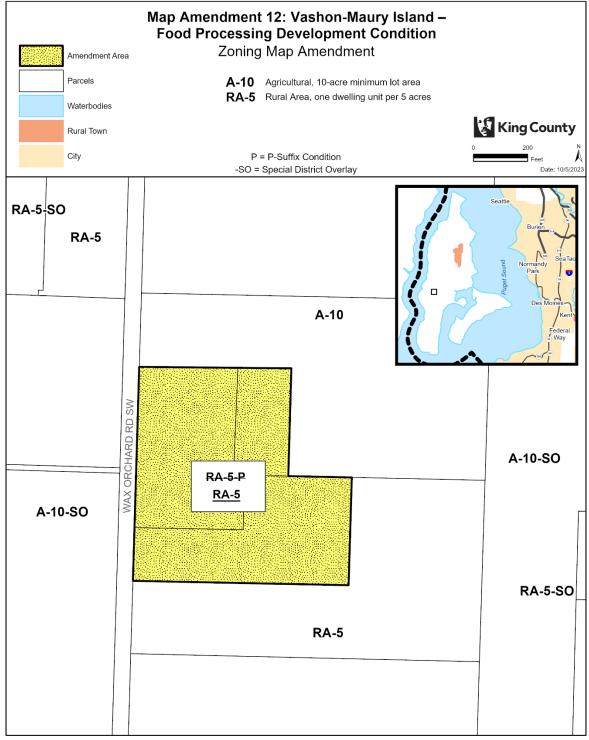
Effect: P-suffix VS-P05 limits the use of parcels on Wax Orchard Road Southwest, north of Southwest 232nd Street to food processing. The change would align with the underlying rural area zoning classification, which allows agricultural support services when associated with permitted agricultural activities.

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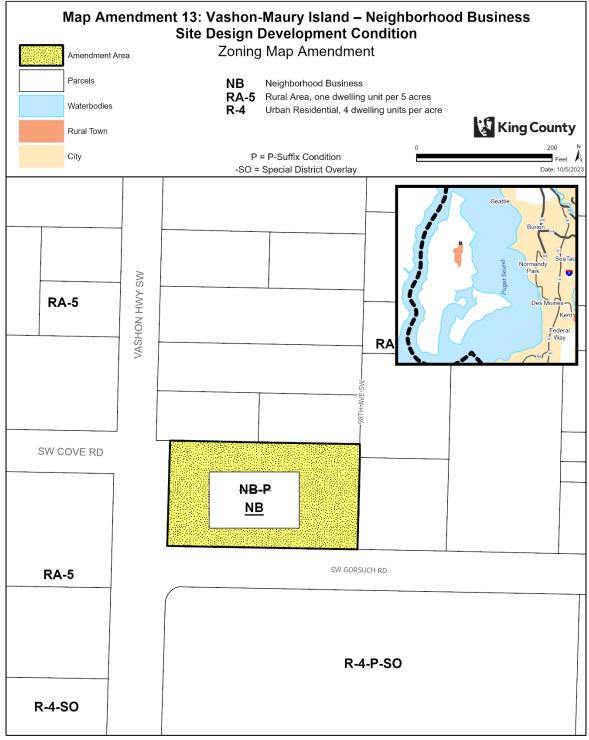
995



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Project: VS-P01 landbackc

•	lment 13: Vashon-Maury nt Condition	y Island – Neighborhood Business Si	te Desig
AMENDMENT	TO THE KING COUNTY ZON	ING ATLAS	
Amend Section	ns, Townships, and Ranges, as	s follows:	
Section 29	Township 23	Range 3	
2923039127			
2. Repeal P-S	Suffix Development Condition \	VS-P06 from the Zoning Atlas.	
Effect: Remove Gorsuch Road	es P-Suffix VS-P06 from a pa	arcel on Vashon Highway Southwest and So	



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Project: VS-P01 landbacks

Map Amendment 14: Vashon-Maury Island – Community Use Terminology Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 6	Township 22	Range 3
Section 7	Township 22	Range 3

ZONING

1. Amend P-Suffix VS-P07 on the following parcels:

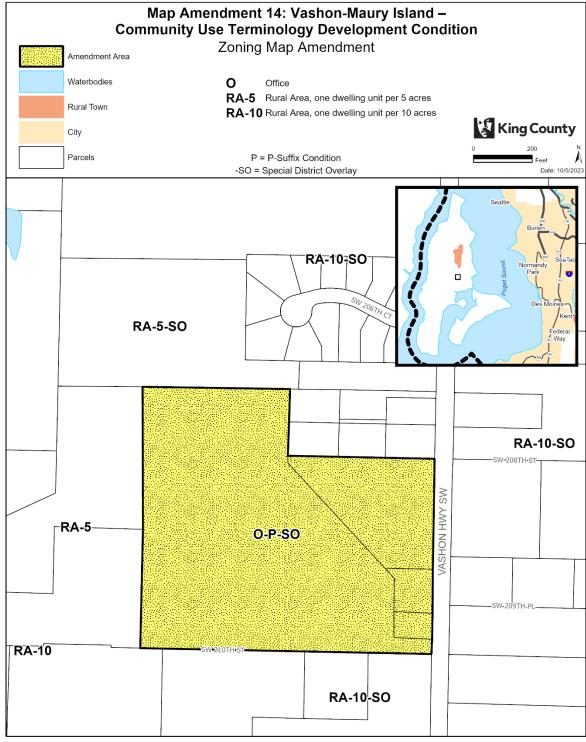
0622039107	0722039001	0722039066	0722039067

2. Amend P-Suffix VS-P07 as follows:

- "((1.)) The use of the site shall be limited to ((a community health center, a senior citizen's activity center administrative offices recreational facilities, and accessory activities.

 2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc.
- accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation))
- Office/Outpatient Clinic, Social Services, Sports Club, and, Used Goods: Antiques/Secondhand Shops."

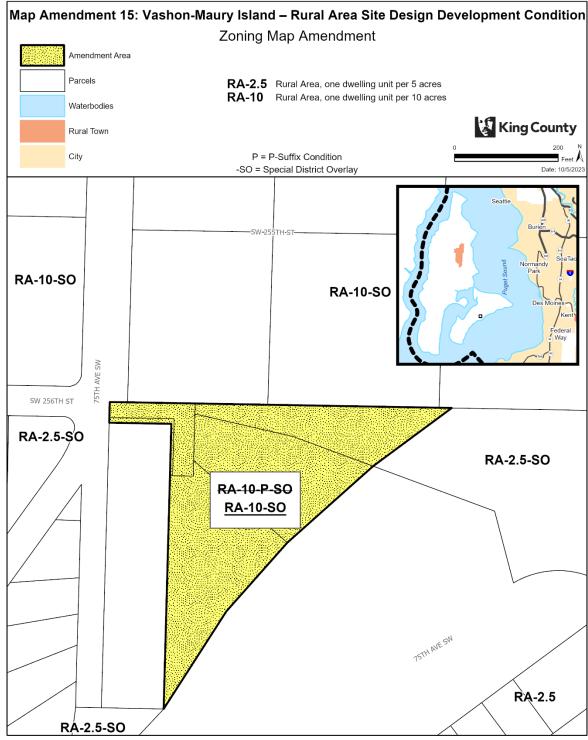
<u>Effect:</u> Removes the names of specific businesses and agencies in P-Suffix VS-P07 and aligns terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway Southwest and Southwest 210th Street.



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Project: VS-P01 landbacks

1047 1048	Map Amendment Condition	t 15: Vashon-Maury	Island – Rural Area S	Site Design Development	
1049 1050	AMENDMENT TO THE KING COUNTY ZONING ATLAS				
1051 1052 1053	Amend Sections, Tow	vnships, and Ranges, as f	ollows:		
	Section 28	Township 22	Range 3		
1055 1056 1057 1058		VS-P09 from the following			
	2822039033	2822039034	2822039035	2822039037	
	282203TRCT				
1059 1060 1061 1062 1063 1064 1065	Effect: Removes P-S Southwest. VS-P09 s affected parcels will	Suffix VS-P09 from parce specifies that, at the time be one contiguous parc	e that a building permit a	t 256 th Street and 75 th Avenue application is made, the dings only will be allowed.	

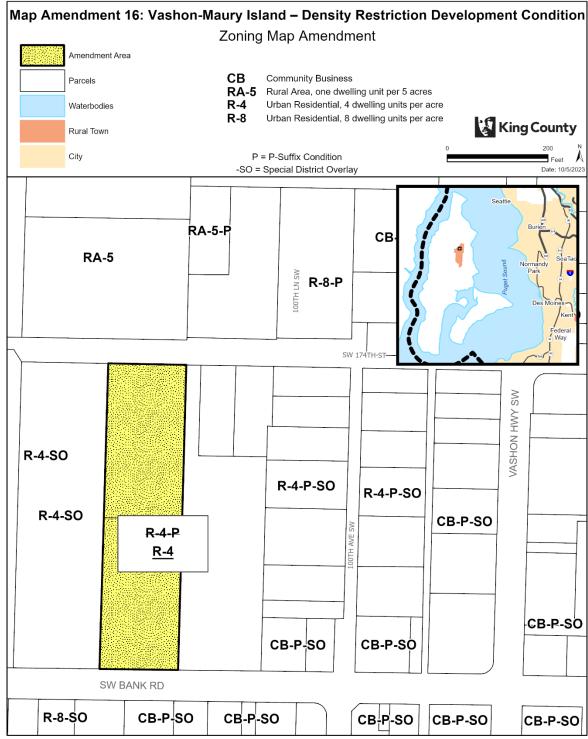


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Project: VS-P01 landbacks

Map Amendment 16: Vashon-Maury Island - Density Restriction Development 1067 Condition 1068 1069 AMENDMENT TO THE KING COUNTY ZONING ATLAS 1070 1071 1072 Amend Sections, Townships, and Ranges, as follows: 1073 Section 30 Township 23 Range 3 1074 ZONING 1075 1076 1077 1. Remove P-Suffix VS-P12 from the following parcels: 1078 3023039214 3023039189 1079 1080 2. Repeal P-Suffix Development Condition VS-P12 from the Zoning Atlas. 1081

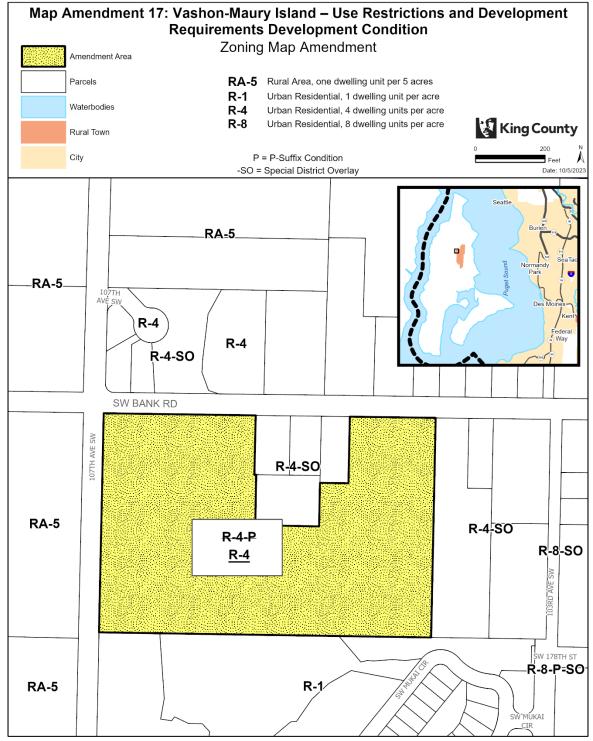
Effect: Removes P-Suffix VS-P12 from parcels located on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels.



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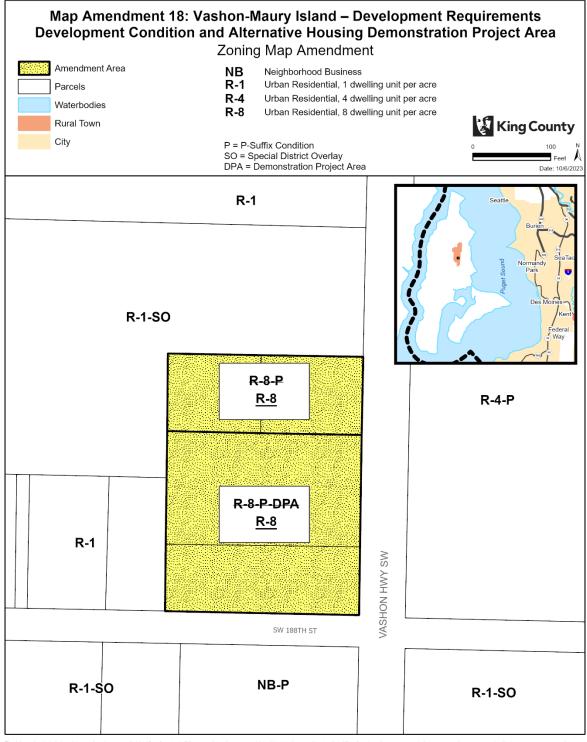
Project: VS-P01 landbackc

1087 1088	-	nt 17: Vashon-Maury I Development Conditio		ons and Development	
1089 1090	AMENDMENT TO THE KING COUNTY ZONING ATLAS Amend Sections, Townships, and Ranges, as follows:				
1091 1092 1093					
	Section 31	Township 23	Range 3		
1094 1095 1096 1097 1098	ZONING 1. Remove P-Suffi 8884200000	x VS-P18 from the following	ı parcel:		
1099 1100 1101	2. Repeal P-Suffix	Development Condition VS	-P18 from the Zoning Atlas	s.	
1102 1103 1104 1105	Southwest. VS-P18 clinic and includes	-	e parcel to a residential or equirements. The change		



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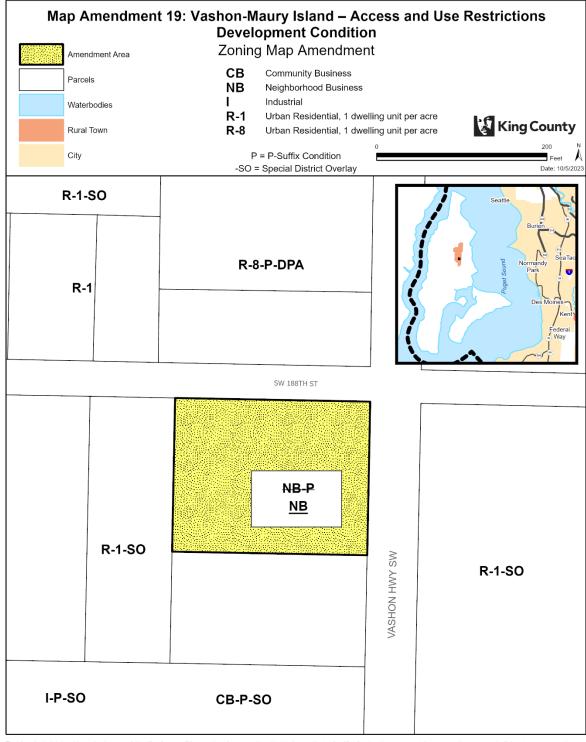
Map Amendment 18: Vashon-Maury Island – Development Requirements 1107 1108 **Development Condition and Alternative Housing Demonstration Project Area** 1109 AMENDMENT TO THE KING COUNTY ZONING ATLAS 1110 1111 1112 Amend Sections, Townships, and Ranges, as follows: 1113 Section 31 Township 23 Range 3 1114 1115 ZONING 1116 1117 1. Remove P-Suffix VS-P20 from the following parcels: 1118 3123039106 3123039139 1119 1120 2. On the following parcels: a. Remove Alternative Housing Demonstration Project Area (-DPA) established in K.C.C. 1121 1122 21A.55.125; and 1123 b. Remove P-Suffix VS-P20. 1124 3123039108 3123039138 1125 3. Repeal P-Suffix Development Condition VS-P20 from the Zoning Atlas. 1126 1127 1128 Effect: Removes P-Suffix VS-P20 from parcels on Vashon Highway Southwest and Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street and includes 1129 landscaping requirements. Removes the Alternative Housing Demonstration Project Area (K.C.C. 1130 21A.55.125) overlay from the applicable parcels to reflect that the authority for these parcels has 1131 1132 expired.



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Project: VS-P01 mccombsp

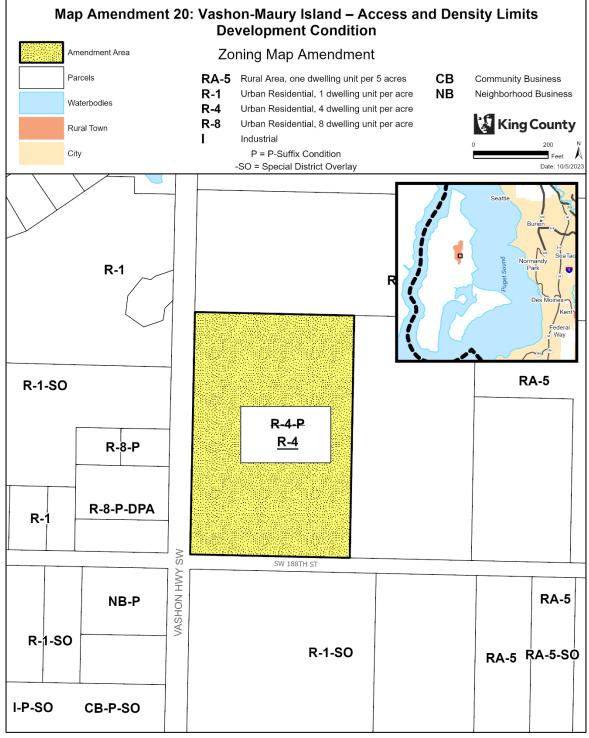
134 135	Map Amendment 19: Vashon-Maury Island – Access and Use Restrictions Development Condition			
136 137				
138 139 140	Amend Sections, To	ownships, and Ranges, as fo	ollows:	
	Section 31	Township 23	Range 3	
142 143 144 145	ZONING 1. Remove P-Suffi. 3123039095	x VS-P21 from the following	g parcel:	
146 147 148	2. Repeal P-Suffix	Development Condition VS	S-P21 from the Zoning Atlas.	
149 150 151	Effect: Removes P-Suffix VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188 th Street. VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188 th Street. This change would align with the fact that the parcel is listed in King County's Historic Resource Inventory and there are provisions for reviewing changes to historic structures			



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Project: VS-P01 landbackc

1154 1155	Map Amendment C	nt 20: Vashon-Maury l ondition	Island – Access and	Density Limits	
1156 1157	AMENDMENT TO THE KING COUNTY ZONING ATLAS				
1158 1159 1160	Amend Sections, Townships, and Ranges, as follows:				
	Section 32	Township 23	Range 3		
1162 1163 1164 1165	ZONING 1. Remove P-Suffi	ix VS-P22 from the following	g parcel:		
1166 1167 1168	2. Repeal P-Suffix	Development Condition VS	S-P22 from the Zoning Atla	as.	
1169 1170 1171 1172	Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and Southwest 188 th Street. SV-P22 limits access to one driveway from Vashon Highway Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.				



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Rural King County is an essential part of the County's rich diversity of communities and lifestyle choices, encompassing landscapes of scenic and great natural beauty. This chapter sets forth the County's intent and policies to ensure the conservation and enhancement of rural

communities and natural resource lands.

CHAPTER 3

RURAL AREAS AND NATURAL RESOURCE LANDS

In addressing these Rural Area needs, this chapter also comprises the rural land use designations, such as Rural Area, Rural Neighborhood Commercial Centers, and Rural Towns. It also addresses the designated Natural Resource Lands, which include lands designated Agriculture, ((Forest)) Forestry, or Mining ((on the Land Use Map)).

((1. Growth Management Act Goals, Elements, and Requirements)) 10 11 The "Rural Area and Natural Resource Lands," "Rural Area Designation," "Rural Densities and Development," "Rural Public Facilities and Services," and "Rural Commercial centers" ((S))sections ((I through V)) of this 12 13 chapter satisfy the Growth Management Act's mandatory rural element by designating Rural Area lands ((in 14 order)) to limit development and prevent sprawl, by permitting land uses that are supportive of and compatible 15 with the rural character established in the King County Countywide Planning Policies, and by providing for a 16 variety of rural densities. These sections also satisfy the mandatory land use element by indicating the 17 population densities that are appropriate for the Rural Area. The policies in these sections also encourage 18 natural resource-based industries and uses in the Rural Area as required by the Growth Management Act. 19 20 The "Natural Resource Lands" ((\$))section ((\$\frac{\fir}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}\frac{\frac{\frac{\frac}\frac{\frac{\frac{\frac{\frac{\frac{\frac}\frac{\frac{\frac{\fra 21 maintain and enhance natural resource-based industries; the Revised Code of Washington 36.70A.170 22 requirement to designate Natural Resource Lands; and the Revised Code of Washington 36.70A.080 optional 23 conservation element by conserving Natural Resource Lands. 24 25 ((2. **Equity and Social Justice Initiative** 26 It is the county's goal to consider Equity and Social Justice in its planning, project development and local 27 government service delivery throughout the Rural Area and Natural Resource Lands. Policies consistent with 28 the county's Environmental and Social Justice Initiative in this chapter are related to local service delivery, 29 natural resources, food systems and economic development determinants, respectively. 30 31 In its role as a local government in the unincorporated area, King County is committed to work to reduce 32 inequities and provide opportunities by incorporating the values of the county's Equity and Social Justice work 33 into the daily practice of developing policies and programs, making funding decisions and delivering services. 34 35 Policies in this chapter also support healthy built and natural environments by protecting Natural Resource 36 Lands from development and ensuring a mix of land uses that support rural jobs, natural resource based 37 businesses and conserved open spaces that provide environmental services such as clean air, clean water and 38 wildlife habitat. Agricultural policies support local food systems and provide access to affordable, healthy, and 39 culturally appropriate foods for county residents. Agricultural policies in this chapter that implement the 40 county's 2015 Local Food Initiative address the need to bring additional land into food production, to improve 41 access to technical and financial resources for farmers that need them, and make local food more accessible in 42 underserved communities. 43 44 Additional policies related to economic development in the agriculture and forestry sectors are located in

Chapter 10, Economic Development.

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- The King County Rural Forest Commission and Agriculture Commission advise the county on the development and implementation of strategies, programs, policies and regulations that affect rural communities and resource
- 40. Londo Thomas have of share advisery hands on shared a second to be a discovered at a first and a second and
- 49 lands. The members of these advisory boards are chosen to represent the diverse interests of affected rural
- 50 residents and business owners.

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3. Rural Area and Communities))

- 53 Throughout this chapter and elsewhere the Comprehensive Plan, references are made to the "Rural Area" and to
- 54 "Natural Resource Lands." This terminology aligns with the three geographies delineated in the Growth
- 55 Management Act: the Urban Growth Area, the Rural Area, and Natural Resource Lands.
 - The "Rural Area" (capitalized) is a geography that includes the Rural Area (ra) land use designation and Rural Area (RA) zone classifications. The Rural Area geography also includes other zoning classifications and land use designations on properties that are also located outside of the Urban Growth Area and designated Natural Resource Lands, such as in Rural Towns and Rural Neighborhood Commercial Centers.
 - If only the Rural Area land use designation (ra) or Rural Area zoning (RA) are meant, the words "land use designation" or "zone" (or equivalent term) will be included, respectively.
 - "Natural Resource Lands" (capitalized) are a separate geography from the Rural Area and include lands
 of long-term commercial significance that are required to be designated and protected under the Growth
 Management Act, such as Agricultural Production Districts, Forest Production Districts, and Mineral
 lands.
 - There are also other, non-designated resource lands (lower-case) that are not of long-term commercial significance that occur in the Rural Area geography.
 - The term "rural" (lower-case), such as in "rural character" or "rural history," can apply to both the Rural Area and Natural Resource Lands geographies.

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Refer to the Glossary for more information about how these terms are used in the Comprehensive Plan.

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((<u>Understanding and e</u>))<u>C</u>onserving the unique characteristics of the Rural Area and ((<u>each of the county's distinct rural communities</u>)) <u>Natural Resource Lands</u> will help King County retain its rural character and ((<u>it's</u>)) <u>its</u> agricultural, forestry, and mining heritage.

- King County's Rural Area, including communities such as the Hobart Plateau, Vashon-Maury Island, the
- 79 Snoqualmie Valley, and the Enumclaw Plateau, ((are)) is characterized by low-density residential development,
- farms, ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, ((small
- 81 <u>cities and towns</u>,)) historic sites and buildings, archaeological sites, and regionally important recreation areas.
- 82 These rural uses complement and support the more extensive resource uses in the designated Natural Resource
- Lands. The location of the Rural Area between the Urban Growth Area and the designated Natural Resource
- 84 Lands helps to protect commercial agriculture and timber from incompatible uses.

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Designation and conservation of the Rural Area supports and sustains rural communities and rural character as valued parts of King County's diversity. It also provides choices in living environments; maintains a link to King County's heritage; allows farming((, livestock uses,)) and forestry to continue; and helps protect environmental quality and sensitive resources, such as groundwater recharge areas and watersheds crucial for both fisheries and flood hazard management. Rural King County also acts to enhance urban areas by providing ((a safe and reliable local food source,)) nearby open spaces and parks for a variety of recreation and tourism opportunities, ((and)) as well as educational opportunities to explore current and ((historic)) historical agricultural and forestry practices.

((The purpose of the zoning and land use designations in the Rural Area is to provide services and limited goods that satisfy rural residents' and local businesses' daily needs.

4. Resource Lands))

The growing, ((harvest)) harvesting, extraction, processing, and use of products from ((the)) designated Natural Resource Lands play an important role in King County's economy by providing jobs and products for local use and export. Agricultural and forest lands also provide scenic views, links to King County's cultural heritage, and environmental benefits such as wildlife habitat, improvements in air and water quality, food security, a climate resilient ecosystem, and carbon sequestration. In large measure, King County's quality of life is dependent upon the thoughtful planning and sound management of these lands to ensure their long-term conservation and productive use.

((The p))Population growth in the Puget Sound Region since 1945 has resulted in the conversion of agricultural and forest lands to other uses, and the reduction of mining opportunities. The natural resource land base has diminished for many reasons, among them the demand for more land for urban land uses, fragmentation of large acreages into rural residential properties, loss of infrastructure such as local processing facilities for resource-based industries, and the high cost of land. Since 1994, when King County designated its Natural Resource Lands of long((-))-term commercial significance under Growth Management Act, it has been much more successful in retaining these areas.

((Section VI contains King County's strategy for conservation of these valuable resource lands and for encouraging their productive and sustainable management. The strategy consists of policies to guide planning, incentives, education, and regulation. Although Section VI focuses on the designated Resource Lands of long term commercial significance, many of the policies are applicable to farm, forest and mineral lands in the Rural Area as well.

H.)) Rural Area and Natural Resource Lands

122 Preserving rural King County plays a key role in ensuring a continuing variety of landscapes, maintaining the 123 diverse communities that often portray the rural legacy, and supporting the evolving rural economic 124 opportunities for the county and its residents. The rural landscape is characterized by extensive forests and farm 125 lands, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a mixture of 126 housing types along with small commercial enterprises and business hubs. Rural Areas and rural-based 127 economies contribute to the range of choices and enhance the quality of life of all county residents. The Growth 128 Management Act ((and the King County Strategic Plan)) envisions different landscapes, infrastructure, and levels 129 of service((s)) for urban and rural communities. King County is committed to sustaining rural economic clusters 130 and rural character.

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Traditional rural economic activities have evolved over the decades as residents have responded to changing markets and the expansion of urban areas. Large-scale, commercial forestry and mining have been and continue to be the traditional land uses in the eastern half of King County. Farming continues in the prime soils found in the river valleys and on the Enumclaw Plateau. Although certain historically prevalent types of agriculture such as hops farming have disappeared, and the number of dairy farms has declined, today's farmers are exploring new crops, value-added products, and creative direct marketing. County residents raise livestock, such as poultry, cattle, sheep, ((llamas, alpacas, and buffalo)), hogs, and goats. Equestrian activities, including breeding, training, boarding and recreation, have become a more significant part of the rural economy. The types of businesses now locating in the Rural Towns and Rural Neighborhood Commercial Centers and being developed as home-based businesses have also responded to these changes in the county, and in the commercial market(()))place.

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The glacial soils and terrain that give King County its natural beauty also create significant environmentally critical areas, such as steep, erodible slopes, wetlands, and groundwater recharge areas. ((Maintenance))

Retention of tree cover, natural vegetation, and wetlands are critical to the continued functioning of the ecosystem and preservation of rural character. The interplay of forest cover, soils, and water are essential to watershed health, ensuring adequate unpolluted groundwater recharge, stormwater runoff flow control and pollution reduction, carbon sequestration, and habitat functions.

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Conserving Rural Areas and Natural Resource Lands in King County is integral to providing diversity in lifestyle choices; sustaining farming, ((livestock,)) and forestry economies; protecting environmental quality and wildlife habitat; providing recreation opportunities; and maintaining a link to the county's resource-based heritage.

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((A.)) Rural ((Legacy)) History and Communities

- King County's rural legacy is found in the rich history of its rural communities and continues today in the
- preservation of the county's historic, cultural, ecological, and archaeological sites, and ((to)) in its rich and varied

forestry, agricultural, and mining heritage. The railroad played a significant role in the ((historic)) historical growth and development of the county; its legacy is still seen in tourism opportunities in the Cities in the Rural Area such as Skykomish and Snoqualmie. Historic barns and farmhouses are found throughout the agricultural areas of the county. A few commercial-scale ((L))lumber mills influenced the development of communities, such as the Rural ((Commercial)) Neighborhood Commercial Center of Preston((, where the mill site is still in existence and historic photos adorn the walls of the community center. Chapter 7, Parks Open Space and Cultural Resources of this Comprehensive Plan provides the direction and policies for preserving the county's rural heritage. The policies that relate to conserving the farms and forests in King County are discussed in sections II and VI of this chapter)).

R-101

King County ((will)) shall continue to preserve and sustain its rural ((legacy)) history, character, and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with Indian tribes, local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, ((rural communities, towns, and c))Cities in the Rural Area, and other interested ((stakeholders)) parties.

((B.)) Rural Character

The Growth Management Act requires the protection of traditional rural activities and rural character. King County is committed to protecting rural character and recognizes that each of its rural communities has distinct and unique characteristics. These communities vary depending on settlement and economic history, geography, and distance from the urbanizing areas of the region. ((For example, residents of Vashon Maury Island, accessible only by ferry, sea or air, enjoy an island's leisurely and scenic lifestyle.)) Residents of the hilly gorge region around Black Diamond enjoy numerous recreational opportunities. There are small communities throughout rural King County, such as Hobart and Cumberland, each with its own unique history and lifestyle. Other communities with rich rural heritages, such as Old Maple Valley, are in transition as development of land in and adjacent to the areas is occurring. In the Snoqualmie Valley, farming is still the mainstay, while further east, the Town of Skykomish has a significant railroad and forestry history.

Population growth in Puget Sound communities affects rural character everywhere in the region. ((King County was once firmly rooted in agriculture, forestry and mining. However, w)) With regional growth both the rural economy and the rural population are changing, as are the expectations of some rural residents for ((e)) County services. Some residents are more accustomed to independent lifestyles focused around resource uses such as farming, dairying, keeping of livestock, or forestry. Other residents and visitors can be surprised by the sights, sounds, and smells associated with rural living; and can be accustomed to higher levels of service and facilities than are traditionally provided in the Rural Area.

One of the challenges facing the ((e))County is to provide for a diversity of lifestyle choices while providing public services at rural levels. As the ((e))County recognizes a profound difference between the nature and character of unincorporated rural King County as compared to the urban areas, it is the intent of the ((e))County to continue to provide services at established rural levels that support and help maintain rural character.

((C. Public Engagement

In order to implement its goals, objectives, and strategies for broader public engagement, King County has created several Community Service Areas that encompass all of unincorporated King County, including areas without representation by any Unincorporated Area Council. The Community Service Areas provide a conduit for greater participation by all residents in unincorporated King County and increase opportunities for residents to inform county decisions relating to programs and capital projects within each Community Service Area.

R-102

King County will continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.

H.)) Rural Area Designation

((A.)) Rural Area Designation Criteria

The Rural Area designation in King County represents the multi-use nature of rural lands, including working farms and forests, livestock uses, home-based businesses and housing. The sustainability and enhancement of these areas and their underlying economic health is critical to the range of lifestyle choices available in King County.

The criteria set forth in this section were used to draw the boundaries of the Rural Area designated by this plan.

R-201

It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (Revised Code of Washington 36.70A.070(((5)))). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030(((15)))). ((This definition can be found in the Glossary of this Plan.)) Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. ((In order t))To implement the Growth Management Act, it is necessary to define the development patterns that are considered rural,

234		histori	ical, or traditional and do not encourage urban growth or create pressure
235		for urb	oan facilities and service.
236			
237		Theref	fore, King County's land use regulations and development standards shall
238		protec	et and enhance the following attributes associated with rural character and
239		the Ru	ıral Area:
240		a.	The natural environment, particularly as evidenced by the health of
241			wildlife and fisheries (especially salmon and trout), aquifers used for
242			potable water, surface water bodies including Puget Sound and natural
243			drainage systems and their riparian ((corridors)) <u>areas;</u>
244		b.	Commercial and noncommercial farming, forestry, fisheries, mining,
245			home((-))_occupations and home industries;
246		c.	Historic resources, historical character, and continuity important to local
247			communities, as well as archaeological and cultural sites important to
248			Indian tribes;
249		d.	Community small-town atmosphere, safety, and locally((-))-owned small
250			businesses;
251		e.	Economically and fiscally healthy Rural Towns and Rural Neighborhood
252			Commercial Centers with clearly defined identities compatible with
253			adjacent rural, agricultural, forestry. and mining uses;
254		f.	Regionally significant parks, trails, and open space;
255		g.	A variety of low-density housing choices compatible with adjacent
256			farming, forestry, and mining and not needing urban facilities and
257			services;
258		h.	Traditional rural land uses of a size and scale that blend with ((historic))
259			historical rural development; and
260		i.	Rural uses that do not include primarily urban-serving facilities.
261			
262	R-202	The R	ural Area geography shown on the King County Comprehensive Plan Land
263		Use M	ap shall include areas that are rural in character and ((meet one or more of
264		the fol	lowing criteria)) <u>that</u> :
265		a.	Have ((Q))opportunities ((exist)) for significant commercial or
266			noncommercial farming and forestry (large-scale farms and forest lands
267			are designated as Resource Lands);
268		b.	((The area w)) <u>W</u> ill help buffer nearby Natural Resource Lands from
269			conflicting urban uses;
270		c.	((The area is)) <u>Are</u> contiguous to other lands in the Rural Area, Resource
271			Lands or large, predominantly environmentally critical areas;
272		d.	((There are)) Have major physical barriers to providing urban services at
273			reasonable cost, or such areas will help foster more logical boundaries
274			for urban public services and infrastructure;

275		e.	((The area is)) Are not needed for the foreseeable future that is well
276			beyond the 20-year forecast period to provide capacity for population or
277			employment growth;
278		f.	((The area has)) Have outstanding scenic, historic, environmental,
279			resource or aesthetic values that can best be protected by a rural
280			designation; or
281		g.	$\underline{\text{Have}}\ ((\$))\underline{s}$ ignificant environmental constraints $\underline{\text{that}}$ make the area
282			generally unsuitable for intensive urban development.
283			
284	The Rural Area ge	ography is	generally located east of the Urban Growth Area, with the exception of the entirety
285	of Vashon-Maury	sland. Wi	thin the Rural Area, three land use categories are primarily applied: Rural Area
286	(encompassing the	Rural Are	a-2.5, Rural Area-5, Rural Area-10, and Rural Area-20 zones), allowing a range of
287	low-density resider	itial develo	opments, forestry, farming, livestock uses, recreation and a range of traditional rural
288	uses; Rural Town,	recognizin	g historical settlement patterns and allowing commercial uses to serve rural
289	residents; and Rura	al Neighbo	rhood Commercial Centers, allowing small-scale convenience services for nearby
290	rural residents.		
291			
292	While the Growth	Managem	ent Act, the Countywide Planning Policies and King County's policies and
293	regulations call for	protecting	the Rural Area by limiting housing densities, there are many other features in
294	addition to density	that chara	cterize the Rural Area. Some of the most important features include integration of
295	housing with tradit	ional rural	uses such as forestry, farming and keeping of livestock; protection of streams,
296	wetlands and wildl	ife habitat;	preservation of open vistas, wooded areas and scenic roadways; and availability of
297	and reliance on mi	nimal publ	lic services. King County is committed to maintaining these features as well, and
298		_	Il for continuing and expanding upon these efforts.
299	•	•	
300	R-203	((King	County's)) The Rural Area geography is considered to be permanent and
301			not be redesignated to ((an)) <u>be in the</u> Urban Growth Area ((until)) <u>unless</u>
302			red pursuant to the Growth Management Act (Revised Code of Washington
303		36.70A	1.130(((3)))) and the Countywide Planning Policies.
304			
305	((B.)) Foresti	y and A	Agriculture in <u>the</u> Rural ((King County)) <u>Area Geography</u>
306	The Rural Area inc	cludes worl	king farms and forests. These contribute to rural character; the diversity and
307			mies; and open space, wildlife habitat, flood hazard management, ((and))
308	•		ater quality, carbon sequestration, and climate resiliency. However, Rural Area
309	-	,	as diminished since 1985, mostly through the conversion of these lands to
310			convert from resource use include the high land value for alternative uses and the

311

312

encroachment of residential and other development that conflicts with the resource use.

313	Although most of King County's agriculture and timber lands are within designated Agricultural and Forest			
314	Production Districts, there is a significant land base for agriculture and forestry in the Rural Area. King County			
315	has studied this land base, has mapped agricultural use, and has identified rural forest areas where forestry will			
316	be enhanced and p	otected. Efforts to conserve ((the)) forest(($\frac{1}{2}$)) and farm(($\frac{1}{2}$ and livestock)) uses are important		
317	and include trainin	technical assistance, and incentive programs such as the Transfer of Development Righ		
318	Program (((as prese	nted in Section III))).		
319				
320	R-204	Farming and forestry are vital to the preservation of rural King County and		
321		should be encouraged throughout the Rural Area. King County should		
322		encourage the retention of existing and establishment of new rural		
323		resource-based uses, with appropriate site management that protects habitat		
324		resources. King County's regulation of farming((, keeping of livestock,)) and		
325		forestry in the Rural Area should be consistent with these guiding principles:		
326		a. Homeowner covenants for new subdivisions and short subdivisions in		
327		the Rural Area should not restrict farming and forestry;		
328		b. Development regulations for resource-based activities should be tailored		
329		to support the resource use and its level of impact;		
330		c. Agricultural and silvicultural management practices should not be		
331		construed as public nuisances when carried on in compliance with		
332		applicable regulations, even though they may impact nearby residences		
333		and		
334		d. County environmental standards for forestry and agriculture should		
335		protect environmental quality, especially in relation to water and		
336		fisheries resources, while encouraging forestry and farming.		
337				
338	R-205	Uses related to and appropriate for the Rural Area include those relating to		
339		agriculture, forestry, mineral extraction, and fisheries, such as the raising of		
340		livestock, growing of crops, creating value-added products, and sale of		
341		agricultural products; small-scale cottage industries; and recreational and		
342		small-scale tourism uses that rely on a rural location.		
343				
344	((Most of the police	es related to agriculture and forestry are found in the Resource Lands section (Section VI)		
345	this chapter. Many	this chapter. Many of these policies are relevant to agriculture and forestry in the Rural Area as well as in the		
346	designated Agricul	ural and Forest Production Districts.		
347				
348	The importance of	arming and forestry to the Rural Area and Natural Resource Lands was first emphasized		
349	the 1994 Compreh	nsive Plan. Subsequently, the county took steps to encourage the continuation of farm a		
350	forestry practices in	the Rural Area and Natural Resource Lands, including developing a Farm and Forest Rep		
351	in 1996. The repor	recommended a series of actions to protect the rural farm and forest land base as well as		
352	practices of farmin	and forestry, including the provision of technical assistance to aid property owners in lar		

management, outreach to owners of properties vulnerable to development, creating opportunities for property

354	owners to sell their development rights, and seeking funding for public acquisition of rural properties that had ar
355	existing resource based use. The report also recommended the continuation of the King County Agriculture
356	Commission and the appointment of a Rural Forest Commission to review the impact of proposed regulations
357	on rural forestry and recommend incentive programs.))
358	
359	((1.)) Forestry
360	((Since 1996, King County has been actively implementing the recommendations of the Farm and Forest Report
361	through the Forestry Program.)) Throughout the Rural Area, King County encourages small-scale forestry and
362	land stewardship through a variety of ((land owner incentive)) landowner-focused and community-based
363	programs that provide technical assistance and information to promote forest stewardship that:
364	a. ((Promote forest stewardship through education and technical assistance programs, such as the
365	Washington State University Extension Forest Stewardship Programs
366	b. Provide technical assistance and information to landowner groups and community associations
367	seeking to implement land/water stewardship, management of stormwater runoff, habitat
368	restoration and management plans;
369	c. Create opportunities and incentives for voluntary, cooperative management of woodlots and open
370	space currently in separate ownership;
371	d. Offer technical assistance and information to landowners who are interested in managing their
372	forest for non-timber specialty forest products;
373	e. Explore opportunities for providing relief from special levies and assessments;
374	f. Conduct projects on King County park lands to demonstrate sustainable forestry practices,))
375	improve forest health and climate resiliency, reduce wildfire risk, control stormwater runoff, and
376	improve wildlife habitat; and
377	((g-)) b. ((Provide education and assistance in the control of)) Controls noxious and invasive weeds,
378	including ((information on)) integrated pest management and protection of pollinators in
379	accordance with the best management practices established by the Environmental Protection
380	Agency and Washington State Noxious Weed Control Board, and as implemented by the King
381	County Noxious Weeds Program.
382	
383	The ((e))County encourages forest stewardship planning and active forest management as a means of reducing
384	conversion of forestland to other uses, improving forest health and climate resiliency, increasing rural economic
385	prosperity, increasing potential to sequester and store carbon, and reducing risks from wildfire. Hundreds of
386	landowners have written forest stewardship plans and have enrolled in current use taxation programs,
387	((demonstrating)) which demonstrates a commitment to private forest management.
388	

((The county has worked with the Rural Forest Commission to identify and propose changes to the King County Code to remove impediments to the implementation of forest stewardship plans. However, t)) The small size of most rural forest properties presents ((another)) an obstacle to implementation of private forest stewardship plans. Because the volume of timber harvested at any one time is usually small, it is difficult for landowners to find forestry services or log buyers. Many contractors do not consider small sites to be forestland with potential management opportunities, and they have not developed the tools and skills to work with small sites. There is untapped potential for work to be done by the private sector on small private forestlands. Outreach to forestry consultants and labor contractors concerning the potential small lot forest market is needed. Continuing forestry technical assistance and cost share to landowners, who otherwise are unlikely to pursue management activities, will encourage active forest stewardship and rural economic development.

King County continues to explore ways to facilitate the harvest, utilization and marketing of wood products grown in the Rural Area.

R-206

((The c))Conservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner property tax incentives, technical assistance, permit assistance, regulatory actions, and community-based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities. King County should ensure that its regulations, permitting processes, and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.

 ((The Forestry Program will)) King County continues to evaluate additional ways to conserve rural forest lands and encourage forestry. For example, King County is implementing the Land Conservation Initiative, which is a regional collaboration between King County, cities, businesspeople, farmers, environmental partners, and others to conserve the last, most important natural lands and urban green spaces in King County between 2016 and 2050. It calls for a series of accelerated actions to address rapidly shrinking open spaces and climbing land prices, which is estimated to save \$15 billion over what it would take under previous land conservation trajectory and will protect many of these lands before they are lost. The initiative has identified approximately 20,000 acres of forestland that are high priorities for conservation, either through easement or fee title acquisition, or through one of the Current Use Taxation programs. ((In addition, King County has identified properties for acquisition, and has worked)) King County will work in partnership with other jurisdictions and ((stakeholder groups)) community partners to match high priority sites with funding sources for permanent conservation.

Another strategy is the 30-Year Forest Plan, which was developed in partnership with Indian tribes, nonprofits, municipalities, forestland owners and managers, and community members as a strategy to expand and enhance rural and urban forest cover and forest health between 2021 and 2051. Additionally, King County owns and manages approximately ((26,000)) 30,000 acres of forestland. Of this, ((3,850)) 4,300 acres (14 percent) are designated as working forests((: Taylor Mountain Forest, Ring Hill, Sugarloaf, Island Center, Dockton, Mitchell Hill, Tokul Creek and Preston Ridge forests. The county has extended its forest stewardship program to

429 implement active management for forest health on other forested open space properties.)) In support of the goals 430 outlined in the Strategic Climate Action Plan and 30-year Forest Plan, the County is accelerating development 431 and implementation of forest stewardship plans for County-owned forestland to improve forest health, enhance 432 climate resilience, reduce wildfire risk, and increase potential to sequester carbon. The ((e))County has also 433 conserved more than 142,000 acres of forested properties by purchasing the development rights and over 230,000 434 acres of privately-owned forestland through the Current Use Taxation programs. ((These properties remain in 435 either private ownership or under Washington State Department of Natural Resources ownership.)) 436 437 Although economic incentive programs and technical assistance are available to all property owners of forestland 438 in the Rural Area ((interested in pursuing small scale forestry)), special efforts to maintain forest cover and the 439 practice of sustainable forestry are warranted where there are opportunities to sustain large, contiguous blocks of 440 rural forest adjacent to or in close proximity of the Forest Production District. The Agricultural and Forest 441 Lands map ((identifies)) such areas as Rural Forest Focus Areas and notes the locations and boundaries of each 442 focus area. 443 R-207 Rural Forest Focus Areas ((are identified)) shall be designated geographic areas 444 445 where special efforts are necessary and feasible to maintain forest cover and the 446 practice of sustainable forestry. King County shall continue to target funding, 447 when available, ((new)) economic incentive programs, regulatory actions, fee and 448 easement acquisition strategies and ((additional)) technical assistance to the 449 Rural Forest Focus Areas. ((Strategies specific to each Rural Forest Focus Area 450 shall be developed, employing the combination of incentive and technical 451 assistance programs best suited to each focus area.)) 452 453 R-208 The Rural Forest Focus Areas should be maintained in parcels of 20 acres or 454 more ((in-order)) to retain large, contiguous blocks of rural forest. Regulations 455 and/or incentives should seek to achieve a maximum density of one home per 20 456 acres. 457 **Farming** 458 ((2.)) 459 ((The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming 460 both within the designated Agricultural Production District where some of the County's best agricultural soils are 461 found and outside the Agricultural Production District, where there continues to be a significant amount of 462 farming. A 2013 aerial photo survey identified about 12,000 acres of Rural Area land in active agriculture, much 463 of it in livestock production.)) The King County Local Food Initiative is a strategy that aims to build a stronger 464 farm-to-plate pipeline by setting targets and taking bold steps to better connect local farms to consumers, increase access to healthy and affordable foods in underserved areas, support farmers and protect farmland, and create a 465 466 sustainable food system that is more resilient to the effects of climate change. King County has a long history of

conserving and sustaining farmland both within and outside of Agricultural Production Districts and continues

to adapt strategies in expanding our local food economy to ensure job growth, economic viability, and climate

467

resiliency for King County food businesses and farms. Although most active farmland in King County is found within Agricultural Production Districts, approximately 40 percent of the County's farmland is located in the Rural Area.

R-209 King County should develop incentives to encourage agricultural activities ((in the remaining)) on prime farmlands located outside the Agricultural Production

District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, assistance with agricultural waste management, or

similar programs.

((The r))Raising and management of livestock and ((the)) production of associated products are components of the county's agricultural economy. Livestock raised in the county includes, but is not limited to, cattle, ((buffalo,)) sheep, hogs, ((llamas, alpacas,)) goats, and poultry.

R-210

King County supports the raising and management of livestock and the production of related value-added products. The management of livestock and the lands and structures supporting the raising of livestock, should be consistent with industry best management practices and ((must)) shall comply with county, state, and federal regulations related to the specific industry.

((Additional policies related to farming can be found in Section VI. Resource Lands.

C.)) Equestrian Activities

King County recognizes the contributions of equestrian livestock husbandry, training, competition, and recreation activities to the overall rural quality of life and economic base in King County. ((Equestrian activities provide a lifestyle value to numerous county residents and visitors and a source of revenue for rural residents and business owners. There are numerous organizations that support the equestrian industry by providing education and promoting equine husbandry, including the King County Agriculture Program, Washington State University Extension, Future Farmers of America, 4 H, the King County Executive Horse Council, Backcounty Horsemen, the Enumclaw Forested Foothills Recreation Association, and numerous other special interest equestrian related groups.

In recent years the diversity of equestrian uses has expanded throughout the rural portions of the county, going well beyond the traditional uses of a child and his or her favorite horse, a 4 H horse show, or a trail ride through the woods.)) Today's equestrian uses include raising and training a variety of horse breeds((, an increase in the number of)) and riding arenas((, and the construction of a state of the art horse rehabilitation facility)). ((This diversity of)) These equestrian uses should be sustained and encouraged where compatible with the existing character of the area in which equestrian facilities are proposed to be built or expanded.

508		
509	((Several constraints	may limit the development or expansion of equestrian activities. Even though the Growth
510	Management Act limits growth in the Rural Area, some growth continues to occur throughout the Rural Areas	
511	of the county, reducing the availability of open land to sustain livestock, equestrian activities, and threatening	
512	existing or potential	trail segments that may be lost to uncoordinated land developments.))
513		
514	R-211	King County should continue to support and sustain equestrian activities and
515		ensure that regulations support those activities compatible with the area in which
516		they are located. The ((e))County should encourage subdivision layouts that
517		preserve opportunities for livestock and equestrian activities.
518		
519	((Trail riding throughout rural King County is a popular equestrian use enjoyed by both urban and rural	
520	residents. Although llama and alpaca treks are becoming increasingly popular, most of the trail riding in King	
521	County is on horses	and mules. Several constraints, including uncoordinated land development, may limit the
522	continuation, development, or expansion of equestrian trails or trail segments. Additionally, as ownership of	
523	private and/or public land with existing trails is transferred, these trails may be lost when easements are not in	
524	place to protect the trails at the time of the transaction or if the new owner is not aware that a trail runs across	
525	the parcel.	
526		
527	The following policies address the need to continue to support trails for equestrian, multi-use, and existing trail	
528	linkage purposes.))	
529		
530	R-212	King County should support equestrian use trails throughout the Rural Area and
531		in the Agricultural and Forest Production Districts, as appropriate, by:
532		a. Working with local communities to identify and protect multiple-use
533		trails and key linkages that support equestrian travel;
534		b. Maintaining equestrian links, including multiple-use trails, where
535		appropriate;
536		c. Ensuring parking areas serving multiple-use trails are designed and
537		constructed, whenever possible to handle parking for horse trailers; and
538		d. Constructing and maintaining equestrian trails under County ownership
539		or management consistent with King County Backcountry Trail or
540		Regional Trail Standards whenever possible.
541		
542	R-213	Soft-surface multiple-use trails in corridors separate from road rights-of-way are
543		the preferred option for equestrian travel for safety reasons and to avoid
544 545		conflicts with residential activities associated with the street. Existing off-road
545 546		trails should be preserved during site development, with relocation as
546 547		appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards ((will)) shall
547		The King County Road Design and Construction Standards ((wii)) <u>shall</u>

548 accommodate safe equestrian travel within road rights-of-way. Where 549 appropriate, capital improvement programs for transportation and park facilities 550 shall also enable the use of new facilities by equestrians. Construction 551 standards for multiple-use ((nonmotorized)) trails to be established in road 552 rights-of-way within the Rural Area and Natural Resource Lands should assure a 553 minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 foot gravel 554 shoulder on local access roads, or provide a trail separated from the driving 555 lanes by a ditch or other barrier. Construction standards for soft-surface 556 multiple-use ((nonmotorized)) trails in corridors separate from road rights-of-way 557 shall be consistent with current trail construction and maintenance practices as 558 promulgated by the U.S. Forest Service. 559 560 R-214 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in the Rural Area and 561 562 within the Agricultural and Forest Production District. Representatives of the 563 equestrian community should be given the opportunity to review and monitor 564 regulatory and policy actions by King County, such as Rural Area development 565 regulations, that have the potential to affect equestrian trails. 566 567 R-215 Property owners in the Agricultural and Forest Production Districts are 568 encouraged to voluntarily allow continued equestrian access to existing trails or alternative access if the existing trail impedes future use of their property. 569 570 571 R-216 Equestrian trails should be a category in the ((e))County's Public Benefit Rating 572 System, so that a landowner who provides trail access may qualify for a tax 573 reduction under the program. 574 575 R-217 County departments negotiating trades or sales of ((e))County-owned land shall 576 determine whether any historically established trails exist on the property, and, 577 when economically feasible, ensure that those trails are retained or replaced and 578 are not lost as a condition of the trade or sale. Trails that provide key linkages, 579 for either multi-use or equestrian trails, shall be considered to have strategic 580 value to the county's trail network and shall be retained or replaced whenever 581 possible. 582 **Rural Densities and Development** ((III.)) 583 ((A.)) Rural Growth Forecast 584 585 ((The Growth Management Act requires new growth to be substantially accommodated in Urban Growth Areas, 586 vet growth may be permitted outside the Urban Growth Area provided it is not urban in character.))

626

the overburdening of rural services($(\frac{1}{2})$);

627 ((r))Reduce the need for capital expenditures for rural roads((r)); 628 e. <u>((m))Maintain rural character((,));</u> 629 f. ((p))Protect the environment; and ((r))Reduce ((transportation-related)) greenhouse gas emissions. ((All 630 631 possible tools may be used to limit growth in the Rural Area. 632 Appropriate tools include land use designations, development 633 regulations, level of service standards and incentives. 634 **Residential Densities** B.)) 635 636 The low-density residential living choices available in the Rural Area provide an important part of the variety of 637 housing options for King County residents. The residential land use policies in this section, together with their 638 implementing regulations, strike a balance between making rural housing available to those who desire a rural 639 way of life and keeping densities and the number of housing units low enough so they can be supported by a rural level of public facilities and services, be compatible with nearby ((commercial and noncommercial)) 640 641 farming and forestry, and prevent or significantly reduce adverse impacts of development on the natural 642 environment. 643 644 ((These policies and implementing regulations could allow 14,000 to 24,000 more housing units at ultimate 645 buildout in addition to the roughly 45,000 residences existing in the designated Rural Area in 2000. The 646 Transfer of Development Rights Program will help reduce development capacity in the Rural Area, and King 647 County should continue to seek other programs that provide economic incentives for property owners to 648 voluntarily limit residential development of their land.)) 649 650 R-302 Residential development in the Rural Area should only occur ((as follows)): 651 In Rural Towns at a variety of densities and housing types as services an 652 infrastructure allows, compatible with ((maintenance)) protection of 653 historic resources and community character; and 654 Outside Rural Towns at low densities compatible with traditional rural b. 655 character and uses((\cdot, \cdot)); farming, forestry, and mining; and rural service 656 levels. 657 658 ((The use of land and the density of development (measured as the number of homes or other structures per acre 659 or per square mile of land) are)) Residential densities are a key determinant((s)) and contributor((s)) to the 660 character of the Rural Area((, as described above in Section A. Although human settlement of King County's)). Although the Rural Area has a wide variety of uses and densities, ((both the historical and desirable)) the range 661 of uses and densities defined here are necessarily narrower and less intense than that found in the Urban Growth 662 Area. ((Residential development at very low densities (including the land for accessory uses, on-site sewage 663 664 disposal and local water supply) consumes or will consume most of the land in the Rural Area.)) Residential

665 density may be the single, most important factor in protecting or destroying rural character that can be 666 influenced by government policies and regulations. 667 668 Low overall densities in the Rural Area ((will be)) are achieved through very large minimum lot sizes or limited 669 clustering at the same average densities when facilities and services permit (((for example, soil conditions allow 670 on site sewage disposal on smaller lots))). The Rural Area cannot be a significant source of affordable housing 671 for King County residents, but it will contain diverse housing opportunities ((through a mix of large lots, 672 clustering, existing smaller lots)), and higher densities are offered in Cities in the Rural Area and Rural 673 Towns($(\frac{1}{2})$) (as services and infrastructure permits). 674 675 R-303 Rural Area zoned properties should have low residential densities that can be 676 sustained by minimal infrastructure improvements such as septic systems and 677 rural roads, should cause minimal environmental degradation and impacts to 678 significant historic resources, and ((that)) will not cumulatively create the future 679 necessity or expectation of urban levels of services. 680 681 R-304 Rural Area zoned residential densities shall be applied in accordance with R-305 682 - R-309. Individual zone reclassifications are discouraged and should not be 683 allowed in the Rural Area. ((Property owners seeking i))Individual zone 684 reclassifications ((should)) shall demonstrate compliance with R-305 - R-309. 685 686 Although King County designated Resource Lands and zoned extensive portions of its ((territory)) land base as 687 Agricultural Production Districts or Forest Production Districts, very low residential densities adjacent to 688 Natural Resource Lands are essential to minimize land use conflicts. In addition, a significant part of the Rural 689 Area land base is still used for farming or forestry uses. Therefore, suitability of lands for continuing resource 690 uses and proximity to designated natural Resource Lands ((will be)) are important considerations in applying the 691 lower rural densities. 692 693 R-305 A residential density of one home per 20 acres or 10 acres shall be achieved 694 through regulatory and incentive programs on lands in the Rural Area that are 695 managed, preserve, or prioritized for forestry or farming respectively, and lands 696 that are found to qualify for a Rural Forest Focus Area designation in accordance 697 with R-207. 698 699 R-306 A residential density of one home per 10 acres shall be applied in the Rural Area 700 where: 701 a. The lands are adjacent to or within one-quarter mile of designated 702 ((Agricultural Production Districts, the Forest Production District or 703 legally approved long-term mineral resource extraction sites)) Natural 704 Resource Lands; ((or))

705		b.	The lands contain significant environmentally constrained areas as
706			defined by county ((ordinance, policy or federal or)), state, or federal law,
707			or regionally significant resource areas or substantial critical habitat as
708			determined by legislatively approved ((basin plans or)) Watershed
709			Resource Inventory Area Plans; ((and)) <u>or</u>
710		C.	((The predominant lot size is greater than or equal to 10 acres in size)) $\underline{\mathbf{A}}$
711			residential density of one home per five acres would harm or diminish
712			the surrounding area, burden infrastructure, increase development
713			pressure, or be inconsistent with the development patterns promoted by
714			the Comprehensive Plan.
715			
716	R-308		dential density of one home per five acres shall be applied in the Rural Area
717		where	
718		a.	The lands are more than one-quarter mile away from designated Natural
719			Resource Lands;
720		<u>b.</u>	The land <u>s</u> ((is)) <u>are</u> physically suitable for development with minimal <u>:</u>
721			environmentally sensitive features <u>as defined by county, state, or federal</u>
722			law; regionally significant resource areas; or critical habitat as
723			determined by legislatively ((adopted watershed based)) approved
724			Watershed Resource Inventory Area plans; and
725		((b	— Development can be supported by rural services;
726		C.	The land does not meet the criteria in this plan for lower density
727		_	designations; and
728		d.	The predominant lot size is less than 10 acres.))
729		<u>C.</u>	This residential density would not harm or diminish the surrounding
730			area, burden infrastructure, increase development pressure, and be
731			inconsistent with the development patterns promoted by the
732			Comprehensive Plan.
733 734	((Although King	. County inte	nds to retain low residential densities in the Rural Area, residential development
735	0	,	wide variety of lot sizes. Both existing homes on small lots and rural infill on
736		-	the variety of housing choices in the Rural Area. In some cases, however,
737			es (e.g. on site sewage disposal, individual water supply systems) may not permit
738	_		racant lots. Policy R 309 recognizes that some of the Rural Area has already beer
739			r than one lot per five acres (for example, parts of the shoreline of Vashon Maury
740	•	•	4 Comprehensive Plan was adopted, and applied a zoning category to just those
741			time. Zoning to implement policies R-306 through R-309 has been applied
742	through subarea	and local pla	ns and area zoning maps.))
743 744	R-309	The R	A-2.5 zone has generally been applied to Rural Areas with an existing
745		patteri	of lots below five acres in size that were created prior to the adoption of

746 the 1994 Comprehensive Plan. These smaller lots may still be developed 747 individually or combined, provided that applicable standards for sewage 748 disposal, environmental protection, water supply, roads, and rural fire protection 749 can be met. A subdivision at a density of one home per 2.5 acres shall only be 750 permitted through the Transfer of Development Rights from property in the 751 designated Rural Forest Focus Areas. The site receiving the density must be 752 approved as a Transfer of Development Rights receiving site in accordance with 753 the King County Code. Properties on Vashon-Maury Island shall not be eligible 754 as receiving sites. 755 756 Accessory dwelling units provide opportunities for affordable housing, on-site housing for workers and 757 caretakers, housing for extended family members, and rental income for landowners. However, detached 758 accessory dwelling units function similarly to separate homes on separate lots and should be treated as such. 759 When a subdivision is proposed for a property that already has a house and a detached accessory dwelling unit, 760 the house and accessory dwelling unit shall count as two units. For example, on an RA-5 zoned 20((-))-acre parcel, which could be subdivided into four lots, the existing primary dwelling and the accessory unit in a 761 762 separate building shall count as two of the four units allowed on the site. 763 R-310 764 Accessory dwelling units in structures detached from the primary dwelling shall 765 be counted as a separate dwelling unit for the purpose of lot calculations under 766 the zoning in place at the time of a proposed subdivision. 767 768 R-311 The King County ((Residential Density Incentive)) Inclusionary Housing Program 769 shall not be available for development in the Rural Area zones. 770 ((C.)) Transfer of Development Rights Program 771 772 The Growth Management Act encourages the use of innovative techniques for land use management. King 773 County has a long tradition of using such techniques, including programs promoting transfers of development 774 rights, to achieve its land management goals. Rural Area and Natural Resource Lands face increasing 775 development pressure, yet the County must simultaneously plan for, and allow, future residential growth. This 776 tension makes it incumbent on the County to strengthen its transfer of development rights efforts. For this 777 reason, King County seeks to increase the number of development rights transfers via its Transfer of 778 Development Rights Program to reduce and redirect rural development potential into urban areas. 779 780 To that end, King County promotes the transfer of development rights from land ((valuable to the public as undeveloped)) with conservation values whose protection creates public benefit ("sending sites"), to land better 781 782 able to accommodate growth ("receiving sites"). The Transfer of Development Rights Program is a voluntary

program that allows sending site landowners to achieve an economic return on their property while maintaining

784	it in forestry, farming	g, habitat, ((parks,)) or open space in perpetuity. It also increases housing opportunities in
785	Urban Area receivin	g sites where urban services and infrastructure can accommodate additional growth.
786		
787	Sending site landow	ners choose to sever the right to develop their land from the land itself and sell their
788	development rights t	o the King County Transfer of Development Rights Bank, or directly to receiving site
789	landowners who are	permitted to build additional development capacity above the base density, but at or below
790	the allowed maximu	m density under current zoning, with the purchase of Transferable Development Rights.
791	((When Transferable	Development Rights are allocated to sending site property owners, the land is protected
792	from future develops	ment in perpetuity through a conservation easement.))
793		
794	In so doing, the Tran	nsfer of Development Rights Program: (1) benefits Rural Area and Natural Resource Land
795	property owners by p	providing them financial compensation to not develop their land, (2) directs future Rural
796	Area and Natural Re	esource Land development growth into urban areas, saving the County the cost of providing
797	services to rural deve	elopment, supporting County and regional growth management objectives, and yielding
798	climate change bene	fits ((through reduced household transportation-related greenhouse gas emissions)), and (3)
799	permanently ((preser	ves)) conserves land through private market transactions. Transfer of Development Rights
800	can also be used to p	ermanently protect open space and ((parks)) natural resources in urban portions of the
801	County while still fo	cusing growth into other urban areas.
802		
803	R-312	((As an innovative means to)) King County shall continue to operate an effective
804		Transfer of Development Rights Program to:
805		a. ((p))Permanently ((preserve)) conserve private lands with countywide
806		public benefit((;));
807		<u>b. ((to-e))E</u> ncourage higher densities in urban areas; ((and))
808		c. ((+))Reduce residential development capacity in Rural Area and Natural
809		Resource Lands;
810		d. Incentivize establishment of parks and open space in urban areas((, King
811		County shall continue to operate an effective Transfer of Development
812		Rights Program)); and
813		e. Support the County's climate resilience goals.
814		
815	R-313	The purpose of the Transfer of Development Rights Program is to reduce
816		development potential in the Rural Area, ((and)) on designated Natural Resource
817		Lands, and on urban open space lands acquired using conservation futures tax
818		funding. ((its)) The Program's priority is to encourage the transfer of
819		development rights from private rural <u>and resource</u> properties into the Urban
820 821		Growth Area to protect natural resources while preserving housing potential and incentivizing development in locations best suited for growth.
822		mcentivizing development in locations best suited for growth.
044		

823	R-314	King	King County supports and shall work actively to facilitate the transfer of Rural	
824		Area and Natural Resource Lands development rights to:		
825		a.	((Preserve)) Conserve the rural environment, encourage retention of	
826			resource-based uses and reduce service demands;	
827		b.	Provide permanent protection to significant natural resources;	
828		c.	Increase the regional open space system;	
829		d.	Maintain low density development in the Rural Area and Natural	
830			Resource Lands;	
831		e.	Steer development growth inside the Urban Growth Area in ways that	
832			promote quality urban neighborhoods where residents want to work and	
833			live; and	
834		f.	((Provide mitigation for the impacts of urban development on global	
835			climate change by simultaneously reducing transportation-related	
836			greenhouse gas emissions and sequestering carbon through retention	
837			of forest cover and conserving agricultural lands)) Contribute to climate	
838			change benefits.	
839				
840	R-315	To pr	omote transfers of development rights, King County shall:	
841		a.	Facilitate transfers from private property owners with sending sites to	
842			property owners with receiving sites;	
843		b.	Operate the King County Transfer of Development Rights Bank to	
844			facilitate the Transfer of Development Rights market, maintain supply to	
845			the extent practicable, and bridge the time gap between willing sellers	
846			and buyers of Transferrable Development Rights through buying,	
847			holding, and selling Transferable Development Rights;	
848		c.	Work with cities to develop interlocal agreements that encourage	
849			transfers of development rights from Rural Areas and Natural Resource	
850			Lands into cities;	
851		d.	Work with cities regarding annexation areas where Transferrable	
852			Development Rights are likely to be used;	
853		e.	Work with communities and seek funding and other means to provide	
854			public amenities to enhance the livability of incorporated and	
855			unincorporated area neighborhoods accepting increased densities	
856			through the Transfer of Development Rights Program; ((and))	
857		f.	Work with the Washington State Department of Commerce, Puget Sound	
858			Regional Council, and King County cities to implement Washington State	
859			Regional Transfer of Development Rights legislation; and	
860		<u>g</u>	Explore new opportunities to increase Transfer of Development Right	
861			demand, prioritizing new receiving sites or Transfer of Development	
862			Right use within urban areas.	
863				

864	((1. Sen	ding and Receiving Sites))	
865	R-316	Eligible sending sites shall be lands designated on the King County Comprehensive	
866		Plan land use map as: Rural Area (with RA-2.5, RA-5, or RA-10 zoning), Agriculture	
867		(with A zoning), Forestry (with F zoning), Urban Separator (with R-1 zoning), or Urban	
868		Residential Medium or Urban Residential High (with R-4, R-6, R-8, R-12, R-18, R-24 or	
869		R-48 zoning) and that are approved for Conservation Futures Tax funding(())). These	
870		sites shall provide permanent land ((protection)) conservation to create a significant	
871		public benefit. ((Priority s))Sending sites ((are)) shall include, but not be limited to:	
872		a. Lands in Rural Forest Focus Areas;	
873		b. Lands adjacent to the Urban Growth Area boundary;	
874		c. Lands contributing to the protection of endangered and threatened species;	
875		d. Lands that are suitable for inclusion in and provide important links to the	
876		regional open space system;	
877		e. Agricultural and Forest Production District lands;	
878		f. Intact shorelines of Puget Sound;	
879		g. Lands ((identified as important according to the Washington State	
880		Department of Ecology's Watershed Characterization analyses)) in the RA	
881		zone with conservation values related to farming, forestry, carbon	
882		sequestration, or open space; or	
883		h. Lands contributing open space or strengthening protection of critical area	
884		function and values in urban unincorporated areas.	
885			
886	((R-317	For Transfer of Development Rights purposes only, qualified sending sites are	
887		allocated development rights as follows:	
888		a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one	
889		Transferrable Development Right for every two and one-half acres of gross	
890		land area;	
891		b. Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning	
892		shall be allocated one Transferrable Development Right for every five acres	
893		of gross land area;	
894		c. Sending sites with Forest zoning shall be allocated one Transferrable	
895		Development Right for every eighty acres of gross land area;	
896			
007		d. Sending sites with Urban Separator land use designation shall be allocated	
897		d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area;	
898		four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High	
898 899		four Transferrable Development Rights for every one acre of gross land area;	
898 899 900		four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High	
898 899 900 901		four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area; f. If a sending site has an existing dwelling or retains one or more development	
898 899 900 901 902		four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area;	
898 899 900 901		four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area; f. If a sending site has an existing dwelling or retains one or more development	

905		g. King County shall provide bonus Transferrable Development Rights to
906		sending sites in the Rural Area as follows:
907		1. The sending site is a vacant RA zoned property and is no larger
908		than one-half the size requirement of the base density for the
909		zone; and
910		2. The sending site is a RA zoned property and is located on a
911		shoreline of the state and has a shoreline designation of
912		conservancy or natural.))
913		
914	R-318	((Prior to the county's allocation of Transferable Development Rights to a
915		sending site landowner, the landowner shall record and place on title of sending
916		site parcel a conservation easement documenting the development restrictions.
917		If development rights are being retained for future development, the subsequent
918		development must be clustered, and the tract preserved with a permanent
919		conservation easement shall be larger than the developed portion. In the case of
920		lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20
921		acres shall be retained, and the tract preserved with a conservation easement
922		shall be at least 15 acres in size.)) Transfer of Development Right sending sites
923		shall be permanently protected with a conservation easement or similar
924		encumbrance to ensure perpetual conservation benefit.
925		
926	((R-319	Transferrable Development Rights may be used on receiving sites in the
927		following order of preference as follows:
928		a. Incorporated Cities. Transfers into incorporated areas shall be detailed
929		in an interlocal agreement between the city receiving the development
930		rights and the county;
931		b. Unincorporated urban commercial centers;
932		c. Other unincorporated urban areas; and
933		d. Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may
934		receive transfers of development rights, but only from the Rural Forest
935		Focus Areas.
936		
937	R-319a	King County should designate urban unincorporated areas as Transferrable
938		Development Right receiving sites for short subdivisions. Use of Transferrable
939		Development Rights in formal subdivisions shall be allowed only through a
940		subarea study.))
941		

942	R-319	King County should prioritize Transferable Development Rights uses for
943		residential density in urban areas. King County may also allow Transferrable
944		Development Rights:
945		a. In limited instances for development in the Rural Area, except for
946		Vashon-Maury Island; and
947		b. To provide incentives to developers for uses other than additional
948		residential density.
949		
950	R-320	King County should seek other public funding and private-public partnerships for
951		incorporated and unincorporated urban area amenities to strengthen the Transfer
952		of Development Rights Program ((and facilitate the transfer of development
953		rights from Rural Areas and Natural Resource Lands into the King County Urban
954		Growth Area to preserve the rural environment, encourage retention of rural and
955		resource-based uses, and avoid urban service demands in the Rural Area and
956		Natural Resource Lands)).
957		
958	R-320a	King County shall provide amenities to urban unincorporated Transferrable
959		Development Right receiving areas to improve the livability of the receiving area.
960		Amenities should be provided at levels commensurate with the number of
961		Transferrable Development Rights used in the receiving area. The type, timing.
962		and location of amenities provided to urban unincorporated Transferrable
963		Development Right receiving areas should be informed by a public engagement
964		process including members of the affected receiving area and the city affiliated
965		with annexation.
966 967	((R-321	King County should pursue public funding and public-private partnerships, and
968	((bond or levy proposals, for additional Transfer of Development Rights Bank
969		funding to target threatened private Rural Areas or Natural Resource Lands.
970		Development rights purchased through such a program should be sold into any
971		appropriate urban location.
972		
973	2. Rural an	d Resource Land Preservation Transfer of Development Rights
974	Program	<u>. </u>
975	Rural Area and Nat	ural Resource Lands face increasing development pressure, yet the county must
976	simultaneously plan	for, and allow, future development growth. This tension makes it incumbent on the county
977	to strengthen its Tra	nsfer of Development Rights efforts. For this reason, King County seeks to increase the
978	number of developm	nent right transfers and adopt an expanded Rural and Resource Land Preservation Transfer
979	-	hts Program to reduce and redirect rural development potential into the urban areas.
980	1 0	• •
981	R-322	The goals of the Rural and Resource Land Preservation Transfer of Development
982		Rights Program are to: (1) reduce the development potential in Rural Area and

983		Natural Bassuras Landa by 259/1/2) insurance activity in the Transfer of
983 984		Natural Resource Lands by 25%; (2) increase activity in the Transfer of
985 985		Development Rights market; (3) bolster demand for Transferrable Development
		Rights; (4) offer Rural Area and Natural Resource Lands property owners access
986		to incentive programs; (5) protect low-density Rural Areas from encroaching
987		urban development; and (6) reduce greenhouse gas emissions by decreasing
988		vehicle miles traveled from the Rural Area and Natural Resource Lands and by
989		sequestering carbon.
990		
991	R-323	The Rural and Resource Land Preservation Transfer of Development Rights
992		Program shall include, but is not limited to, the following:
993		a. In addition to the density that is allowed on a receiving site in the urban
994		growth area from the purchase of Transferrable Development Rights, the
995		county shall evaluate the climate change benefits achieved by reducing
996		transportation related greenhouse gas emissions that result from the
997		transfer of development rights from the sending site, provided that such
998		consideration is not precluded by administrative rules promulgated by
999		the state;
1000		b. In order to satisfy transportation concurrency requirements in the Rural
1001		Area in a transportation concurrency travel shed that is non-concurrent,
1002		a development proposal for a short subdivision creating up to four lots
1003		may purchase Transferrable Development Rights from other Rural Area
1004		or Natural Resource Land properties in the same travel shed; allowing
1005		this is intended to reduce overall traffic impacts in rural travel sheds by
1006		permanently removing development potential. The transfer shall not
1007		result in an increase in allowable density on the receiving site. A short
1008		subdivision creating two lots where the property has been owned by the
1009		applicant for five or more years and where the property has not been
1010		subdivided in the last ten years shall satisfy the transportation
1011		concurrency requirements without having to purchase Transferrable
1012		Development Rights;
1013		c. King County shall provide an added density bonus of up to a 100%
1014		increase above the base density allowed in K.C. Code 21A.12.030, when
1015		Transferrable Development Rights are used for projects within any
1016		designated commercial center or activity center within the Urban Growth
1017		Area that provides enhanced walkability design and incorporates transit
1018		oriented development, and may provide an added density when
1019		Transferrable Development Rights are used for projects that provide
1020		affordable housing in the R-4 through R-48 zones;
1021		d. King County may allow accessory dwelling units in the Rural Area that
1021		are greater than one thousand square feet, but less than 1,500 square
1022		feet, if the property owner purchases one Transferrable Development
1023		Right from the Rural Area, Agriculture or Forestry designations; ((and))
1024		ragin from the Natur Area, Agriculture of Forestry designations; ((and))

e. King County may allow a detached accessory dwelling unit on a RA-5

zoned lot that is two and one-half acres or greater and less than three
and three-quarters acres if the property owner purchases one

Transferrable Development Right from the Rural Area, Agriculture or
Forestry designations.

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D.)) Nonresidential Uses

Although low-density residential development, farming and forestry are the primary uses in the Rural Area, some compatible public and private uses are appropriate and contribute to rural character. Compatible uses might include small, neighborhood ((churches)) places of worship, feed and grain stores, produce stands, forest product sales and home occupations such as woodcrafters, small day care facilities or veterinary services. In addition, it may be necessary to locate some public facilities in the Rural Area, such as utility installations that serve rural homes. Any allowed nonresidential uses should be designed to blend with rural residential development and resource uses.

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R-324 Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local products and services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational ((and)) or tourism opportunities that are compatible with the surrounding Rural Area.

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1048 R-324a ((These)) Nonresidential uses in the Rural Area shall be sited, sized and
1049 landscaped to complement rural character as defined in policy R-101 and R-201,
1050 prevent impacts to the environment and function with rural services, including
1051 on-site wastewater disposal.

1052

Golf facilities shall be permitted <u>as a conditional use in the RA-2.5 and RA-5</u>

zones and when located outside of Rural Forest Focus Areas, Regionally

Significant Resource Areas and Locally Significant Resource Areas((, as a conditional use, in the RA-2.5 and RA-5 zones)).

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In 2011, a School Siting Task Force was convened at the request of the Growth Management Planning Council to examine the issue of siting schools in Rural Areas, including whether they may be served by sewers. The Task Force examined undeveloped rural properties owned by school districts and made recommendations as to their use or disposition. In its final report, the Task Force recommended that all future school siting be consistent with the policies in *VISION 2040*. Placing schools in cities in the Rural Area, or in Rural Towns, reduces transportation and environmental impacts, protects rural character, and allows schools to be served with urban-level utilities and fire protection and used efficiently for other community activities.

1065		
1066	R-326	Except as provided in R-327:
1067		a. New schools and institutions primarily serving rural residents shall be
1068		located in neighboring cities and rural towns;
1069		b. New schools, institutions, and other community facilities primarily
1070		serving urban residents shall be located within the Urban Growth Area;
1071		and
1072		c. New community facilities and services that primarily serve rural
1073		residents shall be located in neighboring cities and rural towns, with
1074		limited exceptions when their use is dependent on a rural location and
1075		their size and scale supports rural character.
1076		
1077	R-327	Consistent with the recommendations of the School Siting Task Force, included
1078		as Appendix ((Q)) F, in the Rural Area:
1079		a. Except as otherwise provided in subsections d. and e. of this policy, an
1080		existing elementary, middle, or junior high school may be modified or
1081		expanded but shall not be converted to a high school;
1082		b. An existing high school may be modified or expanded or converted to an
1083		elementary, middle, or junior high school;
1084		c. Snoqualmie Valley 1: parcel number 1823099046, as shown on the King
1085		County Department of Assessments map as of March 31, 2012, may
1086		develop as a new school;
1087		d. Lake Washington 4: parcel numbers 0825069008 and 0825069056, as
1088		shown on the King County Department of Assessments map as of March
1089		31, 2012, may develop as a new school and convert an existing school
1090		on the site to a high school use;
1091		e. Tahoma 1: parcel number 2622069047, as shown on the King County
1092		Department of Assessments map as of March 31, 2012, may develop as a
1093		new school and convert an existing school on the site to a high school
1094		use only if no feasible alternative site can be located within the Urban
1095		Growth Area;
1096		f. Lake Washington 2: parcel numbers 3326069010 and 3326069009, as
1097		shown on the King County Department of Assessments map as of March
1098		31, 2012, may develop as a new school only if no feasible alternative site
1099		can be located within the Urban Growth Area, in which case it may be
1100		incorporated into the Urban Growth Area; and
1101		g. Enumclaw A and D: the rural portions of parcel numbers 2321069064,
1102		2321069063, and 2321069062, as shown on the King County Department
1103		of Assessments map as of March 31, 2012, may develop as ballfields or
1104		recreational playfields only, for a school located on the urban portions of
1105		the parcels.
1106		

1107	R-328	Small airfields beyond those already established in the Rural Area should not be	
1108		permitted, due to their cumulative impacts on air traffic and nearby uses.	
1109			
1110	R-329	Library services for the Rural Area should be provided by bookmobiles, or by	
1111		libraries in Rural Towns or Cities in the Rural Area or may be allowed as an	
1112		accessory use to a park or in a historic building in the Rural Area.	
1113			
1114	((R-631)) <u>R-329a</u>	No master planned resorts as defined in Chapter 36.70A Revised Code of	
1115		Washington shall be permitted in ((the Forest Production District))	
1116		unincorporated King County.	
1117			
1118	((E.)) Characte	er and Development Standards	
1119	The aesthetic qualitie	es and character of the Rural Area depend on a combination of factors, including low	
1120	densities; a high ratio	of undeveloped or undisturbed soil and natural or crop vegetation to development	
1121	(impervious surfaces)	, such as roads and structures; historic buildings and landscapes; and minimal development	
1122	standards, public facilities, and services beyond those needed for environmental protection and basic public		
1123	health and safety.		
1124			
1125	R-330	New subdivisions in the Rural Area should strive to maintain the size and scale	
1126		of traditional development patterns and rural character.	
1127			
1128	R-331	New subdivisions in the Rural Area should be designed and developed to	
1129		maximize conservation of existing forest cover and native vegetation, and to	
1130		minimize impervious surfaces within individual lots and in the subdivision as a	
1131		whole. ((King County shall develop additional site design standards for new	
1132		subdivisions that further reduce the impacts of new homes in the Rural Area on	
1133		the natural environment, resource uses and other adjacent land uses.))	
1134 1135	R-332	Site design standards for new subdivisions in the Rural Area should include:	
1136	K-332	minimization of impervious surfaces; maximizing retention of native soil and	
1137		vegetation; supporting green stormwater infrastructure; site layout and	
1138		landscaping that minimizes wildfire risk; limitations on entrance signage;	
1139		preservation of natural contours, existing meadows and opportunities for	
1140		keeping of horses; and other standards to limit features typical of urban or	
1141		suburban development.	
1142		·	
1143	R-333	Rural residential development adjacent to Agricultural and Forest Production	
1144		Districts shall be sited to minimize interference with activities related to resource	
1145		uses. Residences next to the Forest Production District shall be built with	

reduce nuisance complaints. ((ED-502)) R-333a In the Rural Area and Natural Resource Lands, King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics and the potential impacts of their actions, and to make sustainable land	
1149 ((ED-502)) R-333a In the Rural Area and Natural Resource Lands, King County shall provide 1150 assistance through development of customized stewardship plans for individual 1151 properties, to help property owners understand their properties' characteristics	
assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics	
properties, to help property owners understand their properties' characteristics	
and the potential impacts of their actions, and to make sustainable land	
1153 management choices that protect natural resources.	
1154	
1155 R-334 To maintain traditional rural development patterns and assure continued	
opportunities for resource activities in the Rural Area, large lot development is	
preferred in the Rural Area. Clustering of lots is permitted when:	
a. The development provides equal or greater protection of the natural	
environment, natural resource lands, historic resources, or	
1160 archaeological sites;	
b. Clusters are limited in size to be compatible with surrounding large lots	
or nearby agricultural and forestry uses;	
1163 c. The clustered development is offset with a permanent resource land	
1164 tract preserved for forestry or agriculture, as designated by the owner at	
1165 time of subdivision or short subdivision, or a permanent open space	
1166 tract. Under no circumstances shall the tract be reserved for future	
1167 development; and	
1168 d. The development can be served by rural facilities and service levels	
1169 (such as on-site sewage disposal and fire protection).	
1170	
1171 ((Resource and open space tracts often require stewardship over time to control stormwater runoff and associa	
1172 pollutants, prevent or control invasive species encroachment and to restore forest health, species diversity, and	1
1173 wildlife habitat structure.))	
1174	
1175 R-335 When a resource or open space tract is created as part of a plat, the ((e))County	
should require a stewardship plan to ensure appropriate management of the	
1177 tract.	
1178	
1179 Low-density development in the Rural Area ((will have)) has different residential street needs from those in the	e
1180 Urban Growth Area. ((Travel demand is generally lower on rural roads and road maintenance is a	
1181 proportionately greater per capita cost than in the Urban Growth Area.	
1182	
1183))Rural streets and roads outside Rural Towns generally will have no more than two travel lanes, no curbs or	
sidewalks and feature unpaved shoulders and open drainage ditches. Local access streets for residential	
subdivisions will constitute a significant proportion of the site disturbance and impervious surface associated	

1186 with new development in the Rural Area and therefore must take the environment into consideration equally 1187 with traffic flow and vehicular access. 1188 1189 R-336 King County shall continue to support the rural development standards that have 1190 been established to protect the natural environment by addressing seasonal and 1191 maximum clearing limits, impervious surface limits and resource-based 1192 practices. Stormwater management practices should be implemented that 1193 emphasize preservation of natural drainage systems((, protect)) and protection of 1194 water quality and natural hydrology of surface waters and groundwater. Rural 1195 development standards should also, where feasible, incorporate and encourage 1196 ((L))low ((l))impact ((D))design principles for managing stormwater onsite by 1197 minimizing impervious surfaces, preserving onsite hydrology, retaining native 1198 vegetation and forest cover, capturing and reusing rainwater, controlling 1199 pollution at the source, and protecting groundwater. King County shall take care 1200 that requirements for onsite stormwater management complement requirements 1201 for onsite wastewater management. 1202 1203 R-336a To help achieve the goal of reducing energy use and greenhouse gas emissions 1204 associated with new construction, King County should adopt and implement 1205 green building codes that are appropriate, ambitious and achievable. 1206 1207 R-336b ((Adoption of such codes may result in an increased use of r))Renewable energy 1208 technologies ((that)) may be sited in the Rural Areas and Natural Resource 1209 Lands, as appropriate. Development standards ((will seek to)) should ensure that 1210 the siting, scale, and design of these facilities respect and support rural 1211 character. 1212 ((IV.)) **Rural Public Facilities and Services** 1213 1214 ((The policies below set forth King County's general approach to providing services and setting facility standards 1215 for the Rural Area and provide guidance for siting those facilities that require Rural Area locations. See Chapter 1216 8, Transportation, and Chapter 9, Services, Facilities and Utilities, for more detailed policies on specific facilities 1217 and services such as roads, on-site sewage treatment and disposal systems and water supply.)) 1218 1219 ((In order t))To focus growth within the Urban Growth Area, financial resources must be prioritized to develop 1220 and maintain sufficient urban infrastructure and services in the Urban Growth Area to accommodate that 1221 growth. Further, the presence of a high level of public infrastructure and services has been demonstrated to 1222 create pressure for new growth. To use financial resources efficiently and reduce growth pressure in the Rural 1223 Area and Natural Resource Lands, King County will not provide an urban level of infrastructure and services to

the Rural Area and Natural Resource Lands. Chapter 8, Transportation, and Chapter 9, Services, Facilities, and

1225	Utilities, clarify King County's priorities for transportation and other facility improvements in the Rural Area		
1226	and Natural Resource Lands. The policies below set forth King County's general approach to providing services		
1227	and setting facility standards for the Rural Area and provide guidance for siting those facilities that require Rural		
1228	Area locations.		
1229			
1230	R-401	King County shall work with cities and other agencies providing services to the	
1231		Rural Area and Natural Resource Lands to adopt standards for facilities and	
1232		services in the Rural Area and Natural Resource Lands that:	
1233		a. ((p))Protect ((basic)) public health and safety and the environment((;	
1234		but)) <u>;</u>	
1235		<u>b. ((a))Are financially supportable at appropriate densities;</u>	
1236		c. Are appropriate size and scale; and	
1237		d. ((d))Do not encourage urban development.	
1238			
1239	R-402	Public spending priorities for facilities and services within the Rural Area and	
1240		Natural Resource Lands should be as follows:	
1241		a. First, to maintain existing facilities and services that protect public	
1242		health and safety;	
1243		b. Second, to upgrade facilities and services when needed to correct ((level	
1244		of service)) level-of-service deficiencies without unnecessarily creating	
1245		additional capacity for new growth; and	
1246		c. Third, to support sustainable economic development that is sized and	
1247		scaled at levels appropriate for Rural Areas and Natural Resource Lands	
1248		and does not foster urbanization.	
1249			
1250	((In 2014, King Coun	ty adopted an update to the Rural Economic Strategies Plan, through Ordinance 17956;	
1251	this ordinance provides guidance to economic development activities in the Rural Area, as well as on Natural		
1252	Resource Lands, and	is described in more detail in Chapter 10, Economic Development.))	
1253			
1254	R-403	In the Rural Area and Natural Resource Lands, standards and plans for utility	
1255		service should be consistent with long-term, low-density development and	
1256		resource industries. Utility facilities that serve the Urban Growth Area but must	
1257		be located in the Rural Area or on Natural Resource Lands (for example, a	
1258		pipeline from a municipal watershed) should be designed and scaled to serve	
1259		primarily the Urban Growth Area. Sewers needed to serve previously established	
1260		urban "islands," Cities in the Rural Area, Rural Towns, or new or existing schools	
1261		pursuant to R-327 and ((F-264)) <u>F-262a</u> shall be tightlined and have access	
1262		restrictions precluding service to other lands in the Rural Area and Natural	
1263		Resource Lands.	
1264			

((V.)) Rural Commercial Centers

((This section addresses Rural Neighborhood Commercial Centers, Rural Towns, Cities in the Rural Area, industrial uses in the Rural Area, and promoting public health in the Rural Area.))

The Rural Neighborhood Commercial Centers, Rural Towns, the Cities in the Rural Area, and non-resource industrial uses located in rural King County contribute to the vitality of the rural economy. Additionally, the Cities in the Rural Area and Rural Towns provide variety in development patterns and housing choices and provide employment opportunities, retail shopping, and other services to nearby residents. These cities and towns also contain a significant portion of King County's historic architecture and are the primary locations for nonresidential uses in the Rural Area. The Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area provide limited, local convenience shopping, restaurants, and services to meet the daily needs of rural residents.

((A.)) Rural Neighborhood Commercial Center((s)) <u>Designation</u>

The Rural Neighborhood Commercial Center((s are)) land use designation is used to recognize existing small pockets of commercial development((s)), or in some cases, historic ((towns)) communities or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have infrastructure or services such as water supply or sewage disposal systems any different from those serving the surrounding area. ((Examples of Rural Neighborhood Commercial Centers include the store at Stillwater on the Carnation Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston. The county is implementing projects and exploring new options to ensure the continuation of the character and businesses in these important rural centers.))

The locations of existing nodes of lands designated as Rural Neighborhood Commercial Centers are:

1290	Bear Creek/Sammamish:	Cottage Lake and Redmond-Fall City Road/236th NE
1291	Four Creeks/Tiger Mountain:	Issaquah-Hobart Road/Cedar Grove Road SE, SE Renton-
1292		Issaquah Road and 164th Avenue SE, and SE 128th Street/164th
1293		Avenue SE
1294	Greater Maple Valley/Cedar River:	Renton-Maple Valley Road SE/State Route 18, Ravensdale,
1295		Hobart, Kangley, and Kanasket
1296	Snoqualmie Valley/Northeast King County:	Preston, Timberlane Village, Baring
1297	Southeast King County:	Enumclaw-Black Diamond Road SE/SE Green Valley Road,
1298		Cumberland, Krain's Corner, Newaukem, 228th Ave SE/State

Route 164

Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

300	Vashon-Maury Island	d: Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's
301		Corner, Valley Center, Vashon Service Center, Vashon Heights
302		and Maury Island Service Center
303		
304	R-501	The range of uses allowed on lands with the Rural Neighborhood Commercial
305		Center((s designated on the Comprehensive Plan Land Use Map are)) land use
306		designation shall be scaled to be small((-scale business areas)) businesses that
307		((should)) provide convenience shopping and services for ((the surrounding
308		community)) surrounding Rural Area and Natural Resource land residents, such
309		as retail, community and human services, and personal services.
310		
311	<u>R-501a</u>	No new nodes of lands shall be designated as Rural Neighborhood Commercial
312		Center((s-are needed to serve the Rural Area and Natural Resource Lands)).
313 314	D 504h	((Expansion of the houndaries of the)) Adding the Dural Neighborhood
314	<u>R-501b</u>	((Expansion of the boundaries of the)) Adding the Rural Neighborhood Commercial Center land use designation to land adjacent to an existing Rural
316		Neighborhood Commercial Center((s)) shall not be ((permitted)) allowed except
317		through a subarea <u>plan or area zoning and land use</u> study.
318		through a subarea <u>pran or area zonning and land ase</u> study.
319	((The designated Rur	ral Neighborhood Commercial Centers shown on the Land Use map are:
320	Bear Creek:	Cottage Lake and Redmond-Fall City Road/236th NE
321	East King County:	Greenwater, Baring and Timberlane Village
22	Enumclaw:	Cumberland, Krain's Corner and Newaukum
23	Newcastle:	Coalfield and East Renton Plateau
24	Snoqualmie:	Preston and Stillwater
25	Tahoma/Raven Hei	ghts: Maple Valley, Hobart, Ravensdale and North Cedar Grove Road
326	Vashon:	Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, Valley
27		Center, Vashon Service Center, Vashon Heights and Maury Island Service
28		Center
29		
30	The policies in this se	ection are based on a recognition of the limited size of most Rural Neighborhood
31		, the limited utilities and other services available to them, and a desire to preserve their
32	existing character and	d relationship to the surrounding rural community.
3	-	
34	R-502	Rural Neighborhood Commercial Centers should accommodate only small-scale
5		retail, community and human services, and personal service uses that provide

1336		convenience shopping and services to nearby Rural Area and Natural Resource	
1337		Lands residents.))	
1338			
1339	R-503	King County commercial development standards for Rural Neighborhood	
1340		Commercial Center((s)) <u>lands</u> should facilitate economic reuse of existing	
1341		structures, minimize increases in impervious surfaces, and encourage retention	
1342		of historic character and scale. Urban-level parking, landscaping, and street	
1343		improvement standards are not appropriate for Rural Neighborhood Commercial	
1344		Centers except as demonstrated as being needed to address the safety of the	
1345		public.	
1346			
1347	R-503a	((Where appropriate,)) King County should allow the use of existing	
1348		structures/parcels to accommodate Farmers Markets ((within)) on Rural	
1349		Neighborhood Commercial Center((s)) <u>lands</u> .	
1350			
1351	((B.)) Rural To	owns	
1352	Rural Towns are uni	ncorporated towns governed directly by King County((, but may provide a focal point for	
1353	community groups st	uch as chambers of commerce or community councils to participate in public affairs)).	
1354			
1355	The purposes of the l	Rural Town designation are to recognize existing concentrations of higher density and	
1356	economic activity in the Rural Area, whether by virtue of historical rural settlements or redesignation of an		
1357	urban commercial center; provide a physical focus for the historic identity of rural communities; and allow for		
1358	modest growth of residential and economic uses within these designations if supported by the community and		
1359	adequate utilities and other public services are available. ((At the present time, t)) \underline{T} he Rural Towns $\underline{designated}$		
1360	by the Comprehensive Plan are Fall City, Snoqualmie Pass, and ((the Town of)) Vashon ((and are recognized as		
1361	such within the Comprehensive Plan)). The $((e))$ County supports the economic vitality of these communities		
1362	and is offering programs and working with the businesses and residents in and near these communities to help		
1363	ensure their continued economic health.		
1364			
1365	Although higher-den	sity development in Rural Towns may require public sewers, applying the full range of	
1366	urban development s	tandards (((e.g.)) such as for street improvements or landscaping) may not be necessary, and	
1367	may not be consistent with the historic character of these communities. Although Rural Towns also may in		
1368	some circumstances develop at densities similar to those in the Urban Growth Area or in Cities in the Rural		
1369	Area when appropriate infrastructure is available, they are considered part of the Rural Area for purposes of the		
1370	Growth Management Act, do not provide significant growth capacity, and are not subject to the growth targets		
1371	adopted for the Urban Growth Area.		
1372	•		
1373	((R-507)) <u>R-503b</u>	Rural Towns serve as activity centers for the Rural Area and Natural Resource	
1374	<u>" — — </u>	Lands and may be served by a range of utilities and services, and may include	

1375		sever	al or all of the following land uses, if supported by necessary utilities and
1376		other	services and if scaled and designed to protect rural character:
1377		a.	Retail, commercial, and industrial uses to serve the surrounding Rural
1378			Area and Natural Resource Lands population;
1379		b.	Residential development, including single((-family)) detached housing
1380			on small lots, as well as multifamily housing and mixed-use
1381			developments;
1382		c.	Other retail, commercial, and industrial uses, such as resource
1383			industries, tourism, commercial recreation, and light industry; and
1384		d.	Public facilities and services such as community services, parks,
1385			((churches)) places of worship, schools, and fire stations.
1386			
1387	R-504	King	County designates the Rural Towns of Fall City, Snoqualmie Pass, and the
1388		((Tow	/n of)) Vashon as unincorporated Rural Towns. These historical settlements
1389		in un	incorporated King County should provide services and a range of housing
1390		choic	es for Rural Area residents. The boundaries of the designated Rural Towns
1391		are s	hown on the Comprehensive Plan Land Use Map. Adjustments to these
1392		boun	daries shall only occur through a subarea <u>plan or area zoning and land use</u>
1393		study	, and shall not allow significant increases in development potential or
1394		envir	onmental impacts. No new Rural Towns ((are needed to serve the Rural
1395		Area)) <u>shall be created</u> .
1396			
1397	R-505	Comr	mercial and industrial development that provides employment, shopping,
1398		and o	community and human services that strengthen the fiscal and economic
1399		healt	h of rural communities should locate in Rural Towns if utilities and other
1400		servi	ces permit. Urban-level parking((, landscaping,)) and street improvement
1401		stand	lards are not appropriate for Rural Towns. Sidewalks and other pedestrian
1402		safet	y measures should be provided to serve ((the)) Rural Town <u>s</u> .
1403			
1404	R-506	Rural	Towns may contain higher-density housing than permitted in the
1405		surro	unding Rural Area, and should provide affordable and resource-worker
1406		hous	ing ((if utilities and other services permit)). Development density in Rural
1407		Town	s may approach that achieved in Cities in the Rural Area, when appropriate
1408		infras	structure is available.
1409			
1410	((The policies in	this section	apply only to the unincorporated Rural Towns. King County encourages Cities in
1411	the Rural Area	to adopt land	1 use policies and development standards that protect and enhance their historical
1412	character.		
1413			
1414	R-507	Rural	Towns serve as activity centers for the Rural Area and Natural Resource
1415		Land	s and may be served by a range of utilities and services, and may include

1416		several or all of the following land uses, if supported by necessary utilities and
1417		other services and if scaled and designed to protect rural character:
1418		a. Retail, commercial, and industrial uses to serve the surrounding Rural
1419		Area and Natural Resource Lands population;
1420		b. Residential development, including single-family housing on small lots
1421		as well as multifamily housing and mixed-use developments;
1422		c. Other retail, commercial, and industrial uses, such as resource
1423		industries, tourism, commercial recreation, and light industry; and
1424		d. Public facilities and services such as community services, churches,
1425		schools, and fire stations.))
1426		
1427	R-508	Sewers may be allowed in Rural Towns if necessary to solve existing water
1428		quality and public health problems ((which)) that cannot be addressed by other
1429		methods, provided that any extension of sewer mains from urban areas to serve
1430		a Rural Town shall be tightlined systems designed to not serve any intervening
1431		lands. All alternatives shall be exhausted before sewers may be allowed. Rural
1432		Towns shall not be enlarged to facilitate provision of sewers.
1433		
1434	((Rural and url	ban residents alike value the historic character of King County's Rural Towns. New development
1435	can enhance th	ne character and valuable features of Rural Towns through careful design and location.))
1436		
1437	R-509	Rural Towns should be compact, promoting ((pedestrian and nonmotorized
1438		travel)) active transportation while ((permitting automobile)) allowing vehicle
1439		access to most commercial and industrial uses. New development should be
1440		designed to strengthen the desirable characteristics and the historic character of
1441		the town, be supported by necessary public facilities and services, and be
1442		compatible with historic resources and nearby Rural Area or Natural Resource
1443		Land uses. New industrial uses should locate where they do not disrupt
1444		pedestrian or bicycle traffic in established retail areas of town or conflict with
1445		residential uses.
1446		
1447	((C.)) Citio	es in the Rural Area
1448	((The cities in	King County's rural area)) Cities in the Rural Area are incorporated areas substantively
1449	surrounded by	the Rural Area and whose local governments are involved in the region's planning processes on
1450	an equal legal l	basis with the suburban cities, Bellevue, and Seattle. The $((\epsilon))$ Cities in the Rural Area are Black
1451	Diamond, Car	nation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.
1452		
1453	The Growth M	Ianagement Act stipulates that Cities in the Rural Area and their Potential Annexation Areas are
1454		s part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land
1455		ties and urban services in those locations. Excessive growth in Cities in the Rural Area and in

1456	Rural Towns, I	nowever, ma	y create pressure for extending urban services (for example, sewers) across the Rural		
1457	Area or Resource Lands, may increase conversion pressure on nearby Resource Lands and adversely affect rural				
1458	character. Therefore, King County views Cities in the Rural Area as qualitatively different from the Urban				
1459	Growth Area a	Growth Area as a whole, even though they may provide significant opportunities for residential or employment			
1460	growth within	their bounda	ries.		
1461					
1462	King County h	as worked w	ith the Cities in the Rural Area to establish Potential Annexation Areas to		
1463	accommodate	growth. The	se areas are shown as part of the Urban Growth Area on the Comprehensive Plan		
1464			f Chapter 1, Regional Growth Management Planning. ((Additionally, the county is		
1465	-		a individual economic development strategies and options, as well as regional		
1466	economic and				
1467					
1468	R-510	((The	Cities in the Rural Area and their Potential Annexation Areas are part of the		
1469		• • • • • • • • • • • • • • • • • • • •	all Urban Growth Area for purposes of planning land uses and facility		
1470		need	s.)) King County should work with Cities in the Rural Area to:		
1471		<u>a.</u>	((e))Encourage the provision of affordable housing((, to)):		
1472		b.	((m))Minimize the impacts of new development on the surrounding Rural		
1473			Areas and Natural Resource Lands:		
1474		<u>c.</u>	Avoid the conversion of rural lands into commercial uses and the		
1475			creation of pressure to extend or expand urban services, infrastructure,		
1476			and facilities, such as roads or sewer, across or into the Rural Area and		
1477			Natural Resource Lands; and		
1478		<u>d.</u>	((to p))Plan for growth consistent with long-term protection of significant		
1479			historic resources((٫)) and the surrounding Rural Area and Natural		
1480			Resource Lands.		
1481					
1482	R-511	With	in Potential Annexation Areas of Cities in the Rural Area the following uses		
1483		shall	be permitted until the area annexes to the city:		
1484		a.	Residential development at a density of one home per five acres or less		
1485			with mandatory clustering; and		
1486		b.	Nonresidential development such as commercial and industrial as		
1487			determined through ((previous)) subarea plans.		
1488					
1489	((D.)) Non	-Resourc	e Industrial Uses and Development Standards in the		
1490	**	al Area	•		
1491	There are ((thr	ee)) <u>five</u> exist	ing industrial areas in the Rural Area containing multiple industrial uses on several		
1492	sites((. One is	located withi	n the southwest portion of the Town of Vashon. The second is a designated industrial		
1493	area adjacent t	o the Rural N	Neighborhood Commercial Center of Preston. The Preston Industrial Area		
1494	recognizes an e	existing conc	entration of industrial uses that contributes to the economic diversity of the Rural		

1495	Area, but expansion of the	is industrial area beyond the identified boundaries is not permitted (see Policy CP-547).
1496	The third industrial area	is located along State Route 169 on lands that have been and continue to be used as for
1497	industrial purposes and h	ave a designation as a King County Historic Site.)) in the following locations:
1498	• within the south	west portion of Vashon Rural Town;
1499	• the Preston Indu	ıstrial Area;
1500	along State Rou	te 169 on lands that have been and continue to be used as for industrial purposes;
1501	• <u>between Coving</u>	ton and Auburn and contains a regional motor sports facility; and
1502	• east of Enumcla	w along State Route 410 and contains an assortment of warehousing and industrial
1503	uses.	
1504		
1505	R-512 Th	e creation of new Industrial-zoned lands in the Rural Area shall be limited to
1506	the	ose that have long been used for industrial purposes, do not have potential for
1507	co	nversion to residential use due to a historic designation and that may be
1508	ac	cessed directly from State Route 169.
1509		
1510		rral Public Infrastructure Maintenance Facilities, and agriculture and forestry
1511	-	oduct processing should be allowed in the Rural Area. Other new industrial
1512		es in the Rural Area shall be permitted only <u>on existing Industrial zoned</u>
1513		operties in Rural Towns and ((in the designated industrial area adjacent to the
1514	Ru	ral Neighborhood Commercial Center of)) the Preston Industrial Area.
1515	(/Table 1 1)/Table 1	
1516		rural character and protect sensitive natural features, new rural industrial development
1517		o be of a scale and nature that is distinct from urban industrial development. The scale
1518	•	of the uses allowed in urban industrial development are not appropriate for rural
1519	industrial areas. The foll	owing policy applies to all new industrial development in the Rural Area.
1520	D.544	
1521 1522		evelopment regulations for new industrial development in the Rural Area shall
1523	a.	quire the following: Greater setbacks, and reduced building height, floor/lot ratios, and
1524	a.	maximum impervious surface percentage standards in comparison to
1525		standards for urban industrial development;
1526	b.	Maximum protection of sensitive natural features, especially salmonid
1527		habitat and water quality;
1528	C.	Building and landscape design that respects the aesthetic qualities and
1529		character of the Rural Area, and provides substantial buffering from the
1530		adjoining uses and scenic vistas;
1531	d.	((Building colors and materials that are muted, s))Signs that are not
1532		internally illuminated, and site and building lighting that is held to the
1533		minimum necessary for safety;

1534 Prohibition of ((H))heavier industrial uses, new industrial uses producing 1535 substantial waste byproducts or wastewater discharge, or new paper, 1536 chemical and allied products manufacturing uses allowed in the urban 1537 industrial zone ((shall be prohibited)); and 1538 f. Industrial uses ((requiring)) be sized to not require substantial 1539 investments in infrastructure, such as water, sewers, or transportation 1540 facilities, or facilities that generate substantial volumes of heavy-gross 1541 weight truck trips((, shall be reduced in size to avoid the need for public 1542 funding of the infrastructure)). 1543 1544 The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to 1545 ensure that new development (not previously constructed or vested) in the industrial area meets rural character 1546 standards. Site design, landscaping, design, and construction of internal and access roads and building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial 1547 1548 expansion beyond the industrial boundary. 1549 1550 There are also existing, isolated industrial sites in the Rural Area that are recognized, but are not appropriate for 1551 new industrial uses. Further expansion of these isolated industrial uses is not encouraged, and therefore they are 1552 not zoned Industrial. 1553 1554 R-515 Existing industrial uses in the Rural Area outside of Rural Towns((, the industrial 1555 area on the King County-designated historic site along State Route 169 or the 1556 designated industrial area adjacent to the Rural Neighborhood Commercial 1557 Center of Preston)) without Industrial zoning currently shall be zoned rural

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((E.)) Promoting Public Health in the Rural Area for All

nonconforming uses.

Planning for and features of the built environment are important in providing healthy, safe places for people regardless of whether the setting is rural or urban. The built environment refers to various physical features, such as buildings, parks, and roadways, and their spatial arrangement in neighborhoods and communities. These features influence public health through the range of choices provided for engaging in various activities. For example, well designed roads can enhance the safety and walkability of neighborhoods, while having a park or other gathering place to come together with family, friends, or community members can strengthen social and mental health and increase community cohesiveness. People with access to places to play are twice as likely to reach recommended levels of physical activity than those who have little or no access. (((See Chapter 2, Urban Communities, for additional information on the linkages between the built environment and various aspects of health.)))

((residential)) area but may continue if they qualify as legal, conforming and/or

Many	ocations in King County's Cities in the Rural Area((,)) and Rural Towns((, and Rural Neighborhood
Comr	ercial Centers)) function as important hubs for their respective communities because they provide shops
and se	vices. Parks, schools, or other public services within walking distance of these community hubs cannot
alway	be safely or conveniently reached without a car. Opportunities for daily physical activity can be
' increa	ed by establishing safe walking and bicycling connections to and within these rural hubs.
}	
In add	tion to physical activity, another major determinant of health is what people eat. Everything from quality
and lo	ation of food retail outlets and restaurants to food cost to school food choices influence the food choices
of rura	residents. ((According to data from national surveys, adults in the United States consume on average
only 1	l and 1.7 servings of fruits and vegetables daily.)) There are people in every community for whom hunger
is a da	ly issue. Land use planning can play a role in providing and improving access to healthy foods. Garden
plots 1	cated in neighborhoods, parks, vacant lots, surplus public rights-of-way, and public utility lands in various
comm	unities can be used as places to grow fruits and vegetables, build community, and address hunger. Similar
	ns in the Rural Area of King County should be explored for this purpose.
	- · · · · · · · · · · · · · · · · · · ·
R-516	((Within Rural Towns and larger Rural Neighborhood Commercial Centers,
	non-motorized connectivity, where consistent with rural character,))
	Connectivity for active transportation uses should be encouraged in Rural
	Towns, where consistent with rural character, to promote ((walking and
	bicycling)) physical activity and to improve public health.
R-517	King County should explore ways of creating and supporting community
	gardens, Farmers Markets, produce stands and other similar community((-))-
	based food growing projects to provide and improve access to healthy,
	affordable food for all rural residents.
R-517	
R-517	
	uses in the environment surrounding a school and on travel routes to schools that
	complement and strengthen other formal programs, such as Safe Routes to School,
	at a size and scale appropriate to the Rural Area.
//W	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
((V	-)) <u>Natural</u> Resource Lands
((A.)	Ensuring Conservation and Sustainable Use of Resource Lands
This s	ction contains King County's strategy for conservation of valuable resource lands and for encouraging
their p	oductive and sustainable management. The strategy consists of policies to guide planning, incentives,
educa	on, and regulation. Although this section focuses on the designated Natural Resource Lands of long-term
comm	rcial significance, many of the policies are applicable to farm, forest and mineral lands in the Rural Area
as wel	•

1611	King County's Natural Resource Lands contribute to the economic prosperity of the region. They are the lands		
1612	with long-term commercial significance for farming, forestry, and mineral extraction. Businesses that rely on		
1613	resource lands provide jobs and products, such as food, wood, and gravel. They also are an important part of the		
1614	cultural heritage. Conservation and responsible stewardship of working farm and forest lands also produces		
1615	multiple environmental benefits, such as:		
1616	Stream and salmon protection;		
1617	Clean air and water;		
1618	Wildlife habitat;		
1619	• Flood risk reduction;		
1620	Groundwater recharge and protection; and		
1621	Carbon sequestration and reduced greenhouse gas emissions.		
1622			
1623	For mineral extraction, responsible stormwater management, erosion and sediment control, and site remediation		
1624	can help to mitigate many of the impacts while providing local sources of materials such as sand and gravel.		
1625			
1626	King County has taken major steps to conserve ((and manage agricultural soils and activities,)) farmland and		
1627	forestland to support commercial agriculture and forestry ((and)), while also allowing for regulated extraction of		
1628	minerals ((extraction opportunities)). Natural Resource Lands and the industries they support are conserved by		
1629	encouraging development to occur primarily in the Urban Growth Area as directed by the Growth Management		
1630	Act. Under this Comprehensive Plan, Resource Lands, including designated Agricultural Production Districts,		
1631	the Forest Production District, and sites of long-term commercial significance for mineral resource uses, will		
1632	have minimal new residential and commercial development. New development that does occur will be designed		
1633	to be compatible with active resource-based uses.		
1634			
1635	((This chapter contains King County's strategy for conservation of these valuable Resource Lands and for		
1636	encouraging their productive and sustainable management. The strategy consists of policies to guide planning,		
1637	incentives, education, regulation and purchase or transfer of development rights.))		
1638			
1639	Forest, agriculture and mineral resource lands are not King County's only natural resources. Many other		
1640	$resource-based\ industries,\ such\ as\ the\ \underline{recreational\ and\ commercial}\ fisheries\ ((\underline{industry}))\ \underline{industries},\ are\ influenced$		
1641	by King County's land use and planning policies. Policies for the protection and enhancement of fisheries, as		
1642	well as air, water, vegetation, wildlife and other natural resources, can be found in Chapter 5, Environment.		
1643			
1644	((The Rural Forest Commission was established in 1997 to represent the diversity of forest interests in King		
1645	County. The Commission reviews the development and implementation of strategies, programs, policies and		
1646	regulations that benefit forestry and advises the county on ways to preserve rural forests and promote rural		
1647	forestry.))		

1648		
1649	R-601	The Rural Forest Commission shall advise the King County Executive and
1650		Council on the development and implementation of ((innovative)) strategies,
1651		programs, policies and regulations that benefit forestry ((and)), that encourage
1652		the retention of the forest land base in King County, and support rural forest
1653		landowners. King County shall continue to support the Rural Forest Commission
1654		with staff and other resources.
1655		
1656	((In 1994, the Agricu	lture Commission was established as a forum for farmers to take an active role in land use
1657	decisions, policies an	d regulations affecting commercial agriculture. The commission solicits input from
1658	agricultural agency to	echnical advisors and others with land use and technical expertise, as well as other affected
1659	groups))	
1660		
1661	R-602	The Agriculture Commission shall advise the King County Executive and Council
1662		on ((agricultural issues and programs, including, but not limited to:
1663		a. Existing and proposed legislation and regulations affecting commercial
1664		agriculture;
1665		b. Land use issues that affect agriculture; and
1666		c. Ways to maintain, enhance and promote agriculture and agricultural
1667		products in the region.)) programs, policies, regulations, and land use
1668		issues that affect commercial agriculture, encourage retention of
1669		farmland, support farmland access for traditionally underserved
1670		communities, and contribute to a strong local food system. King County
1671		shall continue to support the Agriculture Commission with staff and
1672		other resources.
1673		
1674	((B.)) Resource	e Conservation Strategy
1675	((In 1985, the King C	County Comprehensive Plan designated the county's initial Forest Production District and
1676	five Agricultural Pro-	duction Districts. Subsequent)) The Growth Management Act requires designation of
1677	agricultural and fores	st lands of long-term commercial significance. King County designates agricultural lands of
1678	long-term commercia	al significance as Agricultural Production Districts and forest lands of long-term commercial
1679	significance as the Fo	orest Production District as shown on the Agricultural and Forest Lands Map in this
1680	chapter. These desig	nations and accompanying planning efforts established minimum lot sizes and uses for
1681	these districts and the	eir surrounding areas. These land use regulations are consistent with the requirements of the
1682	Growth Managemen	t Act to ((designate productive lands and to)) plan for adjacent and nearby land uses
1683	compatible with long	g-term commercial farming and forestry. ((The Growth Management Act requires

16841685

designation of agricultural and forest lands of long term commercial significance. Agricultural lands of

long term commercial significance are designated as Agricultural Production Districts and forest lands of

1686	long-term commercial significance are designated as the Forest Production District as shown on the Agricultural		
1687	and Forest Lands Map.))		
1688			
1689	The Growth Manag	ement Act also requires designation of mineral resource lands that are primarily devoted to	
1690	the extraction of min	nerals or that have known or potential long-term commercial significance for the extraction	
1691	of minerals. Minera	als include, but are not limited to, gravel, sand, and valuable metallic substances. Coal is not	
1692	considered a minera	1 resource in King County. Such lands are shown as Designated Mineral Resource Sites on	
1693	the Mineral Resource	res Map in this chapter. ((The role of the Forest Production District in the conservation of	
1694	mineral resources is	also explained below.))	
1695			
1696	((R-606)) <u>R-603</u>	Farm lands, forest lands and mineral resources shall be conserved for productive	
1697		use through the use of Designated Agricultural and Forest Production Districts	
1698		and Designated Mineral Resource Sites where the principal ((and preferred)) land	
1699		uses ((will)) shall be commercial resource management activities((, and by the	
1700		designation of appropriate compatible uses on adjacent Rural Area and urban	
1701		lands)).	
1702			
1703	R-604	King County shall promote and support commercially viable and environmentally	
1704		sustainable forestry, agriculture, and other resource-based industries as a part of	
1705		a diverse and regional economy.	
1706			
1707	R-604a	King County shall support ((and designate)) mineral resource lands of long-term	
1708		commercial significance and promote policies, environmental reviews, and	
1709		management practices that minimize conflicts with neighboring land uses and	
1710		mitigate environmental impacts.	
1711			
1712	((R-605	Forestry and agriculture best management practices are encouraged because of	
1713		their multiple benefits, including natural resource preservation and protection.	
1714			
1715	R-606	Farm lands, forest lands and mineral resources shall be conserved for productive	
1716		use through the use of Designated Agricultural and Forest Production Districts	
1717		and Designated Mineral Resource Sites where the principal and preferred land	
1718 1719		uses will be commercial resource management activities, and by the designation of appropriate compatible uses on adjacent Rural Area and urban lands.))	
1719		от арргориаль сотпрацыю uses от аијасет кита: Агеа апи игран тапив.))	
1720			
1721	R-607	Land uses utilities and transportation facilities within and adjacent to	
1722	N-00/	Land uses, utilities, and transportation facilities within and adjacent to Designated Agricultural and Forest Production Districts and Designated Mineral	
1723		Resource Sites, shall be sited and designed to ensure compatibility with	
1724		resource management.	
1726			

1727	R-608	King County should encourage infrastructure and services that support resource	
1728		lands management and resource-based businesses. These should be sited ((in	
1729		close proximity)) close to designated Agricultural and Forest Production Districts	
1730		and Designated Mineral Resource Sites ((when)) <u>where potential</u> adverse impacts	
1731		and incompatibilities can effectively be mitigated.	
1732			
1733	((King County recog	nizes that maintaining viable resource-based businesses is challenging. Owners of resource	
1734	lands make substant	ial investments in managing their land. Market uncertainties, labor costs, vandalism, taxes	
1735	and fees can affect th	ne profitability of resource based industries.	
1736			
1737	Conflicts with surrou	unding land uses and environmental problems can arise even with the best of precautions.	
1738	Resource-based indu	stries need reasonable certainty that policies are in place to help avoid such conflicts and	
1739	operations can conti	nue if activities are performed in an environmentally sound manner.))	
1740			
1741	The ((Forest Lands))	Designated Forestland Program (Chapter 84.33 Revised Code of Washington ((84.33))),	
1742	((and the Open Spac	e Taxation Program, which includes the Timberland))-Farm and Agriculture Program	
1743	Chapter 84.34 Revis	ed Code of Washington) and Public Benefit Rating System ((p))Program((s)) (Chapter 84.34	
1744	Revised Code of Wa	shington ((84.34))) are property tax incentives that encourage continued farm and forest	
1745	management both w	ithin and outside the Forest Production District and Agricultural Production Districts.	
1746	-		
1747	R-609	King County should expand access to property tax incentive programs to	
1748		encourage landowners to continue ((practicing)) <u>and expand</u> farming and forestry	
1749		and to help ensure retention of the resource land base. These programs should	
1750		be publicized and marketed to ensure equitable access to program benefits.	
1751			
1752	((R-610	King County shall employ a variety of innovative programs and incentives to help	
1753		maintain and enhance resource-based industries.	
1754			
1755	Examples of such pr	ograms include technical assistance and education for sustainable land management,	
1756	education for urban	and suburban residents, purchases of land or development rights, transfer of development	
1757	rights, the purchase	of scenic easements and other less than fee ownership interests that conserve resource uses,	
1758	establishment of buffers and setbacks for adjacent properties, and relief from special levies and local		
1759	improvement district	t fees.))	
1760			
1761	When urban develop	oment occurs near Resource Lands, conflicts can result. Examples of such conflicts are	
1762	greater risk of forest	fires; vandalism to logging, farm and mining equipment; destruction of young trees; and	
1763	increased mixing of	heavy truck and residential traffic, which presents safety problems. Increased development	
1764	near resource lands a	also results in increased encroachment of noxious weeds into forests and farmland. It is	
1765	important for neighb	oring property owners to understand the value of resource industries and what kinds of	
1766	resource activities ar	e likely to occur.	

1767		
1768	R-611	King County should develop and employ effective means to inform affected
1769		property owners about nearby resource management activities. This may
1770		include, but not be limited to:
1771		a. Notice on title, and notification on recorded subdivisions, short
1772		subdivision maps, and issued development permits for properties within
1773		five hundred feet of designated agriculture, forestry, and mineral
1774		resource lands;
1775		b. Signage; and
1776		c. Community meetings and other public notification tools.
1777		
1778	Successful Resourc	te Land conservation requires a regional perspective and intergovernmental cooperation.
1779	Although the desig	nated Resource Lands are located in unincorporated King County, they benefit nearby cities
1780	and can be affected	by activities in those cities. Furthermore, some Resource Lands in King County are owned
1781	or managed by city	r, county, state and federal agencies and <u>Indian</u> tribes. A regional perspective is also important
1782	because many reso	urce activities are regulated or supported by state and federal programs.
1783	·	
1784	R-612	King County shall work cooperatively with cities, <u>Indian</u> tribes, other public
1785		agencies, private utilities, resource managers, land((-))owners, and residents to
1786		conserve public and private Resource Lands for long-term productivity and
1787		environmental protection in a consistent and predictable manner.
1788		·
1789	R-613	Designated Forest and Agricultural Production District lands shall not be
1790		annexed by cities except as allowed in Policies R-656 and R-656a.
1791		•
1792	R-614	King County should establish written agreements with agencies, <u>Indian</u> tribes
1793		and other affected parties whose close coordination and collaboration are
1794		essential to effective implementation of resource management programs. Such
1795		agreements should serve to establish consensus and commitment to achieving
1796		specific resource management goals and to define the specific roles and
1797		responsibilities of each agency.
1798		
1799	((R-615	King County should avoid duplication of federal and state regulations that apply
1800	((to resource-based industries. However, King County reserves the authority to
1801		address issues of local concern with regard to resource-based activities and
1802		operations.))
1803		-r
1804	As the nonulation i	in the Puget Sound area continues to grow, the protection of resource lands and the continued
1805		cial agriculture and forestry is a regional challenge. Many of the issues facing King County's
1805		are also faced by neighboring counties. Furthermore, some of the infrastructure and support
1807	businesses necessar	ry to sustain agriculture and forestry may serve more than a single county. Therefore, King

1808 County's efforts to retain healthy resource economies will be more successful if the ((e))County collaborates with 1809 other agencies and agriculture and forestry interest groups in the region. These efforts may include policy 1810 development, training for service providers and outreach that is supportive of commercial agriculture and timber 1811 production and encourages the purchase of local food and local wood. 1812 1813 R-615a King County should work with other jurisdictions, agencies and agriculture and 1814 forestry interest groups to help maintain and enhance commercial agriculture 1815 and forestry production by addressing challenges common across the region. 1816 1817 Resource management strategies that protect the environment are necessary to maintain the long-term 1818 productivity of the resource. Chapter 5, Environment, describes the value of using an integrated, 1819 ecosystem-based approach to natural resource and environmental planning and management. This approach, 1820 along with sound operational practices by resource-based industries, may be able to prevent or minimize 1821 environmental impacts associated with common agricultural and forest practices and mineral extraction while 1822 maximizing co-benefits. 1823 1824 R-616 Resource-based industries should use practices that: 1825 Protect the long-term integrity of the built environment, adjacent land 1826 uses, and cultural resources; 1827 b. Maintain the long-term productivity of the resource base; and 1828 Result in maintenance of ecosystem health and habitat. C. 1829 1830 R-617 Habitat protection requirements should not fall disproportionately on land 1831 maintained in agriculture or forestry, and the costs of such protection shall not 1832 be disproportionately placed on the owners of such land. 1833 1834 R-618 King County shall be a leader in resource management by demonstrating 1835 environmentally sound agriculture and forestry on ((e))County-owned land. 1836 1837 R-619 King County shall include resource education through its signs on trail systems 1838 that are linked with working farms, forests, and mines. ((Interpretation should: 1839 Provide historical perspective; 1840 Demonstrate current adaptive resource management practices (forestry, 1841 fisheries, wildlife, agriculture); and 1842 Explain economics of various resource uses. 1843 (.)) **Forestry** 1844 1845 King County forestlands provide local, regional and national benefits that are basic to quality of life. In addition 1846 to supplying a variety of wood and other products, forests emit oxygen, filter water, reduce risks from flooding 1847 and soil erosion, enhance groundwater recharge, provide habitat for innumerable plant and animal species,

1848	capture carbon, and offer scenic vistas and recreational opportunities. Conservation of the extensive forests in
1849	the county saves the region millions of dollars by reducing the need for costly infrastructure for stormwater and
1850	flood control, water treatment, and air quality remediation. King County's forests provide employment in
1851	forestry, wood products, ((paper,)) recreation, and tourism industries. In sum, properly managed forests are
1852	fundamental to a healthy, diverse economy and environment.
1853	
1854	The growth in human population has resulted in the loss of forestlands through conversion to non-forest uses.
1855	Increasing demands are being placed upon the remaining forest land base to provide goods, recreational
1856	opportunities and ecological functions. Climate change has the potential to put additional stress on forestlands
1857	due to changes in seasonal temperature fluctuations, rainfall patterns, and distribution of insect populations. In
1858	the next 10 to 20 years, Pacific Northwest forests are expected to face increasing drought mortality, difficulty in
1859	getting seedlings established, and severity of forest fires.
1860	
1861	To address these challenges, forest managers are embracing more broad-based management methods and
1862	strategies that encompass ecosystems, landscapes and watersheds, while continually incorporating new scientific
1863	information to improve these approaches. Their efforts, together with the collective foresight and dedication of
1864	landowners, interest groups, <u>Indian</u> tribes, residents, and agencies, are needed to ensure that King County's
1865	forests continue to contribute to a sustainable way of life for present and future generations.
1866	
1867	((The first step to maintain and enhance commercial forestry is to protect the forest land base. The second step is
1868	to encourage an ecosystem approach to forest management that provides for long-term ecosystem health and
1869	productivity and addresses cumulative impacts on non timber resources. The third step is to minimize land use
1870	conflicts and offer incentives for the retention of commercial forestry and the forest land base.
1871	
1872	1.)) Protecting Forest Lands
1873	The purpose of the Forest Production District is to conserve large blocks of commercially valuable forestland for
1874	the long term. The designation and zoning is designed to prevent intrusion of incompatible uses, manage
1875	adjacent land uses to minimize land use conflicts, and prevent or discourage conversion from forestry to other
1876	uses. ((A comparison of the area of forestland converted since 1987 inside the Forest Production District with
1877	the area converted outside the District indicates that designation and zoning of commercial forest lands help to
1878	discourage subdivision and conversion.)) Recent studies indicate that total forest cover within the Forest
1879	Production District has remained stable in recent decades, but has declined marginally in other Rural Areas, and
1880	declined significantly in the Urban Growth Area and cities. Taken as a whole, forest cover in in King County
1881	has declined slightly, with 98.9 percent of the area supporting forest cover in 1992 still forested in 2016.
1882	
1883	Sixty percent of the land area in King County is within the designated Forest Production District. The Forest
1884	Production District comprises 1,300 square miles (825,000 acres) of forestland in east King County. Most of this
1885	land is held in large blocks of contiguous ownership. At this larger scale, it is easier to manage for multiple
1886	purposes such as habitat and long-term forest health.

1007			
1888	((Although it has declined from its height in the late 1980s, e))Commercial timber harvest remains a significant		
1889	economic activity in King County. At the same time, forest management strategies have become more diverse		
1890	and may include objectives for forest health, biodiversity, and fish and wildlife habitat, instead of timber		
1891	production alone. Likewise, economic activity related to recreation, traditional cultural practices, and aesthetics		
1892	may be included in commercial forestry activities.		
1893			
1894	R-620 The Forest Production District shall remain in large blocks of contiguous forest		
1895	lands where the primary land use is commercial forestry. Other resource		
1896	((industry)) uses, such as mineral extraction and agriculture, should be permitted		
1897	within the Forest Production District when managed to be compatible with		
1898	forestry.		
1899			
1900	R-621 The Forest Production District is a long-term designation. Lands may be		
1901	removed from the Forest Production District only through a subarea <u>plan or area</u>		
1902	zoning and land use study, and only to recognize areas with historical retail		
1903	commercial uses.		
1904			
1905	About 70((%)) percent of the Forest Production District is in public ownership, including parts of the Mt.		
1906	Baker-Snoqualmie National Forest, ((including)) wilderness areas, state and county parks, Washington State		
1907	Department of Natural Resources lands, and watersheds for the cities of Seattle and Tacoma. Public land		
1908	management affects the region's economy, recreation, fish and wildlife habitat, forest health, stream flows, water		
1909	supply, flood control, and climate change mitigation capabilities. The ((e))County should take advantage of		
1910	opportunities to collaborate with other public land managers ((such as the U.S. Forest Service at Mt. Baker-		
1911	Snoqualmie National Forest,)) and other ((stakeholders,)) partners to manage forests for multiple public values.		
1912			
1913	((For example, in the last two decades, there have been significant changes in how forest lands in the Mt.		
1914	Baker Snoqualmie National Forest are managed. In King County, more than 350,000 acres are within the		
1915	National Forest. Management emphasis has shifted from commodity timber production (in the 1960s, 70s and		
1916	80s) to management with an emphasis on ecological values and public use. The U.S. Forest Service has		
1917	struggled to keep pace with the increasing demand for recreation infrastructure and to maintain access roads.))		
1918			

1919	While timber har	vest levels have declined significantly from those in the 1980s, the supply of forest products
1920	from ((the nation	al forest)) public and private forestland remains important to the regional viability of the
1921	forestry industry.	((Forest fire suppression since the early 1900s resulted in abnormally high fuel levels on the
1922	forest floor, which	h can increase the severity of wildfires. More r))Recent federal, state, and county policies have
1923	placed emphasis	on projects ((to)) that enhance forest ecosystems, ((restore and)) improve ((land health and))
1924	water quality, ((address fuel levels, and improve the maintenance of existing facilities within national forests))	
1925	recover endanger	red species, improve opportunities for recreation, and enhance climate resiliency, all of which
1926	may alter the type	es and volumes of timber product.
1927		
1928	((Much of the 11	6,790 acres of forestland managed by the Washington State Department of Natural Resources
1929	in King County a	are trust lands that generate income from the sale of timber and other resources for the
1930	beneficiaries, suc	h as schools, universities and counties. These lands also provide wildlife habitat and are heavily
1931	used for recreation	on. In January 1997 the Washington State Department of Natural Resources made a
1932	far reaching com	mitment to protect native animal and fish species through a federally approved Habitat
1933	Conservation Pla	n that covers about 1.6 million acres of Washington State Department of Natural
1934	Resources -mana	ged trust land forests-mostly in Western Washington. In 2007, the Washington State
1935	Department of N	atural Resources initiated Forest Stewardship Council certification on state forest land located
1936	in the South Puge	et Sound Region, including part of Tiger Mountain near Issaquah and state-owned forestland
1937	near Enumclaw i	n King County.))
1938		
1939	R-622	King County recognizes the many values provided by the public forestland in the
1940		county, and encourages continued responsible forest management on these
1941		lands. King County should collaborate with other public land managers in
1942		planning for the restoration, conservation, use, and management of forest
1943		resources on public lands for multiple public values <u>such as sustainable supply</u>
1944		of timber, carbon storage and sequestration, and other ecosystem benefits.
1945		
1946	The Forest Produ	action District includes approximately ((220,000)) 186,000 acres in private ownership, most of
1947	which is commer	cial forestland. County policies are intended to maintain and facilitate commercial forestry in
1948	the Forest Produc	ction District. The policies in this section allow for very limited residential uses in the
1949	designated Fores	t Production District, consistent with the objective of continuing forestry as the primary land
1950	use. For example	e, residences may be appropriate to permit forest managers to live on their land. King County
1951	zoning and subdi	vision regulations establish a large parcel size to promote efficient forest operations and to
1952	reduce incompati	ible residential development. Although the zoning ((ealls for)) requires an 80-acre minimum lot
1953	size, many smalle	er lots were created prior to application of the zoning. Proliferation of residences in the Forest
1954	Production Distr	ict makes commercial forestry less viable.
1955		
1956	R-623	King County is committed to maintaining working forestland in the Forest
1957		Production District, and shall continue to work with landowners and other

1958		((stakeholders)) partners to promote forestry, reduce uses and activities that	
1959		conflict with resource uses, and recognize forestland values.	
1960		connect with resource uses, and recognize forestiand values.	
1961	R-624	To reduce conflicts with resource uses and wildfire risks, a forest management	
1962	11-02-4	plan shall be required as a condition of development for any residential uses in	
1963		the Forest Production District. Accessory dwelling units shall not be allowed in	
1964		the Forest Production District.	
1965		and i disact i reduction. District	
1966	R-625	Structures within the Forest Production District should be sited to maintain the	
1967		productivity of the district. Site plan requirements should limit impervious	
1968		surface, provide for fire control, protect domestic water supply, and prevent	
1969		conflicts with forest management.	
1970		· ·	
1971	((In 2004 Ving Co.	unturnizabased the development rights on the 00 000 sere Specialmic Forcet. This purchase	
		unty purchased the development rights on the 90,000 acre Snoqualmie Forest. This purchase	
1972		land base for the long term while supporting the continuation of commercial forest	
1973	-	eportant that the county consider its responsibility to protect the long term commercial	
1974	significance of the I	Forest Production District in its efforts to conserve land within the District.))	
1975 1976	R-626	King County should conserve working forests and should encourage continued	
1977		private forestry through the acquisition or transfer of development rights in the	
1978		Forest Production District. Land acquisition proposals that would remove lands	
1979		from forest management should be evaluated to ensure that the long-term	
1980		commercial significance of the Forest Production District is not compromised.	
1981			
1982	((Although there is	considerable acreage in commercial forestry in King County, there are no major lumber mills	
1983	still in operation in	the county. There are a few small mills in the county, but they have limited capacity. As a	
1984	result, small landow	wners have few options for marketing their logs, and usually have a long haul to the closest	
1985	mill. The county sh	nould work with forest landowners and forestry business to better understand and address the	
1986	barriers to local woo	od processing.))	
1987			
1988	R-627	King County should promote and support production, harvest, utilization, and	
1989		marketing of wood products grown in the county's Rural Area and forest areas.	
1990		King County should ensure that regulations applying to Rural Area and forest	
1991		areas do not discourage the establishment of sawmills and other wood product	
1992		businesses and services.	
1993			
1994	((King County can	further protect commercial forestlands and prevent conflicts by working with other public	
1995	agencies and service	e providers to consolidate lands and to locate infrastructure facilities to prevent or minimize	
1996	intrusions. Such actions can also improve the owner's capacity to protect fish and wildlife habitat and other		
1997	natural resources.))		

1998		
1999	R-628	In consultation with Indian tribes and other affected agencies and landowners,
2000		King County should support land trades that result in consolidated forest
2001		ownership and work with forest managers to identify and develop other
2002		incentives for continued forestry.
2003		
2004	R-629	King County opposes the establishment or expansion of special purpose taxing
2005		districts and local improvement districts in the Forest Production District, and
2006		shall not grant new or expanded franchises for utilities in the Forest Production
2007		District, unless demonstrated that they directly benefit forestry or are necessary
2008		for transmission of power or water.
2009		
2010	Forest lands have to	remendous recreational and aesthetic value. ((For example, Forest Production District lands
2011	are included within	the Mountains to Sound Greenway along the I-90 corridor. Opportunities for hiking and
2012	other forms of outd	loor recreation exist within the working forests that are part of the Greenway.)) Access to
2013	Resource Lands mu	ust be carefully managed, however, to prevent conflict with natural resource goals. For
2014	example, open gate	policies allowing public access may be incompatible with fish and wildlife protection goals
2015	and sometimes may	y interfere with forestry operations by risking such activities as garbage dumping, vandalism
2016	and timber theft. (((In the Mt. Baker-Snoqualmie National Forest, a variety of federal partnerships and volunteer
2017	programs help to be	etter connect urban dwellers with the forest while providing ecological benefits.))
2018		
2019	R-630	Public and private forest owners are encouraged to provide for recreational,
2020		educational, and cultural uses when compatible with forest protection.
2021		
2021	Recreational and in	nstitutional developments, such as conference centers, ski areas and associated hotels, allow
		nstitutional developments, such as conference centers, ski areas and associated hotels, allow by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of
2022	more people to enjo	
2022 2023	more people to enjo	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of
2022 2023 2024	more people to enjoy existing developme restricted adequated	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and
2022 2023 2024 2025	more people to enjoy existing developmerestricted adequated ((sites)) can adverse	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development
2022 2023 2024 2025 2026	more people to enjoy existing developmerestricted adequated ((sites)) can adverse	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development ely affect the Forest Production District because they reduce the forest land base and conflict
2022 2023 2024 2025 2026 2027	more people to enjoy existing developmerestricted adequated ((sites)) can adverse	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development ely affect the Forest Production District because they reduce the forest land base and conflict
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2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033	more people to enjoy existing developmerestricted adequated ((sites)) can adverse with other resource R-631	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development ely affect the Forest Production District because they reduce the forest land base and conflict emanagement goals. ((No master planned resorts shall be permitted in the Forest Production District.)) New or expansion of existing recreational or institutional uses, including destination resorts, in the Forest Production District may be permitted if compatible with long-term forestry, the interests of Indian tribes and other
2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034	more people to enjoy existing developmer restricted adequated ((sites)) can adverse with other resource R-631	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development ely affect the Forest Production District because they reduce the forest land base and conflict management goals. ((No master planned resorts shall be permitted in the Forest Production District.)) New or expansion of existing recreational or institutional uses, including destination resorts, in the Forest Production District may be permitted if compatible with long-term forestry, the interests of Indian tribes and other resource management goals.
2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034	more people to enjoy existing developmed restricted adequated ((sites)) can adverse with other resources. R-631 ((2-)) Promotion States and the Washington States are resourced to the states are re	by the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of ent, such as Snoqualmie Pass, and if)) their operation and use are resource-dependent and ly to minimize conflict with resource lands. Major recreational or institutional development ely affect the Forest Production District because they reduce the forest land base and conflict emanagement goals. ((No master planned resorts shall be permitted in the Forest Production District.)) New or expansion of existing recreational or institutional uses, including destination resorts, in the Forest Production District may be permitted if compatible with long-term forestry, the interests of Indian tribes and other resource management goals.

development, the ((e)) ounty has jurisdiction, and the ((e)) ounty's development regulations must be followed.

2039 On rural properties, it is typical that a landowner will combine a long-term forest use on one part of the property 2040 with a residence on another part of the property. It is in the interest of the county to ensure that development 2041 regulations are followed for the permanent clearing for development, but also to regulate the long-term forest 2042 parts of the property with regulations appropriate for forest harvest. 2043 2044 R-632 King County should continue to work with all affected parties and the 2045 Washington State Department of Natural Resources to improve the clarity of 2046 jurisdictional responsibilities for proposed timber harvests and associated 2047 enforcement of forest practice regulations ((in the Rural Area)), and to ensure 2048 that landowners comply with county regulations when they are converting 2049 portions of a site to a non-forest use. ((Harvesting of forest lands for the purpose 2050 of converting to non-forest uses shall meet all applicable county standards for 2051 clearing and critical areas management, and the loss of carbon sequestration 2052 capacity resulting from such forest conversions should be fully mitigated. 2053 Landowners opting to conduct forest management activities under state 2054 approved forest practices permits should be restricted from developing those 2055 areas for non-resource purposes for six years from the date of forest practice 2056 approval. Recognizing that some landowners combine the development of a 2057 residence or an agricultural activity on a portion of the property with long-term 2058 forestry on the rest, the county should provide flexibility in its regulations to 2059 address the residential development and agricultural activity differently from the 2060 forest management.)) 2061 2062 R-633 King County should ensure that regulations applying to forest practices do not 2063 discourage forest management on properties in long-term forestry((. Forestry 2064 should be regulated consistent with best management practices in)), consistent 2065 with the Forest Practices Act. The ((e))County should work to simplify its 2066 regulatory processes related to forest management. 2067 2068 R-634 King County should promote public understanding of the benefits of commercial 2069 timber production and encourage the use of local wood. 2070 2071 ((King County has worked with state, federal, and private landowners on multiparty resource plans, such as the 2072 Middle Fork Snoqualmie Plan, the plan for Rattlesnake Ridge, and numerous watershed planning efforts. There 2073 will continue to be opportunities for interagency cross ownership cooperation, which will result in improved 2074 resource management and conservation.)) 2075

2076	R-635	Working with public and private forest land managers, King County shall
2077		encourage long-term forest productivity and the protection of land and water
2078		resources by participating in collaborative, multi-ownership planning efforts.
2079		
2080	R-636	King County promotes forest management that achieves long-term forest health;
2081		protection of watersheds, critical areas and habitat to support fish and wildlife
2082		populations; protection of threatened and endangered species; management of
2083		stormwater runoff and associated pollutants; conservation and economic
2084		viability of working forests; wildfire risk reduction; recreation; carbon storage
2085		and sequestration ((and reduction in greenhouse gas emissions)); and
2086		adaptation to climate change.
2087		
2088	((In 2005, King Cou	nty worked with the Tolt Triangle community near Carnation, assisting with the formation
2089	of Tolt Triangle Fire	Council and the development of their comprehensive community wildfire protection plan.
2090	The 500 rural reside	nces on 5,800 acres covered by the plan became the first area in King County to earn the
2091	status of "Firewise C	Community" from the national Firewise® Program. Since 2005, additional communities in
2092	forested areas have a	adopted wildfire protection plans. The county provides training and technical assistance
2093	regarding fire planni	ng and best management practices for implementing wildfire protection throughout forested
2094	areas of King Count	y with a focus in the foothill areas prone to east winds.
2095		
2096	R-637	King County should encourage community fire planning so that residents are
2097		aware of the dangers of forest fires and take steps to make their properties less
2098		vulnerable. King County should support neighborhood-based efforts to manage
2099		forests to improve forest health and reduce the risk of wildfire.))
2100		
2101	R-638	King County shall encourage the development of private/public partnerships that
2102		provide incentives for landowners to practice innovative, fish-friendly forestry
2103		and that can help ensure retention of the forest resource land base in perpetuity.
2104		
2105	((An example of suc	h a partnership is the Mountains-to-Sound Greenway Biosolids Forestry Program, which
2106	includes King Coun	ty, Washington State Department of Natural Resources, the Greenway Trust, the University
2107	of Washington and	Hancock Forest Management. One of the elements of this program involves the acquisition
2108	of forestlands that ar	re vulnerable to residential and commercial development. Lands are acquired by a
2109	combination of cour	nty funds and federal Forest Legacy funds and then transferred to the Washington State
2110	Department of Natu	ral Resources for management. By deed, these lands stay in forest resource use in perpetuity
2111	and are managed ac	cording to the state's Habitat Conservation Plan. Seventy-five percent of all revenues
2112	generated are return	ed to King County. The lands that have been acquired help to form the block of public
2113		0, providing wildlife corridors, opportunities for trails and recreation, and the water quality
2114	protection provided	
2115	1 1111111111111111111111111111111111111	
_110		

2116	In addition to landscape-level planning and analysis, resource managers should identify specific areas in their			
2117	forest ownership that are degraded or negatively impacting aquatic resources. Examples of such areas are			
2118	logging roads or gravel mines no longer needed and scheduled to be abandoned or riparian zones that are not			
2119	sufficiently vegetated. Organic soil amendments, when properly used, can greatly enhance vegetative growth			
2120	and restore productivity to these sites, thus protecting fish and other aquatic resources. The use of recycled			
2121	organic wastes generated in King County closes the recycling "loop" and helps sustain the productivity of			
2122	resource lands.))			
2123				
2124	R-639 King County encourages the use of recycled, organic-based soil amendment	nts,		
2125	such as biosolids, and fertilizers in forest ecosystems, which can help redu	ice		
2126	erosion and sedimentation into streams, increase water-holding capacity of	f soils,		
2127	stimulate the growth of trees and other vegetation, capture carbon, and enh	nance		
2128	fish and wildlife habitat. King County shall work with the general public and	d		
2129	private and public forestland owners to encourage the selective and approp	oriate		
2130	use of these materials for ecosystem enhancement and restoration.			
2131				
2132	((One of the most successful efforts is the use of the county's biosolids to fertilize public and private for	ests.		
2133	Annually, about 1,400 acres of forestland in east King County are fertilized with Loop® biosolids.			
2134				
2135	Maintaining land in long-term forest use offsets greenhouse gas emissions through sequestration of carl	oon in		
2136	growing trees and in forest soils. In addition to providing plant nutrients, organic soil amendments suc	h as Loop		
2137	can significantly increase carbon storage in forests and help soils retain moisture. Efforts to conserve for	rests and		
2138	encourage forest management for health and resilience are a major means of implementing King Coun	ty's		
2139	climate change policies. Even with these and other efforts to reduce greenhouse gas emissions, forests is	n the		
2140	Pacific Northwest face potential impacts from climate change. In the coming decades, mortality of tree	es and		
2141	plants is projected to increase due to insects and pathogens, increased temperature, and lack of grounds	water in		
2142	the summer. Climate change also is projected to affect the composition and density of plant and anima	ıl species		
2143	and the severity and frequency of forest fires. All of these potential impacts underscore the need for mo	nitoring		
2144	of climate induced changes and active management of forest health.			
2145				
2146	R-640 King County should continue to collaborate with the University of Washing	ton,		
2147	Washington State University including Extension, state and federal agencies	s, and		
2148	forest landowners to monitor and evaluate impacts of climate change on fo	rests		
2149	in King County.))			
2150				
2151	Wildfire Risk Reduction			
2152	King County's extensive forest lands provide a wide range of economic and ecological benefits. Under	the right		
2153	conditions, however, these same forests are also vulnerable to wildfire, creating potentially significant r	isks for		
2154	communities in the wildland-urban interface.			

2155			
2156	Climate change is increasing the potential for wildfire in western Washington. Warmer seasonal temperatures		
2157	and drier summers create conditions more favorable for wildfire for longer periods of time. Climate change may		
2158	also lead to changes in insect and pathogens that can leave forests more vulnerable to drought and fire. The		
2159	potential for large, fast-moving fires is greatest when these conditions coincide with strong east wind events.		
2160	Population growth and development in areas within and in proximity to forested areas (the wildland-urban		
2161	interface) are also important factors increasing the potential for wildfire in western Washington, as well as the		
2162	human and economic costs of wildfire.		
2163			
2164	Planning for wildfire can help reduce wildfire risks to residents, communities, and infrastructure. King County		
2165	has three strategic priorities for wildfire risk reduction in King County: (1) increasing forest resilience to wildfire		
2166	(2) reducing risks to communities and infrastructure in the wildland-urban interface; and (3) strengthening		
2167	emergency response.		
2168			
2169	Promoting Forest Resilience		
2170	Forests with a diversity of tree species (conifer, deciduous, mixed-species) and development stages (young, mid-		
2171	age, mature/old-growth) are more resilient to disturbances such as wildfire and have greater capacity to maintain		
2172	and recover ecological functions following disturbance. Forests with species and structural diversity also provide		
2173	important ecosystem and community benefits such as habitat for fish and wildlife, improved air and water		
2174	quality, carbon sequestration, recreation opportunities, and cultural resources. Proactive steps that support fore		
2175	diversity include retaining larger trees that are more fire resistant, managing forests to promote a broad range of		
2176	native tree species, planting trees sourced from a wider range of seed zones, managing density, and reducing		
2177	invasive species.		
2178			
2179	R-641 King County ((should)) shall consider climate change impacts and take steps to		
2180	improve forest health ((and resilience to climate change impacts through its		
2181	technical assistance to forest land owners, management of county-owned forest		
2182	lands, and support of neighborhood-based efforts to reduce risks from wildfires))		
2183	and wildfire resilience on County-owned forest lands.		
2184			
2185	Reducing Risk in the Wildland-Urban Interface		
2186	In 2021, the Washington Department of Natural Resources updated maps of the wildland-urban interface in		
2187	Washington State. The new maps significantly expanded the boundaries of the wildland-urban interface and the		
2188	number of communities that should be planning for wildfire. This includes Vashon-Maury Island and areas of		
2189	east King County, such as in the Four Creeks/Tiger Mountain, Snoqualmie Valley/Northeast King County, an		
2190	Greater Maple Valley/Cedar River Community Service Areas.		
2191			
2192	Proactive steps that can benefit wildfire risk reduction in the wildland-urban interface include outreach and		
2193	technical assistance to forest landowners and residents on best management practices for reducing wildfire risk;		

2194	developing wildfire preparedness, response, and recovery plans; controlling for invasive species that can act as an		
2195	accelerant for fire; evacuation planning; and building strong partnerships that support effective planning and		
2196	response. Vegetation	n management around homes and critical infrastructure is also an important tool for	
2197	reducing risk and sho	ould be pursued in ways that avoid impacts to critical areas.	
2198			
2199	R-641a	King County shall take steps to plan for and reduce wildfire risk in the wildland-	
2200		urban interface in unincorporated King County including wildfire risk assessment	
2201	and planning, amending codes to align with best practices for wildfire risk		
2202		reduction, and public education.	
2203			
2204	R-641b	King County shall encourage wildfire preparedness, including wildfire risk	
2205		assessment and planning, in cities and towns located in the wildland-urban	
2206		interface in King County.	
2207			
2208	((R-637)) <u>R-641c</u>	_King County ((should)) <u>shall</u> encourage community ((fire planning)) <u>wildfire</u>	
2209		<u>preparedness</u> so that residents are aware of the dangers of forest fires and take	
2210		steps to make their properties less vulnerable. ((King County should support	
2211	neighborhood based efforts to manage forests to improve forest health and reduce		
2212		the risk of wildfire.))	
2213			
2214	R-641d	King County wildfire risk reduction activities shall prioritize the needs of	
2215		residents whose ability to prepare for, respond to, and recover from wildfire	
2216		impacts may be limited by income, health, mobility, or other disparities.	
2217			
2218	R-641dd	King County should adopt regulations that do not require permits for vegetation	
2219		management in areas outside of critical areas and their buffers if implementing	
2220		approved best management practices for wildfire risk reduction or as included	
2221		within an approved forest stewardship plan that includes wildfire best	
2222		management practices.	
2223			
2224	Regional Collabor	ration on Wildfire Risk Reduction	
2225	Wildfire risk reduction	on benefits from ongoing opportunities to leverage resources and partnerships that support	
2226	action around shared priorities and promote learning between organizations and subject matter experts. Partners		
2227	includes local planners, first responders, natural resource managers, emergency management officials, and		
2228	researchers.		
2229			
2230	Collaboration with si	mall forest landowners and residents is also important. King County works in partnership	
2231	with King Conservation District and Washington State University Extension Forestry to provide technical		
2232	assistance to small fo	rest landowners and residents related to wildfire mitigation. This includes providing	
2233	education and technical training about forest management, working with forest landowners to develop and		

implement forest stewardship plans that account for climate change and wildfire risk, increasing access to cost-		
share programs that incentivize forest management, and hosting neighborhood-based workshops focused on		
identifying and acting on wildfire risks and community wildfire planning.		
((R-640)) <u>R-641</u>	King County ((should continue to)) shall collaborate with key partners, such as the University of Washington, Washington State University including Extension, state and federal agencies, cities, first responders, Indian tribes, and ((forest)) landowners. ((to)) on activities that improve forest resilience and reduce wildfire risks, including the following: a. ((monitor)) Monitoring and ((evaluate)) evaluating impacts of climate	
	change on forests <u>and wildfire potential</u> in King County <u>b. Promoting species and structural diversity within and across forest</u>	
	stands in King County: c. Providing educational and technical assistance for small forest landowners: d. Leveraging partnerships to increase funding for landowner incentive	
	e. Expanding and enhancing opportunities for building public awareness and promoting shared learning about wildfire preparedness and risk	
	reduction in King County; f. Reducing landslide and flooding risks resulting from wildfire damage and associated impacts; and	
	g. Supporting the recovery of natural systems and communities affected by wildfire.	
and natural lan	s 2015 Strategic Climate Action Plan calls for the county to manage and restore its forested parkeds in ways that maximize biological carbon storage and sequestration, and increase resilience to te conditions. To help guide forest management activities, in 2012 the Parks Division completed	
be conducted or	ment of the forest types on all of Parks' forested acreage. Additional assessment will continue to n newly acquired forested properties as well. Parks will develop and implement stewardship ested properties of 200 acres or more in size, which will result in healthier and forests that are	
develop opportu	o climate change. The Parks and Water and Land Resources Divisions will also continue to unities for volunteers to plant native trees and shrubs and remove invasive species from lands and have established an ambitious goal for the planting of new trees in the county.	
·	culture	
	or farming is an irreplaceable natural resource. Agricultural lands and farming provide many	
	esidents of King County including a connection to its cultural heritage, fresh local foods, and a sy. In $((2012))$ 2017, farmers in King County produced over $((\$120))$ $\$135$ million in agricultural	
sales. Farmland	ds are an intrinsic component of the varied open space landscape of the region. Farmland	

2274	provides scenic vistas and low-density separation between rural communities. Many farms in the county include			
2275	an educational experience through U-Pick operations, harvest tours, and demonstrations of agricultural			
2276	practices. Agricultural lands also provide environmental benefits, including the temporary storage and			
2277	conveyance of floodwaters, habitat for birds and other wildlife, large areas without impervious surfaces, and			
2278	opportunities for providing riparian vegetation along rivers and streams. Farming and growing food is also an			
2279	essential source of fresh food for communities across the county that supports resilience, healthy eating, and			
2280	cultural identity.			
2281				
2282	((The concern about the loss of farmland in King County in the 1970s resulted in adoption of an agricultural			
2283	lands policy framework through Ordinance 3064 in 1977 that called for the County to designate certain areas			
2284	within King County as agricultural lands and then to develop an agricultural land protection program based			
2285	upon both land use regulations and compensation to protect existing agricultural lands and private property. This			
2286	led to the successful Farmland Preservation Program bond issue in 1979, which has funded the purchase of			
2287	farmland development rights.			
2288				
2289	In 1985, the county first designated its Agricultural Production Districts, which have remained stable since then			
2290	at more than 41,000 acres. However, despite the land conservation accomplished through the Farmland			
2291	Preservation Program and the designation of the Agricultural Production Districts, not all of this land is farmed.			
2292	Based on surveys, approximately 27,000 acres of the Agricultural Production Districts are farmable, the rest			
2293	being forested, farm building, water bodies or other non-farmable areas. About 25,000 areas are being actively			
2294	farmed. In addition, there are 13,000 acres in active agriculture outside the Agricultural Production Districts on			
2295	Rural Area and in urban areas.))			
2296				
2297	This section focuses on the $((e))$ County's efforts to maintain and enhance commercial agriculture for the value of			
2298	local produce, dairy products, specialty horticultural and energy crops, keeping livestock, and for scenic and			
2299	historic values. To meet the Growth Management Act requirement to maintain and enhance agriculture, a			
2300	variety of methods and programs continue to be necessary.			
2301				
2302	The policies call for King County to:			
2303	Protect productive farmland by designation and zoning;			
2304	• Limit development to appropriately-scaled uses that are necessary to support commercial agriculture;			
2305	• Prevent or minimize land use conflicts between farming operations and adjacent land uses;			
2306	• Encourage and allow necessary infrastructure and services (markets, water, affordable housing, supply			
2307	stores, technical services, tax incentives) that support commercial agriculture and contribute to growing,			
2308	storing, processing, and distributing a local food supply and other horticultural and livestock activities;			
2309	 Support the economic development of the local food economy and improve access to healthy, 			
2310	affordable food;			

2311 Continue to preserve farmland and develop additional mechanisms to maintain the affordability of farmland, with a focus on supporting farmland access for historically underserved populations; and 2312 2313 Encourage farming practices that conserve soils and protect water quality, fisheries, and wildlife. 2314 2315 King County's Local Food Initiative includes targets and recommendations to expand the local food economy to 2316 ensure job growth and economic viability for King County food businesses and farms. 2317 2318 The Local Food Initiative(('s production targets are to add 400 net new acres in food production and 25 new 2319 food farmers per year over the next ten years)) includes strategies and actions to increase land in food production 2320 and support the development of new farmers. Success ((in meeting the targets)) will require protection of 2321 existing farmland, keeping it farmed, addressing problems that impair farming, and enhancing programs that 2322 provide technical assistance to farmers and expand markets for local farm products. To ((meet this target)) 2323 support these goals, the County should also pursue feasible opportunities to return formerly farmed land into 2324 production((, such as the recent purchase of Tall Chief Golf Course in the Snoqualmie Valley which will be 2325 returned to agricultural use)). In advancing this initiative, King County ((will)) encourages Best Management 2326 Practices and sustainable farming activities and ((will)) prioritizes farming operations that have minimal adverse 2327 impacts on the environment. 2328 **Protecting Agricultural Lands** 2329 ((1.)) 2330 In 1979, voters approved a \$50 million ballot measure to protect farmland threatened by development. The 2331 Farmland Preservation Program became the first voter-approved measure in the nation to protect farmland in a 2332 metropolitan area. By purchasing the development rights, the Farmland Preservation Program keeps farmland 2333 open and available through covenants that restrict development and limit the uses of the property to agriculture 2334 and open space. The covenants remain with the land in perpetuity so the land is protected regardless of 2335 ownership. Under the Farmland Preservation Program, the ((e))County holds the development rights in trust 2336 while the land remains in private ownership. By law, the ((e))County cannot sell or remove its interest in 2337 Farmland Preservation Program lands, with the exception of conveying public road or utility easements. 2338 2339 In 1995, the county approved an additional \$3 million for the purchase of additional development rights under 2340 the Farmland Preservation Program, and continues to add to the program with a variety of grant funding and use of the Transfer of Development Rights Program. To date, the Farmland Preservation Program and Transfer of 2341 2342 Development Rights Program has succeeded in preserving more than ((14,000)) 16,000 acres of farmland. 2343 2344 2345 R-642 King County shall continue to implement the objectives of the Farmland

Preservation Program. Protection of property purchased under the Farmland

interests such as locating transportation, active recreation, utility facilities, or

other uses that could have an adverse impact on farm operations. King County

Preservation Program shall be a high priority when balancing conflicting

2346

2347

2348

2350	shall use the Transfer of Development Rights Program as another tool to	
2351	preserve farmland.	
2352		
2353	Even farmland in the Farmland Preservation Program is challenged by pressures from adjacent development, the	ıe
2354	need to maintain drainage and irrigation systems, non-farmer ownership, and high real estate costs. To protect	
2355	the farmland for the long term, investments in improving the farmability and managing the easements to ensure	
2356	compliance are necessary.	
2357		
2358	In 2016, King County launched the Land Conservation Initiative, which calls for working with regional partner	<u>s</u>
2359	a series of accelerated actions to protect 65,000 acres protect 65,000 acres of the last, most important natural	
2360	lands, including farmlands, and urban greenspaces by 2050.	
2361		
2362	R-642a King County should develop a long((-))-term strategy for financing protection of	
2363	sufficient farmland to significantly expand and retain food production, including	
2364	improving the farmability of protected farmland, and ensuring that the easements	
2365	are well-managed for the long((-))term.	
2366		
2367	R-642b Farmers conducting work on property on which King County owns a Farmland	
2368	Preservation Program easement or farmers leasing properties owned by King	
2369	County should be limited to predominantly agricultural <u>activities</u> and	
2370	agricultural((-supportive activities)) <u>support services</u> .	
2371		
2372	Agriculture is most productive in agricultural communities where neighbors support agriculture, where parcels	
2373	are large enough for commercial agriculture and where labor, supplies and markets for farm products are	
2374	available. King County's farm soils and most profitable farms are usually found in contiguous blocks with few	
2375	nonagricultural uses. ((In 1985, King County established Agricultural Production Districts with large lot zoning	5
2376	and agriculture as the preferred use.))	
2377 2378	The Agricultural Production Districts, shown on the Agriculture and Forest Lands Map in this chapter, present	
2379	the least number of land use conflicts for agriculture, contain agricultural support ((activities)) services and	
2380	provide the best environment for farming in King County. The five Agricultural Production Districts are	
2381	Sammamish Valley, Snoqualmie Valley, Lower Green River Valley, Upper Green River Valley, and Enumclaw	,
2382	Plateau. Most of the farmlands preserved under the Farmland Preservation Program are found in these	
2383	Agricultural Production Districts.	
2384		
2385	R-643 Agricultural Production Districts ((are)) shall be blocks of contiguous farmlands	
2386	where agriculture is supported through the protection of agricultural soils and	
2387	related support services and activities. Roads and natural features ((are)) <u>should</u>	

2388		be appropriate boundaries for Agricultural Production Districts to reduce the
2389		possibility of conflicts with adjacent land uses.
2390		possibility of conflicts with adjacent failu uses.
2391	R-644	King County should continue to seek funding and purchase additional
2392	17-044	development rights to farmland in the Agricultural Production Districts.
2393		development rights to familiand in the Agricultural Production Districts.
2394	Liverteelr dairy and	large-scale commercial row-crop operations require large parcels of land to allow for
2394		
	-	ofitable and sustainable. Generally, at least 35 acres is needed for full-time wholesale
2396	-	ion of such products. Specialty agricultural products, products that are direct-marketed, and
2397	part-time farming en	terprises generally do not need as much acreage to be profitable.
2398		
2399	R-645	All parcels within the boundaries of an Agricultural Production District should be
2400		zoned Agricultural, either A-10 or A-35.
2401		
2402	R-646	Lands within Agricultural Production Districts ((should)) <u>shall</u> remain in parcels
2403		large enough for commercial agriculture. A <u>maximum</u> residential density of one
2404		home per 35 acres shall be applied where the predominant lot size <u>of agricultural-</u>
2405		zoned parcels in the surrounding area is 35 acres or larger, and a maximum
2406		residential density of one home per 10 acres shall be applied where the
2407		predominant lot size <u>of agricultural-zoned parcels in the surrounding area</u> is
2408		smaller than 35 acres.
2409		
2410	R-647	Agriculture should be the principal land use in the Agricultural Production
2411		Districts. Permanent new construction within districts shall be sited to prevent
2412		conflicts with commercial farming or other agricultural uses, and nonagricultural
2413		uses shall be limited. New development shall not disrupt agriculture operations
2414		and shall have a scale compatible with an active farming district.
2415		
2416	R-648	On-site housing for farm employees shall be allowed where this can be
2417		accomplished without unnecessarily removing land from agricultural use or
2418		conflicting with other public interests. King County should address the
2419		regulatory constraints that make it difficult for farmers to offer housing for farm
2420		employees.
2421		
2422	The river valleys in I	King County are ((critical locations)) important natural resource areas for agriculture,
2423	salmon habitat and i	natural floodplain processes. In compliance with <u>the</u> $((g))\underline{G}$ rowth $((m))\underline{M}$ anagement \underline{Act} ,
2424	portions of several o	f these valleys were designated as Agricultural Production Districts to protect ((the
2425	diminishing farmlan	d)) land for long-term commercial ((agriculture)) agricultural uses, ((thereby preventing their
2426	conversion to other	uses that are often incompatible with habitat protection or that would require expensive
2427	flood risk reduction	projects)) including the highest quality soils for food production, and to limit conversion of

2428	the land uses to those that would be incompatible with viable, long-term, commercial agriculture. Because many			
2429	areas of farmland within Agricultural Production Districts are within floodplains, floodways, or other low-lying			
2430	areas, the ability to manage drainage and infrastructure to support farming is an important aspect of retaining			
2431	farmable land and supporting continued agricultural uses within the Agricultural Production Districts.			
2432				
2433	The same geography covered by Agricultural Production Districts also provides salmon habitat restoration			
2434	opportunities of importance to King County, Indian tribes, and other regional partners. Some of both the highest			
2435	quality ((of)) and most degraded salmon habitat in King County is ((found within)) in and adjacent to rivers and			
2436	streams flowing through the Agricultural Production Districts. ((As a result of federal listing of Chinook salmon			
2437	as a threatened species, King County is obligated to take actions for protection of Chinook habitat in the			
2438	county's watersheds. Such actions include restoration of habitat in portions of each of the county's rivers and,			
2439	because many sections of the county's river systems are in a highly altered state, those reaches within			
2440	Agricultural Production Districts offer some of the most promising opportunities for habitat restoration critical to			
2441	salmon recovery. Each of the Water Resources Inventory Area Salmon Recovery Plans has recommended			
2442	additional protection or restoration of critical habitat within the Agricultural Production Districts. At the same			
2443	time, King County is committed to the preservation of productive agricultural soils and local agricultural			
2444	production and protection of public safety in flood prone areas through the restoration of floodplain processes.))			
2445	King County continues to work diligently to restore habitat and advance recovery of depleted salmon stocks, and			
2446	strives to protect and enhance fish stocks, ecological functions and aquatic habitat in all county waterbodies and			
2447	floodplain areas, including in floodplains, rivers, streams, and wetlands in Agricultural Production Districts.			
2448	Furthermore, King County continues to work toward recovery of all salmonid species given the nexus of			
2449	salmonid populations and honoring and sustaining the rights held by the State of Washington and Indian tribes			
2450	as sovereign trustees for fish, wildlife, and other aquatic resources.			
2451				
2452	((The farmers in the county support fish protection and fish recovery through many regulated and voluntary			
2453	actions. King County recognizes that fish, flood management, and farm interests must work together in a			
2454	collaborative manner. It is essential that farmers and other property owners in each watershed be directly			
2455	included in planning and in the review of integrated, watershed wide strategies that support the needs of			
2456	agriculture, fish recovery, and flood risk reduction and floodplain management. Specific habitat protection rules			
2457	should not jeopardize the agricultural productivity within the Agricultural Production Districts.)) Some of King			
2458	County's Agricultural Production Districts have vast areas of designated and mapped floodways and 100-year			
2459	floodplains. King County is committed to restoring floodplain processes and mitigating flood risks to ensure			
2460	human health and protect public safety, reduce the risk of property damage, maintain critical infrastructure			
2461	supporting residents and businesses, and to reduce public and private economic impacts of flood events. As			
2462	climate change results in more frequent and more damaging floods, agriculture businesses and homes will need			
2463	increased support for home and agricultural building elevations. Maintaining land use rules that prevent			
2464	conversions of agricultural land to other uses other than habitat restoration or flood protection will have a co-			
2465	benefit of limiting new development that may be at increased risk of damage from floods.			
2466				

2467	King County supports ongoing viability of agriculture, restoration and enhancement of salmon habitat, and			
2468	actions to reduce flood risks and enhance ecological functions of floodplains, all of which combine to create a			
2469	resilient landscape in the face of climate change and pressures of population growth. However, because current			
2470	or proposed land uses supporting one goal may affect advancement of other goals, decision-making about the			
2471	size and location of habitat and floodplain restoration and agricultural infrastructure projects can be challenging.			
2472	The 2012 Comprehensive Plan update added policy R-650 that directed the County to ((convene a collaborative			
2473	watershed planning process)) develop an approach to improving and balancing the interests of agricultural			
2474	production, ecological function and habitat quality for salmon, and flood risk reduction and floodplain			
2475	restoration within each of the Agricultural Production Districts. In response, ((T))the County ((choose to start			
2476	the process in)) and partners piloted a planning effort focused on the Snoqualmie Valley Agricultural Production			
2477	District((, where the County has undertaken a number of habitat restoration projects, to develop an approach to			
2478	improving and balancing the interests of agricultural production, ecological function and habitat quality for			
2479	salmon, and flood risk reduction and floodplain restoration)) by convening the Snoqualmie Valley Fish, Farm,			
2480	and Flood Advisory Committee with the goal of understanding context and improving balance in King County's			
2481	work to advance multiple objectives. As a result of the ongoing efforts of the Snoqualmie farm, fish, flood			
2482	process, the County has begun to operationalize recommendations, including recommendations for a revised			
2483	administrative process for reviewing proposed County project and programmatic actions in locations where			
2484	agriculture, fish habitat, and floodplains intersect.			
2485				
2486	((In response to this, the Fish, Farm, and Flood Advisory Committee was formed in 2013, and the group of			
2487	stakeholders representing agriculture, salmon recovery and flood management interests have been meeting			
2488	regularly for the past three years. In 2016 the Advisory Committee developed a final report and a set of			
2489	recommendations that balances near term actions as well as program and policy recommendations for all three			
2490	resource interests. The Advisory Committee also recommended the formation of three task forces to undertake			
2491	more detailed analyses of specific policy areas. Together the final recommendations and the work of the three			
2492	task forces will form the foundation of a watershed planning approach in the Snoqualmie Valley Agricultural			
2493	Production District to sustain agriculture production, salmon recovery, and flood risk reduction.			
2494				
2495	The Fish, Farm and Flood Advisory Committee participants recognize the importance of salmon recovery			
2496	efforts, a vibrant agricultural economy and protecting agricultural soils in the Snoqualmie Valley Agricultural			
2497	Production District, and the importance of protecting the public in flood prone areas. To address inherent			
2498	conflicts between these three overlapping interests, the Advisory Committee recommended a suite of near term			
2499	actions to address critical needs for all three resource areas, and the creation of three task forces)) The revised			
2500	administrative review process will occur in a watershed context by considering information from a variety of			
2501	sources, including the following four task forces convened based on recommendations of the Snoqualmie fish,			
2502	farm, flood effort:			
2503	• Buffers Task Force((, with the goal of developing a science based riparian buffer planting			
2504	implementation strategy for the Snoqualmie Valley Agricultural Production District that strikes a			

balance between increasing ecological function of waterways and maintaining the agricultural viability

2506	of the Snoqualmie Valley Agricultural Production District)) and Buffers Implementation Task Force,		
2507	created to evaluate use of King County funds to implement voluntary, science-based, variable-width		
2508	riparian plantings.		
2509	• Snoqualmie Valley Agricultural Production District Strategic Plan Task Force((, with the goal of)).		
2510	created to consider strategies to ((improving)) improve the long-term productivity of farmland, bring		
2511	more acres into production, especially food production, and ((increasing)) increase opportunities for		
2512	farmers to develop the necessary infrastructure to support or increase their farm businesses in the		
2513	Snoqualmie Valley Agricultural Production District. ((This task force will conduct an assessment of		
2514	specific farmland resource property needs and assets in the Snoqualmie Valley Agricultural Production		
2515	District and create an implementation plan for project improvements to land (e.g., drainage) and water		
2516	access. It will complement other related efforts, such as King County's Local Food Initiative which is		
2517	an economic development and marketing plan for food and agriculture in the region.))		
2518	• Regulatory Task Force((, with the goal of evaluating regulations and recommending process		
2519	improvements or possibly statutory changes, as appropriate, pertaining to key regulatory issues		
2520	identified by the Fish, Farm and Flood agricultural stakeholders. The goal of the task force is to identify		
2521	changes that will reduce compliance costs and increase predictability without diminishing the overall		
2522	level of environmental protection or the level of flood protection that regulations are intended to assure.		
2523	Initial areas of focus for the task force include:)), created to evaluate and recommend improvements to		
2524	regulations to promote a viable agricultural economy and maintain and enhance habitat protection and		
2525	healthy ecosystems.		
2526	→ ((Drainage regulations that make maintenance expensive or time consuming or otherwise)		
2527	restrict the ability to improve drainage of farm fields.		
2528	• Flood regulations related to constructing farm pads, buildings and other farm improvements.		
2529	o Mitigation required when farmers maintain drainage ditches or build a farm pad or other		
2530	structure in a wetland or a buffer of a wetland or stream.		
2531			
2532	Those recommendations are reflected in a new policy R-650a.))		
2533			
2534	While these task forces were developed with a specific focus on the Snoqualmie Agricultural Production District,		
2535	the lessons learned have helped to inform principles that guide how the County strives toward achieving multiple		
2536	benefits through projects and programmatic action implemented in other Agricultural Production Districts and		
2537	all areas of unincorporated King County where agriculture, salmon habitat, and floodplains converge.		
2538			
2539	Using recommendations from the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee, King County		
2540	has revised the process for reviewing projects in a watershed context, which is described in revised policy R-650.		
2541	This process will apply to habitat and flood projects sponsored by the Water and Land Resources Division in all		

2542

Agricultural Production Districts. Revised policy R-650 outlines the minimum required elements of an

2543	<u>administrative review</u>	v process	s for habitat and floodplain restoration capital projects and programs sponsored by			
2544	the King County wat	er and la	and resources division where fish, farm, and flood interests intersect.			
2545						
2546	Policies in this section	n also re	eflect the importance of facilitating infrastructure and drainage improvement			
2547	projects on privately	projects on privately owned farmland to support continued long-term commercial agricultural uses within				
2548	Agricultural Product	ion Dist	ricts, and the review process may also be conducted for projects sponsored by			
2549	entities other than th	e Water	and Land Resources Division.			
2550						
2551	The Snoqualmie Val	ley Fish,	, Farm, and Flood Advisory Committee process and associated planning work has			
2552	been instrumental in	King Co	ounty and partners learning how to balance needs of agriculture, salmon recovery,			
2553	and floodplain mana	gement:	in a collaborative manner considering watershed context in ways that are directly			
2554	applicable to other A	gricultu	ral Production Districts. As a result, the original goal – of implementing targeted			
2555	planning efforts in al	l Agricu	ltural Production Districts – is no longer necessary. However, King County will			
2556	continue to support t	<u>he Snoq</u>	ualmie Valley Fish, Farm, and Flood Advisory Committee until the level of			
2557	progress envisioned a	at the for	rmation of the committee is substantially complete, and King County will consider			
2558	supporting similar co	llaborat:	ive efforts in other geographies when residents and partners request a localized			
2559	planning effort, when	e approj	priate.			
2560						
2561	R-649	Agricu	ulture ((must)) <u>shall</u> remain the predominant use in any Agricultural			
2562		Produ	ction District and aquatic habitat or floodplain restoration projects((, as			
2563		well as	s, King County)) and mitigation reserves program projects shall not reduce			
2564		the ab	ility to farm in the Agricultural Production District. ((Therefore, until the			
2565		county	y implements the watershed planning process described in R-650, such			
2566		projec	ets are allowed only when supported by owners of the land where the			
2567		propo	sed project is to be sited. Criteria to be considered:			
2568		a.	For a project proposed to be sited on lands that are unsuitable for direct			
2569			agricultural production purposes, such as portions of property that have			
2570			not historically been farmed due to soil conditions or frequent flooding,			
2571			and which cannot be returned to productivity by drainage maintenance,			
2572			or			
2573		b.	For a project proposed to be sited on lands suitable for direct			
2574			agricultural production:			
2575		(1) —	there are no unsuitable lands available that meet the technical or			
2576			locational needs of the proposed project, and			
2577		(2)	the project is included in, or consistent with, an approved Water			
2578			Resources Inventory Area Salmon Recovery Plan, Farm Management			
2579			Plan, Flood Hazard Management Plan or other similar watershed scale			
2580			plan; or the project would not reduce the baseline agricultural			
2581			productivity within the Agricultural Production District.)) King County.			
2582			through implementation of projects and programs, shall ensure			
2583			sufficient land within Agricultural Production Districts remain available			

2584		to support long term viability of commercial agriculture and that its
2585		programmatic and project actions support the maintenance or
2586		improvement of drainage and other agricultural support infrastructure.
2587		To the maximum extent practicable, King County should tailor measures
2588		to protect threatened or endangered species to support continued
2589		operation of working farms within the Agricultural Production Districts
2590		and should strive for outcomes consistent with goals King County may
2591		establish for optimal area of productive agricultural lands within the
2592		Agricultural Production Districts.
2593		
2594	R-650	((Aquatic habitat restoration projects, floodplain restoration projects and projects
2595		under King County's mitigation reserves program in an Agricultural Production
2596		District shall be evaluated through a collaborative watershed planning process
2597		with the goal of maintaining and improving agricultural viability, improving
2598		ecological function and habitat quality, and restoring floodplains through
2599		integrated, watershed-wide strategies. A watershed planning process shall be
2600		established for an agricultural production district because of the number of
2601		potential restoration projects and shall:
2602		a. ensure that agricultural viability in the Agricultural Production District is
2603		not reduced as the result of actions taken and that agriculture remains
2604		the predominant use in the agricultural production district;
2605		b. evaluate and recommend actions at all scales across the affected
2606		watershed to maintain and improve agricultural viability, restore
2607		ecological functions and aquatic habitat and restore floodplains,
2608		including voluntary actions taken by landowners;
2609		c. be a collaborative effort among affected land owners, interested
2610		stakeholders, and King County and shall be updated on a periodic basis;
2611		and
2612		d. identify and recommend actions that King County should take or ensure
2613		are taken to maintain and improve agricultural viability in the Agricultural
2614		Production District and address any impacts to agriculture from aquatic
2615		habitat restoration projects, floodplain restoration projects and projects
2616		under King County's mitigation reserves program constructed in the
2617		Agricultural Production District.))
2618		The County shall administer a collaborative review process considering
2619		watershed context for projects sponsored by the King County Department of
2620		Natural Resources and Parks, Water and Land Resources Division, in the
2621		unincorporated area where a habitat or floodplain restoration project may result
2622		in reducing the amount of land available for farming in Agricultural Production
2623		Districts. The review process shall be administered by the Division and strive for
2624		balance in outcomes that achieve co-equal goals of maintaining and improving

2625		suitability of land for agricultural productivity, increasing habitat quality, and
2626		restoring floodplains and ecological function. The review process should:
2627		a. Occur early in the planning process for projects, and at regular intervals
2628		for ongoing programs;
2629		b. Consider guidance from relevant plans relating to agriculture, salmon
2630		recovery, and floodplain management;
2631		c. Consider efforts for advancing multiple resource interests:
2632		d. Track on-the-ground changes in land cover relative to acreage targets
2633		for farmland and habitat restoration areas, focused on impacts to
2634		agricultural lands and fish populations;
2635		e. Consider input and recommendations resulting from engagement and
2636		input from external partners and subject matter experts; and
2637		f. Identify and address barriers to efficient implementation of the process.
2638		
2639		The review process may also be offered for projects and programs sponsored b
2640		King County agencies aside from the Water and Land Resources Division and/o
2641		for projects and programs sponsored by external entities.
2642		
2643	R-650a	((The Snoqualmie Valley Agricultural Production District is the first Agricultural
2644		Production District to undergo a watershed planning effort called for in R-650.
2645		King County shall implement the recommendations of the Snoqualmie Fish, Far
2646		and Flood Advisory Committee. The recommendations of the task forces and
2647		other actions identified in the final Advisory Committee Report and
2648		Recommendations will form the basis for a watershed planning approach to
2649		balance fish, farm and flood interests across the Snoqualmie Valley Agricultural
2650		Production District and an agreement on protecting a defined number of acres of
2651		agricultural land. The Advisory Committee, or a successor committee, will
2652		monitor progress of the task forces and will reconvene to evaluate the watershe
2653		planning approach to balancing interests prior to the next Comprehensive Plan
2654		update. The policy issues and recommendations outlined in the Snoqualmie
2655		Fish, Farm, Flood Advisory Committee Report and Recommendations are largely
2656		specific to the Snoqualmie Valley and are not intended to be applied broadly in
2657		other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused
2658		in other Agricultural Production Districts will need to go through their own
2659		processes to identify barriers to success for all stakeholders in these geographi
2660		areas. R-649 continues to apply to the Snoqualmie Valley Agricultural
2661		Production District until the watershed planning effort outlined in the Fish, Farm
2662		and Flood recommendations is complete. A policy reflecting the outcome of this
2663		effort shall be included in the next eight-year update.)) The County shall continu
2664		to support the Snoqualmie Valley Agricultural Production District fish, farm, floo
2665		effort as appropriate through completion of the task forces and establishment

2666		measurable goals for agriculture, habitat restoration, and floodplain restoration
2667		for the Snoqualmie Valley Agricultural Production District.
2668		
2669	R-650b	The County shall continue to document and consider the lessons learned from
2670		the Snoqualmie Valley Agricultural Production District fish, farm, flood effort to
2671		guide and refine the collaborative planning and review processes in a watershed
2672		context for projects and programs in other geographies with the co-equal goals
2673		of balancing farm, fish, and flood interests where farms, fish habitat and
2674		floodplains overlap, as well as strategies for avoiding, minimizing, and mitigating
2675		losses of farmable land, floodplain functions, and habitat functions. The County
2676		should support planning efforts similar to the Snoqualmie Valley Fish, Farm, and
2677		Flood Advisory Committee in other geographies if and when the County and
2678		partners choose to pursue such efforts or if acute tensions among various
2679		interests arise in a particular Agricultural Production District or other area of the
2680		county.
2681		
2682	((R-651	Maintaining the viability of farmlands is a high priority for King County. Within
2683		the Agricultural Production Districts, measures to protect threatened or
2684		endangered species shall be tailored to ensure working farms can continue to
2685		operate.))
2686		
2687	((Two Agricultural P	roduction Districts in or near urban areas, the Lower Green River Valley and Sammamish
2688	Valley, were designate	ted in the 1985 Comprehensive Plan, and those designations have been retained. The
2689	development rights fr	om many, but not all, of the parcels in these two districts have been purchased through the
2690	Farmland Preservation	on Program. The Lower Green River Agricultural Production District is completely
2691	surrounded by urban	designated land and as such, functions as both prime agriculture land and urban
2692	separator.)) Each of	the ((other)) Agricultural Production Districts and some Farmland Preservation Program
2693	lands outside of Agri	cultural Production Districts also share boundaries with cities. The challenges to agriculture
2694	from urban developn	nent include alterations to hydrology that result in flooded fields, increased traffic that
2695	interferes with farm v	rehicles on roads, increased lighting at night, complaints from urban neighbors about farm
2696	operations, and high	land prices. The benefits of being located near urban areas include access to urban markets
2697	and consumers and i	ncreased recognition and appreciation of locally produced goods.
2698		
2699	R-652	King County commits to preserve Agricultural Production District parcels in or near
2700		the Urban Growth Area because of their high production capabilities, their proximity
2701		to markets, and their value as open space. King County should work with cities
2702		adjacent to or near Agricultural Production Districts to minimize the operational and
2703		environmental impacts of urban development and public facilities and infrastructure
2704		on farming and farmland, and to promote activities, such as Farmers Markets and
2705		agriculture processing businesses, that benefit both the cities and the farms by
2706		improving access to locally grown agricultural products.
		-

2707		
2707	R-653	The Lower Green River Agricultural Production District is a regionally designated
2709	K-000	resource that is to remain in unincorporated King County except as allowed in
2710		Policies R-656 and R-656a. The Lower Green River Agricultural Production
2711		District functions as an urban separator between the cities of Kent and Auburn.
2712		King County may contract with other jurisdictions to provide some local services
2713		to this area as appropriate.
2714		
2715	((Pastoral vistas mak	e agricultural land a popular destination for recreation. However, creating parks with active
2716	recreational facilities	in the Agricultural Production Districts is not appropriate because the land should be
2717	prioritized for agricu	lture. In addition, heavy recreational use in or near the Agricultural Production Districts
2718	could result in trespa	ss and damage to crops, animals and farm equipment.))
2719	•	
2720	R-654	Active recreational facilities should not be located within Agricultural Production
2721		Districts. When new parks, natural areas or trails are planned for areas within or
2722		adjacent to Agricultural Production Districts, King County should work with
2723		farmers to minimize impacts to farmland and agricultural operations.
2724		
2725	((Public road and uti	lity projects within and through Agricultural Production Districts must be designed to
2726	prevent disruption to	agriculture. Therefore, road and utility district capital facilities and plans, including water,
2727	wastewater, recycled	water, and drainage, need to ensure that services are consistent with preservation of
2728	long term agriculture	e. (Chapter 9, Services, Facilities and Utilities, contains policies requiring special district
2729	plans to be consisten	t with land use plans.)))
2730		
2731	R-655	Public services and utilities provided by King County and other entities within
2732		and adjacent to Agricultural Production Districts shall be designed to support
2733		agriculture and minimize significant adverse impacts on agriculture and to
2734		maintain total farmland acreage and the area's historic agricultural character:
2735		a. Whenever feasible, water lines, sewer lines, and other public facilities
2736		should avoid crossing Agricultural Production Districts. Installation
2737		should be timed to minimize negative impacts on seasonal agricultural
2738		practices;
2739		b. Road projects planned for the Agricultural Production Districts,
2740		including additional roads or the widening of roads, should be limited to
2741		those that are needed for safety or infrastructure preservation and that
2742		benefit agricultural uses. Where possible, arterials should be routed
2743		around the Agricultural Production Districts. Roads that cross
2744		Agricultural Production Districts should be aligned, designed, signed,
2745		and maintained to minimize negative impacts on agriculture, and to
2746		support farm traffic; ((and))

2747		c. In cases when King County concludes that regional public infrastructure
2748		cannot be located outside of, and must intrude into, Agricultural
2749		Production Districts, the County shall ensure that the infrastructure be
2750		built and located to minimize disruption of agricultural activity, and shall
2751		establish agreements with the relevant jurisdictions or agencies((-)): and
2752		d. If public services and utilities reduce total acreage in the Agricultural
2753		Production District, mitigation shall follow the criteria established in
2754		policy R-656a.
2755		
2756	R-656	King County may allow lands to be removed from the Agricultural Production
2757		Districts only when it can be demonstrated that:
2758		a. <u>1.</u> Removal of the land will not diminish the productivity of
2759		prime agricultural soils or the effectiveness of farming
2760		within the local Agricultural Production District boundaries;
2761		and
2762		((b.)) 2. The land is determined to be no longer suitable for
2763		agricultural purposes; or
2764		$((e_{-}))$ b. The land is needed for public services or utilities as described in policy
2765		R-655.
2766		
2767	R-656a	King County may only approve the removal of land from the Agricultural
2768		Production District if it is, concurrently with removal of the land from the
2769		Agricultural Production District, mitigated through the replacement of
2770		agricultural land abutting the same Agricultural Production District that is, at a
2771		minimum, comparable in size, soil quality, and agricultural value. As alternative
2772		mitigation, the County may approve a combination of acquisition and restoration
2773		totaling three acres for every one acre removed as follows:
2774		a. A minimum of one acre ((must)) shall be added into another Agricultural
2775		Production District for every acre removed; and
2776		b. Up to two acres of unfarmed land in the same Agricultural Production
2777		District from which land is removed shall be restored for every acre
2778		removed.
2779		
2780		Replacement land to comply with the requirements of this policy may be
2781		acquired added to the Agricultural Production District in advance of removal of
2782		land from the Agricultural Production District, rather than concurrently, if the
2783		criteria in R-656b are met.
2784		
2785	R-656b	Replacement land required under R-656a may be acquired and added to the
2786		Agricultural Production District in advance of removal as follows:
2787		a. The mitigation is for a public agency or utility project consistent with R-
2788		<u>655;</u>

2789		<u>b.</u>	Property proposed to be added to the Agricultural Production District is
2790			approved by the Department of Natural Resources and Parks to ensure
2791			compliance with R-656a;
2792		<u>c.</u>	The subsequent map amendment to remove the Agricultural Production
2793			District land identifies the previously added land being used for
2794			mitigation; and
2795		<u>d.</u>	The Department of Natural Resources and Parks tracks the acreage of
2796			advance additions of replacement land and subsequent removals to
2797			ensure that the requirements of R-656a are met.
2798			
2799	((2.))	Sustaining Agri	culture and Farming
2800	King Co	ounty has made a sign	ificant investment in preserving farmland for agriculture and, as a result, has also
2801	preserve	ed the open space bene	efits of these lands. The ((e))County must ensure that this land continues to be
2802	farmed	into the future by help	ing farmers maintain and operate their farms and by promoting local agricultural
2803	product	s through infrastructu	re and activities that improve access to locally grown agricultural products.
2804			
2805	Farmers	s, especially new and l	beginning, have limited resources to access land and financing to begin production.
2806	Further	more, all King County	r farmers, regardless of size and years of farming, have a great need for information
2807	on mark	keting and production	strategies required to operate their farming businesses. The Local Food Initiative
2808	((seeks t	(a)) provides this infor	mation and assistance((. Under the Local Food Initiative regulatory and technical
2809	assistan	ce will increase and be	streamlined through a coordinated)) by coordinating economic development
2810			y agencies and partner organizations that serve farmers. ((The team will provide
2811		•	arketing, and business planning through a "one-stop shop" available on-line with a
2812		-	ion of services if necessary.))
2813	1	y r	· · · · · · · · · · · · · · · · · · ·
2814	R-657	Kina C	ounty shall work with ((and provide support to)) Washington State
2815		•	sity Extension and other technical service providers for ((its)) their
2816			ch and education programs that assist small-scale commercial farmers.
2817			. •
2818	R-658	King C	ounty shall work with other jurisdictions and non((-))profits to expand
2819		market	s for farm products by supporting ((Puget Sound Fresh and other))
2820		progra	ms that promote local food and connect buyers with producers.
2821			
2822	R-659	King C	ounty should work with other jurisdictions, farm advocacy groups, and
2823		others	to support ((Farmlink,)) farmer training and other programs that help new
2824		farmer	s get started, gain access to farmland and develop successful marketing
2825		metho	ds.
2826			

2827	$((\underbrace{King\ County\ recognizes\ the\ value\ of\ Farmers\ Markets\ for\ their\ role\ in\ community\ building,\ their\ contribution}$		
2828	to farmer success by providing a direct-marketing opportunity, and for making the bounty of King County farms		
2829	available to city residents.))		
2830			
2831	R-660	King County should work with other jurisdictions to continue to provide support	
2832		to Farmers Markets.	
2833			
2834	R-661	King County should develop and encourage the use of incentives ((to	
2835		encourage)) for food production on prime farmland. These incentives could	
2836		include tax credits, expedited permit review, reduced permit fees, permit	
2837		exemptions for activities complying with best management practices, or similar	
2838		programs. The ((e)) <u>C</u> ounty should continue to work with community-based	
2839		organizations that can assist <u>farmers who are People of Color,</u> immigrant <u>s,</u> ((and	
2840		minority farmers)) refugees, and other communities that have traditionally	
2841		experienced access issues($(,,)$) in gaining access to farmland.	
2842			
2843	R-661a	To help make more farmland accessible to beginning, ((and)) low-income,	
2844		<u>historically underserved, and socially disadvantaged</u> farmers, King County	
2845		should expand its leasing of agricultural land to farmers and community	
2846		organizations where appropriate and should encourage private farmland owners	
2847		to lease unused land to farmers.	
2848			
2849	R-661b	King County should expand representation of low income, ((and)) historically	
2850		<u>underserved, and</u> socially disadvantaged farmers <u>and community organizations</u>	
2851		within King County agricultural processes, such as the Agriculture Commission,	
2852		advisory committees, task forces, and hiring.	
2853			
2854	((King County recogn	nizes the importance of adding value to and direct sales of agricultural products as a way to	
2855	keep agriculture viabl	e in an urban landscape. King County's agriculture program works with farmers to	
2856	encourage them to ac	ld value to their products by processing, packaging, and selling them directly to the	
2857	consumer.))		
2858			
2859	R-662	Agricultural processing, packing and direct sales are considered agricultural	
2860		activities and should be allowed at a size and scale appropriate to the zone in	
2861		which they are operating. King County ((shall)) should work with local and state	
2862		health departments to develop regulations supporting these activities and with	
2863		local non((-))profits and academic institutions to educate farmers about safe food	
2864		processing practices and compliance.	
2865			
2866	R-663	King County supports the processing and packaging of farm products from	
2867		crops and livestock, and ((will)) <u>shall</u> continue to work with farmers, ranchers,	

2868 cities, neighboring counties, and other interested parties to address 2869 infrastructure and regulatory needs that promote sales to consumers, 2870 institutions, restaurants, and retail enterprises. 2871 2872 R-664 King County supports innovative technologies to process waste from dairy and 2873 other livestock ((waste)) to reduce nutrients and to create other products such as 2874 energy and compost in areas that have Agriculture and Rural Area land use 2875 designations. 2876 2877 ((King County's Agricultural Production Districts have some of the best soil and conditions for growing food in 2878 the country. There is an increasing awareness among farmers about the potential for expanding local food 2879 production compatible with a variety of sustainability goals. Concerned about multiple threats to future food 2880 production, King County farmers are working with others to promote voluntary incentives that will increase the 2881 community of those involved in the local production of food.)) 2882 2883 R-665 King County should develop incentives that support local food production and 2884 processing to increase food security; provide a healthy, affordable local food 2885 supply; and reduce energy use. 2886 2887 Agricultural practices modify the natural environment ((in order)) to produce food or fiber or maintain livestock 2888 for human use. Ideally, practices that maintain the productivity of the lands also protect environmental quality 2889 ((and)), respect natural processes such as flooding and channel migration, and help mitigate the impacts of 2890 climate change. Farmers, technical advisors, floodplain managers, and environmental regulators must work 2891 together to understand the relationships between production practices, environmental protection, public safety, 2892 and profitability. These practices, referred to as best management practices, are designed to prevent erosion, 2893 maintain flood conveyance and flood storage, retain riparian vegetation, avoid stream bank collapse, properly 2894 dispose of animal wastes, safely use and dispose of pesticides ((and)), prevent excessive stormwater runoff, 2895 capture and reuse methane gas, reduce greenhouse gas emissions, and retain access to local food. ((Best 2896 management practices planned and implemented through efforts such as farm management plans can control 2897 runoff volumes and prevent pollutants from being discharged into local waterways and groundwater. These 2898 practices, such as manure bins, paddock and grazing area designs, and stream exclusion fencing, can reduce or 2899 eliminate pollutants in stormwater runoff from agricultural activities. 2900 2901 Climate change has the potential to affect farming in King County, with increased severity of winter flooding, 2902 higher summer temperatures, reduced availability of surface and groundwater for irrigation, increased pest risk, 2903 and changes in the types of crops suited to this area. At the same time, soil best management practices, including 2904 use of cover crops and modified tilling methods, and amendment with compost, biosolids or other organic 2905 matter can help to mitigate the impacts of climate change by retaining soil moisture, sequestering carbon, and 2906 reducing other greenhouse gas emissions. Consideration and investigation of alternative water supplies, such as

2907

recycled water, can also help to mitigate the impacts of climate change and help support local and sustainable

2908	agriculture. Develop	oment of anaerobic digesters for dairy manure and other agricultural waste products can		
2909	capture methane gas and convert it to usable energy. Having locally available produce can help to reduce			
2910	greenhouse gas emissions from transport.			
2911				
2912	King County's polic	vies in this chapter to conserve farmland and encourage food production take on a greater		
2913	significance when co	onsidering that climate change may result in food shortages in other parts of the country and		
2914	world. The Puget So	ound region may become even more valuable for food production than it already is if		
2915	producing food in o	ther parts of the world becomes more difficult.))		
2916				
2917	R-666	King County shall provide incentives, educational programs, and other methods		
2918		to encourage agricultural practices and technological improvements that		
2919		maintain water quality, protect public health, protect fish and wildlife habitat,		
2920		protect historic resources, maintain flood conveyance and storage, reduce		
2921		greenhouse gas emissions, control noxious weeds, ((and)) prevent erosion of		
2922		valuable agricultural soils, and increase soil water holding capacity while		
2923		maintaining the functions needed for agricultural production.		
2924				
2925	((In order t)) <u>T</u> o mai	ntain and operate their farms, farmers need assistance in maintaining farm viability in the		
2926	face of increasing ur	banization, soil degradation, increased flooding and water scarcity caused by climate		
2927	change, and the incr	reased impacts of upslope development. The maintenance of drainage and irrigation systems		
2928	is essential for comm	nercial agriculture to succeed in the county.		
2928 2929	is essential for comm	nercial agriculture to succeed in the county.		
	is essential for comm	nercial agriculture to succeed in the county. King County shall continue to support agriculture with an expedited review		
2929				
2929 2930		King County shall continue to support agriculture with an expedited review		
2929 2930 2931		King County shall continue to support agriculture with an expedited review		
2929 2930 2931 2932	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations.		
2929 2930 2931 2932 2933	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve		
2929 2930 2931 2932 2933 2934	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such		
2929 2930 2931 2932 2933 2934 2935	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,,)); offering incentives		
2929 2930 2931 2932 2933 2934 2935 2936	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,)); offering incentives for irrigation efficiency((,)); and supporting mechanisms for water rights banking		
2929 2930 2931 2932 2933 2934 2935 2936 2937	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,,)); offering incentives for irrigation efficiency((,,)); and supporting mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while		
2929 2930 2931 2932 2933 2934 2935 2936 2937 2938	R-667	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,,)); offering incentives for irrigation efficiency((,,)); and supporting mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County ((will)) shall encourage the maintenance		
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2929 2930 2931 2932 2933 2934 2935 2936 2937 2938 2939 2940 2941 2942 2943	R-668	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,,)); offering incentives for irrigation efficiency((,,)); and supporting mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County ((will)) shall encourage the maintenance and preservation of agriculture water rights for agriculture purposes. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change. King County ((will)) shall continue to support drainage improvements through its		
2929 2930 2931 2932 2933 2934 2935 2936 2937 2938 2939 2940 2941 2942 2943 2944	R-668	King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations. King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms((,,)): offering incentives for irrigation efficiency((,,)): and supporting mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County ((will)) shall encourage the maintenance and preservation of agriculture water rights for agriculture purposes. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change. King County ((will)) shall continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make		

2948	R-669	King County should continue to collaborate with the Washington State University
2949		Extension, the University of Washington, and King Conservation District to:
2950		a. ((d))Develop information on and analyze the ((likely)) current and future
2951		impacts of climate change on agriculture in King County((¬));
2952		b. ((and to d))Develop mitigation, resiliency, and adaptation strategies that
2953		are appropriate for King County's soils and farm economy((. Research
2954		should address)), such as soil management, use of commercial
2955		compost, water storage, irrigation, alternative crops, integrated pest
2956		management, and nutrient management((. The information should be
2957		made available to)): and
2958		c. Share the information and strategies with farmers through technical
2959		assistance programs and farm planning.
2960		
2961	R-669a	Farmers conducting work on property on which King County owns a Farmland
2962		Preservation Program easement should use Agricultural Best Management
2963		Practices and other sustainable farming methods.
2964		
2965	R-670	King County should provide incentives for soil management practices that
2966		reduce greenhouse emissions through its Agricultural Best Management
2967		Practices Cost-Sharing Program.
2968		
2969	An alluvial fan is a ((depositional landform along a watercourse)) is a fan-shaped deposit of sediment transported
2970	by flowing water, call	ed alluvium, where there is an abrupt decrease in stream gradient ((and a resulting area of
2971	active sediment depo-	sition)). ((Most a))Alluvial fans in King County ((form)) occur where steep tributary
2972	streams ((discharge))	transition at the base of hillsides onto ((nearly)) the level river floodplains on a valley floor.
2973	((Since m))Much of t	he county's farmland is located in valley floors, ((some)) and agricultural landowners
2974	frequently have prope	erties on ((or containing)) active alluvial fans ((that are significantly affected by t)). The
2975	episodic deposits of ((upslope)) sediment and debris that ((accumulate on their land)) typically occur on alluvial
2976	fans can fill stream ch	nannels and wetlands and may cover fertile farmland. ((These events result in obstructed
2977	stream channels, fille	d wetlands, covered farmland, and disruptions in operations. Water is redirected into
2978	unexpected places. P	ermits, regulations, and the lack of approved management practices make it difficult to
2979	remedy the situation	to regain operations and farm viability.)) Sudden shifts in the location of streams on
2980	alluvial fans can also	flood agricultural buildings and farm residences. Obtaining permits allowing active
2981	management to remo	ve the accumulated sediments and reestablish stream channels can be difficult given the
2982	regulations that apply	to aquatic areas and floodplains.
2983		
2984	R-671	King County regulations should ((use pilot or demonstration projects and
2985		multi-agency collaboration to develop a new suite of practices that will)) provide
2986		options to manage alluvial fans for landowners whose existing operations.
2987		residences, or infrastructure are affected by alluvial fan deposits. These should
2988		provide timely and cost-effective relief from debris and the associated changes

2989 to the watercourse along with protection of ((intact)) functional fish habitat and 2990 restoration of degraded fish habitat within these areas. 2991 2992 Agricultural lands have historically been located in floodplains. Agriculture coexists with flood storage and 2993 seasonal inundation; however, there is a growing concern that farmers cannot protect their investments from 2994 flooding. The federal, state and local flood hazard management standards are designed to ensure there is no 2995 adverse impact to upstream or downstream property owners from activities that are allowed within the 2996 floodplain. King County recognizes that most of the agriculture in the county is located in the floodplains 2997 because that is where the prime agricultural soils are located. In recent years, King County has provided 2998 extensive technical and financial support to farmers to build farm pads and raise homes and agricultural 2999 buildings in the Snoqualmie floodplain. This industry requires special consideration because it is tied to these 3000 agricultural soils, and can occur almost nowhere else in the county. 3001 3002 R-672 King County should work with federal, state and local jurisdictions to reduce 3003 flood impacts to agricultural operations. The ((e))County ((will)) shall continue to 3004 investigate the needs of agriculture before, during and after flood events, to determine if and how losses can be reduced, and ((will)) shall use this 3005 3006 information in designing its floodplain policies and regulations. 3007 3008 The high cost of agricultural land continues to be a barrier for many farmers wishing to locate their farm 3009 businesses within King County. The steady rise in agricultural land values continues to hamper the ability of 3010 many potential and current farmers to enter or expand their operations. 3011 3012 R-673 In addition to enhancing the Farmland Preservation Program, the ((e))County 3013 should develop more innovative solutions and incentives to keep agricultural 3014 land affordable and profitable for active farming. 3015 **Agriculture and the Food System** 3016 3017 King County has a year-round growing season, a strong farming tradition and local farming expertise, and 3018 proximity to major markets for local foods and food products. Many of the policies in the previous section are 3019 aimed at helping to overcome obstacles to successful farming in King County. With that direction and a focus 3020 on production of food, farmlands in King County could be even more instrumental in strengthening the food 3021 system for the benefit of all King County residents. 3022 3023 Agricultural lands, farming practices and activities, and farmers are part of the local and regional food system. 3024 In addition to the growing of food, the food system includes processing, distribution, food availability, and 3025 disposal. As more people move to this region, King County recognizes the importance of planning for the 3026 regional food system to be more sustainable and resilient. 3027

3028 ((In order t))To do so, King County ((will)) focuses on developing a local food system that can: 3029 Expand opportunities for local farms and enhance the rural economy; 3030 Promote healthy eating to improve public health; 3031 Improve access to healthy, safe, and affordable food, to all county residents; especially those 3032 with low incomes and/or that are historically underserved or socially disadvantaged; 3033 Reduce energy use and greenhouse gas emissions; and 3034 Divert food waste from landfills. 3035 3036 ((Studies have shown that 35% of garbage is food.)) Efforts to prevent food waste divert edible food to hunger 3037 programs and recycle food waste into compost could reduce what goes to the landfill, reduce methane generated 3038 by landfills, provide food for hungry people, and provide soil amendments. 3039 3040 Food and nutrition are major factors in public health. ((The USDA's 2010 Dictary Guidelines for Americans call for 3041 significant increases in daily consumption of fruit, vegetables, milk products and whole grains. In 2013, 13.4% 3042 of King County residents lacked access to enough food for an active, healthy life and 18.7% of King County 3043 children lived in food-insecure households (Feeding America, Map the Meal Gap 2015), and 73% of King County 3044 middle and high school age youth do not consume recommended levels of fruits and vegetables (Healthy Youth 3045 Survey 2012). Thirty two percent of adults in King County consume less than one serving of fruits per day and 17 3046 percent less than one serving of vegetables daily, and there are significant differences across education levels for 3047 both fruit and vegetable consumption and across race and income groups for vegetable consumption 3048 (Communities Putting Prevention to Work, 2010 and 2012).)) Efforts to increase the availability of ((these foods)) 3049 fruit, vegetables, milk products and whole grains to King County residents should include encouraging an 3050 increase in food production on King County farms. Although it is not realistic for King County farms and 3051 farmers to provide the full complement of recommended foods in public health guidelines, there is the potential 3052 to increase food production for local and regional consumption, particularly ((in the first three categories)) for 3053 fruit, vegetables, and milk products. 3054 3055 King County's Local Food Initiative works to strengthen the region's local food economy and prioritizes 3056 expanding affordability and accessibility of healthy foods. As the County works to address climate change and 3057 begin shifting to a more regenerative economy, supporting a just food economy will be critical to making this 3058 transition equitable. 3059 3060 3061 R-674 King County should work with farmers and ranchers to better understand the 3062 constraints to increased food production in the county and develop programs 3063 that reduce barriers and create incentives to growing food crops and raising 3064 food-producing livestock. 3065

3066	R-675	King County ((should)) shall prioritize its programs to help build and support a
3067		sustainable, reliable, equitable, and resilient local food system. King County
3068		((should)) shall strive to ((make)) strengthen the local food system, ((accessible))
3069		increase accessibly to ((all)) to the local food supply, and strive to make access
3070		to the local food system culturally appropriate by:
3071		a. Expanding leadership and ownership of food production opportunities to
3072		low-income, historically underserved, and socially disadvantaged
3073		farmers; and
3074		b. Making locally grown, healthy, and culturally relevant foods available to
3075		and reflective of King County communities and low-income, historically
3076		underserved, and socially disadvantaged farmers.
3077		
3078	R-676	King County should consider adopting procurement policies that would
3079		encourage purchases of locally grown fresh foods.
3080		
3081	R-677	King County should promote and support local food production and local
3082		processing to strengthen a sustainable and climate resilient the local food
3083		system and reduce the distance that food must travel from farm to table.
3084		
3085	R-677a	King County should continue food waste programs for single ((family,)) detached
3086		and multifamily residences, businesses, and institutions, aimed at reducing
3087		generation, promoting donation and encouraging curbside collection for
3088		anaerobic digestion and composting.
3089		
3090	((R-677b	King County should prioritize the economic development of the food and
3091		agriculture industries in order to build a more sustainable and resilient local food
3092		system.
3093		
3094	Government funded	food programs are increasingly relying on electronic cards for clients to purchase food. For
3095	example, food stamp	s have been replaced with electronic benefits transfer cards. Grocery stores can easily adopt
3096	new electronic techno	plogy to accept such cards. It is more challenging for Farmers Markets to do so as the
3097	majority of them are	open-air events in parking lots without access to electricity or telephone connections. To
3098	improve accessibility	of Farmers Markets for low income shoppers, a concerted effort needs to be made to
3099	develop the ability to	easily accept electronic payment. This will help make fresh food more available to
3100	low-income shoppers	as well as increase the customer base for farmers.))
3101	- -	
3102	R-677c	King County should support low-income, historically underserved, and socially
3103		disadvantaged populations in efforts to improve equitable food access and food

3104 production goals, including support for alternative pathways for farmland access 3105 that meet their community's needs. 3106 King County should support and collaborate with ((other organizations to further 3107 R-678 3108 the development of)) food incentive program providers, with food providers, 3109 producers, and distributers, and with community-based organizations to further 3110 develop and expand programs that increase ((the ability of shoppers to)) access 3111 to affordable foods, increase the use of food assistance benefits, and increase 3112 the ability of farmers to accept electronic and other forms of payment at Farmers 3113 Markets and farm stands. 3114 ((E.)) Mineral Resources 3115 3116 King County contains many valuable mineral resources, including deposits of sand, rock, gravel, silica, clay, and 3117 metallic ores. Mineral extraction and processing these deposits is an important part of King County's economy, 3118 currently providing hundreds of jobs and producing materials used locally, regionally, and nationally. ((Mineral 3119 extraction also has historic significance, in that it provided the impetus for past development in many parts of 3120 King County, including Black Diamond and the Newcastle area.)) 3121 3122 King County is required by the Growth Management Act to designate and conserve mineral resource lands and 3123 plan appropriately to protect them. In doing so the County must assure that land uses adjacent to mineral 3124 resource lands do not interfere with the continued use of mineral resource lands in their accustomed manner and 3125 in accordance with best management practices. ((The policies in this section explain the steps taken to designate 3126 and conserve mineral resource lands and provide direction on the comprehensive review needed before 3127 additional sites are designated for mineral resource extraction. 3128 3129 Four main steps are necessary to support and maintain local availability of mineral resources. First, mineral 3130 resource sites should be conserved through designation and zoning. Second, land use conflicts between mineral 3131 extraction, processing and related operations and adjacent land uses should be prevented or minimized through 3132 policies and assessment and mitigation of environmental impacts. Third, operational practices should protect 3133 environmental quality, fisheries and wildlife, in balance with the needs of the industry. Finally, mineral 3134 extraction areas need to be reclaimed in a timely and appropriate manner.)) 3135 3136 The Mineral Resources Map identifies three different types of Mineral Resource Sites – Designated Mineral 3137 Resource Sites, Potential Surface Mineral Resources, and Nonconforming Mineral Resource Sites and Existing 3138 Mineral Resource Sites in the Forest Production District. The sites were identified in the 1994 King County 3139 Comprehensive Plan or in subsequent annual updates. Before the Mineral Resources Map is a table that 3140 contains information on each Mineral Resource Site parcel. 3141

3142 ((The Designated Mineral Resources Sites on the Mineral Resources Map satisfy King County's responsibility to 3143 designate and conserve mineral resources consistent with requirements of the Growth Management Act. All Designated Mineral Resources Sites have Mineral zoning. Most of the Designated Mineral Resources Sites 3144 3145 shown on the map contain sand and/or gravel; however, a few contain other mineral resources such as silica, 3146 rock, stone, shale, and clay. The criteria used in the 1994 King County Comprehensive Plan called for 3147 designation of properties that at the time were either zoned outright for mining or those operating under an 3148 approved Unclassified Use Permit.)) In addition to the designated Mineral Resources Sites, the Forest 3149 Production District and Forest (F) zone preserves the opportunity for mineral extraction. Mineral extraction is a 3150 permitted or conditional use in the F zone. Because forestry does not preclude future mineral extraction, King 3151 County considers the Forest Production District as part of its strategy to conserve mineral resources. 3152 3153 The Mineral Resources Map also shows Potential Surface Mineral Resource Sites. These are sites where King 3154 County may allow some future surface mining to occur or where the owner or operator indicates an interest in future mineral extraction. ((The Potential Surface Mineral Resources Sites shown on the map do not indicate 3155 3156 the material. Because of the geology of King County, most valuable metallic mineral resources are located in the 3157 Forest Production District, and are therefore already protected from urban development.)) Identification of 3158 Potential Surface Mineral Resources Sites satisfies the Growth Management Act requirements to not knowingly 3159 preclude opportunities for future mineral extraction and to inform nearby property owners of the potential for 3160 future mineral extraction use of these areas ((in order)) to prevent or minimize conflicts. 3161 3162 The Mineral Resources Map also shows Nonconforming Mineral Resources Sites. These are sites on which 3163 some mining operations predated King County zoning regulations without appropriate zoning or other land use 3164 approval. Mining for these sites has not been authorized through a land use designation or zoning classification. 3165 These sites are shown for informational purposes only. Mining can occur on an identified site only if mining has 3166 been approved as a nonconforming use by the Department of Local Services - Permitting Division, and mining 3167 activities have received all other necessary permit approvals. Because the sites have not undergone formal 3168 review to be designated on the Land Use Map or zoned for mining, the sites do not have long-term commercial 3169 significance. However, they can continue to serve mineral supply needs. 3170 3171 R-679 King County shall identify existing and potential mineral extraction sites on the 3172 Mineral Resources Map ((in order)) to conserve mineral resources, promote 3173 compatibility with nearby land uses, protect environmental quality, maintain and 3174 enhance mineral resource industries, and serve to notify property owners of the 3175 potential for mineral extraction activities. The County shall identify((: 3176 Sites with existing Mineral zoning as Designated Mineral Resource Sites; 3177 Sites where the landowner or operator has indicated an interest in 3178 mineral extraction, sites that as of the date of adoption of the 1994 3179 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that 3180 the County determines might support future mineral extraction as 3181 Potential Surface Mineral Resource Sites; and

3182		C.	Sites where mining operations predate zoning regulations but without
3183			zoning or other land use approvals as Nonconforming Mineral Resource
3184			Site sites consistent with Washington State Department of Natural
3185			Resources mineral resource mapping and in accordance with the
3186			mineral resource lands evaluation and designation criteria established in
3187			Chapter 36.70A Revised Code of Washington and applicable sections in
3188			Washington Administrative Code.
3189			
3190	R-680	King Cour	nty shall designate as Mining on the Comprehensive Plan Land Use Map
3191		those site	s that had Potential Mineral (M) zoning prior to the date of adoption of the
3192		1994 Com	prehensive Plan and those sites that had Mineral zoning as of the date of
3193		the adopti	on of the 2000 King County Comprehensive Plan update.
3194			
3195		A Mining o	designation on the Land Use Map shall not create a presumption that
3196		Mineral zo	ning will be approved for sites with Potential Mineral zoning. Potential
3197		Mineral zo	ning shall not be applied to additional sites.
3198			
3199	((Mineral ex	traction is an int	ense operation that may continue for many years. Mineral extraction operations
3200	can significa	ntly change the l	land being mined and have impacts on the environment and on nearby properties.
3201	Beyond dire	ct impacts to the	mine site and nearby properties, mineral extraction and processing can contribute
3202	to greenhou	se gas emissions.	In 2014, the County and cities updated the Countywide Planning Policies to set a
3203	goal to redu	ce greenhouse g a	is emissions 80% by 2050 at the county scale. The County's 2015 Strategic Climato
3204	Action Plan	includes the sam	ne overarching goal.))
3205			
3206	King Count	y requires compr	ehensive review, including environmental analysis, prior to approving a Land Use
3207	Map and zo	ning change. Sit	e-specific environmental review will also be required for a grading permit or any
3208	-		of for a mineral extraction operation. Therefore, $((a))$ comprehensive site-specific
3209	_	-	prior to any such approval.
3210	((=====================================	, ,	F of daily cools affice and
3211	R-681	King Cour	nty may designate additional sites on the Comprehensive Plan Land Use
3212		_	ning only following a site-specific rezone to Mineral zoning. Upon approval
3213		-	e to Mineral zoning, the Comprehensive Plan Land Use Map shall be
3214			to designate the site as Mining during the next Comprehensive Plan update.
3215			nty should approve applications for site-specific rezones to Mineral zoning
3216		•	cations for permits that would authorize mineral extraction and processing
3217			ving site-specific environmental study((;)) and early and continuous public
3218		-	I comment opportunities, when:
3219		a.	The proposed site contains rock, sand, gravel, or other mineral
3220			resources;
3221		b.	The proposed site is large enough to confine or mitigate all operational
3222			impacts;

3223		C.	The proposal will allow operation with limited conflicts with adjacent
3224			land uses when mitigating measures are applied;
3225		d.	The proposal has been evaluated under the State Environmental Policy
3226			Act so that the County may approve, condition or deny applications
3227			consistent with the County's substantive State Environmental Policy Act
3228			authority, and ((in order)) to mitigate significant adverse environmental
3229			impacts.
3230		e.	Roads or rail facilities serving or proposed to serve the site can safely
3231			and adequately handle transport of products and are in close proximity
3232			to the site.
3233			
3234	((If King County	denies an a	application for a site-specific Mineral rezone it should remove the Mining land use
3235	designation from	the Land U	Jse map and the associated Potential Surface Resource Mineral site designation from
3236	the Mineral Reso	urces Map	. If the County denies a permit that would authorize mineral extraction and/or
3237	processing on a E	esignated :	Mineral Resources Site, the County should consider new information generated
3238	during the permit	review pro	ocess to determine whether the site is not properly designated as mineral resource
3239	land of long-term	commerci	al significance, the designation for the site on the Mineral Resources Map should be
3240	changed from De	signated M	lineral Resources Site to Potential Surface Mineral Resource Site. In addition, the
3241	Mining land use	lesignation	and the Mineral zoning classification for the site should be amended to be
3242	compatible with t	he surroun	ding properties.))
3243	•		
3244	R-682	Kina	County should remove the Mining land use designation on the
3245		_	prehensive Plan Land Use Map and associated Potential Mineral zone or
3246		_	ral zoning for any sites that have been denied a rezone to Mineral.
3247			,
3248		lf a gı	rading or other permit necessary for the extraction of mineral resources is
3249		denie	d on a Designated Mineral Resource Site, the County shall evaluate whether
3250		such	mineral resource designation is appropriate. The re-evaluation process
3251		may o	occur as part of the annual update and information produced during the
3252		perm	it review process shall be used to evaluate the appropriateness of changing
3253		the ex	xisting designation. If the County determines that the site should not be
3254		desig	nated as mineral resource land of long-term commercial significance as
3255		defin	ed in the Growth Management Act, the County shall evaluate whether the
3256		site s	hould remain on the Mineral Resource Map, and whether the land use
3257		desig	nation and zoning classification should be changed, with consideration for
3258		comp	patibility with the surrounding properties.

3259		
3260	R-683	King County may amend the Mineral Resources Map to identify additional
3261		Potential Surface Mineral Resource Sites as part of the ((eight)) 10-year or
3262		midpoint update.
3263		· Pro · · · · Pro · · ·
3264	R-684	The preferred adjacent land uses to sites designated as Mining on the Land Use
3265		Map are mineral extraction, industrial, open space, or forestry uses. Sites for
3266		newly proposed Mineral zones shall not be adjacent to or within Agricultural
3267		Production Districts. Agricultural lands and operations should be protected from
3268		significant impacts associated with nearby mineral extraction operations.
3269		
3270	R-685	Mineral extraction activities are permitted within the Forest Production District,
3271		consistent with policy R-620. However, a conditional use permit shall be required
3272		for mineral extraction activities in the Forest zone located within one-quarter mile
3273		of established residences or for proposals seeking to use local access streets
3274		where abutting lots are developed for residential use.
3275		
3276	R-686	$((\frac{ln\ order\ t}))\underline{T}$ o comprehensively assess the environmental impacts associated
3277		with a zoning change, conditional use, or operating approval for a mineral
3278		extraction proposal, the range of environmental impacts, including short-term
3279		and long-term effects arising or existing over the lifetime of the proposal, shall be
3280		assessed at the earliest possible stage. This should include the potential for
3281		phasing of future proposals for structures and operations related to mineral
3282		extraction, such as asphalt and concrete batch plants.
3283		
3284	R-687	King County should prevent or minimize conflicts with mineral extraction when
3285		planning land uses adjacent to Designated Mineral Resource Sites and Potential
3286		Surface Mineral Resource Sites. Subarea plans or area zoning and land use
3287		studies may indicate areas where Mining is an inappropriate land use
3288		designation. Designated Mineral Resource Sites and Potential Surface Mineral
3289		Resource Sites and Nonconforming Mineral Resource Sites should be shown on
3290		the Mineral Resources Map ((and subarea study maps in order)) to notify nearby
3291		property owners and residents of existing and prospective mineral extraction
3292		activities.
3293		
3294	R-688	The periodic review process for mineral extraction and processing operations
3295		shall include sufficient public notice and comment opportunities. The purpose of
3296		the periodic review process is to provide opportunities for public review and
3297		comment on the mineral resource facility's fulfillment of state and County
3298		regulations and implementation of industry-standard best management
3299		practices, and for King County to modify, add or remove conditions to address
3300		new circumstances and/or unanticipated project-generated impacts. The

3301		periodic review process is not intended to re-examine the appropriateness of the
3302		mineral resource use, or to consider expansion of operations beyond the scope
3303		of existing permitted operations since that review would be accomplished
3304		through the County's permitting process. The periodic review is intended to be a
3305		part of King County's ongoing enforcement and inspections of mineral resource
3306		sites, and not to be a part of the County's permitting process.
3307		
3308	R-689	Conditions and mitigations for significant adverse environmental impacts
3309		associated with mineral extraction or mining operations and their associated
3310		structures or facilities should be required, especially in the following areas:
3311		a. Air quality, including greenhouse gas emissions from minerals extracted
3312		for energy production;
3313		b. Environmentally sensitive and critical areas, such as surface and
3314		groundwater quality and quantity, wetlands, fisheries and wildlife
3315		habitats, and aquatic habitats;
3316		c. Noise levels;
3317		d. Vibration;
3318		e. Light and glare;
3319		f. Vehicular access and safety;
3320		g. Land and shoreline uses;
3321		h. Traffic impacts;
3322		i. Visual impacts;
3323		j. Cultural and historic features and resources;
3324		k. Site security; and
3325		I. ((Climate change impacts from minerals extracted for energy production;
3326		and
3327		m.)) Others unique to specific sites and proposals.
3328		
3329	R-690	Where mineral extraction or mining are subject to state or federal regulations,
3330		King County should work with the state and federal governments to ensure that
3331		proposals are reviewed with consideration of local land use and environmental
3332		requirements, regional impacts from transport, and assessment of climate
3333		change impacts from end((-))_use of minerals and mined materials.
3334		
3335	R-691	King County should work with the Washington State Department of Natural
3336		Resources to ensure that mining areas are reclaimed in a timely and appropriate
3337		manner. Reclamation of mineral extraction or mining sites in the Forest
3338		Production District should return the land to forestry. Where mineral extraction
3339		is completed in phases, reclamation also should be completed in phases as the
3340		resource is depleted. When reclamation of mineral extraction sites located
3341		outside of the Forest Production District is completed, the site should be

3342		considered for redesignation to a land use designation and zoning classification
3343		compatible with the surrounding properties.
3344		
3345	R-692	King County shall encourage the removal of existing stockpiles of previously
3346		mined material ((in order)) to promote and achieve reclamation of land to its
3347		highest and best use.
3348		
3349	R-693	King County shall prohibit the establishment of new coal mines and the
3350		expansion of existing coal mines.
3351		

Mineral Resources Property Information for the Mineral Resources Map

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
1	25-21-06	Cadman S & G/Flintston S&G	SG	75
2	11-20-07 21-20-07	Plum Creek Timber Company	SG	476
3	21-22-03	Ideal Cement Co/King County	SG	39
5	27-22-07	Kangley Pit/Meridian Aggregates Co. (398 acres) and Stoneway Concrete Gravel Pit/Gary Merlino Construction	SG	608
6	28-23-06	Cedar Grove Pit/Queen City Farms	SG	315
7	33-23-06	Lake Francis Pit/Plumb Creek Timber Co	SG	143
8	33-23-06	Cedar grove Pit /ANMARCO	SG	35
9	20-23-06	Cedar Mountain Pit/ Rivera & Green	SG	57
10	20-22-06	Black River Quarry	SG	374
12	08-28-07 17-26-07	Cherry Pit/Thompson	SG	13
13	19-24-08 20-24-08	Snoqualmie/Weyerhaeuser Co. and S. Parsons et. al.	SG	665
15	06-23-06	Squak Mountain Quarry/M. Palmer	RS	16
16	22-24-07	Raging River/Cadman	RS	46
17	33-20-07	Highway 410 Quarry/J. Laramie	RS	34
18	28-26-11 27-26-11	Meridian Aggregates	R	38
20	01-21-06 36-22-06	Reserve Silica Corporation Plum Creek Timber Co. and Silica Sand Mine	S	
23	32-24-06	State of Washington	CL	

DESIGNATED MINERAL RESOURCE SITES					
Map#	Section-		Material*	Total Site Acreage	
Section-	Township-	Site Name and/or Owner/Operator			
Occilon-	Range			(approx.)	
25	32-24-06	Interpace Harris Mine/ R.Thompson and Eltra. Corp.	SG		
26	35-22-06	Meridian Minerals Co.	SG		
27	29-23-06	Pinnacle Exploration	SG		
28	29-23-06	ANMARCO and G. Newell	SG		
20	32-23-06				
29	29-23-06	Plum Creek Timber Co	SG		
30	27-24-06	Issaquah/King Co.	SG		
31	05-23-06	King County	SG		
32	33-23-06	Lake Francis Plum Creek Timber Co	SG		
96	30-21-07	Franklin Pit/Morris	SG	158	

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
35	35-22-05	T. Scarsella	11
36	07-25-06	Cadman/King Co.	24
37	33-23-06	Merlino Property/ANMARCO	32
39	20-23-06	Rivera and Green	21
40	22-26-06	T. Alberg	40
41	31-26-07	T. Alberg	160
40	08-26-07	D and A Thamas	
42	17-26-07	R. and A. Thompson	11
43	32-23-09	R. and A. Thompson	145
44	11-21-05	B & M Investments	174
45	25-22-02	Doane Family Ltd.	60
46	08-25-06	W. Nelson	86
47	18-21-07	Palmer Coking Coal	79
48	30-21-07	Palmer Coking Coal	275
50	36-21-06	Palmer Coking Coal	116
51	06-23-06	Palmers	39
52	12-23-05	R. and R. Schroeder and Pacific Company Constructors	30

Man #	Section-		Total Site
Map #	Township-	Site Name and/or Owner/Operator	Acreage
Section-	Range	·	(approx.)
53	02-20-06	State of Washington	36
54	03-91-33	Weyerhaeuser Co.	36
74		Weyerhaeuser Co	3655
75		Weyerhaeuser Co., United States, U.S. Corps of	4044
75		Engineers	4214
76		Weyerhaeuser Real Estate Co.	1765
77		Weyerhaeuser Co. and State of Washington	705
78		Weyerhaeuser Co., Riley, Everett, Hamerly	1926
79		E. Seliger, Weyerhaeuser Co,	1167
80		Weyerhaeuser Co.	113
81		Metro	599
82		Cadman Black Diamond/Weyerhaeuser Co.	434
83		Weyerhaeuser Co.	925
	02-20-07	W 1 0 0 1 (W 1: 1 M 1	004
55	12-20-07	Weyerhaeuser Co., State of Washington, Metro	634
56	10-20-07	Weyerhaeuser Co.	80
57	15-26-07	State of Washington	320
58	16-21-05	State of Washington	38
	17-23-07		
	18-23-07	State of Washington	0.40
59	19-23-07		640
	20-23-07		
60	26-21-06	M & K Company	18
61	27-24-06	State of Washington	40
62	30-20-08	Weyerhaeuser Co.	141
63	30-21-07	State of Washington and Palmer Coking Coal	60
64	30-21-08	State of Washington	168
65	34-24-06	State of Washington	32
66	35-24-06	State of Washington	20
67	36-20-06	State of Washington	79
68	36-20-06	State of Washington	40
69	36-21-06	State of Washington	152
70	36-21-07	State of Washington	640
71	36-23-06	State of Washington	115
72	04-21-07	Weyerhaeuser Co.	173
73	03-25-09	Weyerhaeuser Co.	3079

Мар#	Section-		Total Site
wap # Section-	Township-	Site Name and/or Owner/Operator	Acreage
Section-	Range		(approx.)
	04-25-09		
	05-25-09		
	10-25-09		
	33-25-09		
	34-26-09		
	28-20-07		
84	32-20-07	Weyerhaeuser Co.	669
	33-20-07		
	04-19-07		
85	05-19-07	Weyerhaeuser Co.	1572
	32-20-07		
86	34-25-07	L.A. Welcome	24
87	36-21-05	Sparling/King Co.	41
88	21-24-07	Raging River/King Co.	40
89	32-22-07	Lake Retreat/King Co	82
90	35-22-02	Sprowls/King Co.	40
91			
92	23-26-07	Swan Quarry/King Co.	76
93	31-23-07	Route 18 Fill Project/Plumb Creek Timber Co.	40

LEGAL NONCONFORMING MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FOREST PRODUCTION DISTRICT

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
21	01-19-07	Hardie/Weyerhaeuser	S	625
94	29-20-07	Jensen Sand & Gravel/Jensen	SG	13
95	29-20-07	Corliss/Weyerhaeuser	SG	60
103	34-22-06	Summit/King County	SG	176
104	13-20-06	Enumclaw Quarry/Pierotti	RS	14
110	31-21-07	Hyde Pit/Palmer Coking Coal Co	SG	20
	19-23-09			
113	20-23-09	Cadman North Bend/Weyerhaeuser	SG	300
	29-23-09			

LEGAL NONCONFORMING

MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FOREST PRODUCTION DISTRICT

Mon #	Section-		Total Site Material* Acreage (approx.) RS 175	
Map #	Township-	Site Name and/or Owner/Operator	Material*	Acreage
Section-	Range			(approx)
	Kange			(approx.)

3356

*KEY FOR ALL SITES							
SG	=	Sand & Gravel					
RS	=	Rock & Stone					
R	=	Rock					
ShCI	=	Shale & Clay					
CI	=	Clay					
S	=	Silica					

NOTE:

- Each map number corresponds to one or more parcel number(s), and in some cases different owners and operators. The acreage listed represents the sum acreage of all the parcels of the site. ((Please refer to the technical appendix for the parcel specific version of this table.))
- Designated Mineral Resource Sites: Sites with Mineral Zoning.
- Potential Surface Resource Mineral Sites: Sites identified by the landowner or operator prior to Nov.18, 1994 and sites
 as of Nov. 18, 1994 that had pending rezone applications for Quarrying/Mining (now Mineral) zoning or had potential
 Quarrying/Mining (now Mineral) zoning. Such sites may or may not be able to operate, and are subject to all federal,
 state and local regulations.
- Nonconforming Mineral Resource Sites and Existing Mineral Resource Sites in the Forest Production District: Sites on
 which mineral extraction operations pre-date King County zoning regulations, but without zoning or other land use
 approvals.

1	
2	
3	
4	
5	
6	
7	
8	King County
9	
10	
11	
12	
13	
14	
15	Amendments to Vashon-Maury Island
16	Community Service Area Subarea Plan, As Amended
17	
18	
19	December 2023

21	In Chapter	6 Housing and Human Services, on page 41, amend as follows:
22		
23 24 25 26 27 28 29 30 31 32 33 34 35	H-5	Increasing the inventory of housing that is affordable to extremely-low , very((-))_low-, and low((, and moderate))-income populations on the Island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should ((support increasing)) provide incentives to allow for higher density residential in the Rural Town, if it meets the following criteria: a. is within a sewer and water service area; b. provides a mix of housing that is affordable to families with incomes ((of)) between 50 percent and 80 percent area median income (AMI) ((or below, and 60 percent AMI or below; and c. ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years)).
36	In Chapter	9 Transportation, on page 72, amend as follows:
37 38 39 40 41 42 43 44 45	T-6	Sidewalks in the Vashon Town Core should facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and sidewalks addressing gaps in existing sidewalk connectivity shall be constructed ((on both sides of)) along the roads identified on Map 11 as part of permitting and development activity.
46	In Chapter	10 Services, Facilities and Utilities, on page 83, amend as follows:
47		
48	-	designation of the Vashon Rural Town as adopted in the Land Use map of the King
49	-	prehensive Plan, ((Ŧ))the County ((and the Vashon Sewer District have established))
50		a local service area ((for portions of)) <u>eligible for sewer service on</u> Vashon-Maury Island.
51		e and intent of demarcating a local service area for sewer is to provide for a predictable
52	•	m over time from a land use perspective. It should be noted, however, that the
53		of this local service area has no connection to sewer service actually being available, or
54 55	•	in the future. Whether or not the District requires annexation of the property to the
55		condition of service is a decision of the District at the time of a sewer connection
56	request.	
57		

In Chapter 11 Implementation, on page 89, amend as follows:

77

59

60

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for ((marijuana)) cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the ((marijuana)) cannabis industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes - both to the property owners of conditioned parcels and adjacent property owners.



Proposed No. 2023-0439.1

KING COUNTY

1200 King County Courthouse 516 Third Avenue Seattle, WA 98104

Signature Report

Ordinance

	Proposed No. 2023-0439.1	Sponsors Perry
1	AN ORDINANCE rel	ated to comprehensive planning;
2	amending Ordinance 2	263, Article 2, Section 1, as
3	amended, and K.C.C.	20.12.010, Ordinance 10870, Section
4	340, as amended, and	K.C.C. 21A.12.030, Ordinance
5	10870, Section 341, as	s amended, and K.C.C. 21A.12.040,
6	Ordinance 17485, Sec	tion 43, as amended, and K.C.C.
7	21A.38.260, and Ordin	nance 19119, Section 2, and K.C.C.
8	21A.55.125, adding a	new section to K.C.C. chapter
9	21A.12, repealing Ord	linance 13275, Section 1, as
10	amended, and K.C.C.	21A.55.050, Attachment A to
11	Ordinance 13875, as a	mended, Ordinance 18623, Section
12	8, and K.C.C. 20.12.33	29, and Ordinance 12823, Section 13,
13	and K.C.C. 21A.38.18	0, and establishing an effective date.
14	BE IT ORDAINED BY THE	COUNCIL OF KING COUNTY:
15	SECTION 1. Findings:	
16	A. The GMA requires King G	County to take action not later than December 31,
17	2024, to review and, if needed, revise	e its comprehensive plan and development
18	regulations to ensure the plan and reg	gulations comply with the requirements of the GMA
19	Ordinance XXXXX adopts the 2024	King County Comprehensive Plan ("2024 update"),

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

- B. The GMA and the King County Code allow the adoption of comprehensive plan updates only once per year, except under certain circumstances. The updates to policies and text in this ordinance are adopted as supplemental changes to the 2024 King County Comprehensive Plan.
- C. The 2016 King County Comprehensive Plan launched a Community Service Areas subarea planning program. Community Service Area ("CSA") subarea plans are being created for the six rural CSAs and for the five large urban unincorporated potential annexation areas. The CSA subarea planning program recognizes the county's role as a local service provider in the unincorporated area, including for localized long-range planning. Many areas of unincorporated King County have not had subarea planning since the 1990s or earlier. The CSA subarea planning program provides improved coordination, accountability, and service delivery in the area of long-range planning for unincorporated areas of King County.
 - D. This ordinance adopts the Snoqualmie Valley/Northeast King County

 Community Service Area Subarea Plan ("the subarea plan") as an element of the 2024

 Comprehensive Plan, as well as related map amendments and modifications to property specific zoning conditions.
 - E. The GMA and King County Code require that King County adopt development regulations that are consistent with and implement the Comprehensive Plan and subarea plans adopted as elements of the Comprehensive Plan. The changes to development regulations in this ordinance are needed to maintain conformity with the

43	Comprehensive Plan and the subarea plan. They bear a substantial relationship to and are
44	necessary for the public health, safety, and general welfare of King County and its
45	residents.
46	F. The changes to zoning contained in this ordinance are needed to maintain
47	conformity with the Comprehensive Plan and the subarea plan, as required by the GMA.
48	As such, they bear a substantial relationship to, and are necessary for, the public health,
49	safety, and general welfare of King County and its residents;
50	G. Ordinance 19613 adopted a moratorium prohibiting subdivisions of
51	residentially zoned land in the Rural Town of Fall City and directed the executive to
52	produce a work plan to address the issues and circumstances necessitating the
53	moratorium. As required by the moratorium, the report and associated recommended
54	King County Code and zoning changes were included in the transmittal of the subarea
55	plan.
56	SECTION 2. A. Attachments A and B to this ordinance are adopted as
57	supplemental changes to the 2024 King County Comprehensive Plan, as adopted in
58	Ordinance XXXXX.
59	B. The elements of the 2024 King County Comprehensive Plan in Attachment A to
60	this ordinance are hereby amended to read as set forth in this ordinance and are incorporated
61	herein by this reference.
62	C. The Snoqualmie Valley/Northeast King County Community Service Area
63	Subarea Plan in Attachment B to this ordinance is hereby adopted as an element of the 2024
64	King County Comprehensive Plan.

65	D. The land use and zoning amendments in sections 7 and 8 of this ordinance and
66	Attachment C to this ordinance are hereby adopted as amendments to Appendix A to
67	Ordinance 12824, as amended, and as the official land use and zoning controls for those
68	portions of unincorporated King County defined in those sections of this ordinance and
69	attachments to this ordinance.
70	E. Attachment D adopts the Fall City Subdivision Moratorium Work Plan Report.
71	F. The King County department of local services, permitting division, shall
72	update the geographic information system data layers accordingly to reflect adoption of
73	this ordinance.
74	SECTION 3. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
75	20.12.010 are hereby amended to read as follows:
76	Under the King County Charter, the state Constitution, and the Washington state
77	Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King
78	County Comprehensive Plan via Ordinance 11575 and declared it to be the
79	Comprehensive Plan for King County until amended, repealed, or superseded. The
80	Comprehensive Plan has been reviewed and amended multiple times since its adoption in
81	1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the
82	2024 King County Comprehensive Plan, as adopted in Ordinance XXXX and as amended
83	by this ordinance. The Comprehensive Plan shall be the principal planning document for
84	the orderly physical development of the county and shall be used to guide subarea plans,
85	functional plans, provision of public facilities and services, review of proposed
86	incorporations and annexations, development regulations, and land development
87	decisions.

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

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

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

A. Densities and dimensions – residential and rural zones.

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

	1			1		1					ı	ı	
							(((23)						
))						
Minimum Lot	1.87	3.75	7.5	15 ac			10,00						
Area (13)	5 ac	ac	ac				0 sf						
							(31)						
Minimum Lot	135	135	135 ft	135 ft	35 ft	35 ft	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Width	ft	ft			(7)	(7)							
(3)													
Minimum Street	30	30	30ft	30 ft	30 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10ft	10 ft
Setback	ft	ft	(9)	(9)	(7)	(7)	(8)	(8)	(8)	(8)	(8)	(8)	(8)
(3)	(9)	(9)				(29)	20 ft			(30)	(30)	(30)	(30)
							(31)						
Minimum	5 ft	10ft	10 ft	10 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Interior	(9)	(9)	(9)	(9)	(7)	(7)	10 ft			(10)	(10)	(10)	(10)
Setback						(29)	(30)			(30)	(30)	(30)	(30)
(3) (16)										(33)	(33)	(33)	(33)
Base Height	40	40	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft
	ft	ft				(29)	25 ft	25 ft	25 ft				
							(25a)	(25a)	(25a)				
Maximum	75	75	75 ft	75 ft	75 ft	75 ft	30 ft	45 ft	45 ft	75 ft	75 ft	75 ft	75 ft
Height	ft	ft	(4)	(4)	(4)	(4)	(25b)	(14)	(14)	(4)	(4)	(4)	(4)
	(4)	(4)				35 ft	75 ft	30 ft	30 ft	35 ft	80 ft	80 ft	80 ft
						(32)	(4)	(25b)	(25b)	(32)	(14)	(14)	(14)
							35 ft	75 ft	75 ft				
							(32)	(4)	(4)				
								35 ft	35 ft				
								(32)	(32)				
Maximum	25	20	15%	12.5%	30%	30%	55%	70%	75%	85%	85%	85%	90%
Impervious	%	%	(11)	(11)	(11)	(11)	(26)	(26)	(26)	(26)	(26)	(26)	(26)
Surface:	(11)	(11)	(19)	(19)	(26)	(26)				(30)	(30)	(30)	(30)
Percentage (5)	(19)	(19)	(24)	(26)									
	(26)	(26)	(26)										
D. D	1		1:4:										

B. Development conditions.

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

122	(3) for all other structures, the maximum height achieved through this method
123	shall not exceed seventy-five feet.
124	b. Accessory dwelling units and accessory living quarters shall not exceed base
125	heights, except that this requirement shall not apply to accessory dwelling units
126	constructed wholly within an existing dwelling unit.
127	5. Applies to each individual lot. Impervious surface area standards for:
128	a. Regional uses shall be established at the time of permit review;
129	b. Nonresidential uses in rural area and residential zones shall comply with
130	K.C.C. 21A.12.120 and 21A.12.220;
131	c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
132	seventy-six square feet in area shall be subject to the applicable provisions of the nearest
133	comparable R-6 or R-8 zone; and
134	d. A lot may be increased beyond the total amount permitted in this chapter
135	subject to approval of a conditional use permit.
136	6. Mobile home parks shall be allowed a base density of six dwelling units per
137	acre.
138	7. The standards of the R-4 zone apply if a lot is less than fifteen thousand
139	square feet in area.
140	8. At least twenty linear feet of driveway shall be provided between any garage,
141	carport or other fenced parking area and the street property line. The linear distance shall
142	be measured along the center line of the driveway from the access point to such garage,
143	carport, or fenced area to the street property line.
144	9.a. Residences shall have a setback of at least one hundred feet from any

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

- b. Except for residences along a property line adjoining A, M, or F zones or existing extractive operations, lots between one acre and two and one-half acres in size shall conform to the requirements of the R-1 zone and lots under one acre shall conform to the requirements of the R-4 zone.
- 10.a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet.
- b. For townhouse and apartment development, the setback shall be twenty feet along any property line abutting R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet, unless the townhouse or apartment development is adjacent to property upon which an existing townhouse or apartment development is located.
- 11. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the maximum impervious surface area allowed shall be at least ten thousand square feet. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller

168	than two acres but larger than one-half acre, an additional ten percent of the lot area may
169	be used for structures that are determined to be medically necessary, if the applicant
170	submits with the permit application a notarized affidavit, conforming with K.C.C.
171	21A.32.170A.2.
172	12. For purposes of calculating minimum density, the applicant may request that
173	the minimum density factor be modified based upon the weighted average slope of the
174	net buildable area of the site in accordance with K.C.C. 21A.12.087.
175	13. The minimum lot area does not apply to lot clustering proposals as provided
176	in K.C.C. chapter 21A.14.
177	14. This maximum height is only allowed as follows:
178	a. in R-6 and R-8 zones, for a building with a footprint built on slopes
179	exceeding a fifteen percent finished grade; and
180	b. in R-18, R-24, and R-48 zones, only through application of:
181	(1) inclusionary housing regulations in accordance with K.C.C. chapter
182	21A.48; or
183	(2) transfer of development rights in accordance with K.C.C. chapter 21A.37,
184	except for properties within the Skyway-West Hill or North Highline community service
185	area subarea geographies.
186	15. Density applies only to dwelling units and not to sleeping units.
187	16. Vehicle access points from garages, carports, or fenced parking areas shall
188	be set back from the property line on which a joint use driveway is located to provide a
189	straight line length of at least twenty-six feet as measured from the center line of the
190	garage carnort or fenced parking area from the access point to the opposite side of the

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- 192 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to 193 be clustered if the property is located within or contains:
- 194 (1) a floodplain;
- 195 (2) a critical aquifer recharge area;
- 196 (3) a regionally or locally significant resource area;
- 197 (4) existing or planned public parks or trails, or connections to such facilities;
- 198 (5) a category type S or F aquatic area or category I or II wetland;
- 199 (6) a steep slope; or
 - (7) an urban separator or wildlife habitat network designated by the Comprehensive Plan.
 - b. The development shall be clustered away from critical areas or the axis of designated corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least fifty percent of the site. Open space tracts shall be permanent and shall be dedicated to a homeowners association or other suitable organization, as determined by the director, and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and designated urban separators shall be placed within the open space tract to the extent possible. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract.
- 211 18. See K.C.C. 21A.12.085.
- 19. All subdivisions and short subdivisions in R-1 and RA zones within the
 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North

214	Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
215	Nonpoint Action Plan) and the portion of the Grand Ridge ((subarea of the East
216	Sammamish Community Planning Area)) area of the Snoqualmie Valley/Northeast King
217	County Community Service Area that drains to Patterson Creek shall have a maximum
218	impervious surface area of eight percent of the gross acreage of the plat. Distribution of
219	the allowable impervious area among the platted lots shall be recorded on the face of the
220	plat. Impervious surface of roads need not be counted towards the allowable impervious
221	area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall
222	be required.
223	20. This density may only be achieved on RA 2.5 zoned parcels receiving
224	density from rural forest focus areas through a transfer of density credit under K.C.C.
225	chapter 21A.37.
226	21. Base density may be exceeded, if the property is located in a designated
227	Urban Growth Area for Cities in the Rural Area and each proposed lot contains an
228	occupied legal residence that predates 1959.
229	22.a. ((The maximum density is four dwelling units per acre for properties
230	zoned R-4 when located in the Rural Town of Fall City.
231	b. For properties within the Skyway-West Hill or North Highline community
232	service area subarea geographies, o))Only as provided in the inclusionary housing
233	regulations in K.C.C. chapter 21A.48 or subsection B.22.c. of this section.
234	((e-)) b. In the R-1 through R-48 zones, for duplex, triplex, fourplex, or
235	townhouse developments with nine or fewer units and when located within a half mile of
236	high-capacity or frequent transit as defined in the King County Countywide Planning

237	Policies.
238	23. ((The subdivision or short subdivision of property within the Rural Town of
239	Fall City is not required to meet with the minimum density requirements of this chapter.))
240	Repealed.
241	24. The impervious surface standards for the county fairground facility are
242	established in the King County Fairgrounds Site Development Plan, Attachment A to
243	Ordinance 14808, on file at the department of natural resources and parks and the
244	department of local services, permitting division. Modifications to that standard may be
245	allowed provided the square footage does not exceed the approved impervious surface
246	square footage established in the King County Fairgrounds Site Development Plan
247	Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,
248	by more than ten percent.
249	25. For cottage housing developments only:
250	a. The base height is twenty-five feet.
251	b. Buildings that have pitched roofs with a minimum slope of six over twelve
252	may achieve a maximum height of thirty feet at the ridge of the roof.
253	26. Impervious surface does not include access easements serving neighboring
254	property and driveways to the extent that they extend beyond the street setback due to
255	location within an access panhandle or due to the application of King County Code

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

requirements to locate features over which the applicant does not have control.

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

283 <u>SECTION 6.</u> Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040 284 are hereby amended to read as follows:

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

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

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

- B. Development conditions.
- 287 1. Repealed.
 - 2. These densities are allowed only in the urban area and rural towns through the application of mixed-use development standards and, in the NB zone on property in the urban area designated commercial outside of center, for stand-alone townhouse development.
 - 3. These densities may only be achieved:
- a. as provided in the inclusionary housing regulations in K.C.C. chapter
- 294 21A.48;

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b. through the application of transfer of development rights in mixed-use developments in the urban area or rural towns in accordance with K.C.C. chapter 21A.37,

291	except for properties within the Skyway-West Hill of North Highline community service
298	area subarea geographies; or
299	c. in the NB zone on property in the urban area designated commercial outside
300	of center, for stand-alone townhouse development.
301	4.a. in the F zone, scaling stations may be located thirty-five feet from property
302	lines. Residences shall have a setback of at least thirty feet from all property lines.
303	b. for lots between one acre and two and one-half acres in size, the setback
304	requirements of the R-1 zone shall apply. For lots under one acre, the setback
305	requirements of the R-4 zone shall apply.
306	c. for developments consisting of three or more single-detached dwellings
307	located on a single parcel, the setback shall be ten feet along any property line abutting
308	R-1 through R-8, RA, and UR zones.
309	5. Gas station pump islands shall be placed no closer than twenty-five feet to
310	street front lines.
311	6. This maximum height allowed only for:
312	a. mixed-use developments; and
313	b. stand-alone townhouse development in the NB zone on property designated
314	commercial outside of center in the urban area.
315	7. Required on property lines adjoining rural area and residential zones.
316	8. Required on property lines adjoining rural area and residential zones for
317	industrial uses established by conditional use permits.
318	9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
319	chapter 21A.14 or K.C.C. chapter 21A.48.
313 314 315 316 317	 b. stand-alone townhouse development in the NB zone on property designate commercial outside of center in the urban area. 7. Required on property lines adjoining rural area and residential zones. 8. Required on property lines adjoining rural area and residential zones for industrial uses established by conditional use permits.
319	chapter 21A.14 or K.C.C. chapter 21A.48.

320	10. Portions of a structure may exceed the base height if one additional foot of
321	street and interior setback is provided for each foot above the base height. The following
322	restrictions apply:
323	a. for netting or fencing, and support structures for the netting or fencing used
324	to contain golf balls in the operation of golf courses or golf driving ranges, the maximum
325	height shall not exceed seventy-five feet. All such netting, fencing, and support
326	structures are exempt from the additional interior setback requirement;
327	b. properties with inclusionary housing developed in accordance with K.C.C.
328	chapter 21A.48 shall not increase height through this method; and
329	c. for all other structures, the maximum height achieved through this method
330	shall not exceed seventy-five feet.
331	11. Applicable only to lots containing less than one acre of lot area.
332	Development on lots containing less than fifteen thousand square feet of lot area shall be
333	governed by impervious surface standards of the nearest comparable R-4 through R-8
334	zone.
335	12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.
336	13. The impervious surface area for any lot may be increased beyond the total
337	amount permitted in this chapter subject to approval of a conditional use permit.
338	14. Required on property lines adjoining rural area and residential zones unless
339	a stand-alone townhouse development on property designated commercial outside of
340	center in the urban area is proposed to be located adjacent to property upon which an
341	existing townhouse development is located.
342	15.a. For properties within the Skyway-West Hill or North Highline community

343	service area subarea geographies, only as provided in the inclusionary housing
344	regulations in K.C.C. chapter 21A.48.
345	b. For all other properties, only for a mixed-use in accordance with K.C.C.
346	chapter 21A.48.
347	16.a. For properties within the Skyway-West Hill or North Highline community
348	service area subarea geographies, only as provided in the inclusionary housing
349	regulations in K.C.C. chapter 21A.48.
350	b. For all other properties, only for mixed-use development through the
351	application of inclusionary housing regulations in accordance with K.C.C. chapter
352	21A.48 or the transfer of development rights in urban areas and rural towns in accordance
353	with K.C.C. chapter 21A.37.
354	17.a. For properties within the Skyway-West Hill or North Highline community
355	service area subarea geographies, only as provided in the inclusionary housing
356	regulations in K.C.C. chapter 21A.48.
357	b. For properties in Snoqualmie Pass Rural Town developed under K.C.C.
358	chapter 21A.48.
359	c. For all other properties, only for mixed-use development through the
360	application of inclusionary housing regulations in accordance with K.C.C. chapter
361	21A.48 or the transfer of development rights in urban areas and rural towns in accordance

with K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a

pedestrian street for any portion of the structure greater than forty-five feet in height. The

upper-level setback shall be at least one foot for every two feet of height above forty-five

feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal

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366	projection of decks, balconies with open railings, eaves, cornices, and gutters shall be
367	permitted in required setbacks.
368	18. Required on property lines adjoining rural area and residential zones only
369	for a social service agency office reusing a residential structure in existence on January 1,
370	2010.
371	19. On a site zoned A with a building designated as a county landmark in
372	accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess
373	of the maximum density may be allowed under K.C.C. 21A.12.042.
374	20. This maximum height allowed only for properties with inclusionary housing
375	developed in accordance with K.C.C. chapter 21A.48.
376	21. Properties within the North Highline community service area subarea
377	geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
378	21A.XX (the new chapter created in section 8 of Ordinance 19687).
379	22. Only when consistent with 21A.08.030.B.16.
380	23. A safe parking site shall be setback at least ten feet from adjacent residential
381	uses and R zoned properties.
382	24. For properties in Vashon Rural Town. Floors above two stories shall be
383	setback at least an additional ten feet from the setbacks in this section.
384	SECTION 7. Ordinance 17485, Section 43, as amended, and K.C.C. 21A.38.260
385	are hereby amended to read as follows:
386	A. The purpose of the Fall City business district special district overlay is to
387	allow commercial development in Fall City ((to occur with on-site septic systems until
388	such time as an alternative wastewater system is available)) that is consistent with the

389	design and operation of the Fall City business district's large on-site sewage system and
390	that is compatible with rural character. The special district overlay shall only be
391	established in areas of Fall City zoned CB ((and shall be evaluated to determine if it is
392	applicable to other rural commercial centers)).
393	B. The standards of this title and other county codes shall be applicable to
394	development within the ((Fall City business district)) special district overlay except as
395	follows:
396	1. The permitted uses in K.C.C. $((\mathcal{C}))$ <u>c</u> hapter 21A.08 do not apply and are
397	replaced with the following:
398	a. Residential land uses ((as set forth in K.C.C. 21A.08.030)):
399	i. As a permitted use:
400	(A) ((Multifamily residential units shall only be allowed)) Apartment when
401	part of a mixed-use development with residential units on the upper floors of a
402	building((s)); and
403	(B) Home occupations under K.C.C. chapter 21A.30; and
404	ii. As a conditional use:
405	(A) Bed and Breakfast Guesthouse (five rooms maximum); and
406	(B) Hotel/Motel($(-)$);
407	b. Recreational((/)) and cultural land uses ((as set forth in K.C.C.
408	21A.08.040)):
409	i. As a permitted use:
410	(A) Library;
411	(B) Museum;

412	(C) Arboretum; ((and))
413	(D) Park; and
414	(E) Theater; and
415	ii. As a conditional use:
416	(A) Sports Club((/Fitness Center)), subject to 21A.08.040.B.17.;
417	(B) Amusement((/))_Recreation Services((/Arcades (Indoor)), indoor only
418	and subject to K.C.C. 21A.08.040.B.14.; and
419	(C) Bowling Center:
420	c. General services land uses ((as set forth in K.C.C. 21A.08.050)):
421	i. As a permitted use:
422	(A) General Personal Services, except escort services;
423	(B) Funeral Home/Crematory;
424	(C) ((Appliance/Equipment)) Miscellaneous Repair;
425	(D) ((Medical or Dental)) Office/Outpatient Clinic;
426	(E) Medical or Dental Lab;
427	(F) Day Care I;
428	(G) Day Care II;
429	(H) Veterinary Clinic, subject to K.C.C. 21A.08.050.B.10.;
430	(I) Social Services, subject to K.C.C. 21A.08.050.B.2.;
431	(J) Animal Specialty Services;
432	(K) Artist Studios; and
433	(L) Nursing and Personal Care Facilities; and
434	ii. As a conditional use:

435	(((A) Theater (Movie or Live Performance);
436	(B) Religious Use)) Church, Synagogue, Temple;
437	d. Government/Business services land uses ((as set forth in K.C.C.
438	21A.08.060)):
439	i. As a permitted use:
440	(A) General Business Service;
441	(B) Professional Office((: Bank, Credit Union,)) Insurance Office((-)) only);
442	(C) Private stormwater management facilities, subject to K.C.C.
443	21A.08.060.B.8.; and
444	ii. As a conditional use:
445	(A) Public Agency or Utility Office;
446	(B) Police ((Substation)) Facility;
447	(C) Fire ((Station)) Facility;
448	(D) Utility Facility; and
449	(E) Self_Service Storage;
450	e. Retail((/commercial)) land uses ((as set forth in K.C.C. 21A.08.070)):
451	i. As a permitted use on the ground floor:
452	(A) Food Stores;
453	(B) Drug Stores((/Pharmacy));
454	(C) ((Retail Store: includes f))Florist shops((,));
455	(D) ((b))Book, Stationary, Video and Art Supply ((s))Stores((5));
456	(\underline{E}) $((a))\underline{A}$ pparel and $((accessories))$ $\underline{Accessory}$ $((s))\underline{S}$ tore $\underline{s}((\cdot,\cdot))$;
457	(\underline{F}) $((\underline{f}))\underline{F}$ urniture $((f))$ and $((\underline{h}))\underline{H}$ ome $((\underline{f}))\underline{F}$ urnishings store $\underline{s}((\overline{s}))\underline{s}$

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

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

504	e. If the ground floor is designed to accommodate non((-))residential space, the
505	height of the ceiling, as measured from finished floor, shall be no more than eighteen
506	feet; and
507	f. Building height shall not exceed forty feet, as measured from the average
508	grade of the site along the front facade of the building.
509	C.1. The business district's large on-site sewage system shall only serve the existing
510	structures, lots, and range of allowed uses in the district as of the effective date of this
511	ordinance; and
512	2. Residential development in the business district using the large on-site sewage
513	system is limited to the densities in subsection B.2 of this section.
514	SECTION 8. Ordinance 19119, Section 2, and K.C.C. 21A.55.125 are hereby
515	amended to read as follows:
516	A.1. The purpose of the alternative housing demonstration project is to:
517	a. encourage private market development of housing options that are affordable to
518	different segments of the county's population by testing removal of certain regulatory
519	barriers to developing such housing;
520	b. compare ((at least two)) alternative housing options and their accessibility for
521	populations who are otherwise unable to find suitable housing, such as lower-income one-
522	person households, low-income seniors, people with disabilities, veterans, and persons
523	experiencing homeless; and
524	c. evaluate the public benefit of providing housing options with smaller living
525	spaces and shared facilities((; and
526	d. implement Phase I of King County Comprehensive Plan Workplan Action 6,

527	as adopted in Ordinance 1842/, and as amended by Ordinances 1842/ and 18810)).
528	2. The expected benefits from the alternative housing demonstration project
529	include:
530	a. the use of innovative design and development techniques to promote
531	alternative housing options;
532	b. the development of new affordable housing built to modern building standards
533	and
534	c. the opportunity to identify and evaluate potential substantive changes to land
535	use and development regulations that support the development of affordable housing while
536	maintaining community character.
537	B. For purposes of this section:
538	1. "Congregate residence" means one or more buildings that contain either
539	sleeping units or dwelling units, or both, and where residents share either sanitation facilities
540	or kitchen facilities, or both.
541	2. "Sleeping unit" means a room or space in which people sleep, and can also
542	include permanent provisions for living, eating, and either sanitation or kitchen facilities but
543	not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.
544	C. The alternative housing demonstration project shall be implemented in ((North
545	Highline as described in Attachment A to Ordinance 19119 and in the Vashon Rural Town
546	as described in Attachment B to Ordinance 19119)) Snoqualmie Pass Rural Town as
547	described in Attachment C to this ordinance.
548	D. Applications shall demonstrate how the proposed project, when considered as a
549	whole with the proposed modifications or waivers to the code, will meet the criteria in this

550	section and, as compared to development without the modification or waiver, the degree to
551	which the project will:
552	a. increase the range of ((-))affordable housing options, including providing
553	housing types that meet the needs of the local community;
554	b. provide housing options for low- to moderate-income households;
555	c. provide for the development of lower rent housing options through
556	construction of buildings with shared facilities;
557	d. seek to prevent displacement of the local community's residents;
558	e. for projects with public funding, meet or exceed the sustainable development
559	standards adopted by Washington state Department of Commerce under RCW 39.35D.080;
560	f. for projects without public funding, meet or exceed Master Builders
561	Association of King and Snohomish Counties 4-star Built Green standard; and
562	g. provide attractive and well-designed development.
563	E. The following apply to a demonstration project development proposal under this
564	section and supersede development regulations under this title that are in conflict((÷)). ((1-))
565	A demonstration project development proposal for a congregate residence in ((North
566	Highline identified in Attachment A to Ordinance 19119)) Snoqualmie Pass Rural Town as
567	identified in Attachment C to this ordinance, is a permitted use under K.C.C. 21A.08.030
568	and the maximum residential density provisions ((and the base height provisions of K.C.C.
569	21A.12.030 and)) of K.C.C. 21A.12.040 do not apply if:
570	((a.)) <u>1.</u> $((t))$ <u>T</u> he proposal is for no more than a combined total of $((sixty))$ <u>forty</u>
571	dwelling units and sleeping units;
572	((b-)) <u>2.</u> $((e))$ <u>E</u> ach sleeping unit or dwelling unit contains no more than two

573	hundred twenty square feet of floor area; ((and))
574	$((e_{-}))$ 3. $((t))$ The proposed development does not exceed sixty-five feet in height;
575	and;
576	4. The proposed development does not use the provisions of K.C.C. chapter
577	<u>21A.48</u> .
578	((2. A demonstration project development proposal for a congregate residence, in
579	Vashon Rural Town as identified in Attachment B to Ordinance 19119 is a permitted use
580	under K.C.C. 21A.08.030 and the maximum residential density provisions of K.C.C.
581	21A.12.030 do not apply if
582	a. the development proposal is for no more than five buildings with each building
583	containing no more than a combined total of eight dwelling units and sleeping units; and
584	b. except for accessibility units designed to house persons with physical
585	disabilities, sleeping units and dwelling units shall not contain more than three hundred fifty
586	square feet of floor area. Sleeping units and dwelling units designed as accessible for
587	persons with physical disabilities shall contain no more than three hundred eight five feet of
588	net floor area.))
589	F. A congregate residence under this section shall meet the following standards:
590	1. A congregate residence shall include at least one common kitchen facility. In a
591	congregate residence with more than two floors, at least one common kitchen facility is
592	required on each floor with sleeping units. In a congregate residence consisting of more
593	than one building, at least one common kitchen facility is required in each building.
594	2. A sleeping unit that does not include sanitation facilities in the sleeping unit
595	shall have access to shared sanitation facilities on the same floor as the sleeping unit.

596	3. Communal areas, such as common kitchen facilities, lounges, recreation rooms,
597	dining rooms, living rooms, laundry rooms, foyers, and lobbies, shall be open to all residents
598	of the congregate residence and shall meet the following standards:
599	a. The total floor area of communal areas shall be at least twelve percent of the
600	total floor area of all sleeping and dwelling units; and
601	b. Service areas, including, but not limited to, hallways and corridors, supply or
602	janitorial storage areas, operations and maintenance areas, staff areas, and offices may not
603	be counted toward the communal area total floor area requirement.
604	G.1. An application for a development permit or building permit under this section
605	shall include a proposed agreement with the department of local services, permitting
606	division, that addresses at least the following to be undertaken by the applicant:
607	a. measures to ensure that rents remain affordable, such as rent and income
608	restrictions or the inherent affordability of smaller units;
609	b. ((measures to reduce displacement of the local community's residents, such as
610	affirmative marketing or maintaining wait lists;
611	c. measures to ensure that residents have available transportation choices to
612	enable them reasonable access to retail and services, such as the Metro transit department
613	Access paratransit services, community service vans, bike storage rooms or carshare
614	services;
615	d. for projects in the Vashon Rural Town, services that will be available to
616	residents of the project, such as case management for vulnerable populations or social
617	connectivity programming;
618	e. measures to incorporate housing needs of the local community into the

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- £)) measures to involve the local community in the proposed development; and ((g.)) c. what information the applicant will collect and when and how it will be reported to the department of local services, permitting division, and the department of community and human services to assist in evaluation of the demonstration project.
- 2. The department shall not approve a development permit or building permit application under this section until the proposed agreement under this subsection has been approved by the department of local services, permitting division.
- H.1. A modification or waiver approved by the department of local services, permitting division, in accordance with this section shall be in addition to those modifications or waivers that are currently allowed by this title, K.C.C. Title 9, K.C.C. Title 14, and K.C.C. Title 16.
- 2. An applicant under this section, in conjunction with an application for a site development permit or a building permit, may request in writing a modification or waiver of the development regulations under the following chapters and titles. Proposals to modify or waive development regulations for a development application must be consistent with general health, safety, and public welfare standards and must not violate state or federal law:
- a. drainage review requirements: K.C.C. chapter 9.04 and the Surface Water Design Manual;
- b. King County road standards: K.C.C. chapter 14.42 and the county road standards, 2016 update;
- c. King County building code: K.C.C. Title 16;
- d. permitted uses: K.C.C. chapter 21A.08;

642	e. density and dimensions: K.C.C. chapter 21A.12;
643	f. design requirements: K.C.C. chapter 21A.14;
644	g. landscaping and water use: K.C.C. chapter 21A.16;
645	h. parking and circulation: K.C.C. chapter 21A.18; and
646	i. school impact fees: K.C.C. chapter 21A.43.
647	3. Requests for a waiver or modification made in accordance with this section shall
648	be submitted to the department of local services, permitting division, in writing before or in
649	conjunction with a development permit or building permit application together with any
650	supporting documentation. The supporting documentation must illustrate how the proposed
651	modification meets the criteria in this section.
652	4. The notice of application, review and approval of a proposed modification or
653	waiver under this section shall be treated as a Type 2 land use decision in accordance with
654	K.C.C. 20.20.020. Approval or denial of the proposed modification or waiver shall not be
655	construed as applying to any other development application either within a demonstration
656	project area or elsewhere in the county.
657	5. A preapplication conference with the applicant and the department of local
658	services, permitting division, to determine the need for and the likely scope of a proposed
659	modification or waiver is required before submittal of such a request. If a modification or
660	waiver requires approval of the department of natural resources and parks or the department
661	of local services, roads services division, that department or division shall be invited to
662	participate in the preapplication conference.
663	6. If the applicant requests an adjustment from the county drainage standards, the
664	director shall refer the request to the department of natural resources and parks for decision

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

- 7. If the applicant requests a variance from the county road standards, the director shall refer the request to the county road engineer for decision under K.C.C. 14.42.060, with the right to appeal to the department of local services, road services division, as provided in K.C.C. 14.42.060 and the associated public rules. The department of local services, road services division, shall consider the purposes of this demonstration project as a factor relative to the public interest requirement for road variances described in K.C.C. 14.42.060.
- 8. Administrative appeals of modifications or waivers approved by the director shall be combined with any appeal of the underlying permit decision.
- I. An approved development permit or a building permit under this section, including site plan elements or conditions of approval, may be amended or modified at the request of the applicant or the applicant's successor in interest designated by the applicant in writing. The director may administratively approve minor modifications to an approved permit. Modifications that result in major changes as determined by the department of local services, permitting division, or as defined by the approval conditions shall be treated as a new application for purposes of vesting and shall be reviewed as applicable to the underlying application in accordance with K.C.C. 20.20.020. Any increase in the total number of sleeping units and dwelling units above the maximum number set forth in the development permit or building permit approval shall be deemed a major modification. The

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

- J. Demonstration project applications shall be accepted by the department of local services, permitting division, for four years from ((July 19, 2020)) the effective date of this ordinance. Complete applications submitted before the end of the four years, shall be reviewed and decided on by the department of local services, permitting division.
- K.1. The executive shall file the following reports in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the lead staff to the local services, committee or its successor and the lead staff to the community health and housing services committee or its successor:
- a. A preliminary report within two years of the final certificate of occupancy for the first project completed under the demonstration project, as adopted in either ordinance 19119 or this ordinance, that describes and evaluates the pertinent preliminary results; and
- b. A final report within two years of the final certificate of occupancy for the second project completed under the demonstration project, as adopted in either ordinance 19119 or this ordinance, that describes and evaluates the pertinent results and recommends changes, if appropriate based on evaluation, that should be made to the county processes and development regulations.
- 2. If only insufficient or inconclusive data are available when the report required under subsection K.1. of this section is due, the executive must file in the form of a paper

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original and an electronic copy with the clerk of the council, who shall retain the original		
and provide an electronic copy to all councilmembers, the council chief of staff, the lead		
staff to the local services committee or its successor and the lead staff to the community		
health and housing services committee or its successor a report on the demonstration		
projects that indicates the date a subsequent report or reports will be transmitted to fully		
evaluate outcomes of the demonstration project sites and recommend changes, if		
appropriate, based on the evaluation, that should be made to the county processes and		
development regulations.		
SECTION 9. The following are hereby repealed:		
A. Ordinance 13275, Section 1, as amended, and K.C.C. 21A.55.050;		
B. Attachment A to Ordinance 13875, as amended;		

- 722 C. Ordinance 18623, Section 8, and K.C.C. 20.12.329; and
- 723 D. Ordinance 12823, Section 13, and K.C.C. 21A.38.180.
- SECTION 10. This ordinance takes effect only if ordinance XXXXX adopting
 the 2024 King County Comprehensive Plan takes effect, and in that event, this ordinance
 takes effect immediately after ordinance XXXXX takes effect.
- 727 <u>SECTION 11.</u> **Severability**. If any provision of this ordinance or its application

pplication of the provision to other po	ersons or circumstances is not affected.
	KING COUNTY COUNCIL KING COUNTY, WASHINGTON
ATTEST:	Dave Upthegrove, Chair
Melani Hay, Clerk of the Council	
APPROVED this day of	<i>.</i>
	Dow Constantine, County Executive
	o the King County Comprehensive Plan, B. Snoqua Service Area Subarea Plan, C. Land Use and Zoni oratorium Work Plan Report
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9	Supplemental Changes to the
10	2024 King County Comprehensive Plan
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14	December 2023
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In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-5, amend as follows:

18 King County's rural legacy is found in the rich history of its rural communities and continues today in 19 the preservation of the county's historic, cultural, ecological, and archaeological sites, and to its rich and

varied forestry, agricultural, and mining heritage. The railroad played a significant role in the ((historic))

historical growth and development of the county; its legacy is still seen in tourism opportunities in the

Cities in the Rural Area such as Skykomish and Snoqualmie. Historic barns and farmhouses are found

throughout the agricultural areas of the county. ((Lumber)) A few commercial-scale saw-mills influenced

the development of communities, such as ((the Rural Commercial Neighborhood Center of)) in Preston,

((where the mill site is still in existence and historic photos adorn the walls of the community center.

Chapter 7, Parks Open Space and Cultural Resources of this Comprehensive Plan provides the direction

and policies for preserving the county's rural heritage. The policies that relate to conserving the farms

and forests in King County are discussed in sections II and VI of this chapter)) active from 1896 to 1990

and now preserved as part of Preston Mill Park.

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In Chapter 11 Community Service Area Subarea Planning, on page 11-1, amend as

33 **follows:**

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

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

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In Chapter 11 Community Service Area Subarea Planning, starting on page 11-5,

amend as follows:

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39 Schedule of Community Service Area (CSA) Subarea Plans

Planning	Transmittal	Adoption	Geography	Other Planning
((2021-2023 ⁴	December 2023	December 2024	Snoqualmie Valley/NE King CSA	10-Year Update))
2024-2026	June 2026	June 2027	Greater Maple Valley/Cedar River CSA	
2025-2027	June 2027	June 2028	Fairwood Potential Annexation Area (PAA)	
				Potential Midpoint Comprehensive Plan Update
2028-2030	June 2030	June 2031	Bear Creek/Sammamish CSA	
2029-2031	June 2031	June 2032	Southeast King County CSA	
				10-year Comprehensive Plan Update
2033-2035	June 2035	June 2036	Four Creeks/Tiger Mountain CSA	
2034-2036	June 2036	June 2037	East Renton PAA	
2035-2037	June 2037	June 2038	Federal Way PAA	
				Potential Midpoint Comprehensive Plan Update
TBD((²)) ¹		TBD	Vashon-Maury Island CSA	
TBD((²)) ¹		TBD	Skyway-West Hill PAA	
TBD((²)) ¹		TBD	North Highline PAA	
TBD ¹		<u>TBD</u>	Snoqualmie Valley/NE King CSA	

- Note: Planning for each geography is anticipated to take two years, beginning in July of the first year
- and ending in June two years later. Council adoption anticipated to occur in June of the following year.
- 42 1. ((The Snoqualmie Valley/Northeast King County subarea planning process began later in 2021 than
- 43 anticipated. Therefore, the schedule was adjusted to provide necessary time for community engagement
- 44 and plan development.
- 45 2-)) The Vashon-Maury Island, Skyway-West Hill, ((and)) North Highline, and Snoqualmie Valley/NE
- 46 King County subarea plans have been adopted and will be updated following completion of the other
- 47 Community Service Area Subarea Plans. The timelines for these updates will be determined in future
- 48 updates to the King County Comprehensive Plan.
- 50 For the Community Service Area subarea planning processes specified below, the subarea plans and their
- 51 scopes of work shall also include:

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

¹ Motion 14351

53	
54	
55	In Chapter 11 Community Service Area Subarea Planning, on page 11-7, amend as
56	<mark>follows:</mark>
57 58	Although the majority of the community plans are no longer in effect as separately adopted plans, in
59	many cases the published plan documents contain valuable historical information about King County's
60	communities and other information that provides background for the policies listed below and for the
61	portions of the local pre-Growth Management Act area zoning that remain in effect. ((The only
62	separately adopted community plan from these previous planning efforts currently in effect is the Fall
63	City Subarea Plan.))
64	
65	The following sections of this chapter will be updated((, as appropriate,)) to reflect the new Community
66	Service Area subarea plans as they are adopted. The subarea plans that have been adopted under the new
67	subarea planning framework include the: ((the)) Vashon-Maury Island Community Service Area Subarea
68	Plan, ((the)) Skyway-West Hill Community Service Area Subarea Plan, ((and the)) North Highline
69	Community Service Area Subarea Plan, and Snoqualmie Valley/NE King County Community Service
70	Area Subarea Plan.
71	
72	In Chapter 11 Community Service Area Subarea Planning, starting on page 11-26,
73	amend as follows:
74	
75	V. Snoqualmie Valley((/ -))/Northeast King County
76	Community Service Area
77	((The Snoqualmie Valley/NE King County Community Service Area includes the Snoqualmie
78	Community Planning Area as well as portions of the East Sammamish, Tahoma Raven Heights and East
79	King County Community Planning Areas. It surrounds the Cities of Snoqualmie, North Bend,
80	Carnation, Duvall and Skykomish and their Potential Annexation Areas. These cities are within Urban
81	Growth Boundaries while the vast majority of the CSA is Rural Area, Natural Resource Lands and
82	unincorporated areas. Fall City is a Rural Town within this CSA.
83	
84	In 2014, the estimated population in the Snoqualmie Valley/NE King County CSA was approximately
85	26,000. In 2010, there were 11,050 housing units in the CSA. East Sammamish policies are included in
86	Section I. Bear Creek/Sammamish Area in this chapter.
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87 88 **Background** 89 90 The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The 91 process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. 92 The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal 93 agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely 94 reaffirmed the Rural Area and Natural Resource Lands land use map designations of the community 95 plan. Additionally, in this area, the Fall City Town Plan was updated in 2012 through a planning process 96 that involved members of the Fall City community. 97 98 **Snoqualmie Policies** 99 CP-501 King County, in cooperation with the Valley cities, and state and federal 100 agencies, should conduct a study of baseline conditions and cumulative 101 impacts of development on the Snoqualmie River's water quality, and identify 102 methods of equitably controlling these impacts. (SQP-1 through SQP-6) 103 104 CP-502 Wildlife populations in the Snoqualmie Valley planning area are recognized as a 105 regionally important resource and an important characteristic of the area's rural 106 character. Special studies should be undertaken, in cooperation with the 107 Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to 108 109 develop mitigation measures to protect the continued viability of the area's 110 wildlife populations. Should these studies indicate unmitigatable impact 111 affecting wildlife populations due to the land uses allowed by the plan, a 112 comprehensive plan amendment study will be undertaken to provide for the 113 continued existence of this valuable resource. (SQP-17) 114 115 CP-503 Properties in erosion-prone drainage basins are subject to special development 116 conditions applied to protect the safety and property of county residents 117 through reducing or eliminating the occurrence of gully formation and sever 118 erosion. These conditions may include: 119 A drainage control plan; 120 Installation of drainage control features prior to any land clearing,

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installation; and

121

122

vegetation removal, site grading, road construction, or utility

123		c. Runoff control requirements. (SQP-21)
124		
125	CP-504	King County will oppose annexations to Snoqualmie Valley cities that currently
126		contain designated floodplain lands until interlocal agreements have been
127		enacted to advance the policies and standards set forth in the comprehensive
128		plan. (SQP-27)
129		
130	CP-505	The Shoreline Environment designations of the King County Shoreline
131		Management Program should be consistent with comprehensive plan land use
132		map designations and zoning. King County should initiate the shoreline
133		redesignation process consistent with K.C.C. 25.32.130. (SQP-32)
134	CD FAC	Huttley were in average and analysis and the symposis are shall be
135	CP-506	Until expansion areas are annexed, zoning for the expansion areas shall be
136 137		urban reserve at five acre densities with the exception of the existing
137		commercial/industrial area in the SE North Bend Way expansion area, and the
139		existing industrial area in the Snoqualmie expansion area. (SQP-57)
140	Community	alon maligies COD 50 to 61 referred to llearnessian areas and true II reflecting the
		Plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the
141	•	Community Plan's attempt to phase growth of the valley cities. These phasing approaches
142		ed in the interlocal agreement the county signed with the City of Snoqualmie; they may be
143		te cities' comprehensive plans. The King County Comprehensive Plan simplifies the
144	designations i	into one expansion area for each city.
145		
146	CP-507	King County will support development within the Snoqualmie Valley cities of
147		Duvall, Carnation, Snoqualmie and North Bend and annexation and
148		development of lands within their expansion areas, when each city
149		demonstrates that its wastewater and storm water treatment systems for the
150		existing and proposed city jurisdiction will not degrade the water quality of the
151		Snoqualmie River and its tributaries. (SQP-58)
152		
153	CP-508	King County will not support Snoqualmie Valley cities' annexations into
154		expansion areas until each city has adopted mechanisms to reduce flood and
155		channel migration hazards within its jurisdiction. (SQP-59)
156		
157	CP-509	King County shall initiate an amendment to the King County Comprehensive
158		Plan if the cumulative impact of development of the cities' expansion areas will

159		reduce the quality of the Snoqualmie River and its tributaries below the current
160		"A and AA" standards. (SQP-61)
161		
162	CP-510	King County shall support annexation of the expansion area only when
163		Carnation implements a long-term, nonstructural program to reduce flood
164		damages on floodplains land within its jurisdiction. (SQP-68)
165		
166	CP-511	Achieving a long-term solution to flood damages within the City of Snoqualmie
167		is one of King County's highest priorities for this planning area. (SQP-70)
168		
169	CP-512	King County intends to assist the City of Snoqualmie to develop a long-term
170		solution and an implementation program which will reduce the risk from
171		flooding and channel migration in the city. (SQP-73)
172	OD 540	If the Leave teams as bottom to made visus the winds from fine allow in the Otto of
173	CP-513	If the long-term solution to reducing the risk from flooding in the City of
174		Snoqualmie is determined to have basin-wide impacts, these impacts shall be
175		reviewed by the King County River and Floodplain Management Program or its
176		equivalent to identify any additional mitigations that may be required. If the
177178		long-term solution to reducing the risk from flooding is demonstrated to not
178		have basin-wide impacts, it should be implemented as soon as possible and
180		would not require a second, basin-wide, review of impacts and mitigations. (SQP-74)
181		(34F-14)
182	CP-514	King County urges a public/private resource commitment to implement a
183	01-014	long-term solution to flooding in the City of Snoqualmie. (SQP-75)
184		tong term solution to hooding in the only of onoqualinie. (our 10)
185	Policies SQ	P 76 through 78 have been and continue to be implemented through an interlocal agreement.
186		annexations referenced have taken place and are reflected in the expansion area boundaries
187		of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.
188		See
189	CP-515	Until a long-term solution to preventing flood damages in the City of
190		Snoqualmie is agreed to by King County and the City of Snoqualmie, King
191		County will support annexations in expansion areas when consistent with all
192		appropriate policies herein and when higher residential densities can be
193		achieved, municipal services can be provided, and river water quality will not be
194		degraded. (SQP-77)
195		

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

233		intersection of the Snoqualmie Parkway and SE 96th Street, including
234		signalization, road widening and turn lanes shall be explored.
235		
236	CP-521	Annexations of lands within the Phase 1 and Phase 2 additions to the City of
237		Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive
238		Water and Sanitary Sewer Plans to determine the full range of improvements
239		landowners within the annexation will be required to provide.
240		
241	CP-522	A Drainage Master Plan shall be required for any new development of lands
242		within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban
243		Growth Area. Stormwater facility design shall adhere to the standards in the
244		most recent update of the King County Design Manual, or of the Snoqualmie
245		Storm Drainage Plan, whichever is the most stringent.
246		
247	CP-523	There shall be no road connections between the Phase 1 addition to the City of
248		Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills
249		Planning Area, unless future analysis determines a restricted emergency
250		access is necessary for safety purposes.
251		
252	CP-524	There shall be no road connections between the Phase 2 addition to the City of
253		Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis
254		determines a restricted emergency access for Lake Alice residents is necessary
255		for safety purposes.
256		
257	CP-525	To protect the rural character of the neighborhoods surrounding the Phase 1
258		and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the
259		
		Phase 1 and Phase 2 areas shall include buffers to all rural lands along their
260		Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based
260261		· ·
		perimeter. The size and structure of each buffer area shall be determined based
261		perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to
261262263264		perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and
261262263264265		perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new
261262263264		perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required
261262263264265266267	CP-526	perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions. King County supports the continued industrial use of Weyerhaeuser's
261262263264265266	CP-526	perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.

270	CP-527	King County will support annexations of land in North Bend's expansion area
271		when higher residential densities can be achieved, municipal services can be
272		provided, and river water quality will not be degraded. (SQP-81)
273		
274	CP-528	Commercial and light industrial land uses are appropriate along SE North Bend
275		Way subject to special development conditions to mitigate impacts. (SQP-82)
276		
277	A map is incl	luded in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the
278	application o	f p-suffix conditions to commercial and industrial properties on SE North Bend Way.
279		
280	CP-529	Commercial and industrial zoned land (including potential-commercial or
281		potential-industrial zoned land) within the City of North Bend's Urban Growth
282		Area (UGA) are planned for nonretail, resource-based and highway-oriented
283		uses. These uses shall be served by public sewers.
284		
285	CP-530	The area between Tanner and the Edgewick Interchange, south of SE 140th and
286		north of I-90, is appropriate for nonretail commercial and light industrial land
287		uses. Commercial and light industrial uses shall be limited to uses that do not
288		impact ground water and are related to resource-based shipping, distributing
289		and trucking-related industrial development. (SQP-84)
290		
291	CP-531	Land uses adjacent to the Edgewick Interchange shall be limited to
292		highway-oriented commercial uses that do not impact ground water, and serve
293		the traveling public. (SQP-85)
294		
295	CP-532	The area north of the Edgewick Interchange is appropriate for resource-based,
296		shipping, distributing and trucking related industrial uses that do not impact
297		ground water. (SQP-86)
298		
299	The Fall City	policies in this section were revised through a subarea planning process involving members
300	of the Fall Ci	ty community in 1998 and 1999. Through this planning process, the Citizens Advisory
301	Committee id	lentified the following elements that local residents value about their town:
302	• It is s	urrounded by agricultural and forest lands that are entirely rural;
303	• It has	a pattern of development that has evolved over more than a century, which includes historic
304	build	ings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a
305	small	-scale downtown;

306	<u> </u>	-located in a unique geographic area formed by the confluence of two important salmon bearing
307	rive	rs, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of
308	othe	er salmonid streams that are also important to the ecology of King County;
309	• It in	ncludes compatible home occupations and small scale animal husbandry in harmony with
310	resi	dential neighborhoods;
311	• It p	rovides rural level street improvement (e.g., no traffic lights, no sidewalks outside the business
312	dist	rict, and no street lights except as needed for public safety);
313	• It of	ffers scenic vistas, open space, and rural and resource uses surrounding Fall City; and
314	• It h	as a small rural town identity.
315316	CP-533	Fall City is an unincorporated rural town which shall have overall residential
317		densities of one to four dwelling units per acre.
318		acrossics of one to rear arrowing arms per across
319	CP-534	All property within the downtown Fall City business district is zoned
320		Community Business (CB) and is included within a designated Special District
321		Overlay (SDO). Development within the SDO is permitted using an on-site
322		septic system approved by the Seattle-King County Health Department.
323		Development is also permitted using either an alternative wastewater disposal
324		system approved by the Seattle-King County Health Department (such as a
325		community drainfield) or a self-contained sewage conveyance and treatment
326		system approved by the Department of Ecology, provided that:
327		a. The selected system shall be designed and constructed to serve only
328		properties located within the designated SDO;
329		b. The business and commercial property owners in the SDO are
330		responsible for the operation and maintenance of the selected system;
331		c. The County's role should be to provide technical assistance in the
332		development and implementation of the selected system;
333		d. If the selected system fails, and to prevent a potential health hazard,
334		requires connection to the King County regional wastewater system,
335		any such sewer conveyance shall be tight-lined and shall under no
336		circumstance be used to provide sewage disposal service to residential
337		properties in Fall City, except as provided by policy R-508; and
338		e. No costs to implement the selected system or to connect to the
339		County's regional wastewater system shall be borne by properties
340		outside the SDO. Funding from grants, loans and other outside sources

341		may be used to help fund the system, and the County may assist in the
342		pursuit of this additional funding.
343		
344	CP-535	The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the
345		community's strong commitment to its rural character, recognizes existing
346		uses, provides for limited future commercial development, and respects natural
347		features. Additionally, it recognizes the current and long-term foreseeable rural
348		level of utilities and other public services for the area. The land use
349		implications of a major change in the water supply or a public health
350		requirement for community-wide wastewater collection and treatment may be
351		evaluated in a new community-based planning process; however this does not
352		mean that zoning will change to allow more intense development beyond that
353		adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City
354		should be preserved.
355		
356	CP-536	Within the residential area of Fall City, compatible home occupations and
357		small-scale agricultural pursuits or similar rural land uses can continue.
358	00.505	
359	CP-537	King County should work with the State of Washington and the Fall City
360		community to continue to make transportation improvements in Fall City that
361		will favor safe and pleasant pedestrian and other nonmotorized links between
362		downtown businesses, the residential areas, and nearby King County Parks,
363		and safe walkways to schools, rather than rapid through traffic.
364		
365	CP-538	King County should expand the soft surface pedestrian, equestrian and bicycle
366		trail opportunities serving the Fall City area. Trail route options serving the
367		community shall be reviewed to include a route along the left bank levee
368		easement directly adjacent to the Raging River, historically used by the public
369		as a pedestrian, equestrian and bicycle trail. This historically used trail
370		generally follows the "wildlife corridor" along the bank of the Raging River from
371		328th Way SE approximately NE to the Preston Fall City Road. The selected trail
372		system for the Fall City area shall be identified in the King County Parks and
373		Recreation trail system plan.
374		
375	CP-539	Zoning for the existing industrial and office areas adopted in the 1999 Fall City
376		Subarea Plan should be maintained but not expanded.
377		

378	CP-540	Land uses at freeway interchanges without existing commercial or industrial
379		development, and outside rural neighborhoods and Cities in the Rural Area, are
380		designated rural residential to support development in rural neighborhoods and
381		Cities in the Rural Area, and to preserve the scenic nature of the corridor.
382		(SQP-98)
383		
384	CP-541	New development at the Exit 22 Interchange shall not expand beyond the area
385		designated in this plan and shall not adversely impact surrounding rural
386		residential areas. All uses should be planned and sited to use long-term onsite
387		waste disposal systems. (SQP-99)
388		
389	CP-542	The existing two acres of land currently zoned for commercial use at Preston
390		(Exit 22) is recognized, but no additional land for commercial uses is
391		designated. (SQP-100)
392		
393	CP-543	The presence of the Snoqualmie Tribe in the planning area has important
394		historic and cultural significance for the Puget Sound region. The following
395		places, recognized by the tribe as historically, culturally and archeologically
396		important, should be considered for inclusion in the King County historic sites
397		survey, and designation to local and/or national register of historic places. The
398		tribe recognizes the following areas as culturally significant:
399		a. Snoqualmie Falls;
400		b. The banks of the Snoqualmie River between the falls and the three forks
401		confluence area;
402		c. Fall City Indian Cemetery;
403		d. Banks at the confluence of Snoqualmie and Raging Rivers;
404		e. Banks at the confluence of Snoqualmie and Tolt Rivers;
405		f. Fall City Park (site of John Sanawa's Council House and the first white
406		school);
407		g. Mt. Si; and
408		h. Granite outcropping used as a quarry between North Bend and the City
409		of Snoqualmie on SR-202. (SQP-122)
410		
411	CP-544	King County recognizes the spiritual, historic, cultural and recreational value of
412		the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be
413		designed and sited to protect these values. (SQP-123)
414		

415	CP-545	Because of the spiritual significance of the area at the base of the falls to the
416		various tribes in the Puget Sound region, this area of the falls should remain
417		free of development and open for public access. (SQP-124)
418		
419	CP-546	The community of Preston is a significant cultural and historic reminder of the
420		planning area's roots in the logging industry. The existing land use designation
421		shall be maintained, and new development should respect the existing
422		character of the community. (SQP-125)
423		
424	CP-547	The industrial area adjacent to the Rural Neighborhood of Preston shall be
425		recognized with appropriate zoning for industrial uses. This area is designated
426		for industrial uses to recognize existing industrial use and vested applications
427		for new industrial development.
428		
429		The boundaries of this industrial area are permanent. No expansion of the
430		designated industrial area will be permitted, and any effort to expand its
431		boundaries is recognized as contrary to the Growth Management Act, including
432		the 1997 amendments.
433		
434		Any industrial development or redevelopment in the designated industrial area
435		(excluding reconstruction in the event of accidental damage or destruction, or
436		tenant improvements entirely within the building structures) shall be
437		conditioned and scaled to maintain and protect the rural character of the area
438		as defined in RCW 36.70A.030(14) and to protect sensitive natural features.
439		
440		New industrial development or redevelopment (excluding structures and site
441		improvements that existed or are vested by applications as of May 24, 1996, or
442		tenant improvements entirely within building structures), on lots not subject to
443		restrictions and conditions consistent with those reflected in Recording No.
444		9708190805 must be dependent upon being in the Rural Area and must be
445		compatible with the functional and visual character of rural uses in the
446		immediate vicinity and must not encourage or facilitate conversion or
447		redesignation of nearby Rural and Rural Neighborhood lands to commercial,
448		industrial or urban uses.
449		
450		The boundaries of this industrial area shall be those properties within the

	Preston Industrial Water System, as set by King County Ordinance 5948, with
	the exception of parcel #2924079054.
CP-548	King County supports efforts of the community of Preston to achieve
	recognition of its historical and cultural significance. Its historic character
	should be maintained through designation as an historic area. (SQP-126)
CP-549	The King County Historic Sites Survey should be updated to include additional
	sites identified by the Preston Heritage Committee. (SQP-127)
CP-550	The development of a regional railroad museum in the Snoqualmie area is
	encouraged to promote understanding of the regional significance of railroads
	in the settlement and development pattern of Washington State. (SQP-128)
CP-551	King County shall put high priority on the acquisition and development of a
	regional trail system linking the Snoqualmie Valley planning area to other parts
	of the county. (SQP-143)
CP-552	King County supports designation of the Middle Fork of the Snoqualmie River
	under either the national or state Wild and Scenic River program. (SQP-151)
CP-553	King County supports evaluation of the North Fork of the Snoqualmie River and
	the main stem of the Tolt River under either the national or state Wild and
	Scenic River program. (SQP-152)
CP-554	King County shall assist the City of North Bend, when requested, to develop a
	long-term solution and an implementation program which will reduce the risk
	from flooding and channel migration in the city.))
Plan Histo	o <u>ry</u>
The history	of prior plans for Snoqualmie Valley/Northeast King County is as follows:
<u> </u>	
• Sno	qualmie Valley Community Plan (1989). The Snoqualmie Valley Community Plan,
<u>initi</u>	qualmie Valley Community Plan (1989). The Snoqualmie Valley Community Plan, ated in April 1984 and adopted in August 1989, was developed with the assistance of sory committee composed of local residents and property owners, in addition to

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

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

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Amendments to the Fall City Subarea Plan (2012). The 1999 Fall City Subarea Plan was
updated in 2012⁵ through a planning process that involved members of the Fall City community.
The Fall City Subarea Plan was repealed in 2024 and replaced by the Snoqualmie
Valley/Northeast King County Community Service Area Subarea Plan, which includes the Fall
City community.

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

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Vision & Guiding Principles

515 <u>Community Vision Statement</u>

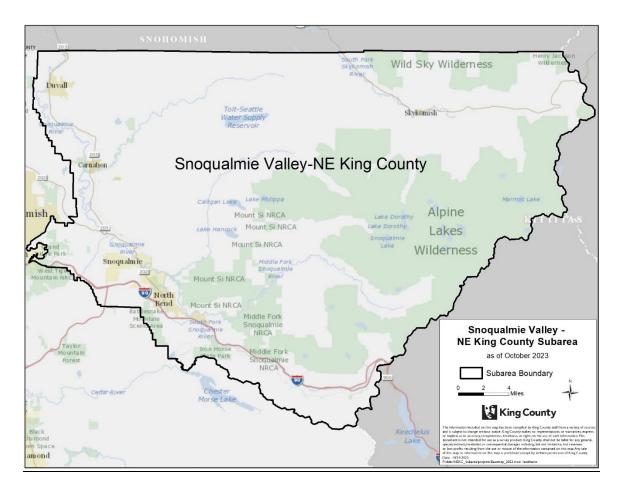
² Ordinance 9118

³ Ordinance 13273

⁴ Ordinance 13875

⁵ Ordinance 17485

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517	Snoqualmie Valley/Northeast King County are characterized by strong rural communities with distinct
518	cultures and histories, where people and businesses are thriving, the natural environment and agricultural
519	lands are conserved and protected, farms are preserved, the community is resilient to climate change, and
520	services and programs are accessible to residents in a way that preserves each community's unique rural
521	character.
522	
523	Guiding Principles
524	The following guiding principles support the community vision and were used by the County to inform
525	and direct the development of the Subarea Plan. These guiding principles express the community's
526	sentiments around a range of community issues discussed during the planning process.
527	a. Conserve and protect forests, rivers, lakes, and open spaces.
528	b. Conserve and protect the subarea's working farmlands by protecting agricultural lands
529	and supporting local farmers, farmworkers ranchers, and growers.
530	c. Encourage and protect a range of housing choices for all.
531	d. Promote economically and environmentally sustainable local businesses and
532	organizations across the subarea and support the business districts of the Fall City and
533	Snoqualmie Pass Rural Towns.
534	e. Preserve cultural and historic resources and landmarks.
535	f. Enhance the relationship between King County and the Tribes by centering Tribal needs,
536	land stewardship, and treaty rights.
537	g. Preserve the unique rural character across the subarea in commercial areas and
538	residential communities in a manner that increases quality of life for residents
539	h. Support transit and transportation options, including active transportation and
540	recreation, consistent with rural levels of service.
541	i. Support programs, organizations, and services for youths, seniors, veterans, and others to
542	build community connections.
543	j. Promote communities that are resilient to natural hazards and climate change, and
544	support communities affected by related disasters.





SNOQUALMIE VALLEY/ NORTHEAST KING COUNTY COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan December 2023



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Executive Summary

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

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

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

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

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

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

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

Chapters 4 through 10 are organized by topic, addressing specific conditions and needs of the community. Many of the topics mirror those found in King County's *Comprehensive Plan*, which is the County's long-range guiding policy document, a requirement through the Washington State Growth Management Act.^{1,2} These chapters provide background and context on their

Snoqualmie Valley/NE King County Community Service Area Subarea Plan P a g e | 3

¹ Term definitions can be found in this link – <u>King County Comprehensive Plan</u>

² Term definitions can be found in this link - <u>King County Comprehensive Plan</u>

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

The Subarea Plan chapters include:

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

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

The Subarea Plan includes three appendices.

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

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



Chapter 1: Introduction

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

Why the County Plans

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

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

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

³ Link to King County's Determinants of Equity Report (2016)

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

Planning is a key factor in promoting equity and social justice. It also affects residents' ability to access the resources they need to succeed. Land use and investment decisions affect economic and social disparities in the Snoqualmie Valley/NE King County subarea by dictating allowed locations of such things as employment and human services facilities. It is recognized that the built environment influences residents' quality of life, and access to jobs and housing is critical in establishing and sustaining a healthy living environment. The purpose of the Subarea Plan is to help King County make real, equitable improvements to the quality of life *for everyone* who lives, works, and plays in Snoqualmie Valley/NE King County.

Planning History

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

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

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

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

⁴ 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."

⁵ Link to Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places

⁶ Link to Revised Code of Washington Chapter 36.70A

⁷ Link to King County Code 2.15.055.B

⁸ Link to Community Service Areas - King County, Washington

⁹ Term definitions can be found in this link - King County Comprehensive Plan

¹⁰ Link to RCW 36.70A.020: Planning goals. (wa.gov)

Adopted Plans 1989 to 2023

SNOQUALMIE VALLEY COMMUNITY PLAN (1989)

The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989, was developed with the assistance of an advisory committee composed of residents and property owners, in addition to representatives of the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie. ¹¹ The purpose of the plan was to amplify, augment, and implement the *1985 Comprehensive Plan*. The plan was rescinded almost a decade later, in 1998, due to the passage of the Washington State Growth Management Act in the early 1990s.

FALL CITY SUBAREA PLAN (1999)

In 1998, Policy CP-929 of the *Comprehensive Plan* called for a *Fall City Subarea Plan* to address land use and zoning issues. The *Fall City Subarea Plan* recommended amendments to several policies, the land use map in the *Comprehensive Plan*, the zoning map, and multiple development regulations. ¹² The *Fall City Subarea Plan* revisited land use designations, town boundaries, and *Comprehensive Plan* policies regarding Fall City that grew out of the *1989 Snoqualmie Valley Community Plan*, which included Fall City.

AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

The 1999 Fall City Subarea Plan was updated in 2012, ¹³ which focused on development of an alternative wastewater system and creation of a special district overlay for the core commercial area. This Subarea Plan subsumes and supersedes the Fall City Subarea Plan.

Comprehensive Plan Scoping Direction

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

SNOQUALMIE PASS SUBAREA PLAN:

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

This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work for the 2016 *Comprehensive Plan*. ¹⁴ This was prior to the formation of the Community Service Area Subarea Planning Program and the established subarea planning geographies. Given this, a separate subarea plan was not proposed specifically for Snoqualmie Pass. Instead, the intent of this directive was addressed as part of the development of this Snoqualmie Valley/NE King County Subarea Plan.

Snoqualmie Valley/NE King County Community Service Area Subarea Plan Page | 7

¹¹ Link to Ord 9118 and all ordinances adopted before 2000 https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/

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

¹³ Link to Ordinance 17485 Attachment I.pdf (kingcounty.gov)

¹⁴ Link to <u>Motion 14251</u>

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

SNOQUALMIE INTERCHANGE:

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

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

Community Needs Lists

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

¹⁵ Link to King County Code Title 2 (2.16.055.C)

¹⁶ Link to King County Code Title 2 (2.16.055.B.2.h)

¹⁷ Link to Ordinance 19527

transportation/mobility for the independent elderly, traffic congestion, and transportation during flood events.

Subarea Plan Structure

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

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

Chapters 4 through 10 are arranged in the following format:

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

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

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

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

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

¹⁸ Property-specific development standards are imposed on a parcel's zoning that supplement or modify the general development regulations of the King County Code, such as through different uses, design, densities, and/or review processes. Development conditions include P-Suffixes, Special District Overlays, and Demonstration Projects.

Equity, Racial, and Social Justice

King County abounds with opportunities, but those opportunities are not equally accessible for all of King County's residents. As a local and regional government, King County recognizes the inequity that exists within the county and prioritizes equity and social justice in its work through the *Equity & Social Justice Strategic Plan*. ¹⁹ The *Equity & Social Justice Strategic Plan*, serves as a blueprint for action and change for King County. The plan guides the County's pro-equity decision-making, planning, operations and services, and workplace practices to advance equity and social justice within County government and in partnership with communities. The *Equity & Social Justice Strategic Plan* lays out a set of shared values where the County commits to being:

- Inclusive and collaborative,
- Diverse and people focused,
- · Responsive and adaptive,
- Transparent and accountable,
- Racially just, and
- Focused upstream and where needs are greatest.

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

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

¹⁹ Link to Equity and Social Justice Strategic Plan (2016-2022)

²⁰ Link to King County Code Title 2 (2.16.055.B.2.d)



Chapter 2: Community Engagement, Vision & Guiding Principles

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

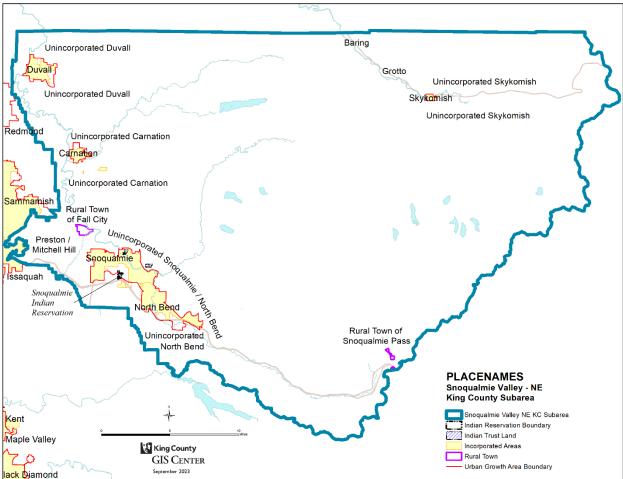
The Snoqualmie Valley/NE King County Subarea Plan serves residents living in the unincorporated areas that surround the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie and the Town of Skykomish. The subarea includes the following unincorporated areas:

- Baring*
- Unincorporated Carnation
- Unincorporated Duvall
- Fall City*
- Grand Ridge/Mitchell Hill
- Grotto
- Lake Marcel-Stillwater*
- Unincorporated North Bend

- Preston
- Riverbend*
- Riverpoint*
- Unincorporated Skykomish
- Snoqualmie Pass
- Unincorporated Snoqualmie
- Wilderness Rim*

Snoqualmie Valley/NE King County Community Service Area Subarea Plan P a g e | 11

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



MAP 1: PLACENAME MAP

The incorporated Valley cities are each surrounded by the Urban Growth Area Boundary. ²¹ Between the city limits and the Urban Growth Area Boundary, there are urban unincorporated areas designated to be annexed by the adjacent cities over time. Until annexation happens, King County remains the local jurisdiction for these areas and the Subarea Plan applies to them. The Town of Skykomish is also surrounded by the Urban Growth Area Boundary but does not have any adjacent potential annexation areas.

Community Engagement

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

The engagement work with the community on the Subarea Plan included dialogue with local businesses, community groups, youth, residents who use languages other than English,

Snoqualmie Valley/NE King County Community Service Area Subarea Plan P a g e | 12

²¹ The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect Rural Areas and Natural Resource Lands, and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an Urban Growth Area which includes areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding 20-year period.

seniors, and many others. As experts in the assets and needs of various neighborhoods, the community's contributions are the center of the scope and content of this Subarea Plan.

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

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

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

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

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

Engagement centered on process equity, which is where deliberate steps are taken by the County to engage with those who may not typically have a voice in planning processes. Process equity included reaching out to people with a wide range of interests in Snoqualmie Valley/NE King County through holding smaller group meetings with Indian Tribes, businesses or business interests, community-based organizations, elected officials, local government staff representatives (including neighboring cities and counties), public school administrators, and residents. Seventy-five meetings were convened during Phase 1, ranging from high level introductions to the Subarea Plan, to targeted discussions covering specific items, such as available services and the future land use of specific parcels. This number does not include the phone calls and informal meetings which also took place between King County Department of Local Services staff and community members and advocates. Most of these meetings occurred virtually, with some in person meetings. In addition to introducing the subarea planning process, the meetings educated King County Department of Local Services staff on the communities' priorities and perspectives, as well as building and strengthening relationships between King County and community members.

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

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

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

Engagement activities occurred by various means including:

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

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

Notice of meetings was provided using the following means:

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

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

- Tribal governments,
- Black, Indigenous, and People of Color Communities,
- Multi-lingual communities,
- Senior/elderly residents,
- People with low incomes,

Snoqualmie Valley/NE King County Community Service Area Subarea Plan P a g e | 14

- Veterans, and
- Persons with disabilities.

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

Plan Drafting – March to May 2023

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

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

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

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

- In-person engagement opportunities such as booths at community events,
- A Public Review Draft kickoff event at the Preston Community Center
- Presentations and conversations at high school classes and youth board meetings,
- Community business visits,
- One-on-one and small group meetings,
- Interviews with Hmong farmers in the community,
- Senior center lunches,
- Library office hours,
- Informal in-person meetings,

- Handing out flyers in while talking with community members at random,
- Geographic and topic-specific focus groups,
- Attendance at a food bank,
- Community-wide virtual events.
- Virtual meetings with individuals and small groups,
- Email correspondence,
- online engagement on the project website,
- Social media posts,
- Virtual office hours,
- Virtual meetings with individuals and groups, and
- Virtual public events.

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

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The following community vision statement and guiding principles were developed through a partnership between the County and community, including several years of dialogue and multiple iterations of community feedback on multiple drafts. The vision statement and principles draw from community planning work, the Community Needs List process, and community conversations between the County and community. The vision statement is an aspirational, forward-looking statement of what the community wants over the next 20 years. The guiding principles support the community's vision, informing and directing the development of the Subarea Plan.

Community Vision Statement

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

Guiding Principles

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



Photo provided by the Snoqualmie Tribe

Chapter 3: Subarea Description

The Snoqualmie Valley/NE King County subarea is the largest subarea in King County, covering 881 square miles. Though the subarea is almost 90 percent forestry and agriculture resource lands, it is also home to approximately 26,000 residents. It surrounds but does not include the five incorporated Cities in the Rural Area and includes the unincorporated Rural Towns of Fall City and Snoqualmie Pass. ²²

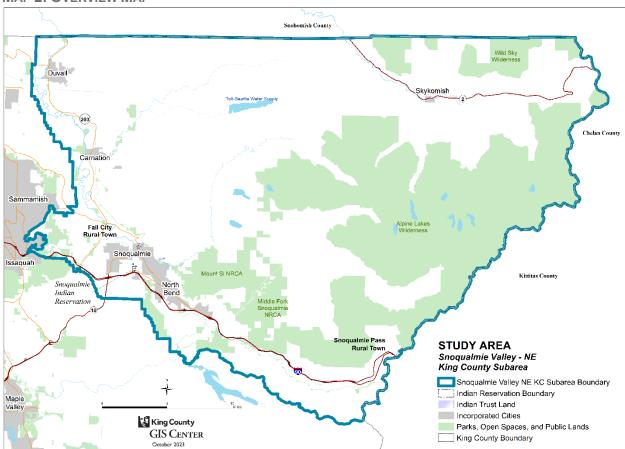
This chapter discusses key context and characteristics of the Snoqualmie Valley/NE King County Community Service Area subarea communities. More detailed background information and data can be found in Appendix A: Supporting Maps and Tables.

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

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

²² Rural towns are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

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



MAP 2: OVERVIEW MAP

Community History

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

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

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

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

Settlers continued to stake claims and clear land for farms during the 1860s and 1870s, but development was slow due to lack of reliable overland transportation. Much of this development included the displacement of the Snoqualmie People through methods such as arson. Roads to Seattle were difficult and impractical for marketing produce, most of which was transported via the Snoqualmie River. By the late 1870s, steamer service was established, but the head of navigation at seasonal high water was just above Fall City. Full scale development of local industries did not occur until the Seattle Lake Shore and Eastern Railway reached Preston and the upper Valley in the late 1880s. ²³

The timber industry dominated the economy of the subarea during the early years of pioneer settlement. ²⁴ In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie River Valley near the settlement that became Fall City, an area that had continual, active Snoqualmie Tribe presence for thousands of years. Other milling operations in the area soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of mines and mining settlements, since the mine sites first had to be cleared and lumber was needed not only for worker housing and other buildings, but for structural support within the tunnels and shafts underground.

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

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

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

In the Snoqualmie Valley, farming is still the mainstay, while further east the Town of Skykomish has a significant railroad and forestry history. The Snoqualmie Tribe in recent years has become more economically dynamic, benefitting nearby non-Indian tribe communities as well as their own.²⁵

²³ Link to King County Historic Settlement Context 1850-1920

²⁴ Link to King County Historic Settlement Context 1850-1920

²⁵ Link to Economic Impact of the Snoqualmie Indian Tribe, 2017

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

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

Rural Towns

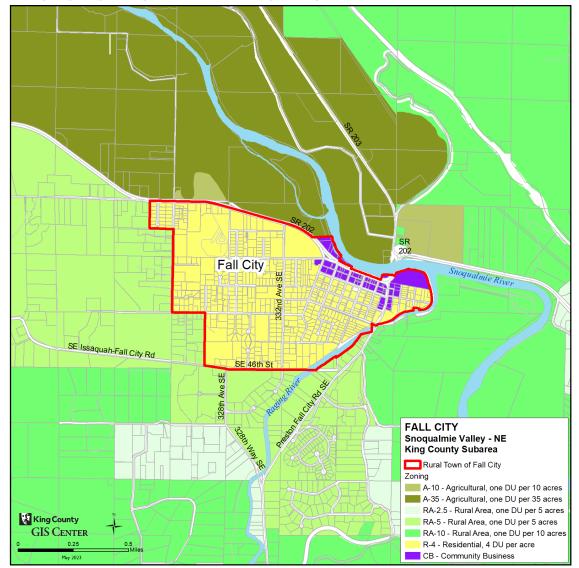
The subarea contains two designated Rural Towns: Fall City and Snoqualmie Pass. Rural Towns are unincorporated communities with existing higher concentrations of development and more economic activity than other areas within the Rural Area. According to the *Comprehensive Plan*, Rural Towns are expected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

FALL CITY

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

The adjacent Snoqualmie and Raging rivers play an important role in the community, where thousands of visitors come to the Fall City Rural Town during the summer and fall months to float in the rivers and visit the shorelines. Fall City is also home to an arts community, historical society, and metropolitan parks district. ²⁶

²⁶ Link to Fall City Community Association



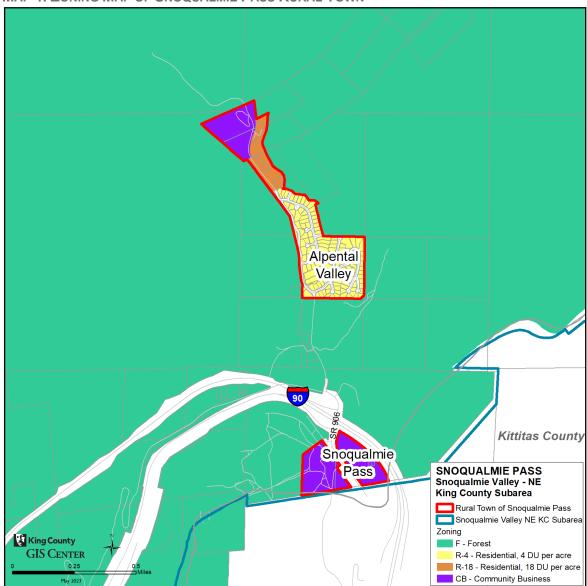
MAP 3: ZONING MAP OF THE FALL CITY RURAL TOWN

SNOQUALMIE PASS

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

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

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



MAP 4: ZONING MAP OF SNOQUALMIE PASS RURAL TOWN

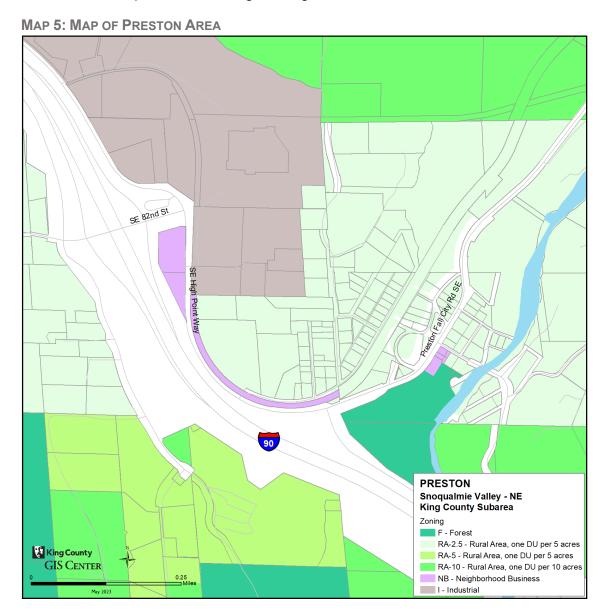
²⁷ Snoqualmie Pass Utility District: Facts and Figures, from Tom Hastings, General Manager, Snoqualmie Pass Utility District, provided on October 28, 2022

Small Commercial Areas

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

PRESTON

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

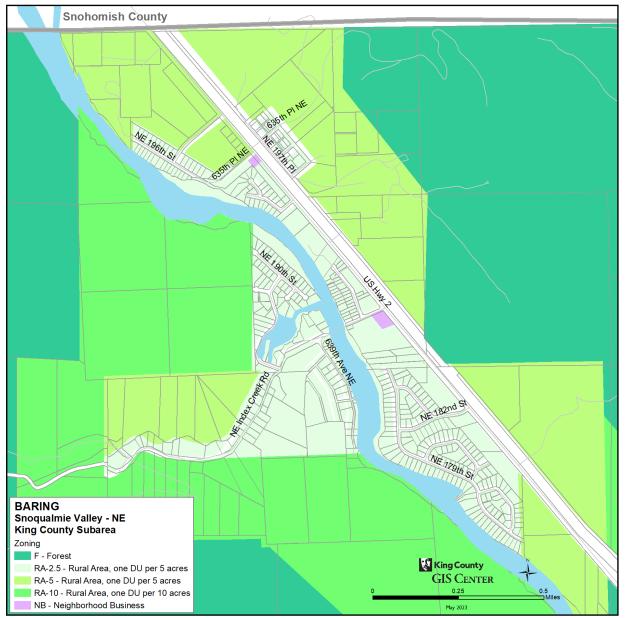


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BARING

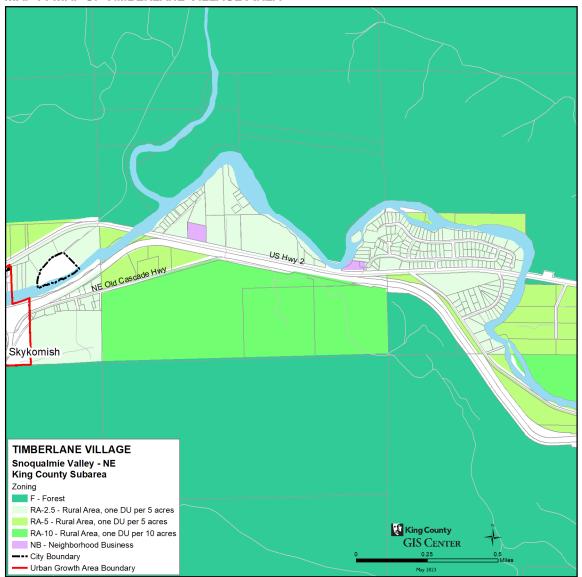
Baring is a rural community along Highway 2, just west of the Town of Skykomish, adjacent to the South Fork of the Skykomish River, 23 miles west of Stevens Pass. Baring contains the historic Baring Store, which is on one of two parcels zoned as Neighborhood Business in the area. The other parcel zoned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





TIMBERLANE VILLAGE

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



MAP 7: MAP OF TIMBERLANE VILLAGE AREA

Preston Industrial Area

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

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

Census Designated Places in the Subarea

The subarea contains six Census Designated Places. These are:

Baring

Riverbend

Fall City

Riverpoint

Lake Marcel-Stillwater

Wilderness Rim

Census Designated Places are a statistical geography used in the United States Census representing closely settled, unincorporated communities that are locally recognized and identified by name. ²⁸ Some reference is given to these places as Census Designated Places in the body of this plan, but most reference is found in Appendix B: Equity Impact Review, where comparisons in demographics are explored. Riverbend, Riverpoint, and Wilderness Rim are all communities near the city of North Bend. Lake Marcel-Stillwater is located between the Cities of Carnation and Duvall. Baring is along Highway 2, west of the Town of Skykomish. Fall City is essentially the Rural Town of Fall City.

Agriculture and Forestry

Agriculture and forestry are both prominent in the subarea. Approximately 86 percent (756 square miles) of the subarea is classified by the *Comprehensive Plan* as Forest Production District, including both public and private lands. Downstream of Snoqualmie Falls, most of the Snoqualmie River floodplain lies within the 14,931-acre Snoqualmie Agricultural Production District and is zoned for agriculture. Forestry and agriculture are discussed in the Parks and Open Space and Economic Development Chapters of this document.

Snoqualmie Tribe, Tulalip Tribes, and Muckleshoot Tribe

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

Cities/Towns within the Subarea

Though this Subarea Plan applies only to unincorporated areas of King County, it is important to note the incorporated jurisdictions in the subarea, which the *Comprehensive Plan* identifies as "Cities in the Rural Area." These cities are surrounded by the Rural Area and Natural Resource

²⁸ Link to Census Designated Places

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

- Carnation
- Duvall
- North Bend

- Snoqualmie
- Skykomish

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

Forest Management Lands

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

²⁹ Term definitions can be found in this link - King County Comprehensive Plan

Population³⁰

According to 2020 US Census data, the subarea is home to approximately 26,000 people, making it the county's largest community service area by population. The subarea's households are larger than those in King County as a whole, with an average of three persons per household versus two persons per household. The percentage of youth is slightly higher, with 23 percent versus 21 percent countywide. There are slightly fewer seniors at 13 percent versus 14 percent countywide.³¹ The subarea also has fewer people with disabilities than the rest of the county at 8 percent, versus 10 percent countywide.

The subarea is relatively wealthier than the rest of the county, with the subarea's median income is \$124,000, compared to \$103,000 countywide. Only 3 percent of households in the subarea live below the poverty line, where 17 percent do countywide; 88 percent of households own their homes in the subarea, compared to 56 percent countywide. One notable statistic for the subarea compared to the rest of the county is the subarea holds more rent-burdened households at 36 percent, compared to the rest of the county at 34 percent. Additionally, when looking at differences in median household income between different Census Designated Places, the high household income of the region is not distributed equally among communities within Snoqualmie Valley/NE King County. For example, average median income for Riverpoint at \$158,750 and Lake Marcel-Stillwater at \$125,900 are over 200 percent more than households in Baring, with an average median income of \$60,000.32

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

FIGURE 1: SUBAREA DEMOGRAPHICS AT A GLANCE – 2020 DATA

	SV/NEKC*	King County
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%
Seniors (over 65)	13%	14%
Persons with disabilities	8%	10%
Limited English- speaking	2%	6%
Income and Poverty		
Median household	\$124,000	\$103,000
income		
Households below poverty	3%	17%
line		
Race and Ethnicity		
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%
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.

³⁰ 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.

^{31 2020} United States Census

^{32 2020} United States Census

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

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

Government Services

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

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

- Snoqualmie Tribe
- United States Forest Service
- Washington State Department of Natural Resources
- Washington State Parks and Recreation Commission
- Washington State Department of Transportation

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

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

Schools

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

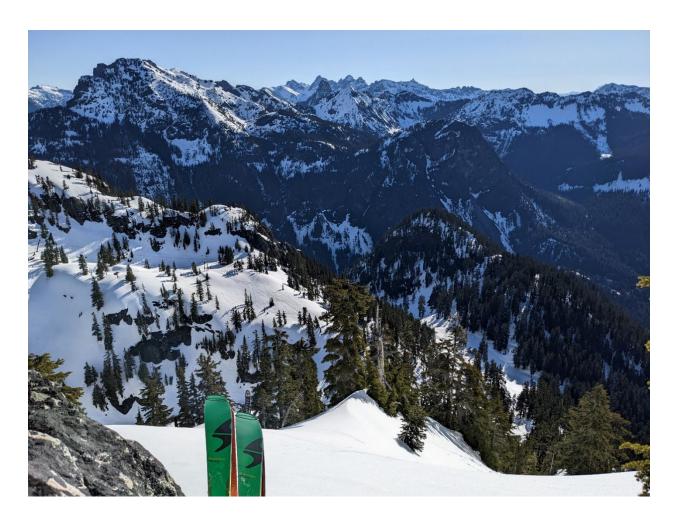
Community Service Providers

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

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

- individuals and families since their inception in 1990.
- Mt. Si Senior Center Empowers adults age 50+ to achieve wellness, independence, social connections, and lifelong learning.
- Sno-Valley Senior Center Inspires, supports, and empowers older adults to lead healthy, enriched lives.
- Snoqualmie Valley Transportation –
 Strives to be an integral part of a strategic
 plan for sustainable, safe, affordable,
 accessible, and convenient transit in the
 Snoqualmie Valley.
- Supportive Community For All A collaborative project that strengthens community connections to make human services more accessible in the Snoqualmie Valley.
- Snoqualmie Valley Shelter Services –
 Works to help people reclaim their lives.
 They provide life-changing services to
 those experiencing homelessness by
 working with communities to provide
 emergency shelter, social services, and
 connections to permanent housing.
- Trail Youth Builds bridges between youth and the many resources available. The Trail Youth aims to help youth, ages 13-19, by promoting stable, nurturing relationships and promoting a safe environment for students through a youth coffee shop and outreach.

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



Chapter 4: Land Use

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

As designated by the *Comprehensive Plan*, the subarea includes Rural Area and Natural Resource Lands, Rural Towns, Rural Neighborhood Commercial Centers, Industrial Lands, as well as the Potential Annexation Areas of the Urban Growth Area around the cities of Carnation, Duvall, North Bend, and Snoqualmie.³³ The *Comprehensive Plan* directs the preservation of rural King County to ensure a continuing variety of landscapes, maintain the diverse communities that exemplify the rural legacy, and support evolving rural economic opportunities for the County and its residents. The subarea is characterized by extensive forest land, most are public lands such as National Forest, Wilderness, State Trust Lands, or are development restricted through King County programs such as the Transfer of Development Rights Program.³⁴ The Snoqualmie Agricultural Production District, which is 14,931 acres, is a part of

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

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

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

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

Land Use and Zoning

Land Use Designations

The Snoqualmie Valley/NE King County subarea includes several land use designations, though it is dominated by two primary land use designations: Roughly 57 percent of the subarea contains the land use designation of Forestry, and Other Parks/Wilderness designated lands cover approximately 28 percent. ³⁵ The Rural Area land use designation, allowing for a range of low density uses historically associated with rural character, covers just over 9 percent of the subarea. Both the King County Open Space System and Agriculture land use designations each represent 2 percent of the subarea.

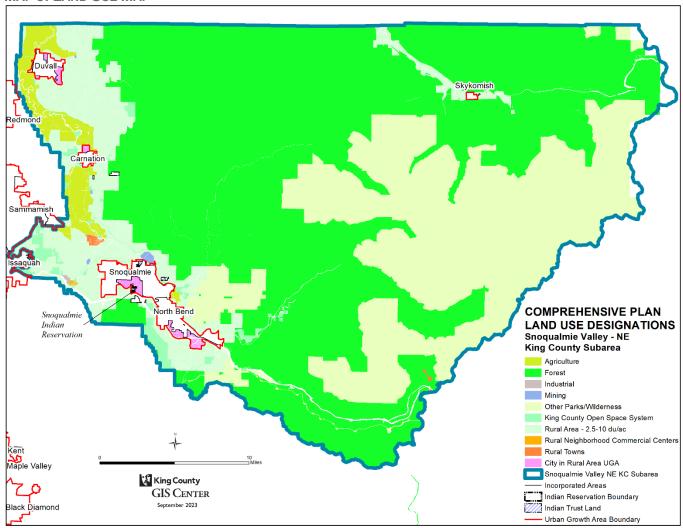
The Rural Town land use designation represents 0.1 percent of the land within the subarea, and the Rural Neighborhood Commercial Center designation represents 0.02 percent of the subarea. The unincorporated lands within the Urban Growth Area for Cities in the Rural Area land use designation represent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

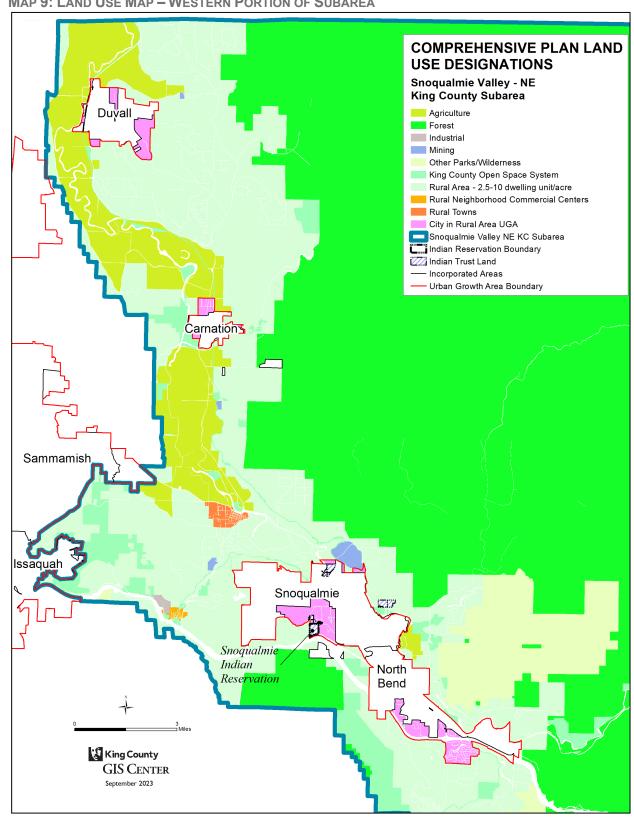
The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial Centers provide primarily shopping and personal services for nearby residents. Offices and multifamily housing, as part of mixed-use developments, are also encouraged in Rural Towns.

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

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

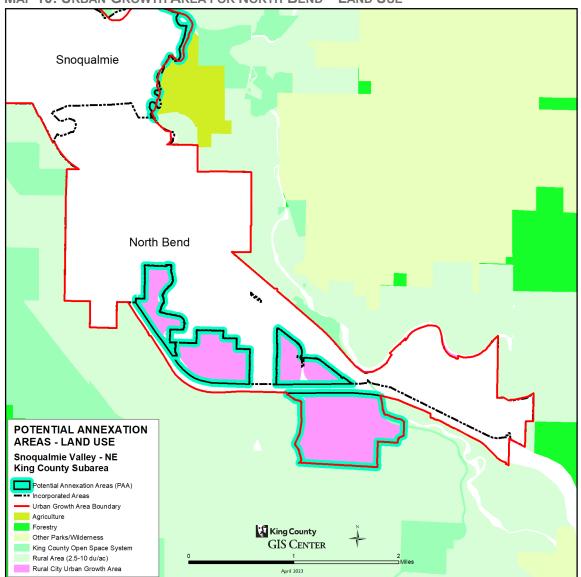
MAP 8: LAND USE MAP



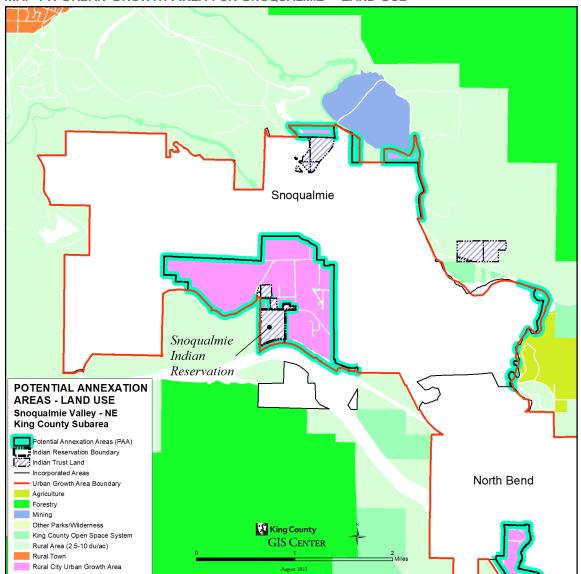


MAP 9: LAND USE MAP - WESTERN PORTION OF SUBAREA

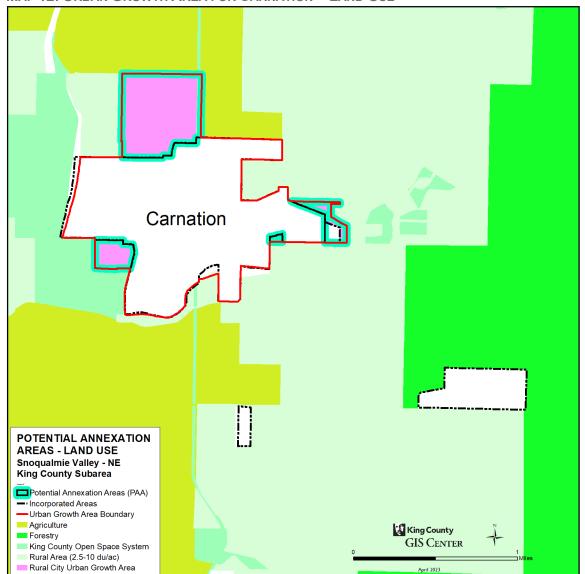
As previously noted, there are several cities in the Rural Area. Each city is surrounded by the Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas that have yet to be annexed and are still unincorporated. These unincorporated urban areas have an "Urban Growth Area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



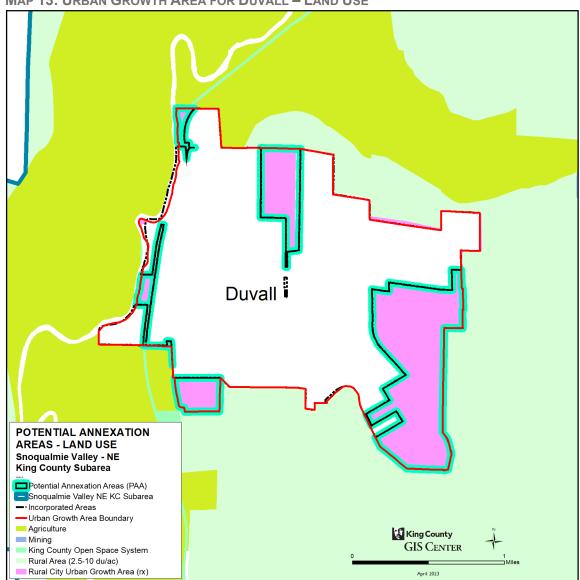
MAP 10: URBAN GROWTH AREA FOR NORTH BEND - LAND USE



MAP 11: URBAN GROWTH AREA FOR SNOQUALMIE - LAND USE



MAP 12: URBAN GROWTH AREA FOR CARNATION - LAND USE

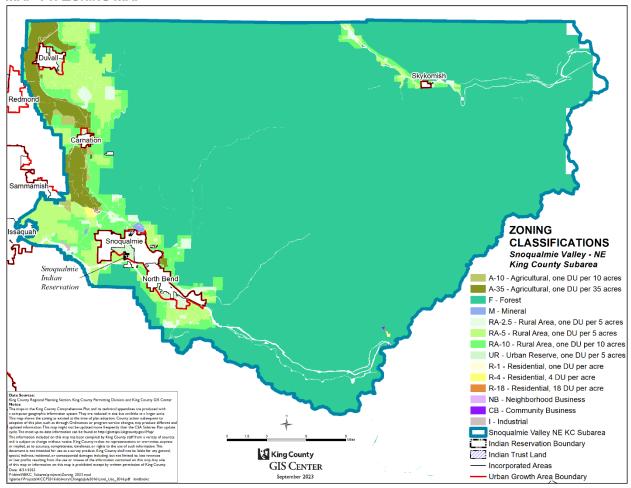


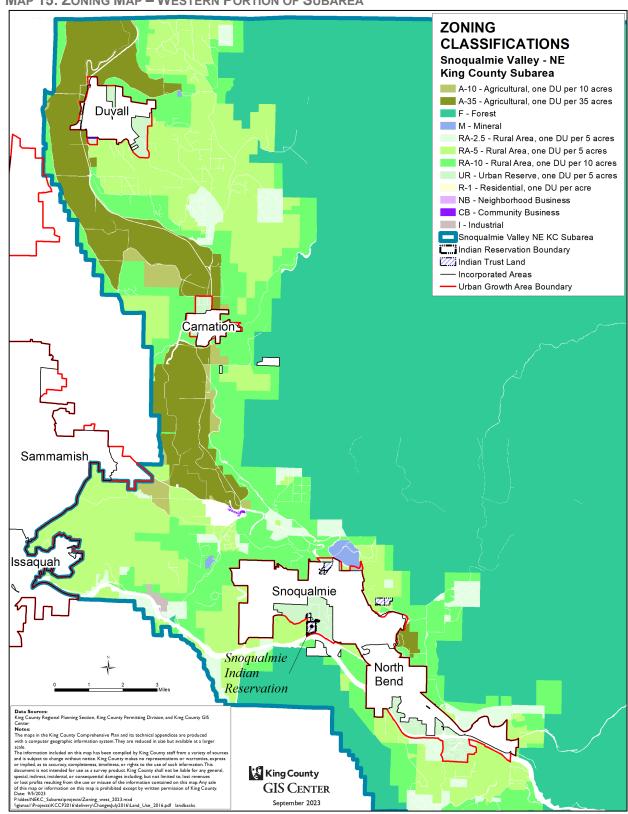
MAP 13: URBAN GROWTH AREA FOR DUVALL - LAND USE

Zoning Classifications

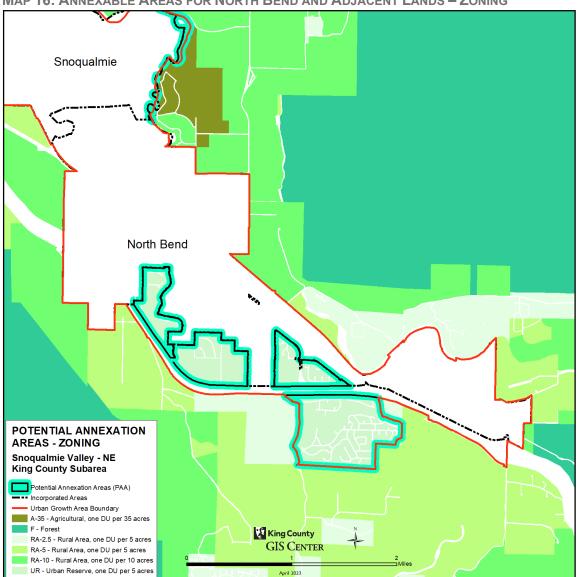
There are primarily rural and agricultural zoning classifications in areas surrounding the Valley cities and westernmost portion of the subarea. The mountainous eastern portion of the subarea is primarily classified as Forest.

MAP 14: ZONING MAP

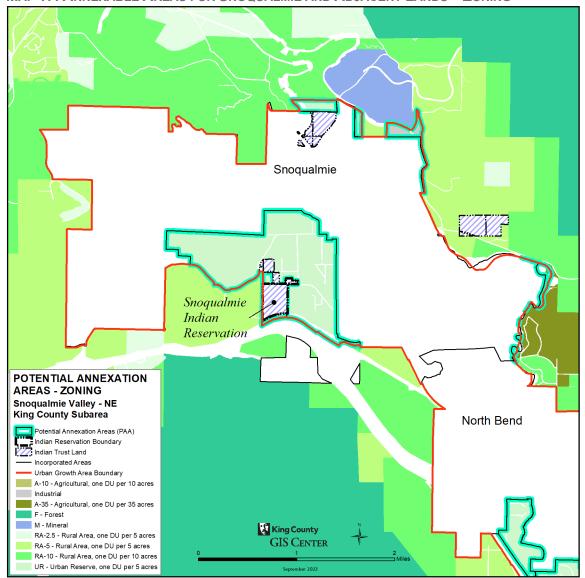




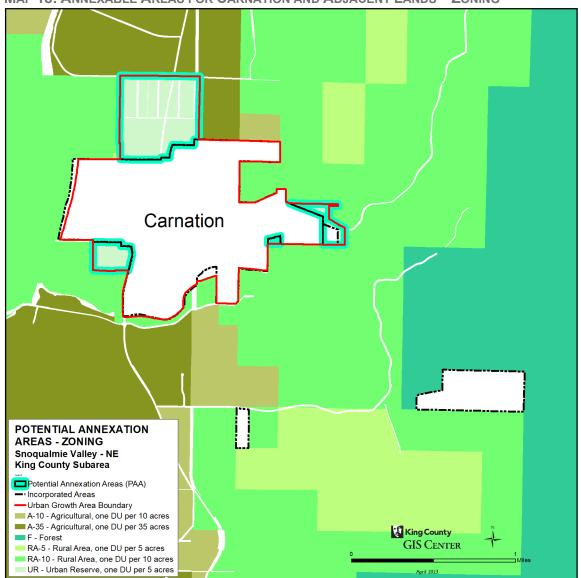
MAP 15: ZONING MAP - WESTERN PORTION OF SUBAREA



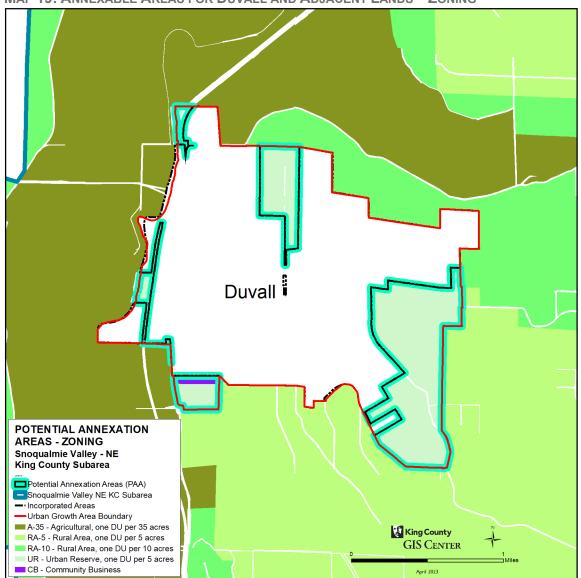
MAP 16: ANNEXABLE AREAS FOR NORTH BEND AND ADJACENT LANDS - ZONING



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



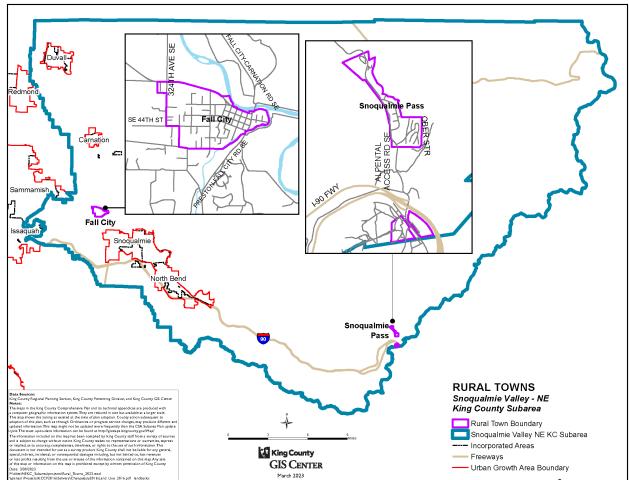
MAP 18: ANNEXABLE AREAS FOR CARNATION AND ADJACENT LANDS - ZONING



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

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

Comprehensive Plan). There is a small percentage of land that has no zone classified (0.3 percent). ³⁶ Public rights-of-way constitute 0.6 percent of lands within the subarea.



MAP 20: MAP OF RURAL TOWNS

Rural Towns

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

FALL CITY

The total area of the Rural Town of Fall City is 376 acres. Fall City has a Rural Town land use designation. The majority of the Fall City Rural Town (289 acres) is zoned R-4, that is urban residential zoning at a density of four dwelling units per acre. The commercial core is zoned CB (Community Business) with a special district overlay, named SO-260: Fall City Business District.³⁷ SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the Rural Town, totaling 0.3 acres.

³⁶ 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.

³⁷ Link to SO-260: Fall City Business District SDO - King County

SNOQUALMIE PASS

The total area of the Rural Town of Snoqualmie Pass is 119 acres. Snoqualmie Pass has a Rural Town land use designation. The parcels adjacent to State Route 906 are all zoned CB (Community Business) with a P-Suffix (EK-P03)³⁸ that addresses vegetative screening of Interstate 90, this development condition composes an area of 31 acres. The Alpental Road group of parcels contains CB (Community Business) zoned parcels at the base area of Alpental Ski Area. Adjacent to and just south is an R-18 (Urban Residential, 18 dwelling units per acre) zoned area containing four multifamily buildings. Further south is a neighborhood zoned at R-4 (Urban Residential, dwelling units per acre).³⁹

Rural Neighborhood Commercial Centers

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

Industrial

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

Farming and Agriculture in the Snoqualmie Valley

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

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

SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

In 1979, because of declining farmland and farming operations, King County voters approved the Farmland Preservation Program, authorizing the County to purchase development rights on farmlands to ensure they remain available for farming in the future. 40 In the 1985 *Comprehensive Plan*, five Agricultural Production Districts were established throughout the county. The Agricultural Production District designation is used to recognize and protect agricultural lands of long-term significance; because not all agriculture lands meet that standard, not all A (Agricultural) zoned lands are designated as Agricultural Production Districts. 41 The Agricultural Production Districts are protected by a combination of *Comprehensive Plan* policies, development regulations, and concentrated development right purchases funded by the

³⁸ Link to EK-P03: Alpental Map Amendment Study - King County

³⁹ Link to King County Code Title 21A (Chapter 21A.04 Zones, Maps And Designations)

⁴⁰ Link to King County, "Farmland Preservation Program"

⁴¹ Link to King County Department of Natural Resources and Parks (DNRP) and the King County Agriculture Commission, "FARMS Report: Future of Agriculture, Realize Meaningful Solutions,"

Farmland Preservation Program. 42 While the Agricultural Production Districts encompass only 3 percent of the total land area in King County, they contain most of its commercial agriculture.

The Snoqualmie Valley Agricultural Production District is the second largest in King County spanning 14,931 acres with abundant farming production. ⁴³ The Agricultural Production District extends from the northern county border southward along the Snoqualmie River valley to Fall City, bisected in two by the city of Carnation. Approximately 60 percent (9,000 acres) of the Agricultural Production District is currently able to be farmed as of 2023, with 83 percent of that area in active farming (7,500 acres) as of 2017. ⁴⁴

TABLE 1: SNOQUALMIE AGRICULTURAL PRODUCTION DISTRICT LAND USE TYPES, ACREAGES (AND PERCENTAGES) 45

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

In 2023, the Snoqualmie Valley Agricultural Production District is home to over 200 commercial farms including vegetable, berry, and flower operations as well as three dairies, several small-scale livestock operations, and thousands of acres providing livestock feed. Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many leasing the land are beginning farmers and immigrants, especially Hmong or Mien. 46,47

Although the Snoqualmie River has helped contribute rich agricultural soils over time, it is also a flood risk: approximately 75 percent of the Snoqualmie Agricultural Production District is in the floodway. 48 Flood waters can severely damage farming activity, depositing debris and pollutants onto fields, destroying crops, and drowning livestock. Flood waters can also overtop roads restricting emergency egress and access, and compact or wash away valuable topsoil.

Related to the issue of floodwaters are general water inundation issues on farmland, which exist throughout the Agricultural Production District but of are particular issue in the northern portion.⁴⁹

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

⁴²Link to King County FARMS Report

⁴³ Link to King County FARMS Report

⁴⁴ 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.

⁴⁵ 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.

⁴⁶ Link to King County Snoqualmie Valley Agricultural Strategic Plan

⁴⁷ The USDA defines beginning farmers and ranchers as those who have operated a farm or ranch for ten years or less. Link to <u>Beginning Farmers and Ranchers (usda.gov)</u>

⁴⁸ Link to King County FARMS Report

⁴⁹ Link to Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan

- Service provider capacity;
- Regulations for non-Agricultural Drainage Assistance Program eligible waterways;⁵⁰
- Lack of information about the existing systems, such as: who owns them, how can
 they be accessed, and who's responsible for fixing, replacing, or maintaining them;
 and
- Cost to service providers and landowner.

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

SNOQUALMIE FISH, FARM, FLOOD 51

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

Forest Lands in the Subarea

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

Much of the eastern portion of the Forest Production District is owned and managed by the US Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie National Forest, which contains the 394,000-acre Alpine Lakes and the 106,000-acre Wild Sky Wilderness areas. Another of the major landowners is the Washington State Department of Natural Resources, which oversees the Mount Si and Middle Fork Snoqualmie Natural

⁵⁰ Link to King County Agricultural Drainage Assistance Program

⁵¹ Link to King County Snoqualmie Fish, Farm, Flood

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

Potential Annexation Areas

Washington's Growth Management Act identifies cities as the most appropriate local government to provide urban services. ⁵³ The County's *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*, encourage the annexation of unincorporated lands that are already urbanized. ⁵⁴ Snoqualmie Valley/NE King County contains several annexable areas reserved for the Cities in the Rural Area, called Potential Annexation Areas. ⁵⁵ Potential Annexation Areas are areas inside the Urban Growth Area. King County serves as the regional government working with cities to facilitate the eventual annexation of Potential Annexation Areas, as well as the local government providing essential programs and services to residents in urban unincorporated areas until annexation occurs.

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

Planning for Future Growth

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

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

⁵² Link to 30-year-forest-plan.pdf (kingcounty.gov)

⁵³ Link to Revised Code of Washington Chapter 36.70A, section 110

⁵⁴ Link to 2021 Adopted CPPs (kingcounty.gov)

⁵⁵ A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.

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

Community Priorities

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

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

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

Community members shared concerns for ecosystem health in the subarea and say their choice of living in the area is due to the rural character of the area and natural beauty. In addition to protection and preservation of the abundant natural resources, natural areas, and working resource lands, ⁵⁶ maintenance of rural character is a high priority. Maintenance of rural character is identified by community as both protection and preservation, and maintaining the size, scale, and aesthetic of existing development - the exception to this being the desire at Snoqualmie Pass to have more development to serve both the growing community and large number of recreational visitors. The Snoqualmie Pass community identified its desire for more accommodations for the local workforce through zoning allowances, and zoning limitations to address both environmental and natural hazards concerns, such as critical areas and avalanche zones.

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

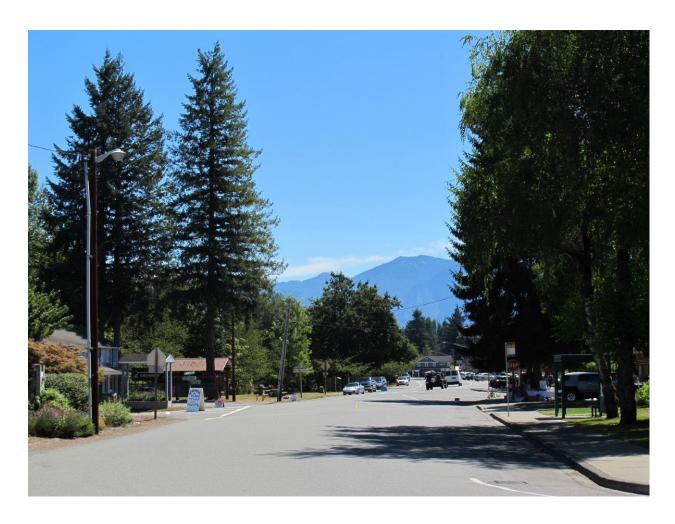
Much of the feedback given addresses specific sites and other current issues as of 2023. Such feedback is out of scope of this plan, lacks a 20-year lens, or is redundant to or inconsistent with the *Comprehensive Plan* items addressed in an implementation plan, or beyond the County's governance roles.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

⁵⁶ Working resource lands are defined as lands that are in use to generate forest or farm products as part of a commercial enterprise.

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

Policies

- **SVNE-1** Recognize and protect the uniqueness, size, scale, and role of the Rural Town of Fall City as a community hub by retaining special district overlays and development conditions that preserve its rural and community character.
- **SVNE-2** Retain the existing boundaries of the Community Business district in the Fall City Rural Town.
- SVNE-3 Support the character and role the Rural Town of Snoqualmie Pass as a yearround community in a mountain environment, recreation destination, and a critical corridor for the local and regional economy by coordinating on land use issues with Kittitas County, ski area, and adjacent land managers.
- **SVNE-4** Protect view corridors along I-90 by siting, designing, and visually buffering land uses along the highway to preserve its scenic nature.
- **SVNE-5** Maintain the existing role, size, and scale of the Preston Industrial Area through retaining existing zoning and applying development conditions to ensure compatibility with adjacent rural properties.
- **SVNE-6** Continue to coordinate with the Valley cities on annexations of remaining unincorporated urban areas.



Chapter 5: Housing and Human Services

The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all communities for all of King County's residents.⁵⁷ It also supports establishing healthy communities and fostering conditions that lead to positive health outcomes. This chapter addresses housing and community health in the context of the specific needs for the Snoqualmie Valley/NE King County subarea.

Housing

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

Housing Growth Potential

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

⁵⁷ Link to King County Comprehensive Plan

residential allowances. Because new growth is required to be focused in urban areas, the Countywide Planning Policies do not set growth targets for the rural area.⁵⁸

Most of the subarea is zoned rural or resource land. In the rural, agricultural, and forest-zoned areas of the subarea, housing density is limited to between one dwelling unit per 35 acres to one dwelling unit per 2.5 acres.

In Fall City, zoning and development conditions allow medium density residential development and the potential for increased housing opportunity is limited.⁵⁹ On its residential-zoned parcels, residential density cannot exceed four dwelling units per acre. In the business district, multifamily housing is allowed on the upper floors of buildings and the density is limited to no more than six dwelling units per acre.

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

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

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

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

Housing Stock

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

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

⁵⁸ Link to 2021 Adopted CPPs (kingcounty.gov)

⁵⁹ All development conditions, including P-suffixes, special district overlays, and demonstration projects areas can be found here: Property Specific Development Conditions - King County, Washington.

There are 218 units of rental housing affordable to income-qualified households in the city of Snoqualmie, although this is outside the subarea boundaries.^{60,61}

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

Unit Types	Snoqualmie Valley/NE King County	King County
Total housing units	10,900	952,300
Single unit buildings	9,800	546,800
2-9 unit buildings	100	110,600
10+ unit buildings	290	278,200
Owner-occupied units	8,500	508,300
Renter-occupied units	1,200	391,700
Median value of owner-occupied unit	\$596,000	\$601,100
Median rent	\$2,000	\$1,700
Renters experiencing cost burden	36%	45%
Housing units built before 1969	19%	37%

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

Single detached homes make up 6 percent of the total land area, compared to mobile homes, which comprise less than 1 percent of the total land area and are spread throughout the rural lands in the subarea. Multifamily housing comprises only 0.1 percent of total land area.

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

⁶⁰ Link to King County Income-restricted Housing Database

⁶¹ Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

Housing Affordability and Housing Costs

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

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

Vicinity (including Valley cities)	Zillow Home Value Index 62	Five year change (April 2018 to April 2023)	Ten year change (April 2013 to April 2023)
King County	\$803,000	35%	142%
Skykomish	\$409,000	47%	(No Data)
Duvall	\$878,000	48%	146%
Carnation	\$891,000	48%	145%
Fall City	\$1,023,000	47%	137%
Snoqualmie	\$979,000	38%	137%
North Bend	\$864,000	54%	159%
Snoqualmie Pass	\$817,000	110%	207%

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

Access to safe and affordable housing improves residents' ability to achieve economic well-being, a high quality of life, better health, and future success. Data shows that King County faces an unprecedented demand for affordable housing, with an identified need of nearly 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80 percent of the Area Median Income. ⁶³ Within the subarea, most affordable housing is in the cities and is intended to also serve the rural areas.

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

⁶² 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

⁶³ Link to Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA

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

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

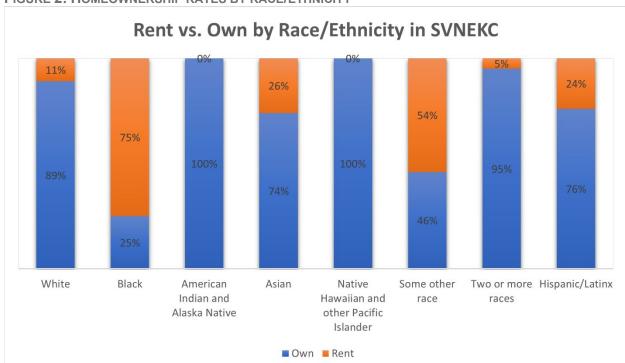


FIGURE 2: HOMEOWNERSHIP RATES BY RACE/ETHNICITY

In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are "cost burdened," meaning that they spend more than 30 percent of their income on housing. In King County, 34 percent of all renters are cost burdened. A higher percentage of cost-burdened households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and economic displacement.⁶⁴

Community Priorities

Community members articulated their wish to maintain the rural character of the subarea. This is often specified in feedback as limiting the development of subdivisions, which can be considered out of place in rural areas. Community members also stated that they want young people to have affordable places to live in the subarea, for seniors to be able to age in place, and housing that is integrated with services. These two community perspectives could be in

⁶⁴ Link to Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018.

opposition, as a main tool in planning to increase affordability is to increase the supply of housing through allowed densities.

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

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

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

Policies

- Work with the Valley cities, the Town of Skykomish, and affordable housing providers to increase the supply of affordable housing within the cities in the subarea for workers and service providers, in order to protect adjacent Rural Area and Natural Resource Lands from sprawl and pressure to urbanize.
- SVNE-8 Support housing stability programs and affordable housing developments for seniors and veterans near senior service centers located in Cities in the Rural Area that serve residents in the subarea, including those that live in unincorporated King County.
- **SVNE-9** Encourage residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop middle housing.
- SVNE-10 Support recreation and service industry workers by encouraging the development of diverse housing types in the Snoqualmie Pass Rural Town with strategies such as inclusionary housing or micro-housing units.

Health and Human Services

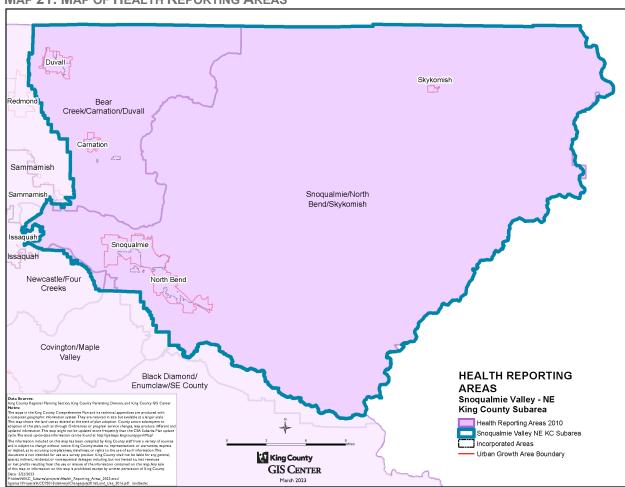
The Comprehensive Plan identifies King County's regional role in health and human services. It acknowledges that the County works with many partners, such as the federal, state, and other local governments; service providers; nonprofit organizations; foundations; faith communities; businesses; schools;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

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

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

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

The subarea crosses two separate Health Reporting Areas.



MAP 21: MAP OF HEALTH REPORTING AREAS

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

TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS 65

TABLE 4: KEY HEALTH INDICATORS WITHIN HEALTH REPORTING AREAS 65				
	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

⁶⁵ Health Reporting Areas (HRAs) are aggregates of Census 2020 blocks created to facilitate the analysis and presentation of sub-county health statistics. Where possible, HRAs are defined as neighborhoods within large cities, smaller cities, unincorporated areas in King County, or a combination of these geographies.

* Statistically different compared to King County		

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

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

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

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

Community Priorities

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

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

Community members also noted that the accessibility of services for seniors in the subarea could be improved. Additionally, community members shared that community connections, like providing support for young families in the subarea, need to be strengthened.

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

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

Policies

- SVNE-11 Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers to access additional resources.
- **SVNE-12** Partner with senior centers and other senior services providers, veteran service providers, and organizations assisting those living with disabilities in the subarea to coordinate access to programs that support mental and physical health.
- SVNE-13 Support human services, such as mental health services, for the remote communities along the US Highway 2 corridor before and after climate-related events.



Chapter 6: Environment

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

The environment of Snoqualmie Valley/NE King County is ecologically rich and scenic. It has scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway); ⁶⁶ Wild and Scenic designated rivers (Middle Fork of the Snoqualmie, Pratt River); ⁶⁷ National Forests (Mount Baker-Snoqualmie National Forest); ⁶⁸ designated wilderness areas (Alpine Lakes Wilderness, Wild Sky Wilderness, Henry M. Jackson Wilderness); ⁶⁹ ski areas (Summit at Snoqualmie Ski Area and most of Stevens Pass Ski Area); ^{70,71} an Agricultural Production District (Snoqualmie Agricultural Production District); ⁷² and several other preserved state, county, and private lands. These lands include sites sacred to the Snoqualmie and Tulalip Tribes, such as Snoqualmie Falls for the Snoqualmie Tribe.

Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries: the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River originates in the western Cascade Range near Snoqualmie Pass and flows in a generally northwest direction for approximately 45 miles before combining with the Skykomish River, just

⁶⁶ Link to WA-Official-One-Pager 2022.pdf (scenic.org)

⁶⁷ Link to Snoqualmie River (Middle Fork), Washington (rivers.gov)

⁶⁸ Link to Mt. Baker-Snoqualmie National Forest - Home (usda.gov)

⁶⁹ Link to Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee (usda.gov)

⁷⁰ Link to Seattle's Home Mountain (summitatsnoqualmie.com)

⁷¹ Link to Washington Skiing & Snowboard | Stevens Pass Ski Resort

⁷² Link to Farmland Preservation Program - King County

north of the border with Snohomish County, near the city of Monroe. The South Fork of the Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a generally westward direction for approximately 29 miles before its confluence with the Snoqualmie River, where the upper reaches of the river are within King County until the community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness that divides this subarea with Kittitas County. These peaks are covered in snow more than half of the year, which eventually melts into forested tributaries of the abovementioned rivers. Hunting and gathering have occurred in the areas surrounding the tributaries since time immemorial. As the logging industry has waned over recent years, there has been great effort to preserve and restore these former logging areas as they have transitioned to outdoor recreation and ecological restoration sites.⁷³

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

Watersheds and Water Quality Concerns

The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed, which is composed of the Snoqualmie-Skykomish Watersheds. The Snoqualmie-Skykomish Watersheds are two smaller, separate watersheds that drain rural northeast King County.⁷⁴ In the west of the subarea, a small part of the subarea drains to the Sammamish River watershed.

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

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

⁷³ Link to Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust (mtsgreenway.org).

⁷⁴ Link to Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division

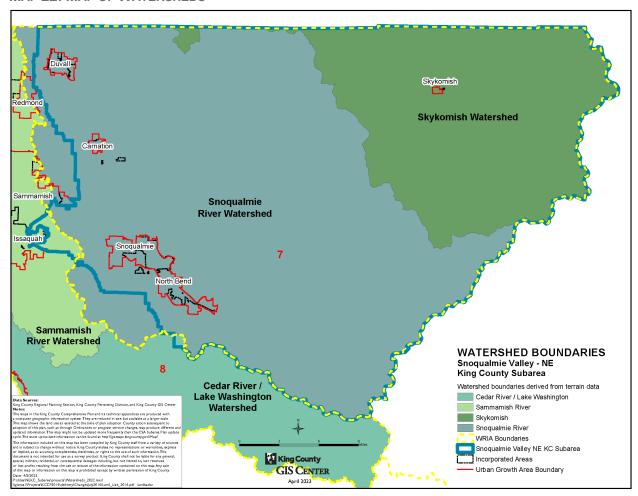
⁷⁵ Link to Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division

⁷⁶ Link to Snoqualmie-Skykomish Watershed, King County Water and Land Resources Division

⁷⁷ Link to King County, King County Water Quality Monitoring

⁷⁸ Link to U.S. Environmental Protection Agency,) Overview of Listing Impaired Waters under CWA Section 303(d,

⁷⁹ Link to King County, King County Water Quality Monitoring



MAP 22: MAP OF WATERSHEDS

Salmon and Watershed Planning

The Snoqualmie Valley/NE King County subarea is primarily within the Snohomish Water Resource Inventory Area 7, as defined by the Washington State Department of Ecology. 80 The Snohomish Basin is the second-largest river system draining into the Puget Sound, encompassing the Water Resource Inventory Area 7, and produces some of the highest numbers of salmon in the region. 81

Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and still sustains one of Puget Sound's' largest coho runs in Griffin Creek. 82 The Snoqualmie Watershed is one of the basins with the highest potential for salmon recovery in the region and will play a major role in the recovery of chinook salmon, listed as threatened under the Endangered Species Act. 83

⁸⁰ Link to Washington State Department of Ecology, In your watershed

⁸¹ Link to Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip

⁸²Link to King County, Overview Snoqualmie-Skykomish Watershed

⁸³Link to Snoqualmie Watershed Forum

Despite many successes in salmon recovery planning, some species are faring better in recovery than others. Chum and coho salmon return rates to the Snohomish Basin continue to underperform, indicating additional needs to support juvenile salmon in the basin.⁸⁴ Endangered Species Act-listed Snoqualmie chinook salmon and steelhead also continue to underperform.

Floodplain Management

Flood events in the subarea are a regular occurrence, with the Snoqualmie and Skykomish rivers flooding nearly every year, though widespread property damage occurs less frequently. ⁸⁵ The higher level of flood risk within the watershed is underscored by a 2016 Department of Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering population density (weighted 60 percent), National Flood Insurance Program policies and claims (30 percent), and floodplain area (10 percent). ⁸⁶ The risk rankings of the Snoqualmie and Skykomish were eight and 20, respectively, out of the 71 watersheds in the state. ⁸⁷

The Floodplain Management Plan discussed later in this section addresses floodplain planning for the subarea and is supported by several active programs such as home buyouts and elevations. Among these programs is King County participation in the Federal Emergency Management Agency National Flood Insurance Program Community Rating System. This incentive program provides discounts to communities whose floodplain management activities exceed minimum National Flood Insurance Program requirements. As of 2007, King County has sustained a Class 2 Community Rating System rating, providing a 40 percent discount on flood insurance premiums for properties within special flood hazard areas and a 10 percent discount in non-special flood hazard areas in unincorporated King County. 88

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

King County Flood Control District

The King County Flood Control District is a countywide special purpose district that provides funding and policy oversight for flood risk reduction capital projects and programs in King County. ⁸⁹ The King County Flood Control District is governed by a Board of Supervisors composed of King County Council councilmembers and, while King County is the primary service provider to the King County Flood Control District through an interlocal agreement, the King County Flood Control District remains a separate governmental entity. ⁹⁰ King County Flood Control District efforts within the Snoqualmie/South Fork Skykomish River Basin are guided by three Capital Investment Strategies for the Tolt River, as well as the Middle and South Forks of the Snoqualmie River. ⁹¹ Through these plans and grant programs, the King County Flood

⁸⁴ Link to Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip

⁸⁵ Link to <u>King County Flood Warning Center activation data; Washington Military Department (MIL), Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment</u>

⁸⁶ Link to MIL, Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment, .

⁸⁷ Link to Department of Ecology (ECY), Washington State Watershed Risk Assessment"

⁸⁸ Link to King County, "Community Rating System"

⁸⁹ Link to King County Flood Control District"

⁹⁰ Link to Flood Control District, "About Us"; Flood Control District, "Resident FAQs"

⁹¹ Link to King County Flood Control District "Snoqualmie/ South Fork Skykomish River Basin"

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

Snoqualmie Watershed Forum

The Snoqualmie Watershed Forum is a partnership between the Snoqualmie Tribe, Tulalip Tribes, King County, the Valley cities, and the Town of Skykomish to collaboratively work on watershed issues. ⁹² The Snoqualmie Watershed Forum has been active since 1998, helping implement water resource and habitat projects in the Snoqualmie-Skykomish Watershed while also coordinating with other salmon recovery forums. The Snoqualmie Watershed Forum helps implement the Snohomish Basin Salmon Conservation Plan. Since its inception, the Snoqualmie Watershed Forum has allocated over \$13 million to 270 projects to help address salmon recovery, water quality, and flooding. ⁹³

Looking Forward with Climate Change

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

Glaciers are retreating, the snowpack is melting earlier in the year, and the flow of meltwater into streams during summer is declining. In the coming decades, coastal waters will become more acidic, streams will be warmer, populations of several fish species will decline, and wildfires may be more common.⁹⁵

Additional anticipated impacts include increased flooding, landslides, and both agricultural and public health impacts from pest migration, heat waves, and more wildfire smoke-filled days. ⁹⁶

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

Snowpack loss: It is estimated that climate change will have caused between a 9 percent and 16 percent loss to the Cascade Snowpack between 1980 and 2025. 97,98 This decline is expected to continue, with the average April 1 snowpack expected to decrease by 30 percent by the 2040s and up to 55 percent by the 2080s. 99 By midcentury, warm winters are predicted to occur 33 percent to 77 percent of the time. 100 Snowpack loss contributes to several environmental impacts such as reduced summer river flows, fewer salmon, increased flooding, and drier environments contributing to increased wildfire risk; these impacts are detailed below. Snowpack loss could also have multiple impacts to the subarea, including reduced ski tourism

⁹² Valley cities include Carnation, Duvall, North Bend, and Snoqualmie.

⁹³ Link to Snoqualmie Watershed Forum

⁹⁴ Link to U.S. Environmental Protection Agency (EPA), "What Climate Change Means for Washington"

⁹⁵ Link to U.S. Environmental Protection Agency (EPA), "What Climate Change Means for Washington"

⁹⁶ Link to King County, "Confronting Climate Change" Infographic

⁹⁷ Link to "A New Look at Snowpack Trends in the Cascade Mountains," Journal of Climate

⁹⁸ Link to <u>"Assessing the Impacts of Global Warming on Snowpack in the Washington Cascades," Journal of Climate</u>

⁹⁹ Link to "State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group

¹⁰⁰ Link to "State of Knowledge: Climate Change in Puget Sound," Climate Impacts Group

revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing) up to 33 percent of the time. 1011

Reduced summer flows: Reduced snowpacks and changes in the hydrologic cycle will result in reduced summer river flows, resulting in in reduced summer hydropower generation and increased stream temperatures. Approximately 22 percent less summer rain is likely by the 2050s. 102

<u>Fewer salmon:</u> Lower river flows and warmer waters are expected to impact the survival of salmon populations due to increased mortality, spawning and rearing habitat availability, and reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with poor habitat and increasing the spread of disease, competition for food, predation, and likelihood of stranding. ¹⁰³

<u>Increased flooding:</u> More winter precipitation falling as rain and increased heavy rainfall events are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall events are projected to, "intensify by over 19 percent, on average, by the 2080s…". Across 12 Puget Sound watersheds, the highest average river flows are projected to increase by 18 percent to 55 percent.¹⁰⁴

<u>Increased wildfires and smoke:</u> Forests that are water-stressed in summer are projected to experience more severe or longer periods of water stress, decreasing moisture and increasing fire risk. Two separate studies have estimated that, "the annual area burned for Northwest forests west of the Cascade crest could more than double, on average, by 2070-2099...". ¹⁰⁵ Wildfire also increases risk to power transmission facilities and increased smoke-filled days. ¹⁰⁶

Increased heat events: Compared to the 1960s, King County has seen increased heat wave frequency and duration with a longer heat wave season. ¹⁰⁷ Heat impacts can be exacerbated by features such as paved surfaces and limited tree cover, with temperatures in urbanized areas up to 20°F hotter than less urban areas. ¹⁰⁸ Extreme heat increases hospitalizations and mortality, disproportionately impacting more heat-sensitive populations – including the elderly, historically underserved communities, people who work outdoors, people experiencing homelessness, and those with chronic medical conditions. ¹⁰⁹ It is predicted the region will be 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on average, by 2050. ^{110,111}

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

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<sup>101</sup> Link to State of Knowledge: Climate Change in Puget Sound (uw.edu)
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¹⁰² Link to WRIA 7 Climate Change Impacts to Salmon Issue Paper

¹⁰³ Link to WRIA 7 Climate Change Impacts to Salmon Issue Paper

¹⁰⁴ Link to State of Knowledge: Climate Change in Puget Sound

¹⁰⁵ Link to State of Knowledge: Climate Change in Puget Sound Note: compared to 1971-2000.

¹⁰⁶ Link to State of Knowledge: Climate Change in Puget Sound

¹⁰⁷ Link to Climate Change Indicators: Heat Waves

¹⁰⁸ 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"

County and City of Seattle - King County"

109 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..."

110 Link to Climate change impacts in King County

¹¹¹ Link to Washington State Department of Health, Washington Tracking Network

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

Implementation Plans and Programs Relevant to the Environment

Many existing programs and plans within King County address environmental health, open space conservation, natural systems, and upholding tribal treaty rights. This is a list of key, environmentally related County plans and initiatives:¹¹³

Clean Water Healthy Habitat ¹¹⁴ – A program with a 30-year lens to align the County's goals of healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine shorelines.

Strategic Climate Action Plan¹¹⁵ – A five-year blueprint for County climate action, integrating climate change into all areas of County operations and work with King County cities, partners, communities, and residents.

Flood Hazard Management Plan ¹¹⁶ – The flood plan sets floodplain management policy for unincorporated King County and could inform flood management actions by cities, the King County Flood Control District, and other floodplain partners. This plan is currently undergoing an update as of 2023, with an anticipated transmittal to Council in 2024.

30-Year Forest Plan ¹¹⁷ – A plan developed to provide a shared countywide vision for rural and urban forest cover and forest health. It includes priorities, goals, and strategies for achieving that vision over the next 30 years.

Regional Hazard Mitigation Plan¹¹⁸ – This plan assesses natural and human-caused hazards that can impact our region, including hazards discussed during engagement with the subarea, such as floods, landslides, severe weather, and wildfires. This plan develops strategies to reduce risk and build resilience.

Open Space Plan¹¹⁹ – The *2022 King County Open Space Plan: Parks, Trails, and Natural Areas* (Open Space Plan) establishes both a strategic and functional plan to comply with the Washington State Growth Management Act and meet Washington State Recreation and Conservation Office requirements. The Open Space Plan provides a framework for expanding, planning, developing, stewarding, maintaining, and managing the County's complex system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.

¹¹² Link to <u>State of Knowledge: Climate Change in Puget Sound</u>

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

¹¹⁴ Link to Clean Water Healthy Habitat - King County

¹¹⁵ Link to 2020 Strategic Climate Action Plan (SCAP) - King County

¹¹⁶ Link to King County Flood Management Plan - King County Link to King County Flood Management Plan - King County

¹¹⁷ Link to King County 30-Year Forest Plan - King County Link to King County 30-Year Forest Plan - King County

¹¹⁸ Link to Regional Hazard Mitigation Plan - King County Link to Regional Hazard Mitigation Plan - King County

¹¹⁹ Link to Open Space Plan - King County Link to Open Space Plan - King County

Wildfire Risk Reduction Strategy ¹²⁰ – A strategy to reduce fire risk in King County by increasing the resilience of King County forests to wildfire; increasing wildfire preparedness, response, and recovery within the wildland urban interface; and responding quickly, effectively, and safely when wildfires occur.

Land Conservation Initiative ¹²¹ – A collaborative strategy to preserve King County's last, most important natural lands and urban green spaces in 30 years through a series of accelerated actions to address rapidly-shrinking open spaces and climbing land prices.

Water Resource Inventory Area (WRIA) 7 Snohomish Watershed Restoration and Enhancement Plan 122 – This plan for the Snohomish watershed – or Water Resource Inventory Area 7 – was developed and approved by the Washington State Department of Ecology. The plan identifies projects to offset the potential consumption impacts of new permit-exempt domestic groundwater withdrawals on instream flows over 20 years (2018 – 2038), while planning to provide a net ecological benefit.

Snohomish River Basin Salmon Recovery Plan ¹²³ – Also addresses the Water Resource Inventory Area 7 watershed, this plan has guided the protection and restoration of salmon in the Snohomish River basin since 2005. Multiple subsequent reports have assessed plan progress, including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish Watersheds. ¹²⁴

Community Priorities

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

A major concern expressed by community members is effective water management. Community members stated worry about the watershed's ability to support the community's needs, and the impending drought and wildfire risk as growth outpaces the capacity of water resources in the Snoqualmie watershed.¹²⁵

The community shared the following high priority environmental interests:

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

¹²⁰ Link to king-county-wildfire-strategy-report.pdf (kingcounty.gov) Link to king-county-wildfire-strategy-report.pdf (kingcounty.gov)

¹²¹ Link to King County Land Conservation Initiative - King County

¹²² Link to the Washington state Department of Ecology <u>Watershed Restoration and Enhancement Plan: WRIA 7</u> Snohomish Watershed

¹²³ Link to the Snohomish River Basin Salmon Recovery Plan

¹²⁴ Link to <u>15-year status report on the Snoqualmie & South Form Skykomish Watersheds</u>

¹²⁵ Although the subarea faces a unique set of climate challenges, drought and wildfire impact communities across all of King County and are therefore addressed in the Comprehensive Plan.

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

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

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

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

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

Policies

- SVNE-14 Collaborate with public and private entities to explore strategies to improve the existing road network crossing the Snoqualmie Valley floodplain to help alleviate the severity of flooding impacts, support transportation connectivity during major flood events, and reconnect salmon habitat.
- SVNE-15 Support protection of riparian corridors throughout the Snoqualmie River and Snohomish River watershed to help remedy high water temperatures and to reflect the intent of the recommendations resulting from the coordination and collaboration in watershed stewardship.

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

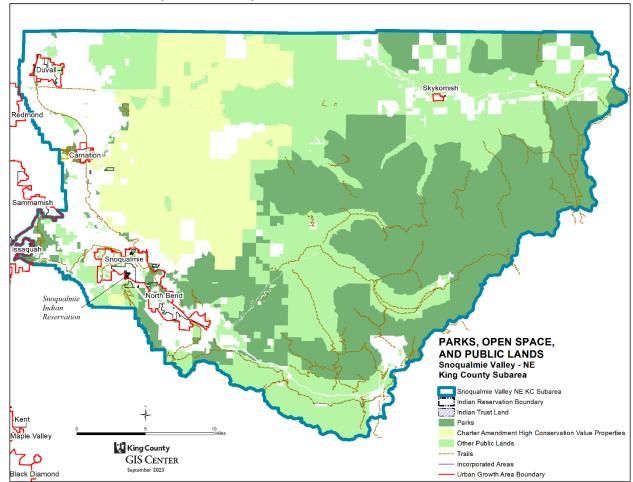


Chapter 7: Parks and Open Space

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

The 2022 King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan), a functional plan of the Comprehensive Plan, provides the policy framework for the County's

acquisition, planning, development, stewardship, maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space. 126,127



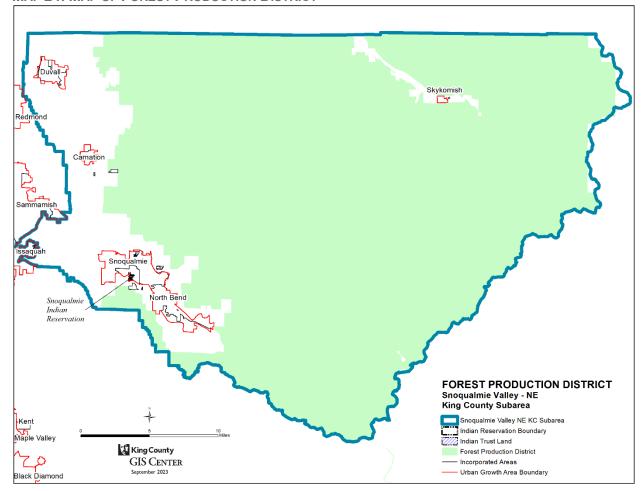
MAP 23: MAP OF PARKS, OPEN SPACE, AND PUBLIC LANDS

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

¹²⁶ "Functional plans" are defined in King County Code 20.08.132.

¹²⁷ Link to 2022 King County Open Space Plan

¹²⁸ The Farmland Preservation Program (FPP) is a voluntary program that purchases the development rights from farmland in order to permanently preserve it for agriculture or open space uses. (2009 Farms Report, Appendix J)



MAP 24: MAP OF FOREST PRODUCTION DISTRICT

Within the subarea and overlapping the abovementioned resources and amenities, are two scenic byways: the Mountains to Sound Greenway and the Stevens Pass Greenway. The Mountains to Sound Greenway National Heritage Area is a green corridor made up of connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg along Interstate 90. 129 The Mountains to Sound Greenway Trust is a coalition-based organization that partners with King County to conserve and preserve this landscape. The Stevens Pass Greenway, a National Forest Scenic Byway since 1992, begins on US Highway 2, just east of Monroe and ends in the orchards of Peshastin near the Junction of US Highway 2 and US Highway 97. 130 This byway features a former railroad corridor now known as the Iron Goat Trail.

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

¹²⁹ Link to Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities (mtsgreenway.org)

¹³⁰ Link to Stevens Pass Greenway | Stevens Pass Greenway

¹³¹ Link to 2022 King County Open Space Plan

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

King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor, providing opportunities to ride horses, walk, or bike along the valley and experience its rich natural beauty and agriculture history. ¹³² The Snoqualmie Forest biking trails, also known as Tokul, are in the foothills north of State Road 203 and are accessed from the Snoqualmie Valley Trail between Snoqualmie and Fall City. The trail system offers approximately 40 miles of mountain bike-specific designed trails. It is located on private forestlands, under a King County conservation easement, owned and managed by Campbell Global Forest & Natural Resource Investments with trail development assistance provided by the Evergreen Mountain Bike Alliance and volunteers.

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

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

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

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

¹³² Link to 2022 King County Open Space Plan

¹³³ Link to Open Space Plan - King County, Washington

¹³⁴ Link to Open Space Plan - King County, Washington

Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280 vertical feet, 25 chair lifts, and the most night skiing in the United States. ¹³⁵ Summit at Snoqualmie receives as many as 18,000 ticket purchasing guests on a weekend day, which does not include visitors who do not ride ski lifts. ¹³⁶ The western portion of Stevens Pass Ski Area is also a part of this subarea, and is also a recreation destination for the region.

Metropolitan Parks Districts

The subarea contains two metropolitan parks districts – Si View Metropolitan Parks District and Fall City Metropolitan Parks District. These metropolitan parks districts are authorized under Washington State Law to be created for the management, control, improvement, maintenance, and acquisition of parks, parkways, boulevards, and recreational facilities. ¹³⁷ They are not part of King County government. Metropolitan parks districts, created by a majority vote of residents, have the power to impose permanent property taxes to support public parks and/or recreation facilities and programs. ¹³⁸ Both metropolitan parks districts were consulted during the planning process.

Si View Metropolitan Parks District

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

Fall City Metropolitan Parks District

Fall City Metropolitan Parks District, formed in 2009, includes the areas in and around the Fall City Rural Town, extending to unincorporated areas to the north and west. ¹⁴⁰ The Fall City Metropolitan Parks District covers approximately 17,600 acres or 27.5 square miles and is comprised of rural and resource lands. ¹⁴¹ The Fall City Metropolitan Parks District vision is "[a] vibrant integrated park system serving the needs and interests of our diverse community." ¹⁴² The Fall City Metropolitan Parks District website lists eight open spaces currently as of 2023, including parks, open space areas, and trails. A 2023 project is under way to create an active transportation path on the south side of State Route 202.

¹³⁵ Link to Mountain Stats (summitatsnoqualmie.com)

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

¹³⁷ Link to Chapter 35.61 RCW: METROPOLITAN PARK DISTRICTS (wa.gov)

¹³⁸ Link to MRSC - Metropolitan Park Districts

¹³⁹ Link to Si View Metropolitan Park District (siviewpark.org)

¹⁴⁰ Link to Fallcitypark Election09.mxd

¹⁴¹ Link to CompPlan2014-2019.pdf (fallcityparks.org)

¹⁴² Link to untitled (fallcityparks.org)

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

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

Conservation Futures ¹⁴³ – In 1971, Washington state authorized the Conservation Futures Tax levy, allowing counties to collect a small levy from landowners to protect open space. King County is one of 14 counties statewide that levy a conservation futures tax – protecting forests, shorelines, farms, greenways, and trails for future generations to enjoy.

Open Space Plan¹⁴⁴ – A strategic and functional plan, this document complies with Washington State Growth Management Act and Washington State Recreation and Conservation Office requirements.

King County Parks Levy ¹⁴⁵ – A property tax levy approved by vote that supports parks, trails, and open space in King County. The revenue generated by this levy means countywide investments in parks, trails, recreation, and open space protection for the benefit of all King County residents, including the subarea.

30-Year Forest Plan ¹⁴⁶ – A plan developed to provide a shared countywide vision for rural and urban forest cover and forest health. It includes priorities, goals, and strategies for achieving that vision over the next 30 years.

Land Conservation Initiative¹⁴⁷ – A 30-year collaborative strategy to 2050 of accelerated actions that address rapidly-shrinking green spaces and climbing land prices to protect King County's last, most important natural lands while closing gaps in equitable access to quality open space.

Community Priorities

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

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

¹⁴³ Link to King County Conservation Futures - King County

¹⁴⁴ Link to Open Space Plan - King County Link to Open Space Plan - King County

¹⁴⁵ Link to Parks Levy - King County Link to Parks Levy - King County

¹⁴⁶ Link to King County 30-Year Forest Plan - King County

¹⁴⁷ Link to King County Land Conservation Initiative - King County Link to King County Land Conservation Initiative - King County

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

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

Members and representatives of the Snoqualmie and Tulalip Tribes shared concerns around trailhead crowding and general overuse of outdoor recreational areas. Both Indian tribes stated concerns with 2023 levels of use interfering with their access to ancestral lands. Official statements have been made by the Snoqualmie Tribe, and the Tulalip Tribes have completed a report recommending coordination among agencies to address recreation overuse. 148, 149

Policies

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

¹⁴⁸ Link to <u>The Snoqualmie Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands | Snoqualmie Indian</u> Tribe

¹⁴⁹ Link to The "Recreation Boom" on Public Lands in Western Washington: Impacts to Wildlife and Implications for Treaty Tribes



Chapter 8: Transportation

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

King County Metro (Metro) provides transit service to the subarea. Metro's Service Guidelines state: "Rural and Dial-A-Ride Transit routes serve lower-density areas. Rural routes serve as connectors between rural communities and between rural communities and larger cities. They are defined as having at least 35 percent of their route outside the urban growth boundary. Dial-A-Ride Transit routes provide fixed-route service and can deviate from their fixed routing in lower-density areas." ¹⁵¹

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

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

¹⁵⁰ Link to The Transportation/Land Use Connection: Revised Edition (planning.org)

¹⁵¹ Link to King County Metro Service Guidelines

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

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

- The King County Strategic Plan for Road Services ¹⁵²
- The King County Metro Strategic Plan for Public Transportation 2021-2031 153
- The King County Metro Long Range Plan Metro Connects 154
- The King County Metro Service Guidelines 155

Road Services

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

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

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

¹⁵² Link to <u>Strategic Plan for Road Services</u>

¹⁵³ Link to <u>Strategic Plan for Public Transportation</u>

¹⁵⁴ Link to King County Metro Long Range Plan

¹⁵⁵ Link to King County Metro Service Guidelines

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

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

TABLE 5: COUNTY ROAD INFRASTRUCTURE

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

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

King County plans for long-term roadway needs through the development of the Transportation Needs Report, an element of the *Comprehensive Plan*. ¹⁵⁶ The Transportation Needs Report includes a comprehensive list of known and forecasted transportation infrastructure needs. The Executive Proposed 2024 Transportation Needs Report, transmitted to Council with the *Comprehensive Plan*, includes 111 projects located completely or partially in the subarea, with a total planning level cost estimate of \$583,095,000. Note that five of these projects, with an associated cost estimate of over \$120 million, are primarily located outside the subarea on NE Novelty Hill Road and NE Woodinville Duvall Road. The most common identified needs in the subarea are bridge replacements; addressing roads vulnerable to floods, slides, and other risks; guardrail installation; and drainage improvements.

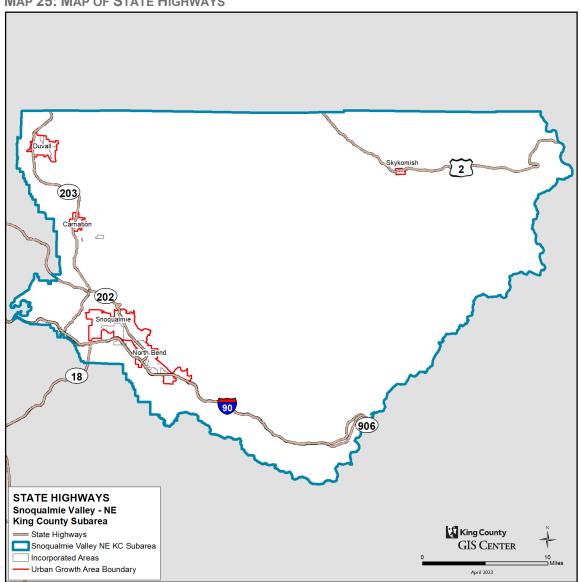
¹⁵⁶ Link to King County Transportation Needs Report 2020

The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and West Snoqualmie Valley Road/Carnation Farm Road. ¹⁵⁷ This designation reflects the unique and historic nature of the roads. The *Comprehensive Plan* encourages the preservation of these corridors through context sensitive design, planning, and maintenance.

State Highways

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





¹⁵⁷ Link to <u>Historic and Scenic Corridors Project - King County</u>

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

Interstate 90, near the southern edge of the subarea, connects the urban incorporated cities in the western portion of the county with the unincorporated community of Preston, the cities of Snoqualmie and North Bend, and east to Snoqualmie Pass and Kittitas County. Interstate 90 is a "fully controlled limited access highway" ¹⁵⁸, meaning that preference is given to maintaining the flow of traffic on the highway, access is only allowed at defined interchanges, and driveways are not allowed. The Interstate 90 corridor forms the centerpiece of the Mountains to Sound Greenway and is designated a National Scenic Byway and a National Heritage Area. ¹⁵⁹ For several decades, it has been the focus of major regional efforts to preserve the corridor's natural scenic character.

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

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

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

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

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

¹⁵⁸ Link to <u>WAC 468-58-010</u>

¹⁵⁹ Link to Mountains to Sound Greenway

Public Transportation Services

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

- Snoqualmie Valley Shuttle (operated by Snoqualmie Valley Transit): service every 90-100 minutes on weekdays only; connects North Bend and Snoqualmie with Fall City and Duvall
- Route 208 (operated by Metro): service every 50-70 minutes in the peak, 120-130 minutes off-peak on the weekdays; and service every 120-130 minutes on Saturdays; connects North Bend and Snoqualmie with Issaquah
- Route 232 (operated by Metro): service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes westbound in the p.m. peak on weekdays only; connects Duvall with Redmond Ridge, Redmond, and Bellevue
- **Dial-a-Ride Transit Route 224 (operated by Metro):** service every 90 minutes on weekdays only; connects Duvall with Redmond Ridge and Redmond
- Trailhead Direct: A pilot project co-led by Metro and King County Parks; this project seeks to ease vehicle congestion, reduce safety hazards and expand access to hiking destinations along Interstate 90
- **Door-to-Door (operated by Snoqualmie Valley Transit):** service Monday-Friday from 6 a.m. to 7 p.m.; schedule a ride at least 24 hours in advance; service area includes North Bend, Snoqualmie, Fall City, Preston, Carnation, Duvall, and Monroe

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

Community Priorities

Residents shared their desire for increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools. Residents stated they want safety improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches. Some residents raised concerns about increased trash and drunk drivers and expressed interest in anti-litter and anti-drunk driving campaigns. Residents raised concerns about deterioration of area roadways from heavy truck traffic and traffic congestion caused from recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking areas such as Southeast Mt Si Road, Rattlesnake Lake (436th Avenue Southeast), and Southeast Middle Fork Road. Traffic congestion along commuting routes is a concern stated by residents as well, specifically in routes from the Lower Valley (Carnation and Duvall) to Redmond on State Route 202 and Northeast 124th Street, and Northeast Woodinville Duvall Road. Although the community indicated they want these improvements, some residents stated concern about the cost and financial burden placed on residents for public improvements.

¹⁶⁰ Per Snoqualmie Valley Transit Director Amy Biggs, as of August 1, 2023, the transit service is funded by multiple sources, including Metro Transit, WSDOT, and the Snoqualmie Tribe, with occasionally other funding sources such as cities, assistance programs, and foundations.

¹⁶¹ King County Metro transit service as of November 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change.

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

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

The community requested assistance in resolving mobility challenges, such as barriers to transit for youth, seniors, and other customers with limited physical mobility and better access to health and human services in the area and in surrounding cities.

Policies

- Work with communities in the subarea on right-sized mobility solutions that meet and are appropriate for their needs, in alignment with rural levels of transit service as identified by the Metro Transit Service Guidelines and Metro Connects.
- SVNE-21 Support safety improvements to the State Route 906 corridor for Snoqualmie Pass residents and visitors through working with the Washington State Department of Transportation, Kittitas County, local businesses, and the community.
- **SVNE-22** Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the comfort and usability for travelers on US Highway 2 through improved wayfinding and rest facilities.
- SVNE-23 Coordinate and work with Washington State Department of Transportation and nearby community members on studying and implementing safety and active transportation improvements to the SE Redmond-Fall City Road portion of State Route 202.
- **SVNE-24** Require new sidewalks addressing gaps in existing sidewalk connectivity be constructed within the Fall City Business District Special District Overlay as part of permitting and development activity.
- SVNE-25 Prohibit road connections between the City of Snoqualmie and the unincorporated county roads of 356th Avenue SE and Lake Alice Road SE, unless future analysis determines restricted emergency access is necessary for safety.



Photo provided by the Snoqualmie Tribe

Chapter 9: Services and Utilities

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

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

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

¹⁶² Link to RCW 36.70a.020: Planning goals. (wa.gov)

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

Services

Public School Districts

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

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

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

Public Hospital Districts

The subarea is served by two hospital districts. Public Hospital District No. 2 serves the city of Duvall and neighboring unincorporated areas, in addition to the cities of Kirkland, Redmond, and Monroe. Public Hospital District No. 4, known as the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend and the surrounding rural areas including Snoqualmie Pass. The district provides several clinics and one hospital in Snoqualmie. 164

Utilities

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

Water Supply

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

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

¹⁶⁴ Link to About - Snoqualmie Valley Health Snoqualmie Valley Health (snoqualmiehospital.org)

Sewage Treatment and Disposal

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

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

Solid Waste

Garbage, recyclables, and organics collection in the subarea are provided by private companies operating under certificates issued by the Washington Utilities and Transportation Commission. The Town of Skykomish provides garbage collection to some unincorporated areas but does not collect recyclables or organics. There is a drop box facility located in Skykomish; however, organics collection is not provided at the drop box.

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

Energy

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

Telecommunications

King County completed a Broadband Access Study in 2020. 165 The study identifies three zones as unserved by broadband service providers. All three zones are included in the subarea. The unserved zones cover areas along US Highway 2, Interstate 90, and pockets across the subarea. 166

Community Priorities

When asked what services and utility investments were needed in the subarea, community members across the subarea expressed a need for better access to reliable internet service to help with digital connectivity. As noted, the subarea has gaps where reliable broadband services are not available to households and businesses. Even where services are available, community members stated that not all households can afford to pay for reliable or any internet services, and that there is a need for "hotspots" across the subarea where community members can

¹⁶⁵ Link to <u>202002-Broadband-Access-Study.ashx (kingcounty.gov)</u>

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

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

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

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

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

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

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

Policies

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



Chapter 10: Economic Development

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

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

- Fall City Rural Town
- Snoqualmie Pass Rural Town
- Preston Industrial and Rural Neighborhood Commercial Center

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

Total employment in the subarea, not including the incorporated cities, is estimated to be about 5,400 jobs. ¹⁶⁷ Since 2000, employment in the unincorporated area of the subarea has grown by

¹⁶⁷ Puget Sound Regional Council, based on 2020 US Census Bureau Data

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

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

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

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

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

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

Agriculture and Forestry

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

^{**} FIRE stands for Finance, Insurance, and Real Estate

^{**}WTU stands for Warehousing, Transportation, and Utilities

Agricultural Production District. ¹⁶⁸ Roughly 75 percent of agricultural business operators own their own land, with 25 percent leasing the land. Many of those leasing the land are beginning farmers and immigrant farmers, especially Hmong or Mien popluations. ¹⁶⁹

TABLE 7. SUBABEA	PESOURCE	INDUSTRY-BASED EMP	DI OVMENT EOD 201	0 AND 2020 170
I ADLE / . JUDAKEA	RESOURCE	INDUSIKI-DASED EINI	LUTIVIENT FUR ZUT	U AND ZUZU

NAICS Code	Description	Number of Employees in 2010	Number of Employees in 2020
111	Crop Production	282	97
112	Animal Production and Aquaculture	28	38
113	Forestry and Logging	31	14

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

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

- Agricultural product sales by 17 percent between 2012 and 2017; ¹⁷³
- Farm vendor sales by 10.5 percent between 2017 and 2018; and 174
- Farmer food sales direct to consumers by 76 percent between 2012 and 2017. ¹⁷⁵

The program also provided support during the COVID-19 pandemic, including 22 grants to impacted farms and 27 grants to farmers markets. ¹⁷⁶ The program also helped connect farmers to consumers through there internet, where 16 farmers enrolled in programs to support online sales. and the program also purchased food from 51 farms to support food banks and hunger relief.

Much has been accomplished to assist farmers and the local food economy, both within the subarea and across King County. Local farms and farmers are a large economic resource and a core piece of the subarea's identity. 177

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

¹⁶⁸ Link to Snoqualmie Valley Agricultural Strategic Plan

¹⁶⁹ Link to Snoqualmie Valley Agricultural Strategic Plan

¹⁷⁰ Data provided from Puget Sound Regional Council, March 28, 2023. Data on mining was requested but had to be suppressed.

¹⁷¹ Link to Local Food Initiative

¹⁷² Link to Local Food Initiative, 2015 report

¹⁷³ Link to Local Food Initiative, 2020 Annual Report

¹⁷⁴ Link to Farm King County, "Data Center: Farm Economy"

¹⁷⁵ Link to Farm King County, "Data Center: Farm Economy"

¹⁷⁶ Link to Local Food Initiative, 2020 Annual Report

¹⁷⁷ Link to Snoqualmie Valley Agricultural Strategic Plan

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

Snoqualmie Tribe

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

Fall City and Snoqualmie Pass Rural Towns

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

Preston Industrial and Neighborhood Business Centers

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

Community Priorities

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

¹⁷⁸ Link to Economic Impact of the Snoqualmie Indian Tribe

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

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

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

Policies

- **SVNE-29** Support local businesses that are unique to Snoqualmie Valley/NE King County, through such actions as technical assistance.
- SVNE-30 Support outdoor recreation and tourism that encourages local employment and protects the environment, natural resources, and working resource lands, by partnering with land management agencies, cities in the Rural Area, community-based associations, and area residents.
- SVNE-31 Support the experience of visitors at Snoqualmie Pass through coordination with Kittitas County, Washington State Department of Transportation, the ski area, land management agencies, and community-based organizations, while balancing environmental protection.
- Focus economic uses in the existing commercial areas in Fall City, Snoqualmie Pass, Preston, Baring, and Timberlane Village and in the existing Preston Industrial Area, serving the local rural communities at a size and scale appropriate for the rural area.
- SVNE-33 Support the economic viability of farms in the Snoqualmie Valley Agricultural Production District with appropriately scaled agritourism, through the support of strategies such as farmers markets, farm stays, farm stands, additional retail opportunities for the sale of locally grown and produced farm products, and marketing of the Valley as an agritourism destination.
- SVNE-34 Support the Fall City community in diversifying its local economy as an agritourism hub for products created and grown in the Snoqualmie Valley Agricultural Production District.



Chapter 11: Subarea Plan Implementation

Upon adoption by the King County Council, this Subarea Plan will be implemented by the King County Executive. Implementation means the County will act to fulfill the community's vision and the policies contained within this Subarea Plan. Several near-term actions are included in the proposed Ordinance that, would adopt the Subarea Plan. Other actions are happening concurrent with plan adoption which are described in this chapter.

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

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

The County is committed to realizing the community's vision to the greatest extent possible. This commitment requires ongoing discussion and cooperation between community and the County and to update and refine priorities. Some of this discussion and work will occur through

future County budgeting processes, and some of this will be initiated by departments as they implement projects.

Land Use and Zoning Map Amendments

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

Fall City Residential Development Condition

The County is establishing a property-specific development condition in the Fall City Rural Town to maintain the predominant development pattern, and to ensure new development is consistent with existing rural levels of service in Fall City's residential areas. This development condition change addresses density and dimension standards, open space requirements, and suggests exploring tree retention requirements. This change follows a 2023, County-imposed a moratorium on new subdivisions within the residential areas of the Fall City Rural Town. The moratorium Ordinance directed the Executive to study the existing land use regulations and provide recommendations as necessary, for additional regulations to support Fall City's rural character.

Fall City Business District Overlay Revised Development Condition

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

Snoqualmie Pass Rural Town Development Conditions

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

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

Preston Land Use and Development Conditions

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

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

Open Space System Expansion

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

Other Parks and Wilderness Land Use Designation Expansion

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

Raging River Quarry Development Condition

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

Snoqualmie Mill Development Condition

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

Repeal of Development Conditions

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

Transportation

Snoqualmie Valley Two-Dimensional Flooding Model Study

The King County Water and Land Resources Division is developing a sophisticated two-dimensional hydraulic model of the lower Snoqualmie Valley to better understand flooding patterns and effects, with a focus on road closures that isolate valley residents. The model will help the County to understand the potential effects of climate change on flooding in the valley and better plan future infrastructure projects. The effort is expected to be finalized by the end of 2023.

Snoqualmie Valley Major Flood Mitigation Study

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

332nd Ave SE Corridor Traffic Safety Study

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

Economic Development

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

members call for a balance between recreation-related economic development and resource protection.

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

Community Needs List and Budgeting

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

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

<u>Performance Measures</u>

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

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

The Department of Local Services will review and report on these performance measures every two years following the Subarea Plan's adoption. Although these measures will be tracked to

¹⁷⁹ Link to King County Code Title 2 (2.16.055.C.1 and 2)

¹⁸⁰ Link to <u>King County - File #: 2022-0376</u>

¹⁸¹ Link to King County Code Title 2 (2.16.055.C.3.e)

show change over time, measures may be refined in the future to better track the desired outcomes of the Subarea Plan. Where possible, the measures will be disaggregated by race and ethnicity to measure how conditions may vary for different populations.

Standardized Rural Unincorporated Performance Measures

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

TABLE 8: STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES

Performance Measure	Data
Development preserves rural character	 Total population Number of residential units permitted, including size of structures
The economy is balanced and resource-based	Number of jobs and businesses, by sector
Housing is diverse and affordable	 Housing units by type Percent of households paying more than 30 percent of income for housing costs Percent of households paying more than 50 percent of income for housing costs
Peak hour travel is not degrading faster than growth	Change in corridor peak hour travel times on major routes compared to population and job change
Farms and forest lands are protected	Change in total Agricultural Production District and Forest Production District acreage, including acreage permanently privately protected or in public ownership

Snoqualmie Valley/NE King County-Specific Measures

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

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

Performance Measure	Data
Support the Snoqualmie Valley agricultural cluster	Report on programs, projects, or actions taken to support the Snoqualmie Valley agricultural community and food system
Protect riparian corridors and increase resiliency from flooding	Report on programs, projects, or actions taken to maintain healthy riparian environments and mitigate flood risks, such as floodplain risk mitigation and habitat protection and enhance actions
Ensure residents and businesses have adequate	Report on actions taken or projects designed to increase digital access

Performance Measure	Data
access to broadband internet service	
Increase access to opportunities and amenities (programs, services, investments, including mobility adds)	Report on investments, improvements, and County programs that support access to opportunities and amenities, with measures of effectiveness where available
Promote community vitality and economic vitality and condition of Rural Towns and communities	 Number of business licenses issued by industry and type Report on investments in economic development in the subarea

Appendix A: Tables and Maps

Shown below is data, charts, and maps that supported the development of the Subarea Plan. 182

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 183	2	0.3%
Mining	0.6	0.1%
Rural Town	0.7	0.1%
Industrial	0.2	0.02%
Rural Neighborhood Commercial Center	0.1	0.02%

^{*}May not total 100% due to rounding.

¹⁸² 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.

¹⁸³ Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights of way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.

TABLE 11: ZONING CLASSIFICATIONS

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 184	3	0.4%	
UR - Urban Reserve, 1 dwelling unit per 5 acres	3	0.4%	
M – Mineral	0.6	0.06%	
RA-2.5 - Rural Area, 1 dwelling unit per 5 acres	8	0.1%	
R-4 - Residential, 4 dwelling units per acre	0.5	0.06%	
I - Industrial	0.2	0.03%	
CB - Community Business	0.1	0.01%	
R-18 - Residential, 18 dwelling units per acre	0.02	0%	
NB - Neighborhood Business	0.02	0%	

^{*}May not total 100% due to rounding.

¹⁸⁴ Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights of way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.

TABLE 12: POTENTIAL ANNEXATION AREAS

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

TABLE 13: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE VALLEY/NE KING COUNTY 185, 186

Unincorporated Place	Total Units	Income- restricted units: 0-30 percent AMI ¹⁸⁷	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

¹⁸⁵ 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.

186 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.

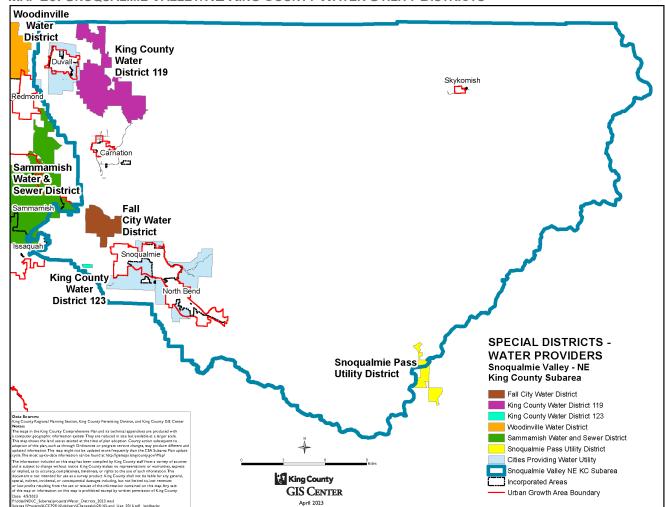
¹⁸⁷ AMI stands for Area Median Income is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. Housing and Urban Development refers to the figure as median family income, based on a four-person household.

TABLE 14: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREAS IN SNOQUALMIE VALLEY/NE KING COUNTY 188

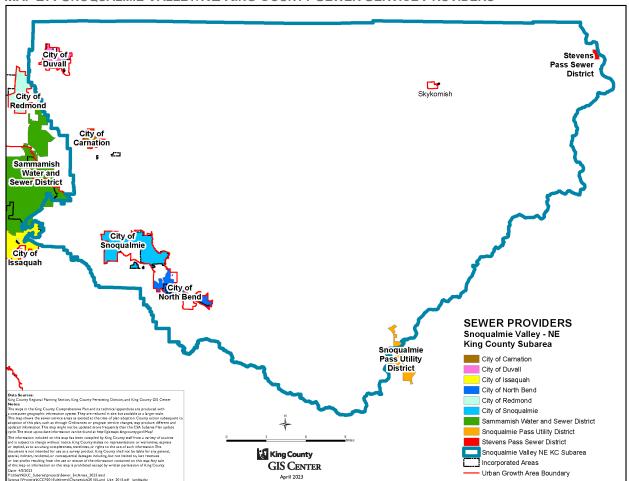
Cities in the Rural Area	Total Units	Income- restricted units: 0-30 percent AMI	Income- restricted units: 31-50 percent AMI	Income- restricted units: 51-80 percent AMI	Income- restricted units: >80 percent AMI
Carnation	0	0	0	0	0
Duvall	0	0	0	0	0
North Bend	20	7	6	7	0
Skykomish	0	0	0	0	0
Snoqualmie	218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

¹⁸⁸ Link to <u>King County Income-restricted Housing Database</u>

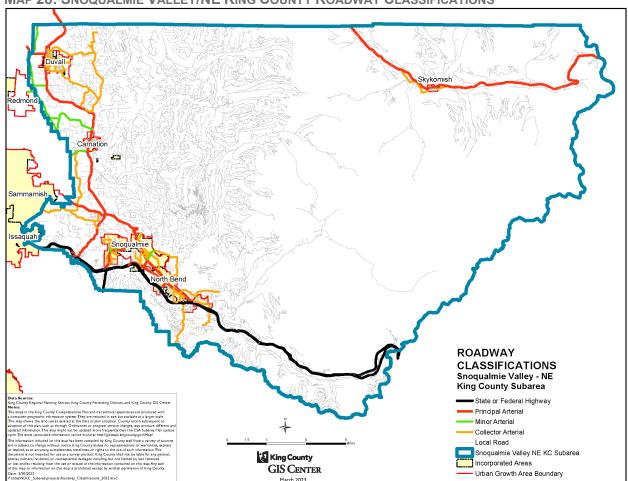
Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily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



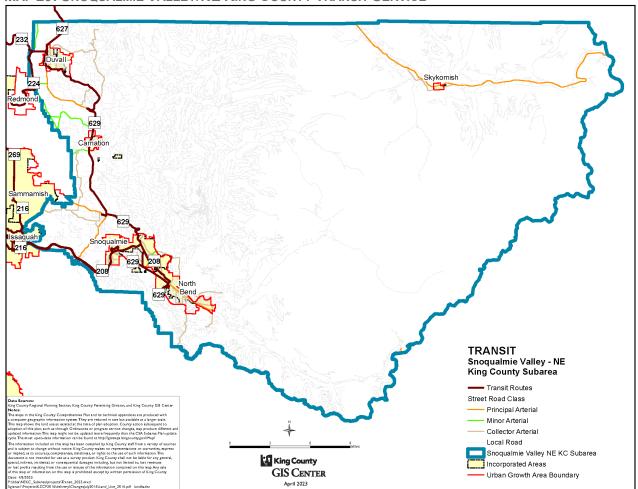
MAP 26: SNOQUALMIE VALLEY/NE KING COUNTY WATER UTILITY DISTRICTS



MAP 27: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS



MAP 28: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS



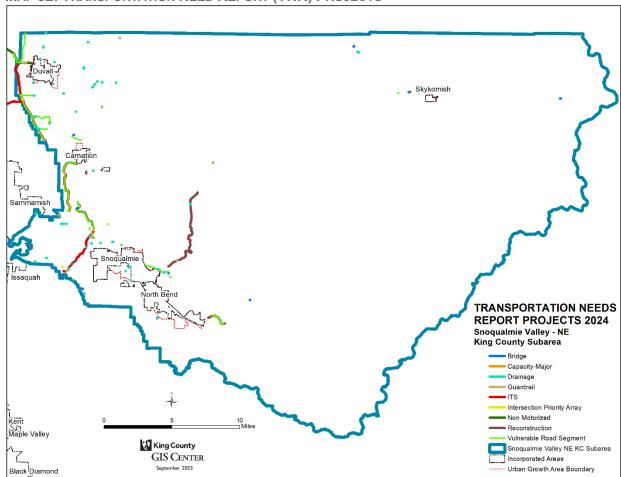
MAP 29: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE

Commuting Patterns of Snoqualmie Valley NE KC Residents Snoqualmie Valley NEKC Subarea ISLAND SNOHOMISH CHELAN Skykomish arnation Bellevue Snoqualmie North Renton Kent Maple Valley KITTITAS PIERCE 10 Miles Snoqualmie Valley NEKC Subarea **Top Work Locations for Residents** Cities City % of Workers Seattle 18.9 County Boundary Bellevue 12.8 Work locations of people living in Snoqualmie Valley NEKC Redmond 11.6 **Sparse** Issaquah 6.5 5 Snoqualmie Dense North Bend 4 Data Source: https://lehd.ces.census.gov/data/ (2019) The information included on this map has been compiled by King County staff from a variety of so and is subject to change without notice. King County makes no representations or warranties, good or implied, as to accuracy, completeness, timelines, or rights to the use of auch information. This document is not intended for use as a survey product. King County shall not be liable for any gene special, indired, 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 this map. Any sale of this map or information on this map is prohibited except by written permission of King County. King County **GIS CENTER** October 26, 2022 \\gisnas1\projects\ddes\NEKC_Subarea\projects\Commuting_Patterns\commuting_patterns_nekc.aprx

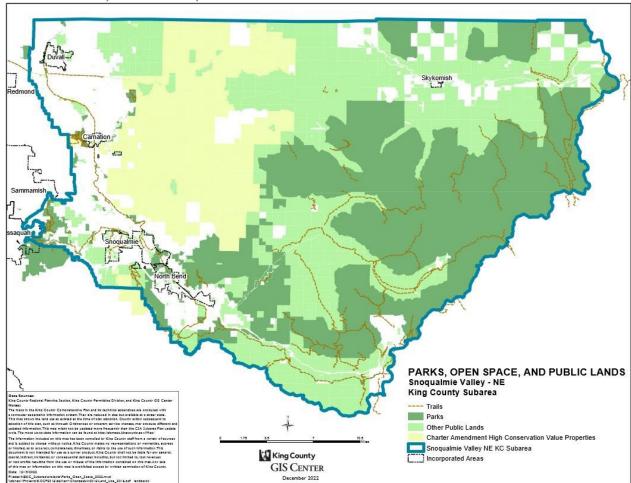
MAP 30: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS

Commuting Patterns of Snoqualmie Valley NE KC Workers Snoqualmie Valley NEKC Subarea ISLAND SNOHOMISH CHELAN Skykomish rnation Seattle Bellevue Issaquali Snoqualmie Renton Kent Valley KITTITAS 10 Miles ■ Snoqualmie Valley NEKC Subarea Top Home Locations of Workers City % of Workers Seattle 6.2 **County Boundary** Bellevue 3.9 Home locations of people working in Snoqualmie Valley NEKC Sammamish 3.6 3.4 Snoqualmie 3 Renton Dense North Bend 3 Data Source: https://lehd.ces.census.gov/data/ (2019) The information included on this map 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 soccuracy, 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 generated and proper products including, but not intended to the special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or missue of the information contained on this map. Any sale of this map in right and the capet by written premission of fing County. King County **GIS CENTER** October 26, 2022 $\verb|\gisnas1| projects | ddes | NEKC_Subarea | projects | Commuting_Patterns| commuting_patterns_nekc.aprx| aprx| aprx|$

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



MAP 32: TRANSPORTATION NEED REPORT (TNR) PROJECTS



MAP 33: PARKS, OPEN SPACE, AND PUBLIC LANDS

TABLE 15: KING COUNTY LOCAL PARKS WITHIN THE SUBAREA

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

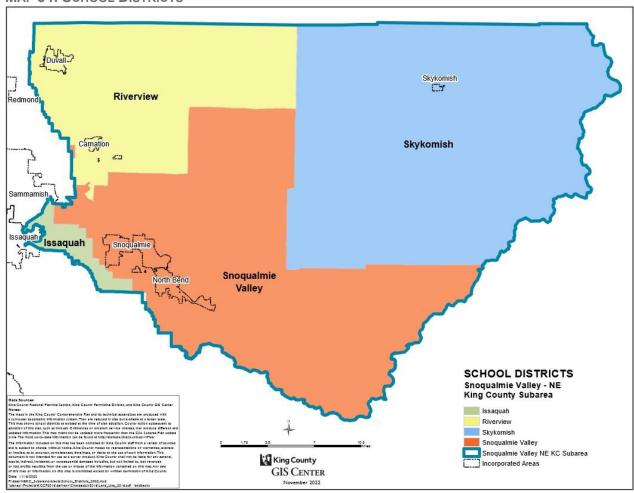
TABLE 16: KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA

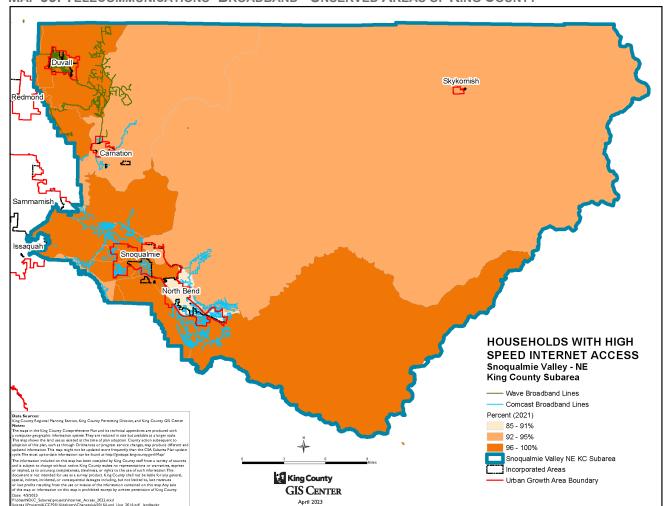
Site Name	King County Parks Classification
Boxley Creek Site	Multi-use
Canyon Creek Natural Area	Multi-use
Duthie Hill Park	Multi-use
Grand Ridge Park	Multi-use
Rattlesnake Mountain Scenic Area	Multi-use
Tanner Landing Park	Multi-use
Tennant Trailhead Park Conservation	
Easement	Multi-use
Three Forks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

TABLE 17: KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA

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

MAP 34: SCHOOL DISTRICTS





MAP 35: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY 189

¹⁸⁹ King County Broadband Access Study February 2020

Snoqualmie Valley NE KC Subarea Incorporated Areas

Sammanish

Sammanish

Sammanish

Sammanish

North Bänd

King County GIS CENTER January 2023

MAP 36: AGRICULTURAL LAND USE

Appendix B: Equity Impact Review

King County's 2016-2022 Equity and Social Justice Strategic Plan contains four strategies to advance equity and social justice that include investing: 190

- Upstream and where the needs are greatest,
- In community partnerships,
- In employees, and
- With accountable and transparent leadership. 191

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

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where the needs are greatest ¹⁹²

It is within this framework that the Snoqualmie Valley/NE King County Community Service Area Subarea Plan (Subarea Plan) was developed and will be implemented. This analysis of equity impacts seeks to identify, evaluate, and communicate potential impacts – both positive and negative – associated with the development and implementation of the Subarea Plan. This analysis generally follows the process in the King County Equity Impact Review Tool. ¹⁹³

Introduction

King County declared racism a public health crisis via Motion 15655 on July 24, 2020. 194 All of King County government is committed to implementing a racially equitable response to this crisis, centering on community.

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

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

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

- Share power
- Interrupt business as usual
- Replace it with something better

¹⁹⁰ The 2016-2022 Equity and Social Justice Strategic Plan is under revision at the time of the writing of this plan.

¹⁹¹ Link to King County "Equity and Social Justice Strategic Plan"

¹⁹² Link to King County "Equity and Social Justice Strategic Plan"

¹⁹³ Link to King County, "Equity Impact Review Process Overview"

¹⁹⁴ Link to King County Motion 15655

Get comfortable with discomfort.

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

Purpose of Equity Impact Review

The purpose of Equity Impact Reviews at King County is to be both a process and tool to identify, evaluate, and communicate the potential impact, both positive and negative, of a policy, program or plan, on equity. 195

The County's Equity Impact Review process blends quantitative data and community engagement findings to inform planning, decision-making, and implementation of actions which affect equity in King County. ¹⁹⁶ The Equity Impact Review process considers the following equity frameworks:

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

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

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

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

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

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

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

¹⁹⁵ Link to <u>Tools and Resources - King County Office of Equity, Racial & Social Justice</u>

¹⁹⁶ Link to Equity Impact Review Tool and Process Link

throughout the county—including transit, sewer, parks, trails, and open space. It is adopted under the requirements of the Washington State Growth Management Act. ¹⁹⁷ The Subarea Plan states a 20-year community vision for the subarea and establishes policies for King County to follow to help the community realize its vision.

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

The County has never conducted a comprehensive update to its long-range plan for the whole of Snoqualmie Valley/NE King County, although the Snoqualmie Valley Community Plan, completed in 1989, and the Fall City Subarea Plan, completed in 1999 with amendments in 2012, included portions of what today makes up the subarea. These plans conveyed the following community needs: retaining the character of the community through zoning and land use provisions, promoting economic health, maintaining views, flood protection, and addressing environmental concerns specific to this area, as was highlighted in the Snoqualmie Valley Community Plan. The passing of the Growth Management Act in the early 1990s resulted in most of the community plans, including the Snoqualmie Valley Community Plan, being repealed. ¹⁹⁸ The policies in the Fall City Subarea Plan are in effect until the King County Council adopts this Subarea Plan.

Work on the Subarea Plan formally commenced in July 2021, including the development of this Equity Impact Review. The scope and schedule of the Subarea Plan were established by the King County Council in 2020 via Ordinance 19146. 199

Ordinance 19146 broadened the scope of subarea plans, including a requirement for greater community engagement and the completion of an Equity Impact Review. Ordinance 19146 also required creation of a Community Needs List. 200 The Community Needs List is a list of community-identified services, programs, and investments that community wishes to see in its area. King County departments use the list as one of many inputs for budget development. Development of the Community Needs List for the Snoqualmie Valley/NE King County Community Service Area informed the County's initial understanding of community priorities. Similarly, the community vision and policies of the Subarea Plan will inform and support subsequent updates to the Community Needs List. At times, engagement with the community addresses both the Subarea Plan and Community Needs List due to the link between community vision and policies in the Subarea Plan and the services, program, and investments in the Community Needs List.

¹⁹⁷ Link to Revised Code of Washington Chapter 36.70A

¹⁹⁸ Link to Revised Code of Washington Chapter 36.70A

¹⁹⁹ Link to Ordinance 19146

²⁰⁰ Link to King County, "Community Needs List Development Process"

Determinants of Equity

King County Code 2.10.210 defines the Determinants of Equity as the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society.²⁰¹ The determinants of equity include:

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- Law and Justice

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

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

A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY ²⁰² The subarea covers an area of 881 square miles and is home to approximately 26,000 people, making it the county's largest unincorporated region by area. There are several communities in Snoqualmie Valley/NE King County with which residents identify, including the Rural Towns of Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as Baring, Ernie's Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner, and Wilderness Rim. The subarea also includes small unincorporated urban areas that are within the urban growth boundaries of the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie. Under the Growth Management Act, the intention is that these areas will be annexed by the adjacent incorporated cities over time. The Town of Skykomish, in the northeast portion of the subarea, is an incorporated city, but has no annexable area inside of the Urban Growth Area Boundary.

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

²⁰¹ Link to King County's Determinants of Equity Report (2016)

²⁰² Figures rounded to an appropriate significant digit.

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

A majority (86 percent) of the households within the subarea identify as White. ²⁰⁴ About 2 percent of residents use a language other than English at home. Spanish and Chinese are the most used languages other than English. The subarea has one of the highest median incomes of any subarea in King County. Tables 18-21 summarize the demographics and socioeconomic data of the subarea and how it compares with King County as whole, which shows an area that is predominantly whiter and more affluent than the rest of the County. ²⁰⁵

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%
Seniors (over 65)	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking population	2%	6%

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

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

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

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

²⁰³ Link to <u>Treaty of Point Elliott, 1855 | GOIA (wa.gov)</u>

²⁰⁴ 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.

²⁰⁵ U.S. Census Designated Places data was used to explore demographics at a granular scale, specifically income, poverty, home ownership and education. It was found this data is not detailed enough to summarize non-English language users with detail, nor race or ethnicity within the individual geographies.

Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%

TABLE 21: SNOQUALMIE VALLEY/NE KING COUNTY HOUSING

Housing	SV/NEKC	King County
Owner-occupied households	88%	56%
Renter-occupied households	12%	44%
Rent-burdened households	36%	34%
Ownership-burdened households	22%	25%

This data shows only a small part of the broader subarea picture, however. The following sections discuss in more detail the socioeconomic elements of the subarea and its communities. The socioeconomic data selected and analyzed in this review considers how race, level of income, gender, or language spoken may impact an individual's or community's access to the determinants of equity. ²⁰⁶

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, homeownership status, access to networks of support, English language proficiency, immigration status, civic engagement, disability status, and many others. ²⁰⁷ These factors are further impacted by their intersection with race. Further complication is added when vulnerabilities are compounded by living in a rural area, where resources and support such as healthcare, transit, and employment are harder to reach. This section builds on the demographic profile in the Subarea Plan to identify notable differences and disparities that are related to residents' needs and vulnerabilities.

Impacted Communities and Priority Populations

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

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

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

²⁰⁶ Link to Ordinance 16948

²⁰⁷ Link to Skyway-West Hill Land Use Strategy Equity Impact Analysis

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

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

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

Specific concerns raised by community members included:

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

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

Indian Tribes

American Indians/Alaska Natives make up 1 percent of the population in the subarea, which is approximately the same as King County overall (1 percent). ²⁰⁸ Tribal groups have a historic and continued presence across the region. The subarea is home to the Snoqualmie Tribal

²⁰⁸ During October of 2022 the Snoqualmie Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie Tribe staff stated they would need to request approval to share such information from their Council, they had been advised that it would unlikely be approved, and chose to pass on such a request.

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

Black Indigenous and People of Color Community

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

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

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

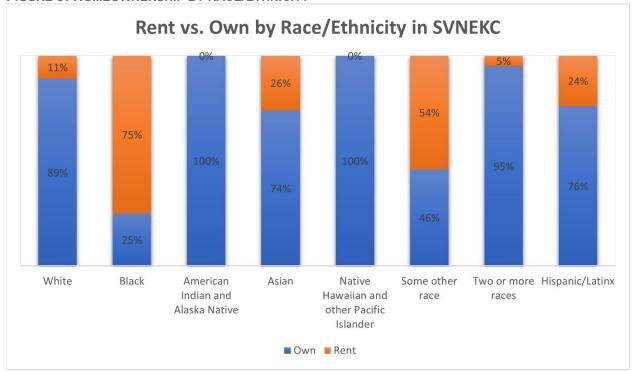


FIGURE 3: HOMEOWNERSHIP BY RACE/ETHNICITY

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

Previous studies in King County have evaluated how the needs and interests of people that identify with particular racial and ethnic groups are diverse and are compounded based upon the intersectionality of other identity-based factors such as gender, age, or social class, as well as personal experience. ²⁰⁹ This makes it especially important to engage with as many people as possible in the subarea planning process, and from a variety of racial and ethnic groups, to consider distributional equity where there is greater balance in home ownership across racial identities and reduced disproportionate cost burdened housing.

English Language Learning Communities

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

²⁰⁹ Link to Attachment B: Skyway-West Hill Community Service Area Subarea Plan and Attachment C: North Highline Community Service Area Subarea Plan

number varies depending on geography within the subarea. Approximately six and one half percent of residents in the areas between the cities of Carnation and Duvall along State Road 203 (Novelty, Stillwater, and Stuart) have limited English proficiency. Furthermore, in Fall City 10 percent of residents use a language other than English at home with Spanish-speakers making up seven percent of the population. The most common languages used in the subarea after English are Spanish, Chinese, then Hindi. 210

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

Youth

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

Identifying Additional Priority Populations Through Census Designated Places

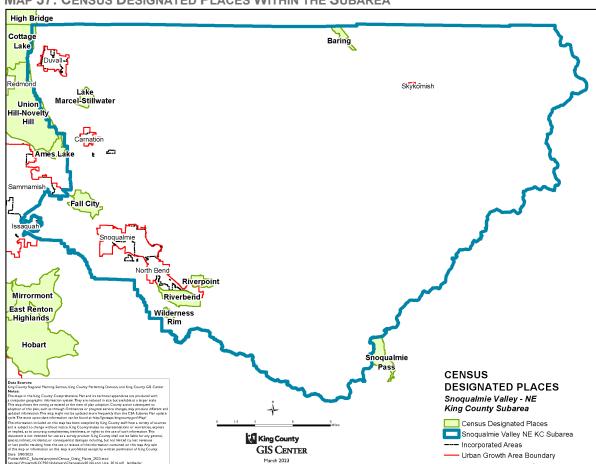
In contrast to previous subarea plans completed recently within unincorporated King County, the subarea encompasses a vast region with varying geographies and communities with distinct differences from one another. Reviewing the socioeconomic and demographic data for the entire subarea to identify priority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

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

²¹⁰ 2019 American Community Survey Public Use Microdata Sample data (census.gov). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.

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

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



MAP 37: CENSUS DESIGNATED PLACES WITHIN THE SUBAREA

PEOPLE WITH LOW INCOMES

Significant diversity exists in demographic and socioeconomic conditions across the tsubarea within different communities and neighborhoods. As such, the Subarea Plan can affect each community in different ways. the subarea as a region is relatively affluent compared to King

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County, with a median household income of \$124,000 compared to the County's \$103,000.²¹¹ The high median household income of the region is not distributed equally among communities within the subarea, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn over 200% more than households in Baring (\$60,000).

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



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

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

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²¹¹ All figures for the subarea include the total population of the Subarea, including the populations of the six Census Designated Places.

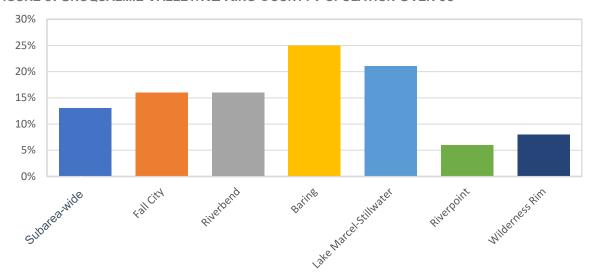


FIGURE 5: SNOQUALMIE VALLEY/NE KING COUNTY POPULATION OVER 65

SENIORS AND ELDERLY RESIDENTS

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

VETERANS

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

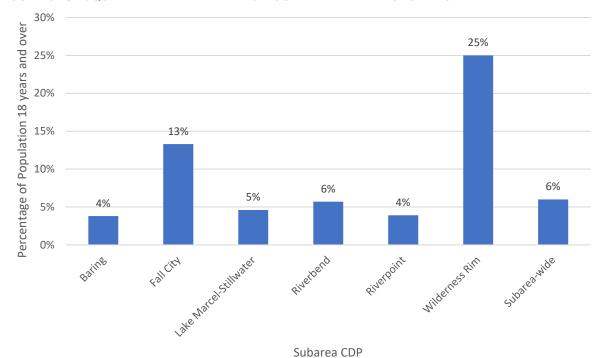


FIGURE 6: SNOQUALMIE VALLEY/NE KING COUNTY VETERAN POPULATION

PERSONS WITH DISABILITIES

About eight percent of the population in the subarea identify as having a disability, which could include challenges with hearing, vision, or independent living as well as cognitive or ambulatory differences. ²¹² This is lower than King County as a whole (nine and half percent). However, given the size and physical diversity across the subarea the overall percentage does not reflect differences between the communities within this area. Census Tract 328, which includes the unincorporated communities of Baring and Grotto, makes up the largest geographic area within the subarea. The area is sparsely populated with a total of 2,900 residents. ²¹³

²¹² Link to more information on American Community Survey disability questions: <u>American Community Survey Why We Ask: Disability (census.gov)</u>. The data is self-reported by community members who fill out surveys, stating whether they have a disability or not, but not the degree or intensity of a disability. Disabilities included in the survey are: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

²¹³ The population of Census Tract 328 includes the incorporated town of Skykomish (population 153) which is not part of the subarea.

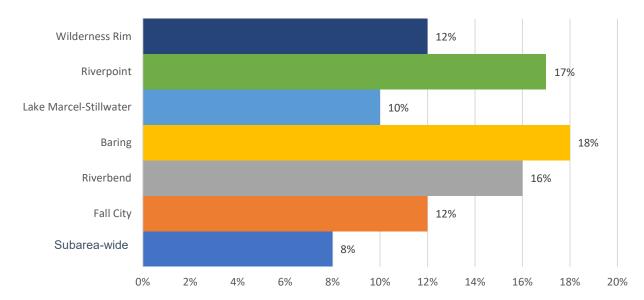


FIGURE 7: SNOQUALMIE VALLEY/NE KING COUNTY DISABILITY RATE

Nearly 18 percent of the population in the Baring Census Designated Place identify as having a disability, almost twice that of King County. Those with disabilities are much more likely to be over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly residents. Disabled residents face further challenges in rural areas such as the subarea compared to their urban counterparts due to less access to health care and human services, fewer supermarkets and food options, and limited public transportation. ²¹⁴ The degree to which a disability affects a person is not a question asked in the American Community Survey, though the type of disability is included. Below are graphs of each Census Designated Place showing the percentage of the population with each disability.

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

²¹⁴ Link to Center for Disease Control and Prevention – Rural Health

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

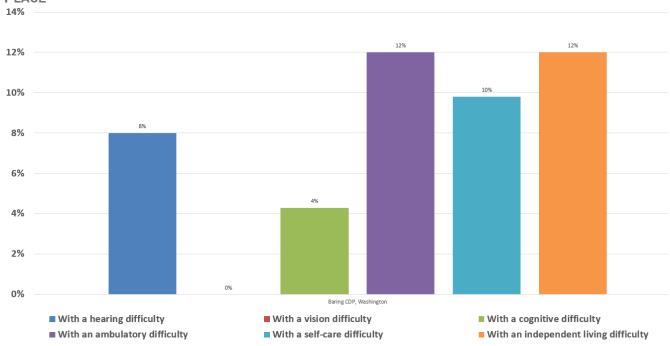


FIGURE 9: PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CENSUS DESIGNATED PLACE

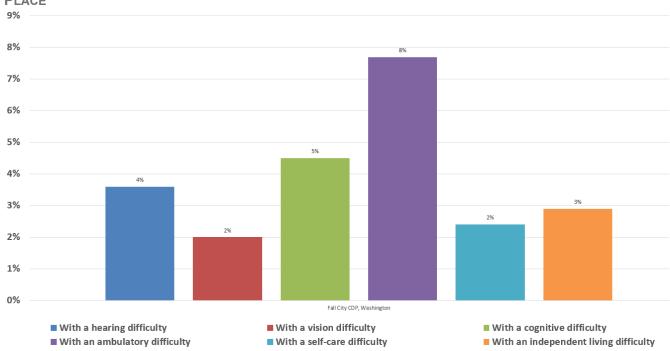


FIGURE 10: PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER CENSUS DESIGNATED PLACE

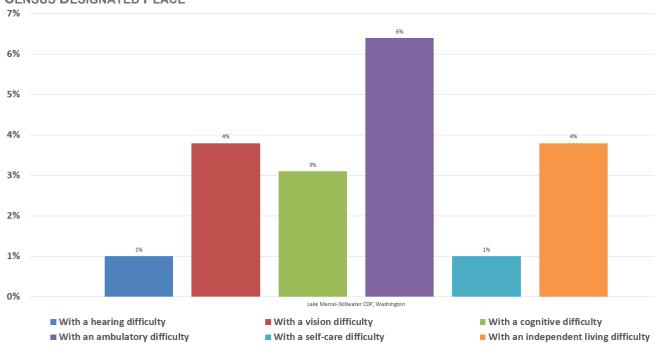


FIGURE 11: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CENSUS DESIGNATED PLACE

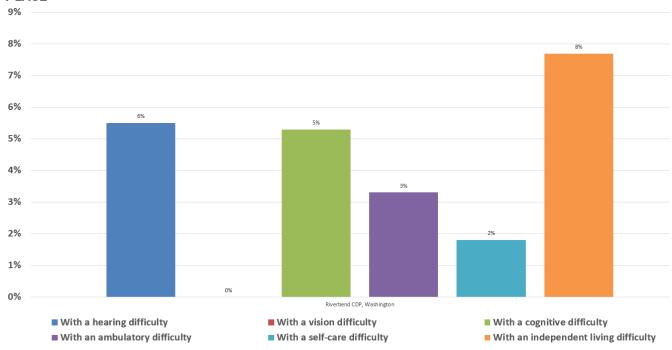


FIGURE 12: PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERPOINT CENSUS DESIGNATED PLACE

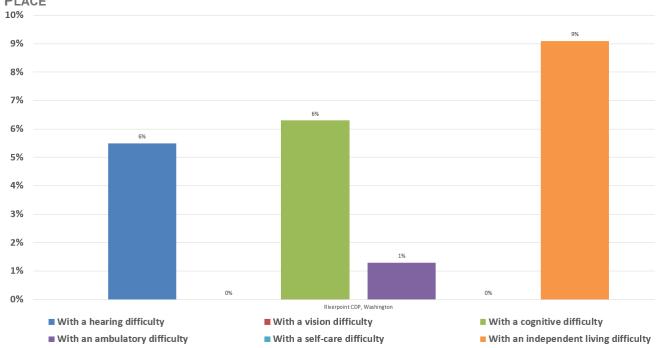
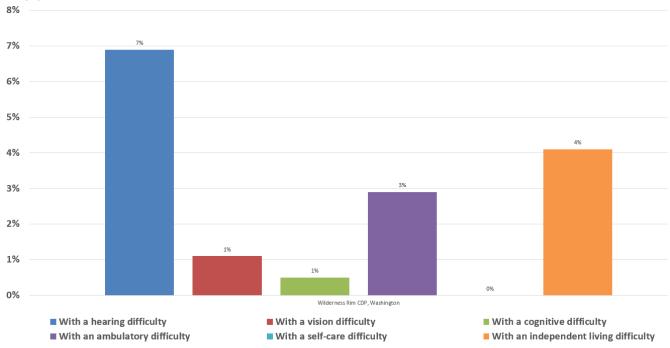


FIGURE 13: PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CENSUS DESIGNATED PLACE



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

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

Equity Impact Review Phase 2 – Assess Equity and Community Context

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

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

Community Engagement

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

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

^{*}Added because of the Census Designated Place analysis.

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

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

FIRST PHASE

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

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

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

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

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

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

SECOND PHASE

While the first phase of public engagement for the Subarea Plan was focused on understanding the priorities and concerns of the community, building relationships, sharing knowledge about the Subarea Plan, and identifying interested parties, the second phase of public engagement focused on the following goals from June 2022 to May 2023:

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

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

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

Notice of meetings was provided using the following means:

- Department of Local Services/King County website
- PublicInput.com An online platform which served as the main information website for the Subarea Plan
- Social Media (Facebook, Twitter, Instagram, Nextdoor)
- King County Unincorporated Area News email newsletter
- GovDelivery email list for Snoqualmie Valley NE King County²¹⁵

THIRD PHASE

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

Online engagement

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²¹⁵ GovDelivery is a subscription-based service application through which the County sends out bulletins and notifications to subscribers.

- Virtual Department of Local Services Annual Town Hall for the subarea
- Project website
- Online surveys
- Interactive maps
- Social media posts by King County Department of Local Services and partner organizations
- Virtual office hours
- A visioning and scoping kickoff event hosted on Zoom
- A final visioning and scoping workshop event hosted on Zoom
- Public review draft hybrid virtual and in-person kickoff event
- Public review draft overview video

In-person events

- Booths at community events
- Fliers in English and Spanish posted throughout the subarea
- Public review draft hybrid virtual and in-person kickoff event
- · Public review draft meeting in Baring
- Public review draft meeting for unincorporated North Bend
- Office hours at several libraries within the area (Carnation, Fall City, North Bend, Skykomish)

Focused meetings

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

Notice of opportunities to provide input was distributed via:

- Postcard mailed to all homes and businesses in the subarea
- Project email list
- Comprehensive Plan email list
- Social media (Facebook, Instagram, Twitter, Nextdoor)
- King County Unincorporated Area News
- A Supportive Community For All
- City of Carnation
- City of Issaquah
- City of North Bend
- Fall City Community Association
- Fall City Neighbors Newsletter
- Mt Si Senior Center
- Si View Metropolitan Parks District
- Sno-Valley Senior Center

- Snoqualmie Pass Community Association
- Snoqualmie Valley Mobility Coalition
- Snoqualmie Watershed Forum

As of September 15, 2023, the Subarea Plan contact list contains 8,724 emails and mobile numbers. Most of these contacts were provided by the District 3 Councilmember's Office.

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

TABLE 22: OUTREACH TO PRIORITY POPULATIONS

Tribes	Snoqualmie Tribe	
	Meetings on the following dates:	

- July 20, 2021, an introduction to the Subarea Plan
- January 25, 2022, where the Snoqualmie Tribe introduced the "Upper Snoqualmie Resilient River Corridor Management Plan"
- June 1, 2022, during a King County Department of Natural Resources and Parks annual meeting
- August 31, 2022, 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 Tribe's comment letter

The conversation in the introductory meeting was geared toward future engagement with the Snoqualmie Tribe and Tribal Members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Snoqualmie Tribe stated that, as a sovereign nation, Tribal concerns which include land and sacred places need to be treated separately than engagement. This feedback supported King County approaches to date and bolstered this Plan's approach to tribal issues; we have approached tribal concerns separately from those raised by the nontribal community members. For example, no questions in the Community Service Area-wide surveys asked the public's opinions on tribal issues, as they are not for the public to decide, but to be addressed directly with Indian tribes through consultation.

After the initial meeting with the Snoqualmie Tribe, most of the content discussed specific to the Subarea Plan revolved around the Snoqualmie Tribe's "Upper Snoqualmie Resilient River Corridor Management Plan" introduced to the County in January 2022 and released to the public the following August. ²¹⁶ 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

²¹⁶ Link to Upper Snoqualmie Resilient River Corridor Management Plan

existing zoning and land use to ensure no recommended changes within this plan would negatively affect the Tribe's goals stated within their plan and the terrestrial areas it covers.

The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.

The meetings with the Snoqualmie Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the "Upper Snoqualmie Resilient River Corridor Management Plan" was obtained and explored to verify no map amendment recommendations would adversely impact this Plan's goals. An example is a policy created to support improved connections of salmon habitat. Most of the subjects covered in this meeting are linked to policies found in the *Comprehensive Plan*.

An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Tribe.

The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Snoqualmie Tribe during the public review period. A large portion of comments were dedicated to better representation of the Snoqualmie Tribe and the role it plays in the Snoqualmie Valley as of 2023, including the Tribe's economic significance. Changes resulting from the comment letter and meeting include updating maps to better reflect reservation and trust lands, and the addition of a section in the Economic Development chapter explaining the Tribe's economic role in the area.

Tulalip Tribes

Meetings on the following dates:

- November 15, 2021, as an introduction to the Subarea Plan,
- March 15, 2022, as part of an annual meeting with the King County Department of Natural Resources and Parks
- March 8, 2023, as part of an annual meeting with the King County Department of Natural Resources and Parks

During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and were interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for

gathering and hunting, and ensuring the lands the Tulalips have access to in 2023 remain available in the future.

The 2023 King County Department of Natural Resources and Parks annual meeting was an opportunity to discuss proposed policy concepts and how they connect with Tribal concerns.

These meetings with the Tulalip Tribes centered around fisheries, treaty rights, and access to usual and accustomed places. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. For example, a policy was created to support coordination to address overcrowded trailheads.

The Tulalip Tribes were contacted during the public review period regarding a meeting to review policies though no response was given.

Muckleshoot Tribe

Muckleshoot Tribe representatives were presented with the Subarea Plan for their review several times but did not offer any feedback.

Black, Indigenous, and People of Color Community

Initial outreach to Black, Indigenous, and People of Color communities started with King County Department of Local Services staff talking with representatives of community-based organizations who have history of working with Black, Indigenous, and People of Color communities and connecting with community-based organizations who provide service in these communities.

King County Department of Local Services attempted to connect with the Black, Indigenous, and People of Color community through discussions with human service providers in the area, such as SeaMar, HopeLink, Encompass, and Empower Youth Network. These human service providers were recommended by other community services providers. Though King County Department of Local Services staff did not gain much contact with Black, Indigenous, and People of Color groups directly from these conversations, the staff of these human service providers helped paint a picture of Black, Indigenous, and People of Color populations in the subarea. Because Black, Indigenous, and People of Color populations do not live in specific parts of the unincorporated area, opportunities for engagement were identified, such as SeaMar's senior activities, and the possibility of connecting with English Language Learning students at local schools.

Several organizations with potential connections to Black, Indigenous, and People of Color populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to King County Department of Local Services staff. These organizations include Black, Indigenous, and People of Color community advocacy groups, small Black, Indigenous, and People of Color-owned businesses, free legal services providers, food banks, and Black, Indigenous, and People of Color farming groups.

Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and the current 2023 Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. The Snoqualmie Valley Chamber President voiced concerns regarding living conditions of the workers and lack of needed services. Through engagement with the farming community of the Snoqualmie Valley Agricultural Production District, the County learned there is not a large Black, Indigenous, and People of Color farming community. With some exceptions, the 2023 composition of the farming community is mostly White. Exceptions include a small Hmong community outside of Fall City, a handful of dairy farms who hire migrant workers, and one farm that grows products for an organic communitysupported agricultural business, Full Circle Farms. Full Circle Farms was the only farm willing to talk to King County Department of Local Services staff that has a significant amount of Black, Indigenous, and People of Color farmers. The search for Black, Indigenous, and People of Color who farmed was through both using King County Department of Natural Resources and Parks connections and talking to Valley farmers themselves.

King County Department of Local Services staff spoke with the owner of Full Circle Farms, who employs approximately 15 workers, mostly from El Salvador working in the Snoqualmie Valley on H-1 visas. The conversation covered the needs of the workers and their families, specifically human service needs. Also covered were the challenges of making money as a farm owner in King County, and the difficulty of permitting and building codecompliant temporary housing for seasonal workers. Changing zoning for increased housing in the rural area, specifically an agricultural production district, contrasts with the *Comprehensive Plan* and Growth Management Act; however, policies within Chapter 5: Housing and Human Services are being proposed to support housing and human service needs for such populations.

Prior to the public review period other attempts to contact Black, Indigenous, and People of Color populations within the farming community include the Hmong community and a blueberry farmer of South Asian descent. The County contacted the International Rescue Committee regarding immigrant and refugee communities they serve in the subarea, but the Committee said their focus is almost exclusively South King County, and their preference was to wait to get involved until a plan covered that area.

During the Public Review Draft period, King County Department of Local Services staff visited several farms accompanied by Hmong community member Bee Cha and interviewed four Hmong farmers, including Bee. The County offered compensation for the farmers' time in the form of \$100 Visa gift cards, which was accepted by one farmer.

Leads from human service providers opened opportunities to connect with multilanguage learning students at Mt Si High School. The County asked students their aspirations for their community at a class on November 7, 2022, prior to the public review draft. The County introduced proposed policies and

	discussed their significance with the students and how the policies could be improved at a class on June 14, 2023, during the public review period.	
English Language	Spanish-Speaking Community	
Learning Communities	Meetings with Community Member and Organizations Though the County learned through early engagement that English Language Learning communities exist in the subarea, demographic data both Countywide and at a Census Designated Place-level did not show any significant clusters of this population to help target engagement. For this reason, County staff relied on advice provided by community-based organizations that work with these communities.	
	Empower Youth Network suggested SeaMar, the Carnation Ixtapa Restaurant, speaking with the new City Administrator of Carnation who is of Salvadorian descent and who at the time was becoming active in the local Spanish-speaking community, as well as other contacts at Empower Youth Network.	
	King County Department of Local Services staff were able to connect with the Ixtapa Restaurant owner in Carnation in June 2022, explained the project are provided flyers in English and Spanish to share with their network. Meeting with Empower Youth Network's main contact with the Spanish speaking community in October of 2021 provided insights:	
	 They are a hard-to-reach population, especially if one is just dropping in to get feedback on a plan without previous connection Throughout the pandemic, families within the community found it difficult to communicate, attend school, address daily needs that required online access. Duvall Highlands, a mobile home community, was mentioned during this meeting as an area of a large Spanish-speaking population. This area is within the city limits of Duvall, so the community members are served by the City of Duvall, not King County. 	
	The County also held a virtual meeting with new City Administrator of Carnation, Ana Cortez. Ana was new to the area and building connections with the Spanish-speaking community. In addition to visiting the Carnation Ixtapa Restaurant, Ana recommended the following two connections:	
	 Visiting La Pasadita, a Salvadorean Bakery in Duvall. King County Department of Local Services staff visited on two occasions after the recommendation. Joining the Facebook Group "Foro Para La Comunidad Hispana de Carnation y Duvall", a 63-member group representing the Spanish-speaking community in and around Carnation and Duvall. King County Department of Local Services staff joined the group 	

and posted messages at engagement points in the Subarea Plan's development.

The County worked with SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a Spanish-speaking senior event on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.

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

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

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

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

 Better transit options: Families need to commute to Woodinville and Redmond for services but cannot afford gas. There is a need for better information on available transportation options and more

- transit options beyond the Snoqualmie Valley Transit route along State Route 203.
- Flooding and the road network: Families get stuck in the Valley during flood events.
- Internet and cellular service: There are gaps is cell phone service, such as Stillwater Elementary. Gaps in internet service exist – for example, the school district had to give students hot spots during the pandemic.
- More affordable housing options: It takes a long time for families with low incomes to find affordable housing. One example is a dairy farmer who hurt their back and due to their inability to work, could no longer live at the farm; it took them over a year to find a new home.
- Medical services: There are no urgent care facilities in Duvall, so families must go to Redmond or Snoqualmie.

The County attempted to connect directly with Riverview School District Multilanguage Learning students during the public review period but was unable to successfully coordinate with staff, due to difficulties scheduling events at the end of the school year.

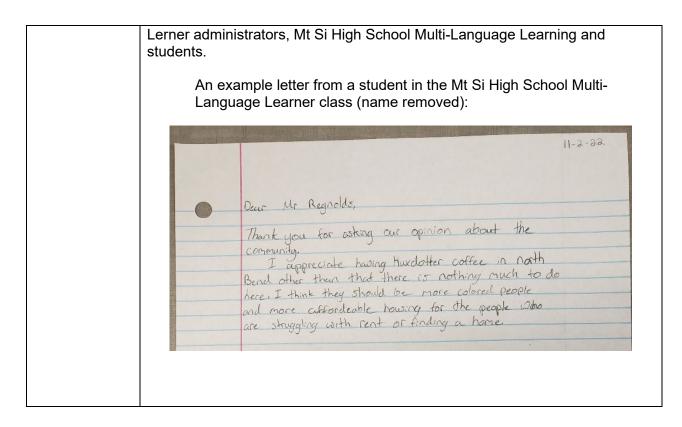
Youth

Initial engagement with educational/youth organizations

- Several communications were made by King County Department of Local Services staff to Snoqualmie Valley School District and Riverview School District administrators and staff, Empower Youth Network, and the Mt Si Metropolitan Parks District to engage with youth.
- Connections were made with the Si View Metropolitan Park
 District's Snoqualmie Valley Youth Council, leading to a meeting
 during the visioning and scoping period in November 2022, and a
 meeting during the public review period on June 5, 2023.
- A connection with students at Snoqualmie Valley School District's alternative high school, Two Rivers Big Picture School, where students will act as youth engagement liaisons during the public review period. Originally, a formal internship was planned where the students acted as amplifiers for engagement among their peers, which would have given them needed graduation credits. Unfortunately, contracting disagreements could not be overcome between King County Human Resources and the school administration, so student participation is limited to what they can volunteer in their free time.
- Attendance at two multilanguage learning classes at Mt Si High School, one during the scoping and visioning portion, the second during the public review period.

As mentioned above, the County had multiple touchpoints with the Snoqualmie Valley Youth Council, Riverview School District Multi-Language

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

TABLE 23: PHASE TWO OUTREACH TO ADDITIONAL PRIORITY POPULATIONS

	OL TWO COTTLEACT TO ADDITIONAL FRICKITT F OF CLATIONS
Seniors	 King County Department of Local Services staff attended monthly meetings with the Snoqualmie Valley Mobility Coalition and participated on the Coalition Task Force. This organization acts as a voice for the senior population and for those with disabilities. Many conversations and presentations centered around increasing transit and mobility options within Snoqualmie Valley. King County Department of Local Services staff attended an event at the Mt Si Senior Center on May 9, 2022, to speak with senior residents in both English and Spanish. During this event seniors mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.
People Living with Low Incomes	Interviewed residents of Unincorporated Skykomish on September 22, 2022. King County Department of Local Services staff emailed 95 individuals to organize a focus group for the community. Due to lack a of response,

	 individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish. An Unincorporated Skykomish focus group met on September 2, 2022, and June 28, 2023. The County met with Hopelink on April 19, 2022. Hopelink is an nonprofit organization which provides several services to those in need, such as food affordability, energy assistance, housing, a family development program, transportation and adult education.
Veterans	The County met with A Supportive Community for All, a nonprofit organization which supports older adults, veterans, youth, and low-income households in accessing human service programs, on March 22, 2022.
People with Disabilities	 The County attended monthly meetings with the Snoqualmie Valley Mobility Coalition. The County met with Encompass NW, a community-based organization for family and children which provides programs to children, including programs for children with disabilities, on April 6, 2022.

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

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

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

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

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

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

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

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

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

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

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

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

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

THIRD PHASE

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

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

Engagement Strategies to Connect with Priority Populations Beyond Previous Methods

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

Potential Impacts to the Determinants of Equity

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

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

Zoning changes can result in changed market conditions, where the appeal to redevelop a neighborhood or area could increase. Priority populations are more vulnerable for displacement in instances such as this, where renters have no control over the decision to sell a property – home ownership rates being a measure of equity.²¹⁷

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

²¹⁷ Link to The Determinants of Equity Report.ashx (kingcounty.gov)

TABLE 24: HOW THE SUBAREA PLAN INFLUENCES DETERMINANTS OF EQUITY

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children	Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages. Residents of the subarea have identified a need for greater support for human services which can include things such as family centers, health and mental health services, services for people living with disabilities, and youth programming. The area also lacks adequate affordable housing options. This plan can influence this determinant by supporting increased availability for mental and behavioral health services in schools and other locations.
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	The Subarea Plan has limited potential to directly influence equity in access to education, as well as school siting, which is a <i>Comprehensive Plan</i> issue. However, policies support partnering with community organizations to support delivery of educational programs in the subarea, leveraging King County-owned parks facilities, and partnering with the local school districts and other agencies and organizations to improve outcomes for students and their families.

²¹⁸ 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.

219 Link to K.C.C Title 2, Section 10, Subsection 210

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Jobs and Job Training	Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families	Creation of jobs is mostly determined by market forces. However, the Subarea Plan could help lead to increased access to jobs for both new and existing residents through supporting local businesses with such things as technical assistance. The Subarea Plan has the potential to indirectly influence creation of jobs if supportive policies and land use and zoning changes successfully encourage more vibrant local businesses and jobs in the Snoqualmie Valley Agricultural Production District that create new employment, as well as jobs tied to developing and redeveloping land and structures in the subarea. Conversely, the Subarea Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region. The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, enable the allowance of housing near concentrations of jobs such as Snoqualmie Pass, as well as enable job training opportunities in the commercial and mixeduse zones. The policies could have a direct impact on supporting this determinant.

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal well-being of all people	Rural residents face limitations to accessing community service providers, who are often located within population centers or incorporated communities. Engagement with the community noted policies can influence partnerships with other agencies and jurisdictions to support existing service providers in the rural area. The Subarea Plan, because it covers rural areas, has little influence on this determinant of equity, because the zoning that allows for health and human service facilities is almost exclusively in urban areas. Because this plan covers rural areas that must consist of rural uses and rural-level services per the Growth Management Act, the most realistic way to improve access to this determinant of equity would be improved transportation to existing services in the urban areas. The Subarea Plan states that health and human services are a desired community priority and encourages improved access to health and human services.

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people	Many of the rural communities in the subarea lack options for basic shopping services such as grocery stores. Communities such as Baring and Snoqualmie Pass are a half hour drive by car to a full-service grocery store, where other unincorporated areas in the subarea are walking distance to such facilities. Furthermore, the distance and lack of transportation options for residents further impacts the ability to access affordable, healthy, and culturally appropriate foods. While the location of grocery stores is heavily influenced by market forces, the Subarea Plan has the potential to influence access to food systems for both new and existing residents. Scoping topics in the Subarea Plan
		include support for local food production, rural economic development, and agriculture in the subarea. Healthy foods can be grown and sold by farms and small markets. Subarea Plan policies can support plans for improving the infrastructure to connect the community with a sustainable food system.
Parks and Natural Resources	Parks and natural resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities	Many the subarea residential neighborhoods enjoy access to parks, open space, and natural resources in their communities. Policies prioritizing safety and inviting walking and bicycling throughout the subarea to connect residents to transit facilities, commercial areas, local parks, and open spaces are all determinants of equity. As with all of the policies included in the Subarea Plan, implementation will consider funding availability, resources, and other factors.

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Built and Natural Environment	Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment	Land use policies, land use and zoning map amendments, and development conditions are designed to support the small business environment that is cherished in the subarea, supporting access to jobs. Environmental policies support tribal rights to access fishing and hunting, through aiding in the preservation of these resources. By influencing the development of additional jobs, services, and housing in the subarea and on transit corridors, the Subarea Plan can indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and tree canopy, water, soil, and sediment are addressed when development is proposed.
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking	The Subarea Plan has a potential to influence equity in access to transportation for residents through coordinating road improvements and working with rural transit representatives on mobility solutions. Residents of the subarea have limited options for transit and transportation, with the majority of the population relying on personal vehicles as their primary mode of transportation. Increasing traffic and natural hazards further impact residents of the area from being able to access needed services across the county. A transportation policy has been created to address mobility throughout the subarea.

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan are intended to support local businesses and local economies such as agriculture in the subarea, with the objective of reducing potential for displacement through a strong local economy. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	Neighborhood identity and character give a community its sense of place. the subarea has many communities and neighborhoods which have a strong sense of identity, and its residents feel strongly about maintaining that character while being actively engaged in potential changes. The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other Determinants of Equity discussed in this table are likely to have the potential to impact whether the subarea communities thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces and encourage improved access to them, and allow for more location-appropriate development to support opportunities for families to remain in proximity and for aging-in-place.

Determinant of Equity ²¹⁸	Brief Description from KC OERSJ ²¹⁹	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Housing	Housing for all people that is safe, affordable, high quality and healthy	While it will largely be the market that determines housing development, the Subarea Plan has the potential to influence equity in access to housing for all people that is safe, affordable, high quality, and healthy. Policies in the Subarea Plan can support lowincome households and other priority populations in benefiting from new development and redevelopment in the subarea by encouraging alternative forms of housing at Snoqualmie Pass, such as microhousing.
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services, and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County	The plan has limited potential to influence this determinant of equity.
Law and Criminal Legal System	A law and criminal legal system that provides equitable access and fair treatment for all	The plan has limited potential to influence this determinant of equity.

Equity Impact Review Phase 3 – Analysis and Decision Process

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

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

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

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

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

Summary of Decision-Making Process and Proposed Subarea Policy Recommendations

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

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

This phase of the Equity Impact Review, "Analysis and Decision", considers how the intended outcomes of the Subarea Plan, guided by community input and expressed through policies, map amendments, and development conditions, may affect the three frameworks of equity: distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended consequences that negatively impact access to equity, such as displacement, and provisions in the Subarea Plan that are intended to reduce this potential.

The following tables summarize, by Plan chapter topic, the community-identified priorities and how the proposals in the Public Review Draft were built based on the input received and the outcomes that are intended to be achieved.

A note on the Growth Management Act:

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

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primarily in urban areas, and the subarea is a rural area. To support this focused growth, investment in infrastructure and governmental services is to follow the same path. Therefore, the Growth Management Act restricts the type and level of infrastructure and governmental services to that which is typical of low-density rural areas. Inherently, these restrictions may lead to an inequity in service delivery between urban and rural areas, as the expectation per State Law is for these areas to have rural level services.

A note on relation to *Comprehensive Plan* Policies:

Some of the feedback relates to issues that occur in other unincorporated areas of the county and are covered in the *Comprehensive Plan* policies. The policies in this plan are unique to this subarea only and do not replicate those found in the *Comprehensive Plan*.

Land use feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Preserve rural character of the communities and limit growth to levels that support local families and businesses in Fall City and Preston, as well as other areas.
- Focus attention on Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments.
- · Address the lack of affordable housing.
- Consider natural hazards and limit environmental and infrastructure impacts in new development.
- Preserve views and natural amenities enjoyed by everyone, including view corridors along scenic byways.
- Support agriculture by protecting farmland, improving drainage, and continuing the Fish, Farm, Flood Initiative.

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

TABLE 25: PROPOSED LAND USE POLICIES AND INTENDED OUTCOMES

Proposed policy	Intended outcomes
SVNE-3 intent: 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 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.

Housing and Human Service feedback and policy development with equitable outcomes

Summary of what was heard from the community:

• Maintain rural character through limiting residential development.

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

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

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

Proposed policies	Intended outcomes
SVNE-7 intent: Work with the cities of Snoqualmie Valley and near the subarea to increase the supply of affordable housing within the incorporated areas to support workers and service providers, in addition to moderate to extremely low-income households, while protecting adjacent resource lands.	A direct positive outcome could be increased housing affordable to those who have low and extremely low incomes, including those who already work in the subarea, or those on a fixed income. Though affordable housing was raised consistently in all stages of engagement, strategies for addressing such a concern in a rural area like this subarea are limited, for reasons noted in the section noting the Growth Management Act above. Rural areas are to remain rural with appropriate levels of service, hence increased development capacity for affordable housing is possible only in specific situations, such as the Rural Towns of Fall City and Snoqualmie Pass.
SVNE-8 intent: Support housing stability programs and affordable housing development for seniors near existing senior services that serve unincorporated residents.	A direct positive outcome could be increased housing affordable to seniors who have low incomes or fixed incomes. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend). Housing stability for seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.

SVNE-9 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-10 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-11 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-12 intent: Partner with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors, veterans, and those living with disabilities in the subarea	A direct positive outcome could be increased physical and mental wellbeing for seniors, veterans, and people living with disabilities in the subarea. This could have the most positive outcome in and near Census Designated Places where greater than 15% of the population is over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend), Census Designated Places where greater than 10% of the population are veterans (Wilderness Rim, Fall City), and where greater than 15% of the population lives with a disability (Baring, Riverpoint, Riverbend). Additional programming and activities for seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
SVNE-13 intent: Recognizing Northeast King County as a vulnerable population in terms of climate-related events and treat this as a human service issue.	A direct positive outcome would be intentional focus on the services provided to the Northeast King County community in the case of a climate-related event. The intent of this policy is to address human service needs after emergency efforts wane and the Red Cross moves onto another area. Human services needs include but are not limited to

	emerging housing needs, and mental health support. This policy is a direct result of inperson engagement with community members of Northeast King County, who have great concern as to what would happen to their families and community after a major climate-related event such as a wildfire, landslide, or extreme flood.
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Environment feedback and policy development with equitable outcomes

Summary of what was heard from the community:

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

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

TABLE 27: PROPOSED ENVIRONMENTAL POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-14 intent: Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.	An indirect positive outcome could be slightly improved transportation for priority populations who need to make critical appointments in the urban area, for services such as medical and/or behavioral health appointments, and other vital transportation needs including those who depend on public transportation for work. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint), where medical appointments in the urban area are a challenge. This issue was raised throughout engagement, including during the Mobility and Human Services Focus Group.

SVNE-15 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 Tribe and Tulalip Tribes.
SVNE-16 intent: Assist the Valley cities, the Snoqualmie and Tulalip Tribes, and other entities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.	An indirect positive outcome could be lessened risk to people with low incomes living in risk of flooding-related issues, as often the most affordable housing is within floodplains and other hazard areas.

Parks and Open Space feedback and policy development with equitable outcomes

Summary of what was heard from the community:

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

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

TABLE 28: PROPOSED PARKS AND OPEN SPACE POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-17 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, seniors, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim Census Designated Place has the highest veteran population of any Census Designated Place by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this group. Through both engagement and reviewing surveys and analyses conducted by Si View Metropolitan Parks District, it was found there is a need for

	both facilities and programs in the unincorporated portions of their service area.
SVNE-18 intent: Support efforts between Indian tribes, local, state, and federal agencies on plans to address overcrowded trailheads on the Interstate 90 corridor.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not.
SVNE-19 intent: Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such as a disability or limited income. Community members, land managers, and organizations shared that trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.

Transportation feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Increase active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools.
- Improve roads and maintenance of roadways and bridges.
- Address traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.
- Increase transit options in the Snoqualmie Valley and options for transit along State Route 18 to South King County.
- Increase mobility options for seniors, youth, and disabled persons.
- Improve transit connections to Snohomish County and the future light rail station in Redmond.
- Address the lack of roadside amenities along US Highway 2.

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

TABLE 29: PROPOSED TRANSPORTATION POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-20 intent: Work with communities in the subarea on mobility solutions that meet their needs.	A direct positive outcome could be increased mobility options for those who are in most need, including seniors, youth, people with disabilities, people with low incomes, and other transit-dependent populations. This could directly improve the lives of those within the subarea, specifically within the Census Designated Places that have a disability rate over 15% (Baring, Riverbend, Riverpoint)
SVNE-22 intent: Encourage the Washington State Department of Transportation and the Federal Highway Administration to improve the facilities for travelers on US Highway 2.	A direct positive outcome would be for the residents of the Northeast King County communities that live immediately adjacent to the highway. Restroom facilities would mean less people use the front yards of community members as a bathroom. Also, improving wayfinding signs would mean more people stop to shop at local businesses in the area, helping the local economy. These improvements were desired during multiple engagement events with Northeast King County community members during the public review period.
SVNE-23 intent: Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements to the Southeast Redmond-Fall City Road portion of SR 202.	A direct positive outcome could be increased safety for youth accessing schools adjacent to Redmond-Fall City Road. Chief Kanim Middle School and Fall City Elementary are adjacent to this right-of-way. The topic of pedestrian safety on school routes has come up often during engagement with the Fall City community.
SVNE-24 intent: Address sidewalk gaps in the Fall City Business District.	A direct positive outcome could be increased mobility within Fall City Business District for those who have physical disabilities and increased overall safety for youth and seniors who walk in the area. Pedestrian safety and the specific desire for sidewalks in the community has been discussed several times during Fall City engagement.

Services and Utilities feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Improve internet access, availability, and quality to better connect the area.
- Plan for stresses on services like power and emergency services in areas that see large numbers of weekend visitors such as Snoqualmie Pass.
- Increase resilience to the power grid to alleviate chronic outages.
- Provide better access to the dump as garbage service is an issue with wildlife.
- Keep the new large onsite sewage system in the Fall City business district to those in the district and not beyond.
- Focus on improving local infrastructure and services to support economic growth.

Table 30 summarizes the intent behind proposed services and utilities policies supporting equity, racial and social justice, and intended outcomes.

TABLE 30: PROPOSED SERVICES AND UTILITIES POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended outcomes
SVNE-28 intent: Work with internet service providers that serve the subarea to improve affordability, coverage, and quality of internet for those underserved or unserved in the subarea.	A direct positive outcome would be increased internet service, quality, and affordability for those who do not already have it available, specifically low-income populations and youth who depend on the internet to learn and complete schoolwork. Both Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group noted that lack of quality internet access is disproportionately high among low-income and immigrant families.

Economic development feedback and policy development with equitable outcomes

Summary of what was heard from the community:

- Preserve resource-based economies of the subarea.
- Support and enhance recreation opportunities and support businesses and organizations in the subarea.
- Build an economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.
- Provide support to existing local businesses, and retention of the existing size and scale
 of commercial areas to limit growth and retain rural character.

Table 31 summarizes the intent behind proposed economic development policies supporting equity, racial and social justice, and intended outcomes.

TABLE 31: PROPOSED ECONOMIC DEVELOPMENT POLICIES AND INTENDED OUTCOMES

Proposed policies	Intended Outcomes
SVNE-29 intent: Support local businesses that are unique to the Snoqualmie Valley and Northeast King County through things such as technical assistance.	An indirect positive outcome would be increased employment/entrepreneurship opportunities for those who are unemployed, underemployed, and/or low-income populations in the subarea, and increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
SVNE-30 intent: Support outdoor recreation and tourism that encourages local employment and does not harm the environment through partnerships with agencies, municipalities, and organizations.	An indirect positive outcome would be increased employment opportunities for those who are unemployed, underemployed and/or low-income populations in the subarea, increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
SVNE-34 intent: Support connecting communities adjacent to the Snoqualmie Valley Agricultural District to local farms to help support the farms and local economies	An indirect positive outcome would be increased access to healthy foods for people with disabilities, seniors, and other populations with mobility difficulties in the subarea. This specific topic was raised by the Fall City community during engagement for this effort.

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

Summary of what was heard from the community:

- Retain rural character subarea-wide
- Preserve open space/natural lands subarea-wide
- Preserve existing form and character of Fall City Rural Town and Preston area
- Update the Fall City Business District Zoning Overlay to reflect current needs as of 2023
- Adjust Fall City residential zoning to fit size and scale of current 2023 community
- Increase options for affordable housing, where appropriate

Table 32 summarizes the intent behind proposed land use and zoning map amendments supporting equity, racial and social justice, and intended outcomes.

TABLE 32: PROPOSED LAND USE AND ZONING MAP AMENDMENTS AND INTENDED OUTCOMES

Proposed map amendment	Intended Outcomes
Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low incomes and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.

Appendix C: Tribal Relations and Community Engagement

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

Tribal Relations

The Snoqualmie Tribe, Tulalip Tribes, and Muckleshoot Tribe are sovereign nations, and the County engages with them through government-to-government consultation. The County worked to address tribal needs within this plan, through direct dialog and coordination with internal departments at King County that intersect with tribal issues such as fishing rights and access to ancestral lands.

Snoqualmie Tribe

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

- July 20, 2021, as an introduction to the Subarea Plan
- January 25, 2022, where the Snoqualmie Tribe introduced the "Upper Snoqualmie Resilient River Corridor Management Plan"
- June 1, 2022, during a King County Department of Natural Resources and Parks annual meeting
- August 31, 2022, for a meeting specific to the connection between the Subarea Plan and the Tribe's Upper Snoqualmie Resilient River Corridor Management Plan
- March 8, 2023, for another King County Department of Natural Resources and Parks annual meeting annual meeting
- August 1, 2023, a dedicated meeting to the Subarea Plan between the Snoqualmie Tribe, King County Department of Local Services and Regional Planning

The introductory meeting covered future engagement with the Snoqualmie Tribe and Tribal members and representatives, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Tribe stated they are on a different level than community interested parties as a sovereign nation, so Tribal concerns which include land and sacred places need to be treated separately than engagement with the general public. This feedback supported existing King County approaches and bolstered this Plan's approach to Tribal issues. For example, no questions in the Subarea Plan surveys asked the public's opinions on Tribal issues, as they are not for the public to decide, but to be addressed directly with Indian tribes through consultation.

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

January 2022 and released to the public the following August. ²²⁰ The nexus with both plans is land use and zoning within the areas of focus for the Tribe's plan. The County compared Geographic Information Systems data for the *Corridor Management Plan* to existing zoning and land use to ensure no recommended changes within this plan would negatively affect the Tribe's goals in their plan.

The March 8, 2023, meeting covered expanding the policies related to the environmental health of the Snoqualmie River as well as the significance of archeological sites within Fall City and other areas in the Snoqualmie Valley/Northeast King County Community Service Area (subarea) significant to the Snoqualmie Tribe.

The August 1, 2023, meeting was to review and discuss a robust comment letter provided by the Tribe during the public review period. A large portion of comments were dedicated to better representation of the Tribe and the role it plays in the Snoqualmie Valley. Changes resulting from the comment letter and meeting include updating maps to better reflect reservation and trust lands, and the addition of a section in the Economic Development chapter explaining the Tribe's economic role in the area.

The Tulalip Tribes

The County met with the Tulalip Tribes on the following dates:

- November 15, 2021, as an introduction to the Subarea Plan
- March 15, 2022, as part of an annual meeting with King County Department of Natural Resources and Parks annual meeting
- March 7, 2023, as another annual meeting with King County Department of Natural Resources and Parks annual meeting

During these meetings the Tulalip Tribes conveyed concerns about population growth and the effect it may have on treaty-reserved resources. They are concerned with water processes and climate change and are interested in how the Subarea Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat. A great concern is protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty-reserved resources in the uplands and access to them, specifically for gathering and hunting, and how overuse of recreation affects these treaty rights. They are concerned that lands the Tulalip Tribes already have access to as of 2023 may not be available in the future.

During the March 7, 2023, meeting Tribal and King County Department of Local Services staff discussed further engagement. Tulalip planning staff felt they did not have the capacity to engage in this plan. The Tulalip Tribe was contacted during the public review period regarding a meeting to review policies though no response was given.

²²⁰ Link to Upper Snoqualmie Resilient River Corridor Management Plan

The Muckleshoot Tribe

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

Community Engagement

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

Community Engagement Goals and Objectives

The goal of the Subarea Plan community engagement program was to conduct robust public engagement that informs, involves, and empowers people and communities.

Objectives were to:

- Create opportunities to seek input, listen, and respond to residents.
- Empower people to play an active role in shaping their future.
- Create public awareness of what King County does.

Community Engagement Strategies

The County developed a community engagement plan with a focus on equity, using the "County engages in dialogue" and "County and community work together" levels of engagement from the Office of Equity Racial and Social Justice's Community Engagement Guide (see Figure 14). 221

The approach involved working with the community, including youth, underrepresented populations, and community-based organizations that acted as amplifiers for those in need. Many of the County's engagement events were virtual, due to the COVID-19 pandemic. Activities included email correspondence, online surveys, virtual meetings with individuals and small groups, geographic and topic-specific focus groups, community-wide virtual and in-person events, interactive engagement online maps, and in-person meetings and booths at community events.

²²¹ Link to <u>King County Community Engagement Guide</u>

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

County Informs	County Consults	County engages in	County and community	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	King County gathers information from the community to inform county-led interventions	dialogue King County engages community members to shape county priorities and plans	work together Community and King County share in decision-making to co- create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community Strategies	Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Media releases, brochures, pamphiets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

The County prioritized connecting with subarea residents who have not traditionally engaged in community planning efforts. The County's goal was to create a plan that reflects the needs of those traditionally not at the table. King County Department of Local Services staff went to lengths to connect with these communities with some success and some lessons learned.

Before engaging with residents of the subarea, the County studied demographic data. Census Designated Places demonstrated similar demographics, the exception being lower incomes in some areas. The community with the lowest median income is Baring. Baring also has an older population and a population with a higher level of disabilities than the rest of the subarea. Baring is remote, making it more challenging to reach Baring-area residents. The County posted flyers in areas such as the Baring Store, the Baring Fire Station, and the commercial area of Skykomish in both English and Spanish and sent emails to 95 individuals from a list provided by Councilmember Perry's office. During the public review period, the County hosted an in-person community meeting in Baring, which provided an opportunity for 12 residents to provide input on all aspects of the Subarea Plan scope.

Except for Baring, available data for the subarea did not reveal much in terms of locations where priority populations resided. To identify priority populations throughout the rest of the subarea, the County relied on connections with community-based organizations and existing connections within King County Local Services and Department of Natural Resources and Parks.

The County engaged several community-based organizations during the summer of 2021 to learn more about priority populations in the area, to connect with the individual community members directly, and to hear what service providers feel is needed most. The County contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A Supportive Community for All, in addition to community-based organizations with more targeted services and populations, such as Empower Youth Network, Encompass, Hopelink, and SeaMar. These discussions opened opportunities to further reach priority populations such as connecting with multilanguage learning students at Mt Si High School.

Strategies implemented by the County included:

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

Lessons Learned

As the first plan for a rural area under a new Subarea Planning Program, this was an exploratory engagement effort with lessons learned. Community engagement strategies evolved as the team learned more about the needs and preferences of the community, with a focus on engaging people who have traditionally been left out of government process. Strategies also evolved as safety precautions related to the COVID-19 pandemic shifted. Notes are also made on how rural subarea plan engagement could be improved in the future.

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

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

Community service providers suggested some of the challenges connecting with priority populations might be due to potential fear of government, a lack of time for engagement, and fragmented groups across a large geography. Another challenge was meeting the goal of connecting with residents of unincorporated areas as opposed to those who live in the cities within the Snoqualmie Valley or adjacent cities. Occasionally a group would be identified along with their needs, and King County Department of Local Services staff would later find out the residents lived in an incorporated area, for example the Spanish-speaking community in the Duvall Highlands.

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

King County Department of Local Services staff partnered with the Fall City Community Association and Snoqualmie Pass Community Association to organize feedback events. The Fall City Community Association is a long-standing and organized group that provided valuable insights and feedback. The Fall City Community Association formed a "Subarea Stewards" group that met weekly for over a year before focus groups were created and engaged for this plan. Some community members approached King County Department of Local Services staff individually and said this group was not wholly representative of the community. At times the group produced engagement tools which did not align with the scope and process of the Subarea Plan; for example, issuing a "Fall City Subarea Plan" survey, though no King County Department of Local Services staff were consulted, nor does a Fall City Subarea Plan process currently exist.

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

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

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

Updated strategies during the public review period – June 1 to July 15

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

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

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

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subarea at the beginning of the public review period. This helped reach those who may not regularly have access to or use the internet, and those who generally are not associated with groups who may have contact with King County Department of Local Services staff. The goal was a more robust and diverse group of community members providing feedback.

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

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

During all engagement phases the County contacted school administrators to connect with the best representatives and discover the best avenues to engage youth and explore their needs, which continued during the public review period. Both school administrators and teachers were engaged about how the public review draft addresses the needs of students and their families.

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

How overall improvements could be made to rural subarea plan engagement

Engagement on long-range planning efforts provides unique challenges in unincorporated rural areas when compared to cities and urban unincorporated lands. The physical separation of individuals, families, and communities is a natural state of rural areas and proves difficult for cohesive engagement and messaging. Specific approaches and messaging may help improve engagement with priority populations and rural subarea community members at large.

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

Lack of awareness is not the only reason people do not share feedback. For some community members, there are significant barriers to participation, as noted above. Paying community members that represents priority populations could help amplify engagement opportunities and provide a more equitable strategy by increasing the amount of feedback received from those who are not usually at the table.

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

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

Key Audiences

Table 33 presents key engagement audiences that were integral to the successful development of the Subarea Plan, and some targeted strategies to help facilitate engagement with those audiences. King County updated this table to reflect what the public, community-based organizations, and service providers shared throughout the engagement process.

TABLE 33: AUDIENCES AND ENGAGEMENT STRATEGIES

TABLE 33: AUDIENCES AND ENGAGEMENT STRATEGIES		
Audience	Engagement Strategies	
 Historically underrepresented communities Black, Indigenous, and People of Color individuals People with limited English proficiency People with disabilities, or who have other accessibility challenges Immigrants and refugees People belonging to the LGBTQ+ community People that have lower incomes People that are experiencing homelessness 	 Engage continually throughout the Subarea Plan development process Translate materials and offer interpretation services, where appropriate Develop relationships with community-based organizations and other community partners who represent and serve these communities Determine appropriate engagement channels that are responsive to what we hear from community-based organizations and community members Identify community advocates who can help promote engagement Conduct demographic analysis and review interview results to identify communities where additional engagement is needed 	
Community-based organizations and service providers, including cultural groups and religious communities and organizations	 Translate materials into multiple languages and offer interpretation services, where appropriate Strengthen existing and foster new partnerships with community-based organizations and service providers Co-create solutions to determine appropriate engagement channels and to address community needs, issues, and priorities in the Subarea Plan Partner with entities to engage with their members and audiences 	

Audience	Engagement Strategies
	 Partner with entities to facilitate engagement at community gathering locations and events Conduct engagement at community gathering locations and events Offer interpretation and translate materials into multiple languages
King County Executive Branch Agencies	 Coordinate and collaborate with Office of Regional Planning throughout plan development Participate on interdepartmental team of subject matter experts from Executive Branch agencies Create opportunities for development, review, and providing feedback on plan elements
King County Council	 Coordinate and collaborate throughout plan development Monthly briefings with the King County Councilmember representing the subarea Participate on interbranch team with King County Department of Local Services staff and King County Council central policy staff
Other government and agency partners	Schedule regular meetings about plan development and proposals

King County built an initial community contact list from past engagement efforts before the subarea planning process. Over a period of six months, King County Department of Local Services staff reached out to various groups and individuals within the Community Service Area to help expand that list. Many groups were added, and some originally on the list requested to not to be included. As of September 19, 2023, the list of contacts was 8,717, which mostly includes community members in addition to businesses, community-based organizations, federally elected officials, representatives of local governmental organizations apart from King County, special interest groups, public safety representatives, public school representatives, tribal representatives, and representatives of utilities.

Summary of Community Engagement Activities and Feedback

Community engagement activities included:

Online engagement

- Project website
- Online surveys

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

In-person events

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

Focused meetings

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

Building off previous efforts

Audit studies that detail community input on similar topics

How Community Input Influenced the Subarea Plan

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

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

- 1. Develop an Engagement Plan
- 2. Introduce community to the planning process through meetings, activities, and conversations
- 3. Create a list of community and group contacts to participate and spread the word
- 4. Collect feedback through engagement activities
- 5. Categorize feedback into subjects and themes, noting the frequency of each grouping
- 6. Translate feedback received to a 20-year lens to aid in scoping for policy development
- 7. Relate the feedback received to the framework of the Comprehensive Plan

- 8. Refine feedback to create a draft vision, guiding principles, policy concepts and map amendment concepts
- 9. Share draft and concept materials with community to solicit feedback
- 10. Translate community feedback into plan content
- 11. Format and refine for public review draft

SUMMARY OF FEEDBACK AND HOW IT TRANSLATED TO PLAN SCOPE

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

TABLE 34: LAND USE FEEDBACK SUMMARY TABLE

Topic 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 all rural areas 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 Comprehensive Plan and Growth Management Act, limited residential density increases are allowed in rural areas. Policies were added to support the development of affordable housing at Snoqualmie Pass, and to coordinate with Valley cities on affordable housing.
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 Comprehensive Plan policies and through existing code.

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

TABLE 35: HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE

TABLE 35: HOUSING AND HUMA Topic	Result	Reason for Not or Partially Including
Maintenance of rural character through limiting residential development.	Maintained existing residential zoning designations in rural areas.	Included.
Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located near services for seniors.	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 seniors and youth in existing facilities.	This is an issue that is not unique to the subarea, hence addressed in the Comprehensive Plan policies and through existing code. Creation of new facilities are limited because this subarea is rural, where the Growth Management Act and Comprehensive Plan 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 seniors in the subarea to services and programs.	Policy supporting partnership with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors in the subarea.	Included.
Better support to veterans and people living with disabilities	Language was added to existing human services to cover these groups, in addition to seniors.	Included.
Recognizing the vulnerability of the communities in Northeast King County in the case of a disastrous climaterelated event such as a wildfire, landslide or flood that wipes out road access.	Policy addressing vulnerable populations in Northeast King County and needs post-disaster.	Included.

TABLE 36: ENVIRONMENT FEEDBACK SUMMARY TABLE

TABLE 36. 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.
Resilience to extreme	A policy to support	Flooding and climate change related
flooding and other	increased	policies in unincorporated areas of
hazards exacerbated by	transportation	the county are covered in the
climate change,	resiliency during	Comprehensive Plan. Transportation

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Topic	Result	Reason for Not or Partially Including
increasing agricultural resilience.	flooding, specifically for roads that cross the Snoqualmie Valley. A policy supporting assistance to Valley cities in developing long-term solutions and implementing programs to reduce flood and channel migration risk.	across the Snoqualmie Valley during flood events is considered a unique issue to this subarea and is addressed in the Environment chapter. The river-related hazards that are posed to the Valley cities are considered unique to the subarea as well.
Wildfire resilience and allocating resources for managing wildfires.	Not included.	Wildfire resilience and preparation is a concern and priority in all unincorporated areas that have wildland urban interface. All policies related to wildfires are in the Comprehensive Plan.

TABLE 37: PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

TABLE 37: PARKS AND OPEN S 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 Comprehensive Plan.
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 Tribe and Tulalip Tribes.	Not included.	Strengthened partnerships and increased coordination with Indian tribes is a goal that spans all unincorporated area and is covered in the <i>Comprehensive Plan</i> .

TABLE 38: 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 Comprehensive Plan.
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 Comprehensive Plan.

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 seniors, youth, and disabled persons.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Included.
Desire for facilities to address volume of travelers on US Highway 2.	A policy to encourage Washington State Department of Transportation to improve comfort and usability by adding facilities to the corridor.	Included.

TABLE 39: SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

TABLE 39: SERVICES AND UTILI Topic	Result	Reason for Not or Partially
. op.o		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 Comprehensive Plan, 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 all rural areas. Comments regarding garbage service and wildlife were shared with the King County Solid Waste Division. Solid waste service-related policies are covered in the Comprehensive Plan.
The Fall City Business District's new large onsite sewage system should not be a tool to expand development and should	A policy to limit the Fall City Business District septic system to only serve those in the business district.	Included.

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

TABLE 40: ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

TABLE 40: ECONOMIC DEVELOR Topic	Result	Reason for Not or Partially Including
Desire to preserve resource-based economies of the subarea.	Not included.	Supporting resource-based economies is an issue in all rural areas of the county and is supported through policy within the Comprehensive Plan.
Economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.	A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District. A policy that supports connecting communities adjacent to the Snoqualmie Valley Agricultural Production District to local farms to help support the farms and local economies.	The issue of flooding specific to farms is covered through Comprehensive Plan policies and functional plans under the Comprehensive Plan 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.

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

TABLE 41: ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE

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

Sources of Engagement and Documented Meetings

Engagement activities are explained in detail below, and include:

Online engagement

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

In-person events

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

Focused meetings

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

Building off previous efforts

• Audit studies that detail community input on similar topics

Project Website

Project Public Input website

The Public Input website for the project has been the home for communication, information sharing, and input gathering for the project. During every meeting the County has directed individuals, interest groups, and the public at large to the website. ²²² The website is translatable into multiple languages through a Google Translate widget and has been the platform used for all recent subarea planning efforts to date.

²²² Link to Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com

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

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

Online Surveys

Community Needs List survey

A parallel effort to the Subarea Plan is the Community Needs List, a list of community requests that are part of the County's biennial budget process. The Community Needs Lists are for the six rural community service areas and the five urban unincorporated potential annexation areas, as required by King County Code 2.16.055.C, including the subarea.

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

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

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

June 2022 online survey

As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a survey hosted on the Public Input website, followed by questions for community members to answer. The survey was open the entire month of June. Every word cloud had an open-ended question allowing participants to continue to provide feedback. This survey received 680 views, 128 participants, and 901 comments. Most respondents were from Fall City. The comments generally supported the feedback given in a widely publicized virtual event that took place prior to the survey, with rural, nature, and farming as key words used to describe the area, a desire for low housing density, focus on successful small and local businesses, priority for environmental conservation and more open space, desire to preserve farmland, need for affordable housing, more options for transit and active transportation, and improved services

and utilities. Survey results are available on the project Public Input website and are also available by request. 223

September 2022 online survey

From September 1 to 22, the County fielded a survey to help refine the potential vision, guiding principles, and scope prior to the September event. The survey showed how the feedback informs the *Comprehensive Plan* and zoning/land use considerations. It consisted of bars that one could slide on a range from 'Not Important' to 'Very Important' for phrases that could feed a vision statement, multichoice questions ranging from 'Completely Disagree' to 'Completely Agree' for statements to be used in potential guiding principles, and a series of questions on scoping topics that presented a series of subjects that could be selected if important to the participant. Every series of questions had a section for comments.

The survey received 866 views, 388 participants, 12,290 multiple-choice responses, and 430 comments. Participants ranked the following statements as important to very important (above 80 out of 100):

- "Preserve views of our agricultural valleys, mountains, rivers and forests"
- "Maintain our ecosystems and minimize impacts to the environment and wildlife habitat"
- "Preserve and protect farmland; support and strengthen the local agricultural economy"
- "Maintain the rural character of our area"

Participants ranked the following statements as slightly less important (between 70 and 80 out of 100):

- "Support a strong rural economic vitality and a thriving community"
- "Preserve the cultural history and archaeology of our community"
- "Support and enhance outdoor recreation opportunities for all"

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

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

In ranked choice questions, participants also prioritized environmental conservation, conserving agricultural lands and supporting farmers, and supporting local businesses. As of publication date results are available on the project Public Input website and are also available by request. Survey input was used to finalize the vision, guiding principles, and scope. ²²⁴

²²³ Link to <u>Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com</u>

²²⁴ Link to King County, WA - Report Creation (publicinput.com)

February 2023 online survey

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

- Respondents supported most portions of the Vision Statement, but some expressed doubts about the ability of the County to follow through with the vision.
- In the Guiding Principles, respondents emphasized the need to preserve and protect natural resources and maintain the rural character of the area.
- Regarding land use, responses indicated the desire to keep and enhance zoning for low density residential, along with requiring such things as neighborhood trail connections, impact fees, improved walking routes, and other compensations for development impacts.
- Housing feedback included the opposition to cluster developments, support for farmworker housing incentives, and a desire to retain the small town feel of certain areas.
- Human services feedback in general supported all services, with a focus on mental health
- Respondents want to preserve and improve water resources, habitat, and critical areas, as well as resilience to flooding and climate change.
- Parks and open space comments suggest prioritization of rural character is important, along with improving, linking, and creating more multi-use trails, and addressing overcrowded trailheads.
- Respondents expressed a need to address traffic and road conditions, improve nonmotorized connections, reduce road closures for floods, and create more flood evacuation routes.
- Services and utility comments revolved around increasing resiliency to the electrical grid, protecting aquifer recharge areas and supporting small water districts.
- Economic development comments emphasized prioritizing local farms and farm product sales, and concerns with the increased traffic and crowding associated with tourism.

Results are available on the project Public Input website, and were used to finalize the vision, guiding principles, and scope. ²²⁵ The survey received 382 views, 47 participants, and 199 comments.

Public Review Draft survey

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

Key findings from the survey (which was combined with focus groups and public meetings for analysis purposes) included:

• Respondents recognize challenges associated with limited housing options but often do not support high-density housing as a solution.

²²⁵ Link to Snoqualmie Valley/NE King County Concepts Survey

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

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

Council District 3 survey

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

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

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

TOP 5 INITIATIVES IN EACH (UNINCORPORATED) ZIP CODE

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

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

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

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

TABLE 42: COUNCIL DISTRICT 3 SURVEY

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

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

Interactive Maps

Online interactive maps for community feedback

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

Interactive engagement web map for scoping

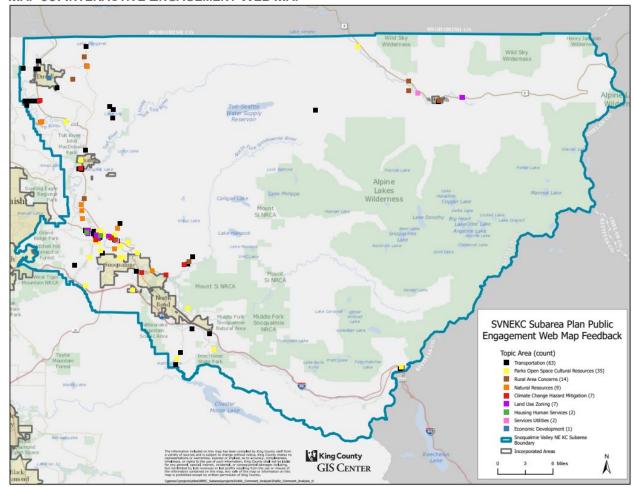
The County used an interactive web map to solicit location-specific feedback. ²²⁶ The map helped to further define what scoping topics and locations to explore. The map was live from March 29 to August 4, 2022.

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

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

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

²²⁶ Link to Northeast King County Subarea Plan Scoping Feedback App (arcgis.com)



MAP 38: INTERACTIVE ENGAGEMENT WEB MAP

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

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

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

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

In September of 2022, the project lead participated in an hour-long radio interview on Valley 104.9 FM. The interview consisted of an overview of the Subarea Planning Program, this specific plan, the background of the lead planner, questions on King County in general, and thoughts on the future of the Snoqualmie Valley. This interview aired on Sunday September 25, 2022.

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

- A Supportive Community For All
- City of Carnation
- City of Issaquah
- · City of North Bend
- Fall City Community Association
- Fall City Neighbors Newsletter
- Mt Si Senior Center
- Si View Metropolitan Parks District
- Snoqualmie Pass Community Association
- Snoqualmie Valley Mobility Coalition
- Snoqualmie Watershed Forum
- Sno-Valley Senior Center

SPANISH LANGUAGE MEDIA POSTS

"Foro Para La Comunidad Hispana de Carnation y Duvall", is a 63-member Facebook group representing the Hispanic community in and around Carnation and Duvall. King County Department of Local Services staff created a Facebook account to join this group and posted messages at engagement points in the Subarea Plan development (screenshot provided below) in hopes of gaining connections. The first message, on June 17, 2022, introduced the group to the Subarea Plan and how to participate. The second message, on September 1, 2022, explained several opportunities to engage and how to find out more about the Subarea Plan. A third message was sent informing the group of the public review period on June 7, 2023, asking to connect with individuals interested in providing feedback.

facebook a Discussion Featured Topics Members Media foro local de la comunidad. No es mi casa, así que no tengo más información... *Esta no es mi casa de renta. Favor de ver la información de contacto en la siguiente publicación. No puedo contestar. desperately seeking a rental. I'm posting ... here first-before posting online anywhere else. I will have a rental available May 1st > Downtown house with 3 bed/2 bath; 4th bedroom can also be a family/bonus room. Foro para la Comunidad Hispana 2 driveway parking spaces (no garage) All Z driveway parking spaces (no garage) Ali new appliances and new flooring. Fenced, easy to maintain yards, front deck and side deck. Small/med dog possible. Utilities paid. \$2,975/mo plus deposite. Message me if interested please. de Carnation y Duvall, WA 26524 NE Allen Ct #4, Duvall, WA 98019 | Trulia Jesse Reynolds shared a link. 8m · @ ♠ Community home Si a Uds. les gustaría participar en un plan de King County sobre el futuro del Snoqualmie Valley tenemos oportunidades nuevas. Estaré en la biblioteca de Fall City el 6 de septiembre, 2-5pm (33415 SE 42nd Place, Fall City). ¡Por favor búsquenme en el sitio para hablar sobre sus pensamientos del futuro del área y servicios de King County! · Tendremos un evento por Zoom el 27 de septiembre a las 7pm. Interpretación para español estará disponible · Tenemos una encuesta para finalizar la visión del plan y detalles de cambios de terrero y servicios en el Snoqualmie Valley hasta el 22 de septiembre con traducción en español Horas de oficina virtual conmigo cada miércoles a las 12:30 a 1:30pm. Para más detalles por favor visite http://www.publicinput.com/SnoValleyNEKC (tiene botón de traducción en el parte arriba de la página). También puede mandarme un mensaje jesreynolds@kingcounty.gov King County, Washington - King County Like Comment Send Write a comment... Press Enter to post.

FIGURE 15: EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP

Distribute and Post Fliers in English and Spanish Throughout the Subarea





Virtual Office Hours

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

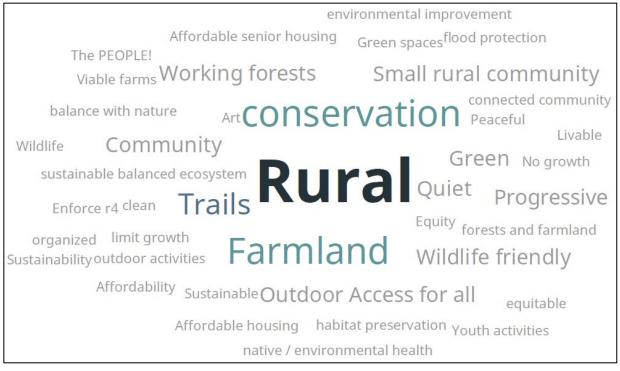
Subarea-Wide Events

VISIONING AND SCOPING KICKOFF EVENT ON ZOOM - MAY 2022

This virtual community event was the official kickoff for developing the vision, guiding principles, and scope for the Subarea Plan. It leveraged engagement during the meeting through interactive word clouds that captured ideas of community members (example below); multiple live question-and-answer periods where participants could share thoughts or questions over camera and audio or through text chat; and ten guest speakers representing a diverse set of geographies and interests within the subarea. Councilmember Perry was the featured guest and shared the role of leading and mediating the event with Local Services Director John Taylor and Project Manager Jesse Reynolds. The engagement results of this meeting, along with an online

survey that immediately followed the event (described below), were used to create a framework around the vision, guiding principles, and scope. At the peak of the event there were over 80 attendees.

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



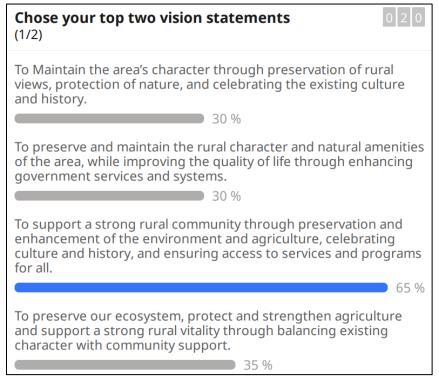
Feedback received during this event included:

- The desire to retain the existing rural character
- The desire to preserve and support the agricultural community
- The desire to retain low density development
- Preserving and leveraging the natural amenities of the area in terms of economy, as well as supporting local businesses
- More open space and better trail connections
- Considering climate change when planning the future
- Increased human services, affordable housing and mental health support
- Improved connectivity through various modes of transportation

FINAL VISIONING AND SCOPING WORKSHOP EVENT ON ZOOM - SEPTEMBER 2022

Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement, this event represented a winding down of intense engagement before a complete draft of the Subarea Plan was created. This event was preceded by a survey designed to narrow down content for the vision, guiding principles, and scope from previous engagement so that King County Department of Local Services staff could use this event as a final step in refining this content. Whereas the May event leveraged live, open-ended word clouds to help identify topics of interest, this event leveraged multiple-choice questions to focus on refining such topics (example below). Like the May meeting, this meeting included informational content, a feature presentation by Councilmember Perry, presentation of results to date, several guest speakers representing various interests and geographies from within the planning area, question-and-answer periods, and the multiple-choice questions. At the peak of the event there were over 40 attendees.

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



Feedback during this event included:

- Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- Desire to improve access to health and human services and mobility
- Desire to retain rural character
- Housing affordability is important
- Increased agricultural support is desired
- River restoration and salmon recovery are very important
- Road maintenance is important in the area
- Desire for greater internet availability and quality

Local/small business support is desired

PUBLIC REVIEW DRAFT HYBRID KICKOFF EVENT - JUNE 2023

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

Public Review Draft Overview Video

To reach people who were not able or interested in joining the hybrid kickoff event on June 12, the County posted a video that gave a consolidated overview presentation and provided information on how to comment.²²⁷ The video received 205 views.

Booths at Community Events

King County Department of Local Services staff spent time during community events to spread the word about the Subarea Plan, gather feedback and encourage participation in the planning process. Events included but were not limited to:

- Si View Farmers Market in North Bend on August 25, 2022 King County booth
- Fall City Night Out on July 31, 2022 the Fall City Community Association shared project flyers and King County contacts at their booth
- Dam Be Ready Event on September 22, 2022 flyers distributed
- Open House for Lower Frew Levee Setback project on October 22, 2022 flyers distributed
- Duvall Days on June 3, 2023 King County booth
- Skykomish Library, June 9, 2023 drop-in event
- Skykomish Foodbank on June 9, 2023 King County booth
- Fall City Day/Fall City Run on June 10, 2023 King County booth
- North Bend Library, June 15, 2023 drop-in event
- North Bend Farmers Market, June 15, 2023 King County booth
- Skykomish Tunnel Days, June 17, 2023 King County booth
- Carnation Library, June 23, 2023 drop-in event
- SnoValley Senior Center, June 23, 2023 presentation and discussion
- Mt Si Senior Center, June 30, 2023 presentation and discussion
- Fall City Library, June 30, 2023 drop-in event

²²⁷ Link to Review Draft Overview Video

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

These annual meetings are an opportunity to hear from elected and appointed King County leaders and King County Department of Local Services staff members about how the local government for residents of the unincorporated area is delivering services. This meeting featured Councilmember Perry and was focused on prioritizing the community's needs list. The end of this meeting was also the first presentation of the Subarea Plan to a large group. The presentation was an overview of the scope, with information on how to engage and follow progress. A question-and-answer session took place after the presentation, where community members discussed both long-range and short-term issues they would like to see government address.

Public Review Draft Meeting in Baring – July 2023

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

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

Public Review Draft Meeting for Unincorporated North Bend – July 2023

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

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

Sno-Valley Senior Center Booth and Discussions – June 2023

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

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

Mt Si Senior Center Presentation and Discussions – June 2023

A presentation was given to guests at the Mt Si Senior Center during a popular day for lunch, Friday June 30, 2023. Approximately 25 community members were in attendance. Following the presentation was a question and answer period, then King County Department of Local Services staff approached tables of attendees to have individual conversations.

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

Focus Groups

The County convened eight focus groups three times during the planning effort:

- Agricultural
- Fall City
- Mobility/Human Services
- Preston/Mitchell Hill
- Snoqualmie Pass
- Unincorporated Carnation/Duvall
- Unincorporated North Bend/Snoqualmie
- Unincorporated Skykomish

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

SUMMER/FALL 2022 FOCUS GROUP MEETINGS

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

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

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

- Folks live here because of the natural environment, want to keep the rural character and minimize growth while supporting local families and businesses and allowing people to age in place - balance healthy systems and create rural economic development at the same time
- Want more human services support within valley, including mental health services, youth services, job training
- Want to strengthen agriculture locally, more support and ability to make money as a farmer

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

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

- Need to preserve this rich and varied rural area, supporting environmental preservation and climate resiliency while creating sustainable access to natural areas
- The Growth Management Act and Urban Growth Boundary need to be upheld to
 preserve King County's rural and resource lands and to prevent sprawl, including
 educating folks new to the area about why that and preserving the areas heritage,
 history, and character are important

Unincorporated Skykomish Visioning and Scoping Meeting Summary – September 2022

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

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

Unincorporated North Bend/Snoqualmie Visioning and Scoping Meeting Summary – September 2022

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

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

Mobility & Human Services Visioning and Scoping Meeting Summary – September 2022

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

- Desire for a transit-connected subarea with the goal of increasing access to human service resources and a larger supply of affordable housing
- A lack of transportation options and increasing housing affordability are severely limiting the ability of existing human service organizations to support the community

Need for better, more accessible mental health services

Agriculture Visioning and Scoping Meeting Summary – September 2022

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

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

Fall City Visioning and Scoping Meeting Summary – September 2022

This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City Community Association. Top themes included:

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

In addition to the feedback received in this meeting, the Fall City Community Association separately shared that they were interested in Fall City special use districts having the first right of refusal on open space properties sold by King County, and residents having improved public access to natural lands. They also voiced a desire for more community spaces, both indoor and outdoor; more open space for active and passive recreation; better connectivity for active transportation; preservation of mountain views; and improved maintenance and construction of new amenities in the existing parks.

Snoqualmie Pass Visioning and Scoping Meeting Summary – September 2022

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

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

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

Fall City Refine and Review Meeting – February 2023

This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City Community Association. The content discussed in the meeting is described below.

For the Vision Statement and Guiding Principles, the group was focused on the idea of maintaining the area's rural character and supporting Fall City businesses and local organizations.

Scoping Topics and Concepts:

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

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

Mobility & Human Services Refine and Review Meeting – February 2023

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

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

Scoping Topics and Concepts:

- Housing should address homelessness, support for domestic violence victims, worker housing, and housing for farm workers
- Needs more geographic specificity about which areas need improved access to behavioral health services
- Services should be available and accessible in the Valley

For the Map Summaries, there is an area on the riverside of SR 202 in Fall City that the County owns that would work very well for locating worker housing for local workers.

Agriculture Refine and Review Meeting - February 2023

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

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

Scoping Topics and Concepts:

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

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

Preston/Mitchell Hill Refine and Review Meeting - February 2023

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

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

Scoping Topics and Concepts:

- Make sure references to commercial development aren't used as a loophole to allow businesses that serve beyond rural residents to become outlet malls, etc.
- Preston wants viable businesses, but focus existing Preston businesses

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

Unincorporated Carnation/Duvall Refine and Review Meeting – February 2023

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

The group is okay with the concepts in the Vision Statement and Guiding Principles.

Scoping Topics and Concepts:

- Development needs to be consistent with rural character; that may mean affordable housing in the rural area is not feasible
- Focus on wildfire risk, including improvements to the capacity and safety of the arterial road network for emergency preparedness
- Prioritize zoning classifications

The group was generally okay with the Map Summary concepts.

Snoqualmie Pass Refine and Review Meeting – February 2023

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

Vision Statement and Guiding Principles:

• Snoqualmie Pass is continuing to grow as a recreational destination, especially in the winter, which is different than rest of subarea.

Scoping Topics and Concepts:

- Concerns about the implications of short-term rentals on the community and available rental capacity, desire for further study on how it has been regulated, sentiments in the community and potential regulations.
- No comments for housing and human services, parks and open space, transportation, services and utilities, economic development.

Unincorporated North Bend/Snoqualmie Refine and Review Meeting – February 2023

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

The group supports the Vision Statement and Guiding Principles but were concerned that goals are somewhat lofty.

Scoping Topics and Concepts:

- Prioritize housing choice, encouraging cities to have policies that result in affordable housing such as allowing ADUs on residential properties.
- Improve transportation, including access to services, transportation during flood events and emergencies, and active transportation networks like connecting regional trails.
- Prioritize environmental conservation and restoration, acknowledging that growth in the area has negatively impacted the environment, particularly rivers and streams and areas with overcrowded trails and trailheads.

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

SUMMER 2023 FOCUS GROUP MEETINGS

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

Fall City Public Review Draft Meeting – June 2023

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

- Preserve rural character and aesthetic and support the local economy without significant changes to zoning for housing or commercial areas.
- Protect natural resources from environmental impacts and damage such as overuse and overcrowding, destruction due to increased development, and climate change.
- Address the inconsistency of utilities and services in Fall City, including sewer and septic services and faulty power grids.

Snoqualmie Pass Public Review Draft Meeting – June 2023

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

- Balance the protection of the environment and wildlife with the creation of more reliable services and utilities, including improved access to water, waste management, more reliable power, and increased public transportation and connectivity for pedestrians.
- Increase support for human services and recreational opportunities to improve quality of
 life in the Snoqualmie Pass area; many residents feel that they are limited by the size
 and location of the community, and when they try to increase opportunities, they receive
 very little support or funding.
- Support additional affordable housing for full-time community members and seasonal workers that also maintains the character of Snoqualmie Pass and mitigates impacts on the surrounding natural area.

Unincorporated North Bend Public Review Draft Meeting – June 2023

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

- Focus on preserving the size and scale of commercial areas through support for existing businesses without expanding the area or changing commercial zoning.
- Maintain existing housing availability for the area, understanding the limited role of "affordable housing" in unincorporated areas.
- Increase connectivity and access to green spaces through bike lanes, walking paths, and more centralized trailheads to reduce overcrowding and strain on the environment.

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

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

- Prioritize increased development of the rural area to allow for additional resources and support, including the creation of ample housing for local workers, improved services and utilities, and interest in the area becoming a more enjoyable destination for visitors.
- Balance the protection of the Skykomish River and other local ecosystems and wildlife
 with increased tourism to the area, which would help reduce the strain on other areas
 and improve the local economy.

Preston/Mitchell Hill Public Review Draft Meeting – June 2023

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

- Prioritize economic activity that supports existing residents and limits the expansion of middle housing and multifamily housing, to help preserve the rural aesthetics of the area.
- Protect salmon habitats and limit visitors and tourists in the area by restricting the creation of new trails and outdoor spaces to ensure the area is not overcrowded or overwhelmed.
- Improve funding and support for utilities and repairs in the area, for example, faster
 response times to power outages and maintenance of rural roads which are used not
 only by residents, but by tourists as well.

Unincorporated Carnation/Duvall Public Review Draft Meeting – July 2023

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

 Ensure that residents of all ages can live comfortably in the subarea with access to necessary services and programs, including spaces designed for young people and resources for seniors to age in place.

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

Mobility and Human Services Public Review Draft Meeting – July 2023

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

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

Agriculture Public Review Draft Meeting – July 2023

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

- Support efforts to improve housing for farm workers, such as providing temporary
 housing during the busy season, creating permanent affordable housing, or offering a
 housing subsidy for farmers.
- Ensure that water quality and quantity (referencing droughts in the summer and flooding in the winter) are maintained to support salmon and agriculture, and that flooding is appropriately addressed.
- Consider the long-term health of the area when deciding whether to implement a septic system or a long-term sewage system.

High School Classes and Youth Board Meetings

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

Snoqualmie Valley Youth Council

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

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

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

Mount Si High School Multi-Language Learner Classroom

King County Department of Local Services staff went to a multi-language learning class to speak with youth about the planning effort on November 7, 2022. The teacher said that when they introduced the activity to the students, the students were shocked that the County wanted their opinion. This gives even more reason to engage those who have traditionally been excluded from public processes, including people who are Black, Indigenous, and People of Color; immigrants; or both. It is incumbent on the County to build trust with these groups to set the stage for future engagement. Students voiced a desire for more amenities in their area, such as places to hang out, activities to participate in, and more commercial options that fit their culture.

The students in the multi-language learning class also wrote letters to the planning team about their ideas for the subarea. Top themes from the letters included:

- Support low-income community members by creating more affordable housing or considering alternative solutions such as housing stipends.
- Invest in the maintenance of parks and existing community spaces and consider creating additional gathering spaces not only for the entire community, but also specifically for teens.
- Increase access to public transportation by adding additional bus services throughout the subarea.
- Protect the environment and wildlife in the subarea and increase forest restoration efforts.

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

- A desire to slow the growth the Snoqualmie Valley has seen.
- More affordable housing options.
- More transportation options to places such as North Bend and Seattle.
- More sheltered areas for youth to hang out and be dry during the rainy season, among other park amenities.
- Job training and more job opportunities.

Two Rivers Big Picture School

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

Riverview School District Multilanguage Learning

Riverview School District Multilanguage Learning teachers and administrators met in person with King County Department of Local Services staff on September 23, 2022, to explore ways to engage with students and to hear teachers' and administrators' observations on the needs of the families of the students their program supports.

Themes included:

- Better transit options: Families commute to Woodinville and Redmond but cannot afford gas; better information on available transportation options is needed; more transit options are needed.
- Flooding and the road network: Families have limited mobility in the Valley during flood events.
- Internet and cellular service: Gaps in cell phone service and internet service exist, such as Stillwater Elementary School; the school district had to give students hot spots during the pandemic.
- More affordable housing options: It is difficult for low-income families to find affordable housing; one example is a dairy farmer hurt his back and due to their inability to work they could no longer live at the farm, and it took them over a year to find a new home.
- Medical services: There are no urgent care facilities in Duvall, so families go to Redmond or Snoqualmie.
- Mental health services: Mental health services are in huge demand for students as of 2023. Elementary schools are better equipped for short-term mental health support, but it is the high schools that have the greatest need. The school district is contracting out mental health support to private counseling services, spending around \$300,000 per year as of 2023, but this spending comes from COVID funds which are temporary, and will no longer be available once COVID related services and funding expire.

Community Business Visits

Carnation Ixtapa Restaurant

At the recommendation of Empower Youth Network (see below), King County Department of Local Services staff met with the owners of Carnation Ixtapa Restaurant at the restaurant, distributed flyers in English and Spanish, and asked them to participate and encourage their family and friends to participate in the planning process.

Full Circle Farms

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

King County Public Health Eastgate Clinic

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

La Pasadita

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

One-on-One and Small Group Meetings

The County held many small meetings with various groups within the planning area. These meetings have ranged from high level introductions to the overall effort, to targeted discussions covering specific items, such as available services and the future land use of specific parcels. Most of these meetings have been virtual, primarily using Microsoft Teams. Of the 117 meetings that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual, and two were phone calls. Of the 117 meetings, nine were with businesses or business interests, 25 were with community-based organizations or coalitions, three were with the offices of elected officials, 23 were with local governments within or adjacent to the project area, two were with public school administrators, 50 were with residents, and six were with Tribal representatives.

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

SeaMar

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

- Though many of the participants visited the subarea, none actually lived in it.
- According to the SeaMar facilitator at the event, this is the regular group that attends these events at Mt Si Senior Center, and SnoValley Senior Center.
- Three participants visited the subarea occasionally, who live in Issaquah and Issaquah
 Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico,
 and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but
 the planning team was unable to connect with the man afterward to receive their contact
 information.

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

Snoqualmie Valley Mobility Coalition

The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the service provider Snoqualmie Valley Transit on several occasions regarding mobility in the subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the organization was used to spread the word on engagement opportunities. The County had several conversations with Amy Biggs, director of Snoqualmie Valley Transit, throughout the planning process. Findings from these meetings and conversations, in addition to several letters of support for Snoqualmie Valley Transit provided to King County Department of Local Services staff, show there is a greater need for mobility services to help people attend work, school, and use services available exclusively in the urban area such as medical appointments. Though the users of transit services were not contacted directly, much was gained by their service providers. Policy has been created in the Transportation Chapter to address coordination between the County as a whole, Metro, and these services.

Spanish-Language Community-Based Organizations and Businesses

The County met with Empower Youth Network, specifically with Family Connection Coordinator Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in demographic data. Yareli had insights into the local Spanish-speaking population and estimated it would be challenging connect with them. She described the population as generally hard to reach and not in one cohesive area and noted that the pandemic had made this worse. The community of Duvall Highlands was mentioned, but this community is within the City of Duvall. Yareli suggested connecting with the community-based organization SeaMar, the owners of the Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of Salvadorian decent and becoming active in the Hispanic Community.

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

Hmong Farmer Interviews

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

- Develop improved water management policies, particularly protections against flooding.
 Many Hmong farmers not only have crops and profits significantly impacted by flooding,
 but also lose equipment and materials due to the lack of a consistent flood notification
 system. Improvements such as raised platforms to save livestock and equipment,
 support for farmers impacted by floods, and alarm systems for flood warnings could
 create impactful changes, alongside better preparation to reduce flooding overall.
 Although flooding is the primary concern, protection against increasing summer droughts
 is also valuable.
- Create more opportunities for affordable, flood-resistant housing. Many farmers in the Snoqualmie Valley lease their farmland and live elsewhere. There is a major lack of affordable housing in the area, and much of what is available is extremely susceptible to damage from flooding. Not only can many Hmong farmers not afford housing, but it also does not feel safe. Suggestions for improved affordable housing included structures on stilts, or multi-family, flood-proof housing. Most Hmong community members interviewed didn't mind not owning their farmland but wanted to be able to live nearby. Most of the Hmong farmers interviewed were interested in increased services and support for young people and seniors but felt that there was no point in adding more services if no one can live in the area.
- Improve protections for farmland in the subarea. Many Hmong farmers shared concerns
 about the availability of rented land from both private owners and the County and hoped
 for more investment in preserving farmland. Farming is a key element of the Snoqualmie
 Valley's identity, and the Hmong community worries that farmland is being compromised
 for development or other uses.
- Balance restoration with agriculture. The Hmong farmers understand the importance of restoration and see the benefits of environmental protections. When the river is clean and healthy, and the Valley's ecosystems are thriving, farming is easier. Knowing the importance of environmental protections, some farmers expressed concerns that land designated for restoration is not always maintained properly. Most community members do not mind finding a balance between agriculture and restoration, but want the designations to be fair, and want restoration areas to be appropriately managed and resourced. The Hmong farmers hope that there is a way to prioritize the protection of the local ecosystems and the creation of parks and open spaces while also recognizing the importance of agriculture.
- Support more stable infrastructure, particularly the maintenance of safe roads, reliable
 power, and consistent access to water. Without key resources, many Hmong farmers
 can't focus on concerns such as drainage, soil quality, or maintenance of their farms.
- Increase technical and skill support for Hmong farmers in the community. Providing trainings on farming skills, business management, and entrepreneurship could help the Hmong community to thrive.

Audit Studies that Detail Community Input on Similar Topics

Some secondary feedback was used to help inform scoping. These studies included:

- Si View Metropolitan Parks District Community Interest and Opinion Survey Findings Report, June 2021²²⁸
- A Supportive Community For All Community Needs Assessment, May 2019²²⁹
- Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan²³⁰
- Fall City Community Survey, September 2022²³¹

Documented Meetings – June 2021 to August 2023

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

TABLE 43: DOCUMENTED MEETINGS

Organization	Туре	Format
Snoqualmie Valley Planning Committee	Local Government	Virtual
Fall City Community Organization	Residents	Virtual
Kittitas County	Local Government	Virtual
Skykomish Mayor	Elected Official	In-Person
Private Landowner	Residents	In-Person
City of Snoqualmie	Local Government	Virtual
Snoqualmie Tribe	Indian Tribe	Virtual
City of Carnation	Local Government	Virtual
Chelan County	Local Government	Virtual
City of Sammamish	Local Government	Virtual
City of North Bend	Local Government	Virtual
City of Issaquah	Local Government	Virtual
	Snoqualmie Valley Planning Committee Fall City Community Organization Kittitas County Skykomish Mayor Private Landowner City of Snoqualmie Snoqualmie Tribe City of Carnation Chelan County City of Sammamish City of North Bend	Snoqualmie Valley Planning Committee Local Government Fall City Community Organization Kittitas County Local Government Skykomish Mayor Elected Official Private Landowner Residents City of Snoqualmie Local Government Snoqualmie Tribe Indian Tribe City of Carnation Local Government Chelan County Local Government City of Sammamish Local Government City of North Bend Local Government

²²⁸ Link to Si View Metro Parks Community Interest and Opinion Survey Findings Report

²²⁹ Link to A Supportive Community For All Community Needs Assessment

²³⁰ Link to Snoqualmie Valley Mobility Coalition Fiscal Year 2023 Work Plan

²³¹ A paper and online survey mailed and emailed by the Fall City Community Association September, 2022. Responses available upon request.

Date	Organization	Туре	Format
8/13/2021	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
8/30/2021	Snohomish County	Local Government	Virtual
9/13/2021	DNRP Sno/Sky Coordination Team	Local Government	Virtual
9/16/2021	Stevens Pass Ski Area	Business	Virtual
9/16/2021	Snoqualmie Pass Community Group	Community Based Organizations	Virtual
9/21/2021	Kittitas County	Local Government	Virtual
9/27/2021	Fall City Community Association	Residents	Virtual
9/29/2021	Fall City Metropolitan Parks District	Community Based Organizations	In-Person
10/1/2021	Evolution Projects development group	Business	Virtual
10/5/2021	Fall City Community Association	Residents	Virtual
10/11/2021	Fall City Community Association	Residents	Virtual
10/13/2021	Fish, Farm, Flood Initiative 2021 Retreat	Coalition/Hybrid	Virtual
10/13/2021	Empower Youth Network	Community Based Organizations	Virtual
10/25/2021	Fall City Community Association	Residents	Virtual
10/26/2021	Agricultural Community Representatives	Community Based Organizations	Virtual
11/12/2021	City of Duvall	Local Government	Virtual
11/15/2021	Tulalip Tribes	Indian Tribe	Virtual
12/6/2021	Business Impacts Northwest	Community Based Organizations	Virtual
12/6/2021	City of Carnation City Administrator	Local Government	Virtual

Date	Organization	Туре	Format
1/4/2022	Mountains to Sound Greenway, unincorporated stakeholders	Community Based Organizations	Virtual
1/19/2022	Si View Metro Parks District	Community Based Organizations	Virtual
1/25/2022	Snoqualmie Tribe	Indian Tribe	Virtual
3/10/2022	Office of Councilmember Perry	Elected Official	Virtual
3/15/2022	Tulalip Tribes	Indian Tribe	Virtual
3/17/2022	Snoqualmie Valley Transit	Community Based Organizations	Phone Call
3/21/2022	Fall City Community Association	Community Based Organizations	Virtual
3/22/2022	A Supportive Community For All	Community Based Organizations	Virtual
3/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
3/26/2022	Local Services Town Hall	Residents	Virtual
4/6/2022	Empower Youth Network	Community Based Organizations	Virtual
4/6/2022	Encompass Northwest	Community Based Organizations	Virtual
4/6/2022	Office of Rep. DelBene	Elected Official	Virtual
4/15/2022	Snoqualmie Valley Preservation Alliance	Community Based Organizations	Virtual
4/18/2022	Snoqualmie Valley Human Service Coalition	Community Based Organizations	Virtual
4/18/2022	Fall City Subarea Stewards	Residents	Virtual
4/19/2022	Snoqualmie Valley Chamber	Community Based Organizations	Phone Call
4/19/2022	Hopelink	Community Based Organizations	Virtual

Date	Organization	Туре	Format
4/28/2022	Snoqualmie Pass Community Group	Residents	Virtual
5/2/2022	Fall City Subarea Stewards	Residents	Virtual
5/3/2022	Fall City Community Association	Residents	Virtual
5/9/2022	SnoValley Chamber of Commerce	Community Based Organizations	In-Person and Driving Tour
5/9/2022	SeaMar Spanish-speaking Senior Event	Residents	In-Person at Mt Si Senior Center
5/16/2022	Snoqualmie Valley Human Services Coalition	Community Based Organizations	Virtual
5/16/2022	Fall City Subarea Stewards	Residents	Virtual
5/18/2022	Snoqualmie Valley Governments Association	Local Government	In-Person at Mt Si Senior Center
5/24/2022	Subarea Plan Kickoff Meeting	Residents	Virtual
5/26/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/1/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/1/2022	Snoqualmie Tribe	Indian Tribe	Virtual
6/3/2022	Local Roots Farm	Business	In-Person
6/3/2022	Snoqualmie Valley Watershed Improvement District	Community Based Organizations	In-Person/Tour
6/3/2022	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
6/6/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/7/2022	Carnation Farms	Business	Virtual
6/7/2022	Fall City Community Association	Residents	Virtual
6/10/2022	Ixtapa Carnation	Business	In-Person
6/10/2022	La Pasadita Duvall	Business	In-Person

Date	Organization	Туре	Format
6/10/2022	Snoqualmie Pass Community Group	Residents	In-Person
6/16/2022	City of Issaquah	Local Government	Virtual
6/16/2022	City of Sammamish	Local Government	Virtual
6/17/2022	Town of Skykomish	Local Government	Virtual
6/17/2022	City of Duvall	Local Government	Virtual
6/23/2022	City of Carnation	Local Government	Virtual
6/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/27/2022	City of North Bend	Local Government	Virtual
6/30/2022	City of Snoqualmie	Local Government	Virtual
6/30/2022	Kittitas County	Local Government	Virtual
6/30/2022	Snohomish County	Local Government	Virtual
7/5/2022	Fall City Community Association	Residents	Virtual
7/11/2022	Snoqualmie Valley School District	Public School	Virtual
7/14/2022	Snoqualmie Valley Agricultural Commission	Residents	Virtual
8/25/2022	North Bend Farmers Market	Residents	In-Person
8/29/2022	Unincorporated Carnation/Duvall Residents	Residents	Virtual
8/30/2022	Preston/Mitchell Hill Residents	Residents	Virtual
8/31/2022	Snoqualmie Tribe	Indian Tribe	Virtual
9/2/2022	Interview with residents of Unincorporated Skykomish	Residents	Virtual
9/6/2022	Fall City Library Office Hours	Residents	In-Person
9/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual

Date	Organization	Туре	Format
9/7/2022	Weekly Virtual Office Hours	Residents	Virtual
9/12/2022	Unincorporated North Bend/Snoqualmie Residents	Residents	Virtual
9/13/2022	Snoqualmie Pass Community Group	Residents	Virtual
9/14/2022	Weekly Virtual Office Hours	Residents	Virtual
9/16/2022	Mobility and Human Services Representatives	Community Based Organizations	Virtual
9/19/2022	Agricultural Community Representatives	Residents	Virtual
9/19/2022	Fall City Community Association	Residents	Virtual
9/20/2022	Live Radio Interview with Heather Stark, Valley 104.9	Residents	Recording for Live Radio
9/21/2022	Weekly Virtual Office Hours	Residents	Virtual
9/22/2022	Snoqualmie Pass Community core group	Residents	Virtual
9/27/2022	Community-wide Zoom Event	Residents	Virtual
9/28/2022	Weekly Virtual Office Hours	Residents	Virtual
9/29/2022	Riverview School District Multi- Language Learning leads	Public School	In-Person
9/29/2022	Fall City Community Member	Residents	In-Person
9/29/2022	Snoqualmie Pass Focus Group	Residents	In-Person
10/3/2022	Si View Metro Parks District	Residents	Virtual
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

Date	Organization	Туре	Format
10/17/2022	Snoqualmie Valley Youth Council (Si View Metro Parks)	Residents	In-Person at Si View Parks Headquarters
10/18/2022	Mountains to Sound Greenway Trust	Community Based Organizations	Virtual
10/19/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	WA State Department of Transportation	Government	Virtual
11/1/2022	WA State Department of Natural Resources	Government	Virtual
11/2/2022	Weekly Virtual Office Hours	Residents	Virtual
11/7/2022	Mt Si High School Multi- Language Learning Program	Residents	In-Person During a Class
11/9/2022	Weekly Virtual Office Hours	Residents	Virtual
11/9/2022	Puget Sound Energy	Utility	Virtual
11/16/2022	Weekly Virtual Office Hours	Residents	Virtual
11/16/2022	Snoqualmie Pass Water/Wastewater Utility	Utility	Virtual
11/23/2022	Weekly Virtual Office Hours	Residents	Virtual
12/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
12/8/2022	Biweekly Meeting with Councilmember Perry	Council	Virtual
1/3/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
1/4/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual
2/2/2023	Biweekly Meeting with Councilmember Perry	Council	Virtual

Date	Organization	Туре	Format
2/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
Meeting with past and current Fall City Community Association presidents		Residents	Virtual
2/13/2023	Focus Group Meeting 2 - Mobility & Human Services	Community Based Organizations	Virtual
2/13/2023	Focus Group Meeting 2 - Fall Cities	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Agriculture	Residents/Community Based Organizations/Businesses	Virtual
2/22/2023	Focus Group Meeting 2 - Preston/Mitchell Hill	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Unincorporated Carnation/Duvall	Residents	Virtual
2/23/2023	Focus Group Meeting 2 - Snoqualmie Pass	Residents	Virtual
2/24/2023	Focus Group Meeting 2 - Unincorporated North Bend/Snoqualmie	Residents	Virtual
2/28/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Annual Update - Tulalip Tribes	Indian Tribe	Virtual
3/7/2023	Fall City Community Association Monthly Meeting	Residents	Virtual
3/8/2023	Annual Update - Snoqualmie Tribe	Indian Tribe	Virtual
3/14/2023	Weekly Virtual Office Hours	Residents	Virtual
3/14/2023	Kittitas County State Route 906 meeting	Intergovernmental	Virtual
3/17/2023	Snoqualmie Pass Community Association	Intergovernmental/Community Based Organizations	In-Person

Date	Organization	Туре	Format
3/21/2023	Weekly Virtual Office Hours	Residents	Virtual
Snoqualmie Pass Community Meeting		Intergovernmental	Virtual
3/28/2023	Weekly Virtual Office Hours	Residents	Virtual
4/4/2023	Weekly Virtual Office Hours	Residents	Virtual
4/11/2023	Weekly Virtual Office Hours	Residents	Virtual
4/14/2023	Snoqualmie Valley Mobility Coalition	Community Based Organizations	Virtual
4/18/2023	Weekly Virtual Office Hours	Residents	Virtual
4/25/23	Weekly Virtual Office Hours	Residents	Virtual
4/27/23	City of Snoqualmie	Intergovernmental	Virtual
5/3/23	Weekly Virtual Office Hours	Residents	Virtual
5/17/23	Weekly Virtual Office Hours	Residents	Virtual
5/18/23	King County Forestry Commission	Appointed Officials	In-Person
5/18/23 Snoqualmie Pass Community Association		Intergovernmental	In-Person
5/23/23	Weekly Virtual Office Hours	Residents	Virtual
5/23/23	Si View Metropolitan Parks District	Intergovernmental	Virtual
5/30/23	Weekly Virtual Office Hours	Residents	Virtual
6/3/23	Duvall Days	Community Event	In-Person
6/5/23	Snoqualmie Valley Youth Council	Youth	In-Person
6/6/23	Fall City Community Association Monthly Meeting	Residents	Virtual
6/7/23	Weekly Virtual Office Hours	Residents	Virtual
6/8/23	Skykomish Library Office Hours	Residents	In-Person

Date	Organization	Туре	Format
6/8/23	Skykomish Food Bank	Residents	In-Person
6/9/23	Fall City Days	Community Event	In-Person
6/12/23	Subarea Public Review Draft Kickoff Event	Residents	In-Person and Virtual
6/13/23	Weekly Virtual Office Hours	Residents	Virtual
6/14/23	Mt Si High School Multilanguage Learning Program	Youth	In-Person
6/15/23	North Bend Library Office Hours	Residents	In-Person
6/15/23	Si View Farmers Market	Residents	In-Person
6/19/23	Focus Group Meeting 3 – Fall City	Residents	Virtual
6/20/23	Weekly Virtual Office Hours	Residents	Virtual
6/21/23	Snoqualmie Pass Utility District	Intergovernmental	Virtual
6/23/23	SnoValley Senior Center	Residents	In-Person
6/23/23	Focus Group Meeting 3 – Snoqualmie Pass	Residents	Virtual
6/26/23	Carnation Library Office Hours	Residents	In-Person
King County Council Local Services and Land Use 6/27/23 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

Date	Organization	Туре	Format
6/30/23	Fall City Library Office Hours	Residents	In-Person
7/3/23	Interviews with Hmong Farmers	Residents	In-Person
7/5/23	Focus Group Meeting 3 – Unincorporated Carnation/Duvall	Residents	Virtual
7/6/23	Focus Group Meeting 3 – Mobility and Human Services	Service Providers	Virtual
7/6/23	Baring Community Meeting	Residents	In-Person
7/7/23	Focus Group Meeting 3 - Agriculture	Service Providers	Virtual
7/10/23	King County Department of Natural Resources and Parks Sno/Sky Coordination Team	Intragovernmental	Virtual
7/11/23	Weekly Virtual Office Hours	Residents	Virtual
7/11/23	Unincorporated North Bend Community Meeting	Residents	In-Person
8/1/23	Snoqualmie Tribe	Indian Tribe	Virtual

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2	King County
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12	Subarea Plan
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42 Map Amendment 1: Snoqualmie Valley/Northeast King County – Fall City

43 Business District

44 AMENDMENT TO THE KING COUNTY ZONING ATLAS

45 46

Amend Sections, Townships, and Ranges, as follows:

47 48

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7

49 50

ZONING

51 52

1. Remove P-Suffix SV-P27 on the following parcel:

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54 55

2. Remove P-Suffix SV-P28 on the following parcel:

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2475900460

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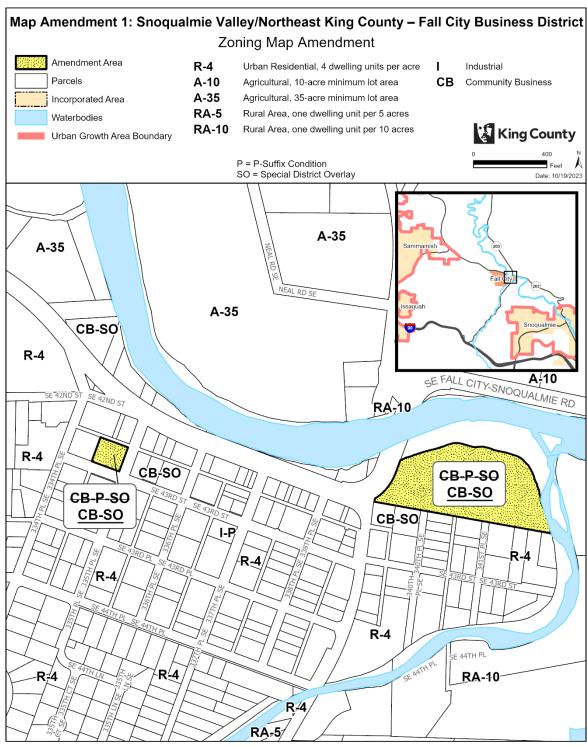
- 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
 - a. P-Suffix SV-P27; and
 - b. P-Suffix SV-P28.

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



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Project: FallCityBusinessDistrict mccombsp

Map Amendment 2: Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards

AMENDMENT TO THE KING COUNTY ZONING ATLAS

69 70

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68

Amend Sections, Townships, and Ranges, as follows:

71 72

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7
Section 16	Township 24	Range 7

73 74

ZONING

75 76

1. Add P-Suffix SV-PXX to the following parcels:

0279600010	0279600020	0279600030	0279600040
0279600050	0279600060	0279600070	0279600080
0279600090	0279600100	0279600110	0279600120
0279600130	0279600140	0279600150	0279600160
0279600170	0279600180	0279600190	0279600200
0318900010	0318900020	0318900030	0318900040
0318900050	0318900060	0318900070	0318900080
0318900090	0318900100	0318900110	0318900120
0318900130	0318900140	0318900150	0318900160
0318900170	031890TRCT	0732700010	0732700020
0732700030	0732700040	0943100020	0943100100
0943100110	0943100140	0943100143	0943100145
0943100160	0943100197	0943100198	0943100199
0943100200	0943100201	0943100202	0943100203
0943100204	0943100220	0943100221	0943100222
0943100223	0943100235	0943100260	0943100261
0943100262	0943100263	0943100264	0943100265
0943100266	0943100267	0943100268	0943100269
0943100270	0943100271	0943100272	0943100273
0943100274	0943100280	0943100281	0943100282
0943100283	0943100284	0943100285	0943100286
0943100287	0943100288	0943100289	0943100290
0943100300	0943100301	0943100302	0943100304
0943100320	0943100360	0943100361	0943100362
0943100363	0943100365	0943100367	0943100369
0943100371	0943100379	0943100380	0943100381
0943100382	0943100383	0943100384	0943100385
0943100390	0943100398	0943100399	0943100400
0943100401	0943100402	0943100403	0943100404
0943100421	0943100422	0943100424	0943100425
0943100427	0943100439	0943100440	0943100441
0943100442	0943100443	0943100445	0943100446
0943100460	0943100462	0943100464	0943100476
0943100478	0943100479	0943100480	0943100481
0943100482	0943100483	0943100484	0943100485
0943100486	0943100488	0943100500	0943100501

0040400500	0040400500	0040400504	0042400505
0943100502	0943100503	0943100504	0943100505
0943100506	0943100507	0943100508	0943100509
0943100510	0943100540	0943100560	0943100680
0943100681	0943100683	0943100684	0943100685
0943100687	0943100688	0943100689	0943100690
0943100691	0943100700	0943100701	0943100702
0943100703	0943100704	0943100706	0943100707
0943100723	0943100724	0943100725	0943100726
0943100727	0943100728	0943100729	0943100730
0943100880	0943100881	0943100882	0943100883
0943100884	0943100885	0943100886	0943100887
0943100888	0943100889	0943100890	0943100891
0943100900	0943100921	0943100960	0943100961
0943100962	0943100964	0943100966	0943100980
0943100981	0943100998	0943100999	0943101000
0943101001	0943101002	0943101003	0943101004
0943101005	0943101006	0943101018	0943101019
0943101021	0943101022	0943101023	0943101024
0943101025	0943101026	0943101027	094310TRCT
1524079009	1524079010	1524079012	1524079013
1524079014	1524079026	1524079028	1524079033
1524079035	1524079036	1524079037	1524079038
1524079039	1524079044	1524079048	1524079051
1524079053	1524079054	1524079057	1524079060
1524079072	1524079075	1524079076	1524079077
1524079084	1524079087	1524079092	1524079098
1524079104	1524079105	1524079106	1524079107
1524079111	1524079112	1524079113	1524079119
1524079120	1524079121	1524079122	1524079125
1524079126	1524079127	1524079128	1524079130
1524079136	1524079137	1524079138	1524079143
1524079144	1524079150	1524079151	1524079154
1524079155	1524079156	1524079159	1524079174
1524079175	1524079176	1524079177	1524079180
1524079184	1524079187	1524079192	1524079193
1524079194	1524079195	1524079196	1524079197
1524079198	1524079199	152407TRCT	1624079055
1624079065	2412100005	2412100010	2412100015
2412100020	2412100025	2412100030	2412100035
2412100040	2412100045	2412100050	2412100055
2412100060	2427900010	2427900020	2427900030
2427900040	2427900050	2427900060	2427900070
2427900080	242790TRCT	2427910010	2427910020
2427910030	2427910040	2475900475	2475900476
2475900485	2475900490	2475900495	2475900496
2475900505	2475900515	2475900520	2475900525
2475900535	2475900536	2475900550	2475900555
2475900565	2475900566	2475900580	2475900610
2475900655	2475900670	2475900685	2475900700
2475900720	2475900735	2475900740	2475900745
2475900750	2475900755	2475900773	2475900775
0.475000777			
2475900777	2475900779	2475900800	2475900835

0.475000005	0.47500005	0.475000000	0.475000000
2475900865	2475900895	2475900920	2475900930
2475900945	2475900955	2475900960	2475900965
2475900975	2475900985	2475901021	2475901035
2475901045	2475901060	2475901065	2475901075
2475901090	2475901105	2475901110	2475901120
2475901135	2475901136	2475901155	2475901156
2475901165	2475901170	2475901185	2475901190
2475901191	2481200010	2481200020	2481200030
2481200040	2481200050	2481200060	2481200070
2481200080	2481200090	2481200100	2481200110
2481200120	2481200130	2481200140	2481200150
2481200160	2549000010	2549000020	2549000030
2549000040	2549000050	2549000060	2549000070
2549000080	2549000090	2549000100	2549000110
2561300010	2561300020	2561300030	2561300040
2561300050	2561300060	2561300070	2561300080
2561310010	2561310020	2561310030	2561310040
2561310050	2561310060	2561310070	2561310080
2561310090	2561310100	2561310110	2561310120
3791500010	3791500020	3791500030	3791500040
3791500050	3791500060	3791500070	3791500080
3791500090	3791500100	3791500110	3791500120
5396600010	5396600020	5396600030	5396600040
5396600050	5396600060	5396600070	5396600080
5396600090	5396600100	6022000010	6022000020
6022000030	6022000040	6022000050	6022000060
6022000070	6022000080	6022000090	6022000100
6022000110	6022000120	6022000130	6022000140
6022000150	6022000160	6022000170	6022000180
6022000190	6730700085	6730700090	6730700095
6730700100	6730700105	6730700110	6730700120
6730700121	6730700135	6730700140	6730700160
6730700170	6730700185	6730700190	6730700196
6730700205	6730700206	6730700220	6730700225
6730700230	6730700235	6730700240	6730700255
6730700260	6730700261	6730700335	6730700385
6730700390	8038700005	8038700010	8038700015
8038700020	8038700025	8038700030	8038700035
8038700040	8038700045	8038700050	8038700055
8038700060	8038700065	8038700070	8038700075
8038700080	8038700085	8038700090	8038700095
8038700100	8038700105	8038700110	8039000005
8039000010	8039000015	8039000020	8039000025
8039000030	8039000035	8039000040	803900045
8039000050	8039000055	803900060	803900065
8039000070	8039000075	8039000080	8731210010
8731210020	8731210030	8731210040	8731210010
8731210020	8731210030	8731210040	8731210090
8731210100	8731210070	8731210000	8731210130
873121TRCT	8731710010	8731710020	8731710030
8731710040	8731710010	8731710020	8731710030
8731710040	8731710041	8731710090	8731710100
8731710110	8731710120	8731710130	8731710140
0/31/10110	0/31/10120	0131110130	0/31/10140

8731710150	8731710160	8731710170	8731710180
8731710190	8731710200	8731710210	

P-Suffix SV-PXX shall read as follows:

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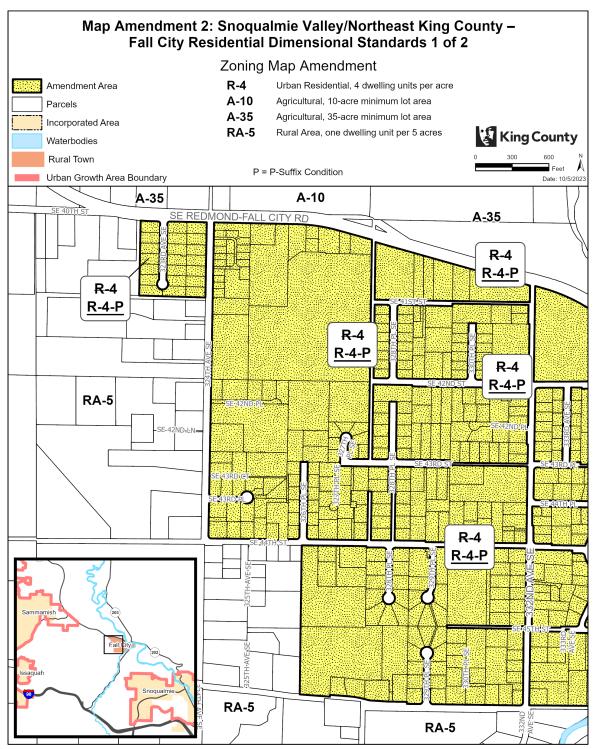
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"To maintain the current predominant development pattern of the medium density residential areas of the Fall City Rural Town:

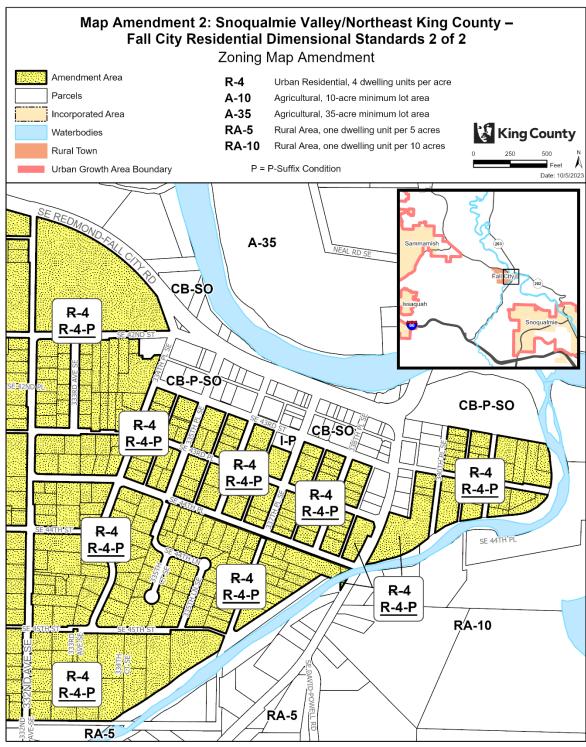
- A. The density and dimension standards in K.C.C. 21A.12.030 shall apply, except for the following:
- 1. Base density: no base density shall apply, except that mobile home parks shall be allowed a base density of six dwelling units per acre;
- 2. Minimum lot area: twelve thousand five hundred square feet, or the minimum required by King County Board of Health Code 13.24.020, whichever is greater;
 - 3. Minimum lot width: sixty feet;
 - 4. Minimum street setback: fifteen feet;
- 5. Minimum interior setback: ten feet, except for vehicle access points from garages, carports, or fenced parking areas as required in K.C.C. 21A.12.030.B.16; and
- 6. Maximum impervious surface percentage: forty percent. An additional five percent impervious surface percentage may be granted to provide driveway access to a detached garage setback past the footprint of the house;
- B. The design requirements standards in K.C.C. Chapter 21A.14 shall apply, except indoor recreation areas shall not be allowed, unless for senior assisted housing; and
- C. Residential development using a community on-site sewage system or large on-site sewage system may only be permitted if the system:
 - 1. Only serves existing structures and lots;
- 2. Is not used as a basis to exceed base density for the zone or, if applicable, densities established in special district overlays and/or p-suffixes; and
- 3. Is not used to expand existing permitted nonresidential uses in size or scale, establish new permitted nonresidential uses, or serve commercially-zoned properties."

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



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Project: FallCityResidential P. McCombs

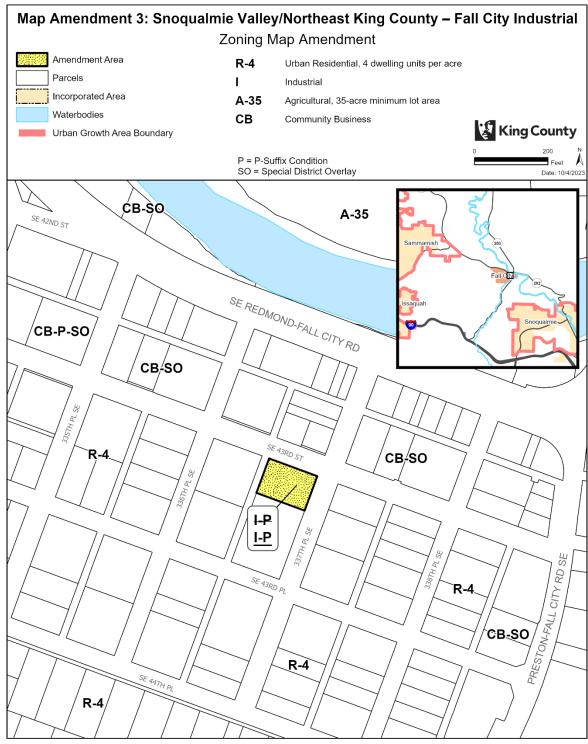


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Map Amendment 3: Snoqualmie Valley/Northeast King County – Fall City 110 Industrial 111 AMENDMENT TO THE KING COUNTY ZONING ATLAS 112 113 114 115 Amend Sections, Townships, and Ranges, as follows: 116 Section 15 Township 24 Range 7 117 118 ZONING 119 120 1. Amend P-Suffix SV-P26 on the following parcel: 121 2475900595 122 Amend P-Suffix SV-P26 as follows: 123 124 125 "((1. This rezone shall expire and the use shall be discontinued if and when a Community Plan 126 and area zoning for the property are adopted designating the site for uses inconsistent with the 127 present use, unless the applicant can demonstrate legal non-conforming use status. 128 129 2.)) 1. The subject property shall be insulated for noise reduction ((as illustrated in Exhibit 23 except that the exterior insulation shown shall not be required)). If said insulation is not sufficient 130 131 to reduce the noise emitted from the subject property to the standard set out in ((KCC)) K.C.C. Chapter 12.88, then the applicant shall work with ((Seattle-King County Health Department)) 132 133 Public Health - Seattle & King County ((N))noise ((A))abatement staff to further insulate or modify 134 the building to achieve this standard. 135 136 ((3.)) 2. All parking shall be ((moved te)) located on the east and west ends of the property ((as shown on the attached site plan (Exhibit 23))) and access from 337th Place SE or the alley, 137 138 respectively. Signs, painting, moveable pylons, or similar moveable barriers shall be provided to limit parking or stopping of vehicles in front of the building on SE 43rd ((St.)) Street (i.e., in front of 139 the rolling doors) ((to that)) except as necessary for loading and unloading of things so large they 140 141 must enter or leave the building through the rolling doors. 142 143 ((4-)) 3. All pounding and grinding activities shall cease when the doors are open. 144 145 ((5,)) 4. The use of the site shall be limited to machine shop and welding activities. 146 ((6. This approval shall not grant the applicant any legal nonconforming use status should the 147 148 site not be designated for the permitted use by the Community Plan and area-wide zoning. Said 149 status shall only be determined by Code Enforcement action which should be initiated if and when the Community Plan indicates a conflict between the proposed use and the plan 150 151 designation. 152 7.)) 5. All work shall be done in the building other than disassembly and dismantling." 153 154

Effect: Revises the text of P-Suffix SV-P26 to acknowledge the long-standing use as a legal use of

155



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Project: FallChyhodustrial P. McCombs

Map Amendment 4: Snoqualmie Valley/Northeast King County – Preston Industrial Development Conditions

AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Sections, Townships, and Ranges, as follows:

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Section 29	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7

167 168

ZONING

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171

- 1. On the following parcels:
- a. Remove P-Suffix SV-P13; and
 - b. Amend P-Suffix SV-P19.

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2924079009	2924079020	2924079053	2924079055
2924079058	6397000000	6893700020	6893700030
689370TR-A	689370TR-B		

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2. Remove P-Suffix SV-P13 on the following parcel:

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2924079054

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- 3. On the following parcels:
- 179 a. Remove P-Suffix SV-P15; and
 - b. Amend P-Suffix SV-P19.

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3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

182

4. Amend P-Suffix SV-P19 on the following parcels:

183 184

2924079019	3224079002	3224079023	3224079033
3224079059			

185 186

- 5. On the following parcel:
 - a. Remove P-Suffix SV-P19; and
 - b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

188 189

187

2924079009 (portion)

190 191

6. Remove P-Suffix SV-P19 on the following parcel:

192

193 194

7. Amend P-Suffix SV-P19 as follows:

"The ((1994 Comprehensive Plan (Policy R-314) recognized)) 2024 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan maintains the industrial area adjacent to the rural neighborhood of Preston with appropriate zoning for industrial uses provided that any new industrial development or redevelopment shall be conditioned and scaled to maintain and protect the rural character of the area and to protect sensitive natural features of the environment. In order to preserve the rural character and sensitive areas, new rural industrial development shall be conditioned consistent with Policy ((R-316)) <u>R-514</u> to ensure a scale and nature distinct from urban industrial areas. ((New development or redevelopment of the parcels for which this environmental impact statement was prepared shall also meet the conditions identified in the Environmental Impact Statement requested under Ordinance 9110.)) In addition to meeting the rural industry development standards under K.C.C. Chapter 21A.14,

the following P-suffix conditions apply to the subject property:

A. Access

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Controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.

B. Buffers, trails, and aesthetics

In addition to the landscape and buffers requirements under rural industry development standards, additional buffering between different land uses and the transition to the Preston rural neighborhood shall be required for all new development and redevelopment. Additional buffer types and landscaping shall include the following:

- 1. All new development and re-development adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements ((identified in the village Trail Plan component of the Village Development Plan)). Landscape design shall be designed in cooperation with the ((parks division)) department of natural resources and parks to promote uniform corridor development of the trail system.
- 2. For new development and re-development easements shall be provided for ((all trail segments identified in the village trail plan component of the Village Development Plan. Pedestrian)) access to the Preston-Snoqualmie trail and other components of the ((village trails plan)) trail system shall be provided where feasible for new development and re-development.
- 3. ((Each new development and re-development project shall be required to complete their portion of the Reforestation Program component of the Village Development Plan.)) New development and re-development shall preserve or restore natural vegetation, forest cover and the appearances of affected hillsides to enhance the greenway corridor along Interstate 90 to a more natural and rural setting.
- 4. Type II landscaping, ten feet wide on both sides of the trail shall be required along public trails or trail easements.
- 5. The site plan of any new development shall maintain the passive open space area located in the northeast corner of the site.
- 6. Utilities shall be underground.

C. Building Scale

All new development and re-development shall be of a scale, modulation, materials, and color that ((will transition)) are compatible with the surrounding land uses including ((village)) open space, trails, and rural residential neighborhoods.

D. Permitted Uses

Heavier industrial uses; new or re-developed industrial uses providing substantial waste byproducts or wastewater discharge; or new or re-developed paper, chemical, and allied products manufacturing uses shall be prohibited.

247 1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for expansion of existing buildings to ensure that:

- a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of ((KCC)) K.C.C. 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other prominent linear physical feature.
- b) The proposed use must be functionally compatible with rural uses in the immediate vicinity. Functional compatibility requires a determination that the proposed use will not create impacts to or demand for public facilities and services beyond that specified in the rural level of service standards in the Comprehensive Plan (((policy F-303 for water and policy F-313 for sewers))). Functional transportation compatibility shall consider both rural level of service standards relating to concurrency (((Comprehensive Plan policy T-305))) and whether the increased traffic would ((conform to SEPA standards, Intersection Standards)) and Road Design Standards.
- c) The proposed new use is dependent upon a location in ((a)) the Rural Area or Natural Resource Lands. The Director should consider the following factors in the CUP review process:
- · <u>i.</u> The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted or grown in the Rural Area or Natural Resource Lands.
- \cdot <u>ii.</u> The majority of the product(s) being manufactured, processed or sold are used or consumed in the Rural Area or Natural Resources Lands.
- \cdot <u>iii.</u> The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.
- <u>iv.</u> Examples of such uses include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural Resource Lands.

((The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:

- d) Any parcel governed by a basic use agreement between the property owner and the Preston community shall not be subject to the requirements of Subsection d.1.(c) and the department of development and environmental local services shall apply the provisions of the basic use agreement as conditions of project approval. The basic use agreement shall include provisions that are generally consistent with the basic use agreement recorded under Auditor File NO. 9708190805 and the following shall be used as a guideline for the required provision.
- (1))) 2. Limitations on Use of Property: ((All industrial uses made of the property shall be limited to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in Areas designated as Rural, and accessory uses.)) In addition to the use provisions in K.C.C. Chapter 21A.12. ((T))the following uses shall ((additionally)) be prohibited: slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel; concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge permit; campgrounds; bowling center; shooting range; dry-cleaning plants; industrial launderers; vactor waste receiving facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply stores (although auto supply wholesale distribution shall not be prohibited); gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal control facility; transfer station; adult use facility; any use that extracts

groundwater for sale of bottled water outside of the property; and casinos and gambling uses. Recycling and waste receptacles may be located outdoors, but must be screened from view from outside the property.

- (((2))) 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: The property owner shall not acquire any interest on abutting or adjacent property for the purpose of expanding the size of Industrial or commercially-zoned land that currently exists in the Preston vicinity. The property owner shall not request or otherwise pursue the rezoning of any abutting or adjacent property for industrial use. "Adjacent" means any land in unincorporated King County that is located within two miles of the boundaries of the Preston industrial area.
- (((3))) <u>4.</u> Prohibition on extension of water service to properties outside of the Preston Water Association boundaries: The property owner shall not vote for or encourage any extension of water service to properties outside the existing boundaries of the Preston Industrial Park Water Association for any new residential, commercial, or industrial use. An Intertie Agreement with Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.
- ((2-)) <u>5.</u> For industrial buildings already built or for new buildings having vested applications, tenant improvements and changes of use completely within existing structures shall not be subject to this P-suffix condition. ((However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 will continue to apply. E. Environment
- 1. All new development or re-development for which this Environmental Impact Statement was prepared, shall meet all reasonable conditions and mitigations identified in the Environmental Impact Statement requested under Ordinance 9110 as determined necessary by the Director of Development and Environmental Services.
- 2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 1/2 of the 2 year and the 100 year events.
- 3. Any new stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids, and result in the removal of at least 50% of total phosphorus.

The subject property consists of tax lots: 2924079009 2924079020 2924079018 2924079055 2924079056 2924079056

2924079019 3224079002

3224079033 3224079059 3224079001 3224079133 3224079004 3224079124

3224079125 3224079126 3224079128

3224079129 3224079130 2924079053

The 1994 Comprehensive Plan identified two areas of Preston that may be developed under specific development conditions. These properties were designated in the Snoqualmie Community Plan and Area Zoning for future consideration for industrial use))"

- 8. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.
- 9. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.

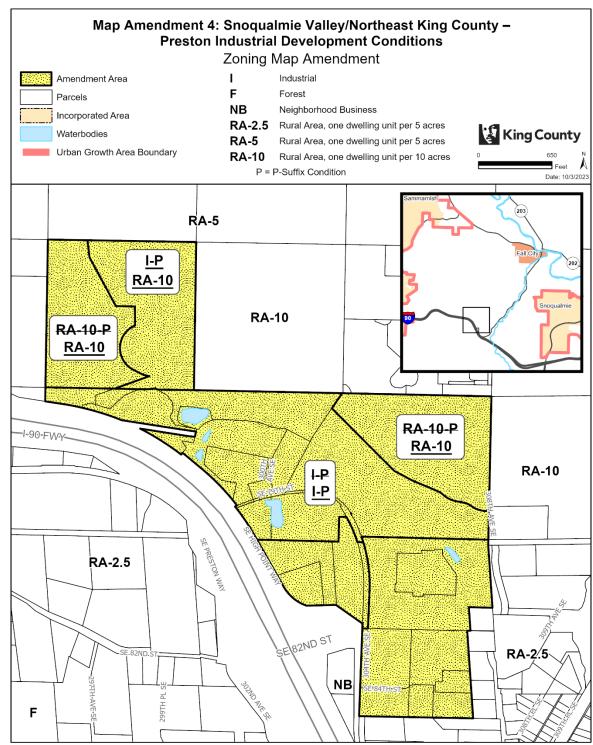
<u>Effect:</u> Updates and consolidates P-suffix development conditions applying to the Preston Industrial area by:

- Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.

356

357

- Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area. 351
- Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating applicable landscaping, open space, and utility provisions from the removed P-Suffixes and updating and simplifying terminology.
 - Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston Industrial area that has been acquired by the Department of Natural Resources and Parks for inclusion in the King County Open Space System.
 - Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.



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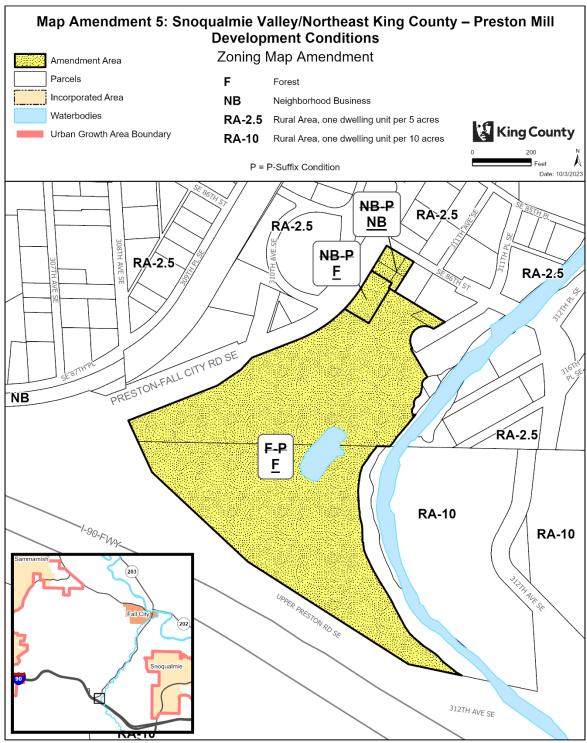
Map Amendment 5: Snoqualmie Valley/Northeast King County – Preston Mill 362 **Development Conditions** 363 364 AMENDMENT TO THE KING COUNTY ZONING ATLAS 365 366 367 Amend Sections, Townships, and Ranges, as follows: 368 Section 33 Township 24 Range 7 369 370 **ZONING** 371 372 1. Remove P-Suffix SV-P12 on the following parcels: 373 6893300370 6893300375 6893300380 6893300385 6893300620 (portion) 374 375 2. Remove P-Suffix SV-P17 on the following parcels: 376 3324079013 6893300620 (portion) 377 378 3. Remove P-Suffix SV-P21 on the following parcels: 379 3324079013 6893300401 6893300620 380 381 4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel: 382 6893300620 (portion) 383 384 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas: a. P-Suffix SV-P12; 385 b. P-Suffix SV-P17; and 386 387 c. P-Suffix SV-P21. 388 389 Effect: Amends the zoning on the portion of one parcel and removes several overlapping 390 development conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the 391 former Preston Mill site in the rural unincorporated area of Preston as follows: 392 393 Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned 394 Neighborhood Business. 395 396 Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and 397 guide development of the former Preston Mill site. 398 399 Amends the zoning classification from Neighborhood Business to Forest on a portion of a property acquired by King County Department of Natural Resources and Parks currently 400

Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.

designated King County Open Space System.

401

402



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Project: Preschalli IP. McCombs

• •		-	ent Condition SIVE PLAN LAND USE M	IAP and THE KING
Amend Section	ns, Townships, and Rang	es, as follows:		
Section 22	Township 2	4	Range 7]
LAND USE				
following p	_	m" (Mining) to "c	os" (King County Open Sp	ace System) on the
2224079033				
ZONING				
4 Damas D	O. #. O. / D. / frame # - #	- 11		
1. Remove P	-Suffix SV-P31 from the f	ollowing parcel:		
2224079033				
Amend the following p	• • • • • • • • • • • • • • • • • • • •	to RA-10 (Rura	l Area, 1 dwelling unit per	10 acres) on the
2224079033				
3. Amend P-	Suffix SV-P31 as follows:			
"1 Th	e quarry operation shall b	e subject to an	proval of grading permits v	which (except as
			e consistent with the opera	
	•	•	eceived July 1, 1986 (Exhi	
	•		•	,
1A. TI	he property line between	the existing M z	oned parcel and the <u>adjac</u>	ent RA zoned ((4 .5
acre))	parcels ((adjacent to the	northwest (excl	uded from this reclassificat	tion),)) shall be fenced
a secu	re manner, not less than	((5)) <u>six</u> feet in I	neight, and setbacks shall	be maintained as
•	,,	* * *	condition shall be of no fur	
the eve	ent the northwest parcel i	s subsequently	reclassified to M when ne	w area zoning is
adopte	ed by King County. In that	event, unless o	therwise provided by the	area zoning, a minimu
150 fo	ot setback shall be mainta	ained from prop	erty authorized to be deve	loped for residential
use, o	f which not less than 75 fe	eet shall be on t	he M zoned property. Exc	ept for the required
fencin	g, the 150 foot setback ar	ea shall be sub j	ect to a native growth prof	tection easement.))
			early from the King Count	•
• • •	-	•	DES))) <u>Local Services, Pe</u>	_
•		, ,) <u>applicable requirements</u>	
	The state of the s		6.82 and 21A.22. Any sul	
equipn	nent due to technology m	ay be subject to	additional standards at th	nat time.

- 3. In order to insure compliance with the conditions of this permit, the applicant shall post the following bonds and maintain the following insurance: A. Surety bond in the amount of ((\$25,000)) \$65,000, B. ((\$5,000)) \$13,500 cash operating bond, and C. Site reclamation bond in the amount of ((\$25,000)) \$65,000((;)). These bonds shall be maintained at full value at all times and King County shall be named as an assign. The requirement for posting these bonds with King County may be waived if similar bonds are posted with the State of Washington in an amount at least equal to the monetary requirements stated above and for the purposes intended by King County.
- 4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m., Monday through Friday; provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4 p.m., Monday through Friday, and 8:00 a.m. to 4:30 p.m., Saturday, provided, however, that activity shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE ((MANAGER)) DIRECTOR OF ((THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES)) PERMITTING.) Maintenance of equipment may occur on the site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of equipment is permissible during non-operating hours provided that in no event shall such equipment be started and tested outside the approved operating hours.
- 5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be permitted to park or queue on the Preston-Fall City Road.
- 6. All blasting to be performed at the site shall be "confined" blasts and shall be done in accordance with State and Federal regulations. The preparation and actual blasting operation shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m., Monday through Friday. Notice shall be given to local area residents at least five minutes prior to detonation. Notice shall either be by way of a bell, siren, or whistle and audible within the surrounding area for at least a distance of one mile from the site. (((See Condition No. 28; under "sound/noise".))) Explosive materials shall ((enly)) not be stored on the subject property ((with the prior approval of the Department of Development and Environmental Services)).
- 7. No removal of vegetation shall be permitted within ((200)) two feet of the Raging River or lower than the ((300 feet)) three hundred-foot contour, whichever is greater (except to accommodate the necessary drainage ditches). These demarcation lines shall be clearly staked and maintained during the mining process.
- 8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of obstructions.
- 9. Rehabilitation of the subject property shall be done in conformance with the provisions of ((KCC)) K.C.C. 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be stockpiled in such a manner as to prevent sedimentation from entering the natural drainage system. The site operators shall work in close cooperation with King County Conservation District as rehabilitation work is undertaken. As final topography is progressively achieved, rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.
- 10. The applicant shall provide signs indicating truck operations, such as "caution truck crossing." The specific character and location of the signs shall be determined by the Washington State Department of Transportation or the ((King County Department of Public

Works)) Local Services, Road Services Division. A flag shall be affixed to the signs when operations are being conducted at the site and removed when operations are not being conducted. ((The King County Department of Development and Environmental Services))

Permitting may require the applicant to provide flaggers when the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant shall notify ((the Building and Land Development Division)) Permitting at least ((48)) forty-eight hours prior to commencing continuous or (("highball")) trucking operations (continuous operations shall generally mean an average, over a four hour period, in excess of one truck leaving or entering the site every ((5)) five minutes.

11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry working area, at least as far as the quarry office and scale, shall be paved and such paving shall be maintained to the satisfaction of ((the King County Department of Public Works and Department of Development and Environmental Services)) Permitting to reduce the carriage of direct and debris onto the Preston-Fall City Road, areas of corrugated or corduroy roadway and/or a wheel wash facility may be required.

12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so much of that distance as is necessary to reasonably mitigate noise and visual impacts of the quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight. The analysis shall be reviewed by ((the King County Department of)) Public Health - Seattle & King County and Department of Development and Environmental Services)) Permitting, and an opportunity for review shall be provided to adjacent property owners.

13. The applicant shall construct rock berms or acoustical walls around the rock crusher, screener, and other similar types of stationary and semi-stationary noise producers. Said berms or walls shall be constructed to the satisfaction of ((the King County Department of)) Public Health ((, Environmental Health Division)).

14. No signs, other than signs required by ((KCC)) <u>K.C.C. Chapter</u> 21A.20 and these conditions, are authorized.

15. The site operator shall, at all times, comply with ((King County Ordinance 3139 (noise control ordinance))) K.C.C Chapter 12.86. ((The King County Department of)) Public Health - Seattle & King County shall have the responsibility of monitoring the applicant's proposed quarry operation and shall make periodic site inspections and noise evaluations, at the expense of the site operators, in order to assure continued compliance with ((King County Ordinance 3139)) K.C.C. Chapter 12.86. ((The King County Department of)) Public Health - Seattle & King County ((shall have the authority)) shall have the authority to require monitoring devices to be located on or adjacent to the site to assure compliance with King County noise regulations. should noise occur in excess of the allowed levels off the site, the operators shall be notified and immediate steps to correct the violation must be taken. Failure to implement corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if necessary, other enforcement measures.

16. In the event that extraction activities cease for a period in excess of ((120)) one hundred twenty days, all trucks and equipment shall be stored and maintained in a ((workmanlike)) professional manner to ((i))ensure the site does not become an unsightly storage facility, until

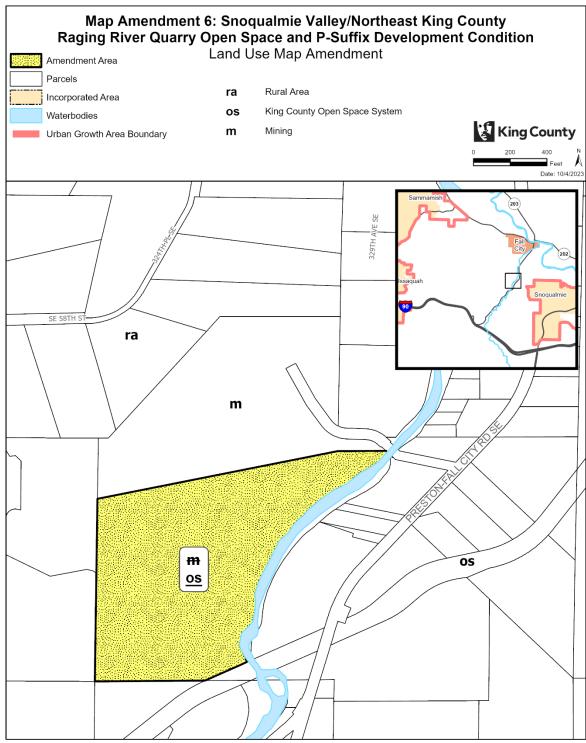
such time as excavations are recommenced. No maintenance of equipment, except as necessary for preservation, shall be allowed during periods that the quarry is inactive for a period of ((120)) one hundred twenty days or more.

- 17. The issuance of the grading permit does not relieve the operators from obtaining other required State and local permits. However, the applicant shall be excused from compliance with any condition which is rendered unlawful to perform as the result of denial of a required permit.
- 18. If for any reason the conditions of the required grading permit are violated, operations on the subject property shall cease and work shall not resume until remedial action has been accomplished to the satisfaction of ((the King County Department of Development and Environmental Services)) Permitting.
- 19. ((The granting of this rezone)) This development condition does not imply approval of any permit(s) which may be required for site rehabilitation.
- 20. The applicant shall provide quarterly reports to ((the Department of Development and Environmental Services)) Permitting, indicating the amount of rock removed from the site, the number of truck trips generated and the number, size, and dates of all blasts.
- 21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall be periodically moved to take maximum advantage of the shielding effect of topography. This condition shall be specifically reviewed at the time of each grading permit renewal.
- 22. At the time of application for grading permits, ((the Department of Development and Environmental Services)) Permitting shall cause to be reviewed, by appropriate state and county agencies, the condition of the bridge which provides access to the subject property across Raging River, including measures taken to protect the bridge and their effect on the flow of the Raging River. If corrective actions are required, conditions may be imposed upon the grading permit, or, if necessary, the grading permit may be denied, to assure that the necessary corrections are made.
- 23. The blast warning signal shall be modulated, directed, or otherwise controlled to reduce its impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of the signal for one mile radius area from the location of the blast.
- 24. The quarry operator shall be responsible for any damage to nearby properties, including domestic water supply wells, attributable to blasting on the subject property. Claims for any such damage shall be the responsibility of the affected property owner and the quarry operator to handle directly between themselves, but a failure of the quarry operator to respond in good faith to any such claim may be cause for denial of future grading permits, or prohibition or restriction upon future blasting."

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

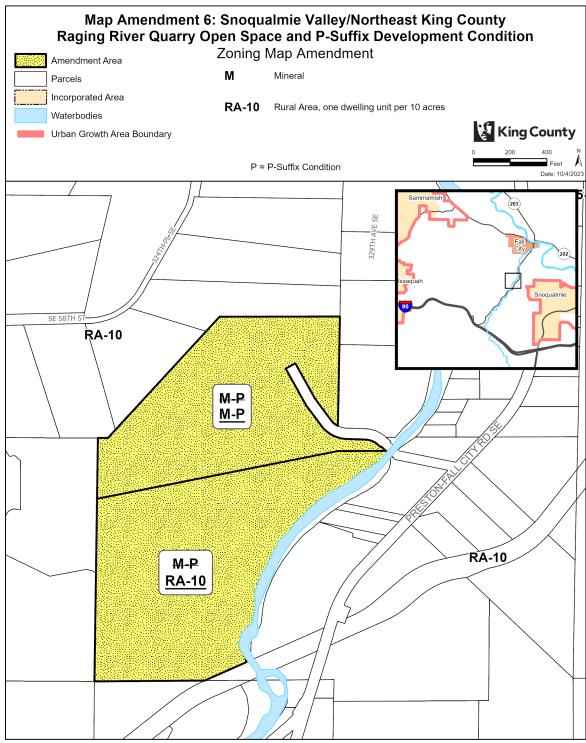
- On the southern parcel, amends the land use designation from Mining to King County Open Space system, amends the zoning classification from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), and removes P-Suffix SV-P31.
- On the northern parcel, amends P-Suffix SV-P31 for consistency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

605 County department references.



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Project: RagingRiver P. McCombs

Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 12	Township 24	Range 6
Section 13	Township 24	Range 6
Section 14	Township 24	Range 6
Section 22	Township 24	Range 6
Section 23	Township 24	Range 6
Section 24	Township 24	Range 6
Section 25	Township 24	Range 6
Section 26	Township 24	Range 6
Section 7	Township 24	Range 7
Section 8	Township 24	Range 7
Section 17	Township 24	Range 7
Section 18	Township 24	Range 7
Section 19	Township 24	Range 7
Section 30	Township 24	Range 7

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcels:

1324069001	1324069038	1324069041	1324069042
1724079011	1824079010	1824079011	1824079012
1824079016	1824079106	1824079114	1924079001
1924079004	1924079035	1924079041	1924079091
2424069157	2524069048	2524069056	2524069057
2524069107	2524069111	2524069117	2524069122
3024079005	3024079006		

2. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the following parcel:

ZONING

- 1. On the following parcels:
- a. Remove P-Suffix ES-P02; and

b. Remove P-Suffix ES-P	Remove	P-Suffix	ES-P09.
-------------------------	--------	----------	---------

6	3	1
6	3	2

0724079009	0724079012	0724079014	0724079015
0724079016	0724079021	0724079022	0724079026
0724079027	0824079013	0824079014	0824079025
0824079026	0824079031	0824079032	0824079045

0824079048	0824079049	0824079059	0824079060
0824079061	0824079070	0824079071	0824079072
0824079073	0824079075	0824079076	0824079077
0824079079	1224069003	1224069008	1224069010
1224069012	1224069013	1224069015	1224069017
1224069018	1224069019	1224069021	1224069022
1224069026	1224069027	1224069028	1224069030
1224069031	1224069032	1224069045	1224069055
1224069056	1224069058	1224069061	1224069062
1224069063	1224069064	1224069065	1224069066
1224069067	1224069068	1224069069	1224069070
1224069071	1224069073	1224069074	1224069077
1224069078	1224069079	1224069080	1224069090
1224069091	1224069093	122406TR-B	122406TR-X
1324069001	1324069001	1324069010	1324069011
1324069012	1324069018	1324069019	1324069020
1324069021	1324069023	1324069024	1324069025
1324069026	1324069027	1324069028	1324069029
1324069030	1324069031	1324069033	1324069034
1324069035	1324069036	1324069037	1324069038
1324069039	1324069041	1324069042	1324069043
1324069044	1324069045	1324069046	1324069047
1324069048	1324069049	1324069050	1324069051
1324069052	1324069055	1324069056	1324069062
1324069063	1324069064	1324069065	1424069004
1424069017	1424069018	1424069030	1424069031
1424069032	1424069033	1424069034	1424069035
1424069036	1424069037	1424069038	1424069039
1424069042	1424069044	1424069045	1424069046
1424069047	1424069048	1424069049	1424069054
1424069056	1424069057	1424069066	1424069068
1424069069	1424069071	1424069072	1424069073
1424069074	1424069075	1424069076	1424069077
1424069078	1424069079	1424069080	1424069082
1424069083	1424069084	1424069095	1724079002
1724079003	1724079009	1724079010	1724079011
1724079012	1724079013	1724079014	1724079016
1724079018	1724079019	1724079020	1724079021
1724079022	1724079026	1724079030	1724079032
1724079033	1724079034	1724079035	1724079039
1724079040	1724079041	1724079044	1724079045
1724079046	1724079047	1724079048	1724079049
1724079051	1724079052	1724079053	1724079055
1724079057	1724079058	1724079059	1724079060
1724079061	1724079062	1724079063	1724079064
1724079065	1724079066	1824079001	1824079002
1824079003	1824079004	1824079005	1824079006
1824079007	1824079009	1824079010	1824079011
1824079012	1824079013	1824079014	1824079015

1824079016	1824079017	1824079018	1824079019
1824079020	1824079021	1824079022	1824079023
1824079024	1824079025	1824079026	1824079027
1824079029	1824079030	1824079031	1824079032
1824079033	1824079034	1824079035	1824079036
1824079037	1824079038	1824079039	1824079040
1824079041	1824079042	1824079044	1824079045
1824079046	1824079047	1824079048	1824079049
1824079050	1824079051	1824079052	1824079053
1824079054	1824079055	1824079056	1824079057
1824079058	1824079059	1824079060	1824079061
1824079062	1824079064	1824079065	1824079066
1824079067	1824079068	1824079069	1824079070
1824079071	1824079072	1824079073	1824079074
1824079075	1824079076	1824079077	1824079078
1824079079	1824079080	1824079081	1824079082
1824079083	1824079084	1824079085	1824079086
1824079087	1824079088	1824079089	1824079090
1824079091	1824079092	1824079095	1824079096
1824079097	1824079098	1824079099	1824079100
1824079101	1824079102	1824079103	1824079104
1824079105	1824079106	1824079107	1824079108
1824079109	1824079110	1824079111	1824079112
1824079113	1824079114	1824079115	1824079117
182407TR-A	182407TR-B	182407TRCT	1924079001
1924079002	1924079003	1924079004	1924079014
1924079015	1924079018	1924079019	1924079025
1924079028	1924079030	1924079031	1924079032
1924079035	1924079036	1924079037	1924079038
1924079039	1924079040	1924079041	1924079042
1924079050	1924079065	1924079066	1924079067
1924079069	1924079070	1924079071	1924079072
1924079073	1924079074	1924079075	1924079076
1924079077	1924079078	1924079079	1924079080
1924079082	1924079083	1924079084	1924079085
1924079086	1924079087	1924079088	1924079089
1924079090	1924079091	1924079092	1924079093
1924079094	1924079095	1924079096	1924079097
1924079098	1924079099	1924079100	2224069004
2224069014	2224069028	2224069036	2224069037
2224069040	2224069083	2224069089	2224069090
2224069091	2224069113	2224069113	2224069115
2224069127	2224069128	2224069135	2224069136
2324069005	2324069008	2324069019	2324069023
2324069024	2324069112	2324069127	2324069128
2324069142	2324069146	2324069151	2324069153
2324069154	2324069155	2324069159	2324069160
2324069161	2324069162	2324069163	2324069164
2324069165	2324069166	2324069167	2324069168

2324069169	232406TRCT	2424069002	2424069005
2424069008	2424069009	2424069022	2424069025
2424069027	2424069031	2424069032	2424069035
2424069036	2424069037	2424069038	2424069039
2424069040	2424069147	2424069148	2424069151
2424069152	2424069153	2424069154	2424069155
2424069156	2424069157	2424069158	2524069014
2524069028	2524069030	2524069034	2524069036
2524069038	2524069039	2524069040	2524069041
2524069046	2524069048	2524069049	2524069050
2524069050	2524069051	2524069052	2524069053
2524069053	2524069054	2524069055	2524069056
2524069057	2524069058	2524069059	2524069062
2524069063	2524069064	2524069065	2524069066
2524069066	2524069067	2524069068	2524069070
2524069071	2524069072	2524069073	2524069074
2524069075	2524069077	2524069078	2524069079
2524069080	2524069081	2524069082	2524069083
2524069084	2524069086	2524069087	2524069088
2524069090	2524069091	2524069092	2524069093
2524069094	2524069095	2524069096	2524069097
2524069098	2524069099	2524069100	2524069101
2524069102	2524069103	2524069104	2524069105
2524069106	2524069107	2524069108	2524069109
2524069110	2524069111	2524069112	2524069113
2524069114	2524069115	2524069116	2524069117
2524069118	2524069119	2524069120	2524069121
2524069122	2524069123	3024079005	3024079006
3024079007	3024079010	3024079020	3024079020
3024079032	3024079034	3024079035	3024079036
3024079039	3024079040	3024079041	3024079041
3024079043	3024079044	3024079047	3024079048
3024079049	3024079051	3024079058	3024079059
3024079063	3024079064	3024079072	3024079073
3024079074	3024079075	3024079076	3024079077
3024079086	3024079075	3024079076	3024079097
3024079098	3024079109	3024079090	3024079097
	3024079109		
3024079114		3024079116 3281300007	3024079117 3281300009
3024079119	3281300006 3281300015		
3281300010		3281300021	3281300031
3281300050	3281300075	3281300085	3281300100
3281300105	3281300115	3281300125	3281300130
3281300135	3281300145	3281300155	3281300160
8088800010	8088800020	8088800030	8088800040
8088800050	8088800060	8088800070	8088800080
8088800090	8088800100	8088800110	8088800120
8088800130	8088800140	8088800150	8088800160
8088800170	8088800190	8088800200	8088800205
8088800210	8088800220		1

2. Remove P-Suffix ES-P02 on the following parcels:

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

635 636

637 638

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- 3. On the following parcels:
 - a. Remove P-Suffix ES-P02;
 - b. Remove P-Suffix ES-P09: and
 - c. Remove P-Suffix ES-P12.

639 640

2224069059	2324069122	2324069125	2424069008
2424069009	2424069151	2524069075	2524069100
2524069105	2524069107	2524069111	2524069112
2524069113	2624069032		

641 642

643

- 4. On the following parcels:
 - a. Remove P-Suffix ES-P02; and
 - b. Remove P-Suffix ES-P12.

644 645

2424069143	2524069001

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- 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
 - a. P-Suffix ES-P02;
 - b. P-Suffix ES-P09; and
 - c. P-Suffix ES-P12.

651 652

Effect:

 Amends the land use designation from Rural Area to King County Open Space Systems on parcels owned by King County Department of Natural Resources and Parks. The land use designations would indicate the long-term intended use of the properties for open space, recreational, and environmental benefits.

 Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel owned by City of Issaquah. The land use designation would indicate the long-term intended use of the property for open space, recreational, environmental benefits, and forest management.

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 Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community Plan by specifying that the area shall retain its rural designation and that new subdivisions shall be require clustering.

667 668 669

670 671 Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.

672 673 674

675 676

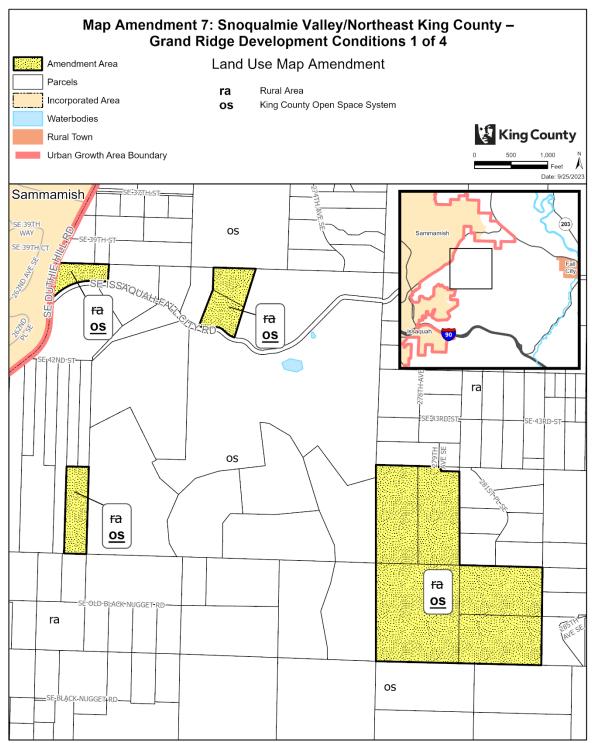
677

 Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the 678 679 now-constructed Grand Ridge development.

680

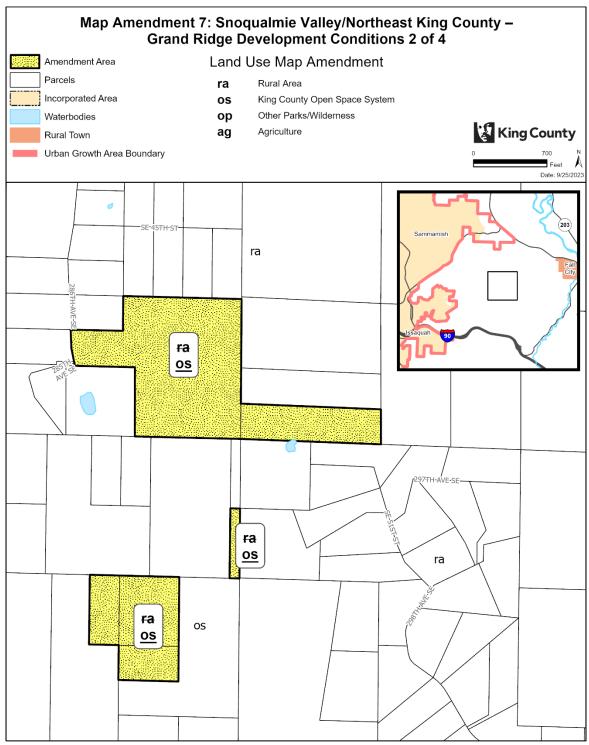
681

Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.



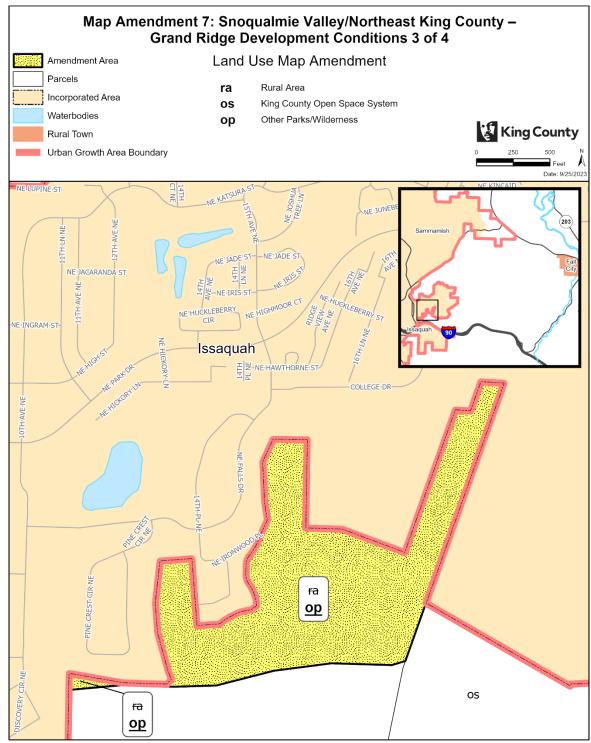
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Project: GrandRidge-alt2 P. McCombs



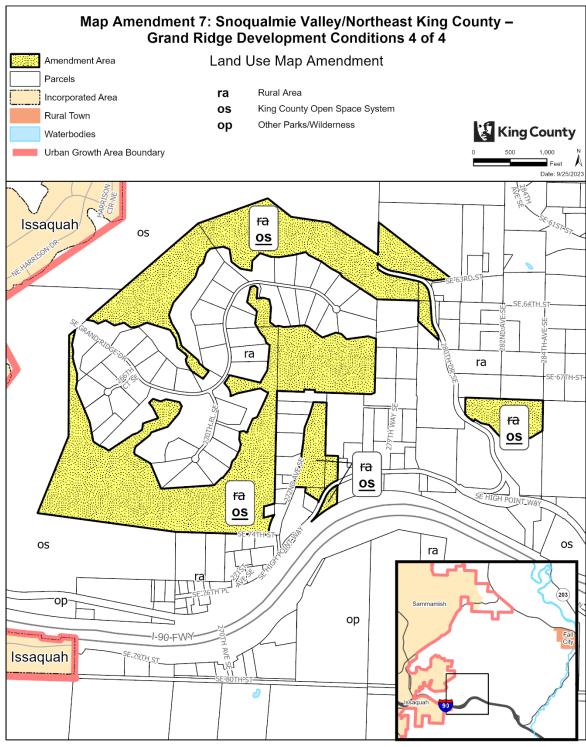
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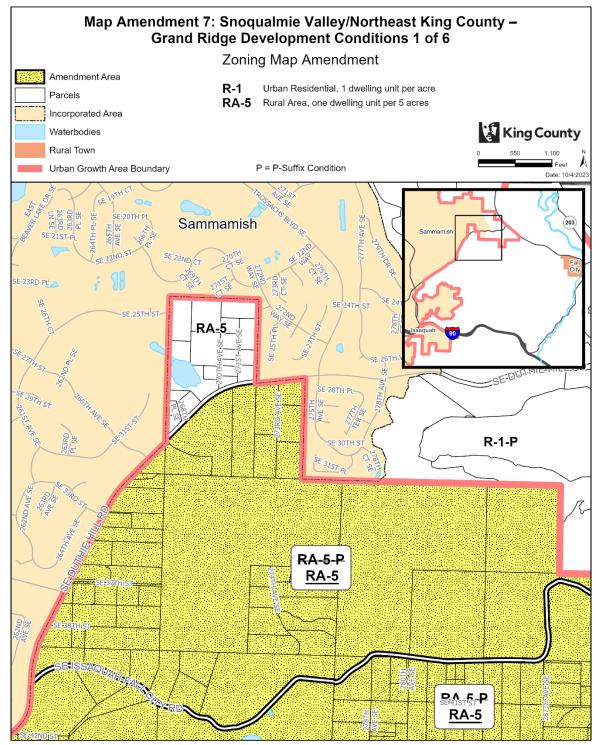
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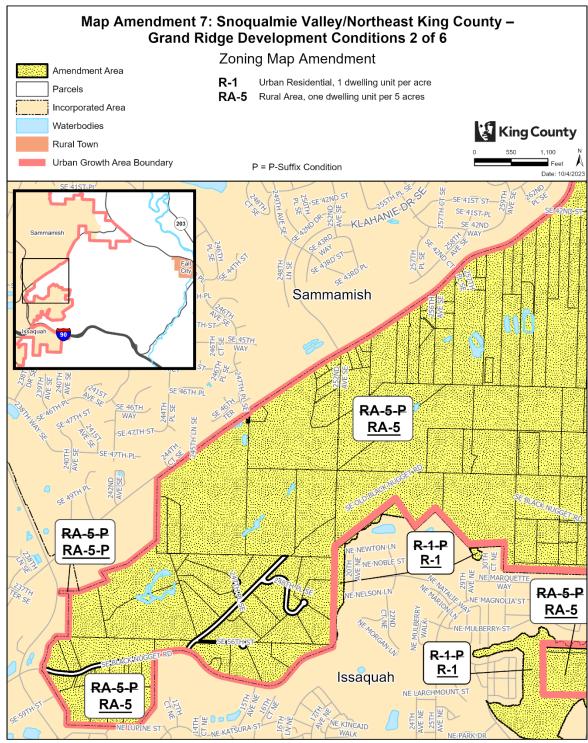
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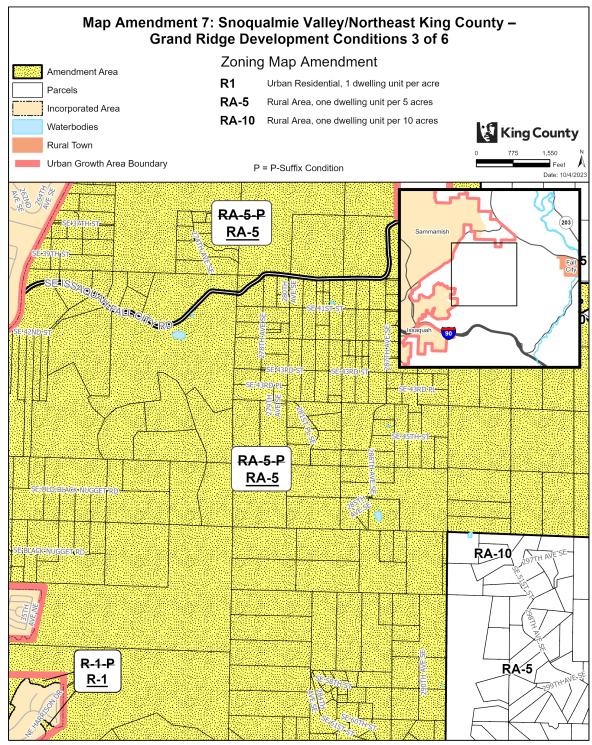


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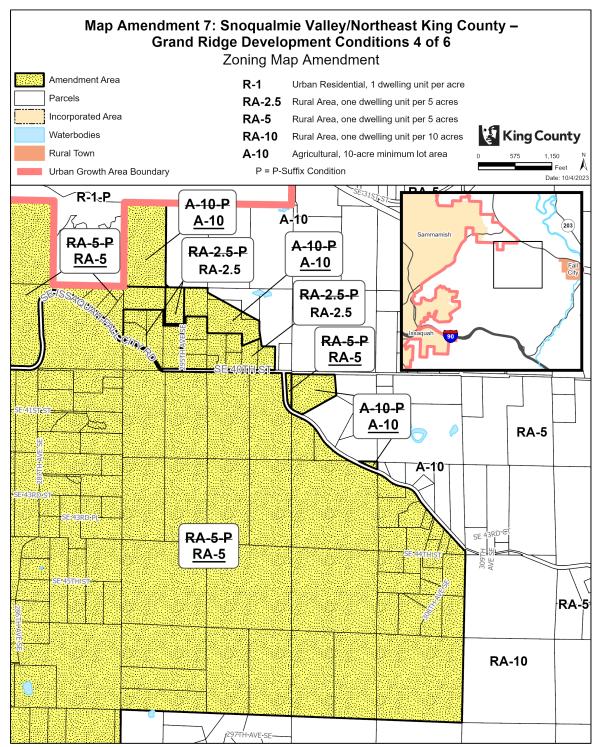


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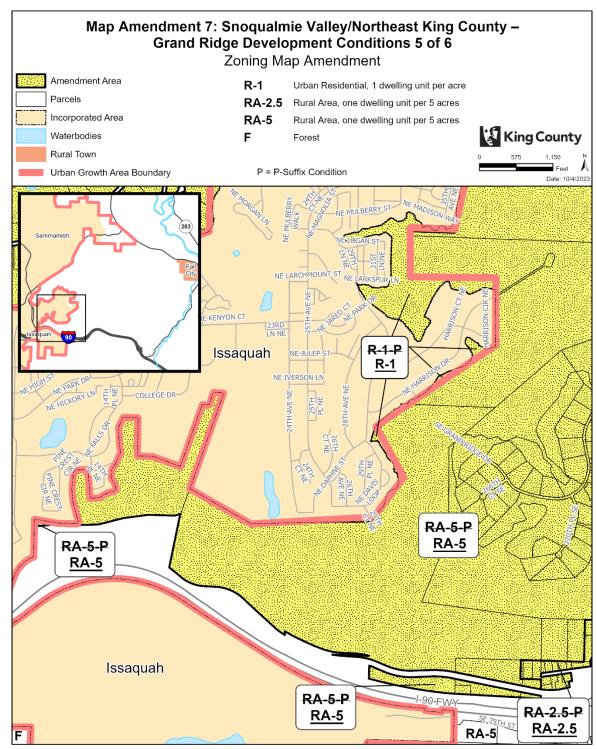
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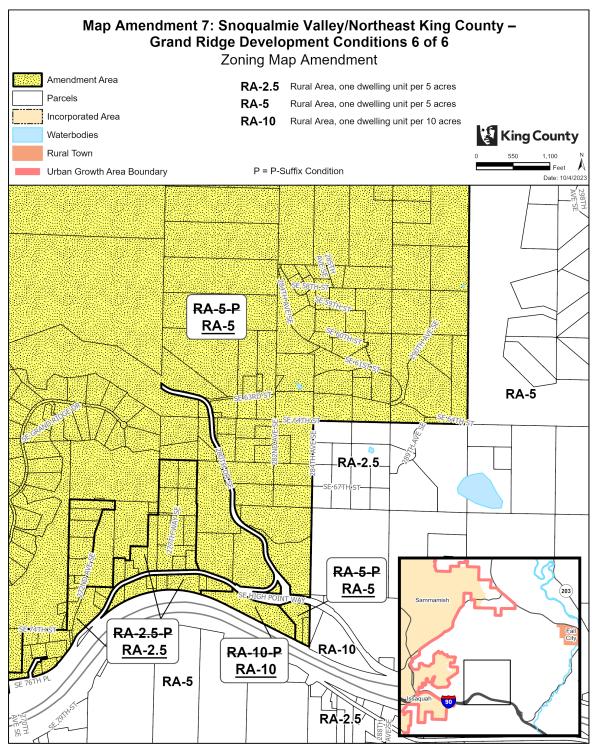


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Project: GrandRidge-all2 P. McCombs



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Project: GrandRidge-alt2 P. McCombs

Map Amendment 8: Snoqualmie Valley/Northeast King County – Snoqualmie Mill Development Condition

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 20	Township 24	Range 8	
Section 28	Township 24	Range 8	
Section 29	Township 24	Range 8	
Section 32	Township 24	Range 8	
Section 33	Township 24	Range 8	

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcel:

ZONING

1. Remove P-Suffix Development Condition SV-P18 from the following parcels:

2024089017	2024089017	2024089020	2024089035
2824089011	2924089009	2924089017	2924089017
2924089018	2924089019	2924089032	2924089036
3224089080	3324089031		

2. Amend the zoning from I (Industrial) to UR (Urban Reserve) on the following parcels:

2024089035 2924089009 (portion)

 3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following parcel:

2924089017(portion)

4. Amend the zoning from I (Industrial) to M (Mineral) on the following parcel:

2024089017 (portion)

5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.

Effect:

 Amends the land use designation from Rural Area to King County Open Space System of a parcel acquired by the King County Department of Natural Resources and Parks.

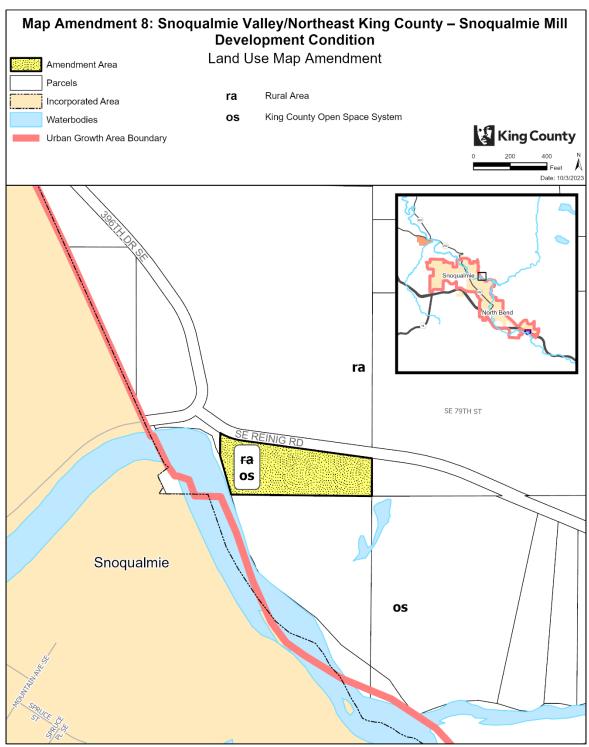
Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning

between King County and the City of Snoqualmie and established development standards associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill Site. This change would reflect that: much of the area has been annexed by the City of Snoqualmie, which is working with a developer on a planned commercial/industrial application within the city limits; and the areas outside of the Urban Growth Area are no longer associated with the expansion of the City of Snoqualmie and can be guided by King County Code development regulations.

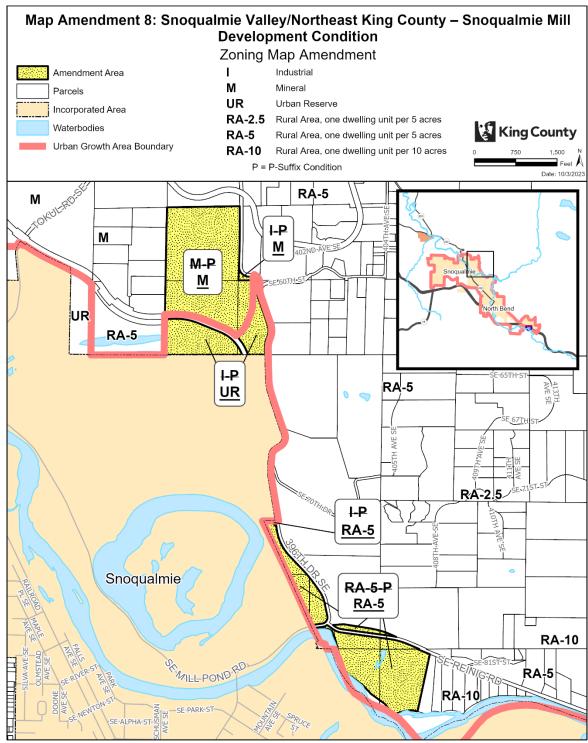
• Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban Growth Area adjacent to the City of Snoqualmie.

• Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a portion of a vacant parcel outside the Urban Growth Area boundary.

• Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the Rural Area.



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Map Amendment 9: Snoqualmie Valley/Northeast King County – Snoqualmie Pass Landscape Buffering and Alternative Housing Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 4	Township 22	Range 11
	I	

ZONING

1. Remove P-Suffix EK-P03 from the following parcel:

0422119001 (portion)

- 2. On the following parcels:
 - a. Remove P-Suffix EK-P03:
 - b. Add P-Suffix SV-PXX; and
 - b. Apply the "Alternative Housing Demonstration Project" (-DPA) established in K.C.C. 21A.55.125.

765	

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

 P-Suffix SV-PXX shall read as follows:

"Upon proposed development of any building greater than twenty-five feet high, a one-hundred-foot landscape buffer with Type 1 landscaping in accordance with K.C.C. 21A.16.040 is required adjacent to the Interstate-90 right-of-way. The landscaping shall be the composition of adjacent mature forest cover, to preserve the quality of landscape views within the Mountains to Sound Greenway. The only exception to the landscaping buffer would be for the development of a regional trail, if approved by the King County Department of Natural Resources and Parks, Parks Division."

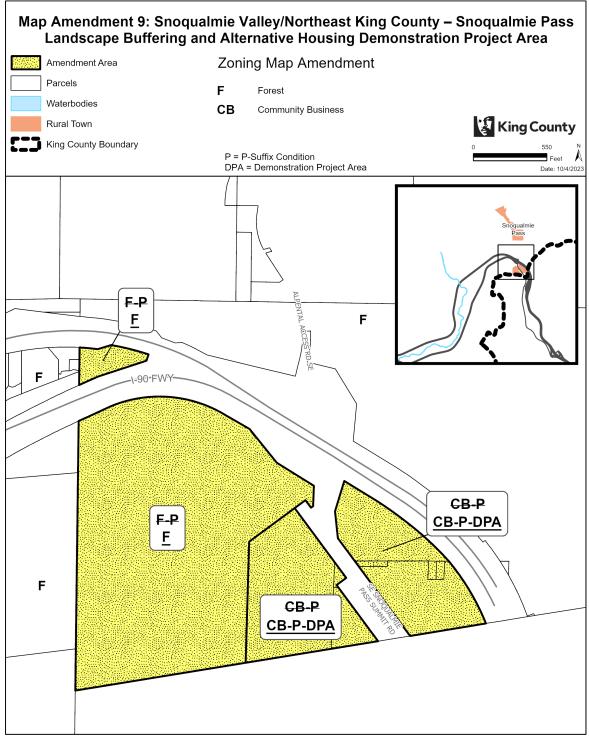
3. Repeal P-Suffix Development Condition EK-P03 from the Zoning Atlas.

<u>Effect:</u> Changes zoning classification and development conditions on the Snoqualmie Pass Rural Town, including:

 Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted 1997 when Snoqualmie Pass was part of the East King County Community Planning Area, is replaced by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer on CB-zoned parcels south of Interstate-90.

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

Repeals P-Suffix EK-P03 from the Zoning Atlas.



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Project: AlternativeHousingDPA mccombsp

Map Amendment 10: Snoqualmie Valley/Northeast King County – Other Parks and Wilderness Increase

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

Section 25	Township 24	Range 6
Section 24	Township 24	Range 7
Section 26	Township 24	Range 7
Section 30	Township 24	Range 7
Section 12	Township 25	Range 7
Section 23	Township 25	Range 7
Section 3	Township 26	Range 7
Section 11	Township 23	Range 8
Section 12	Township 23	Range 8
Section 7	Township 23	Range 9

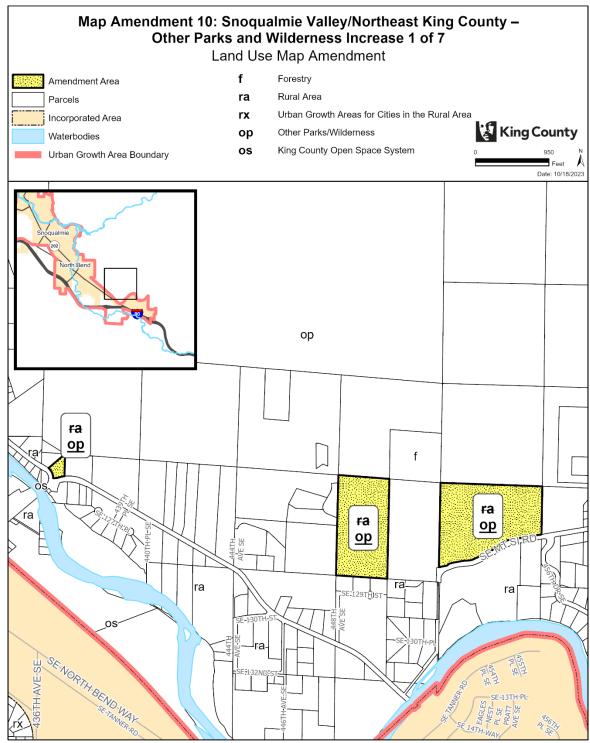
LAND USE

1. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks/Wilderness) on the following parcels:

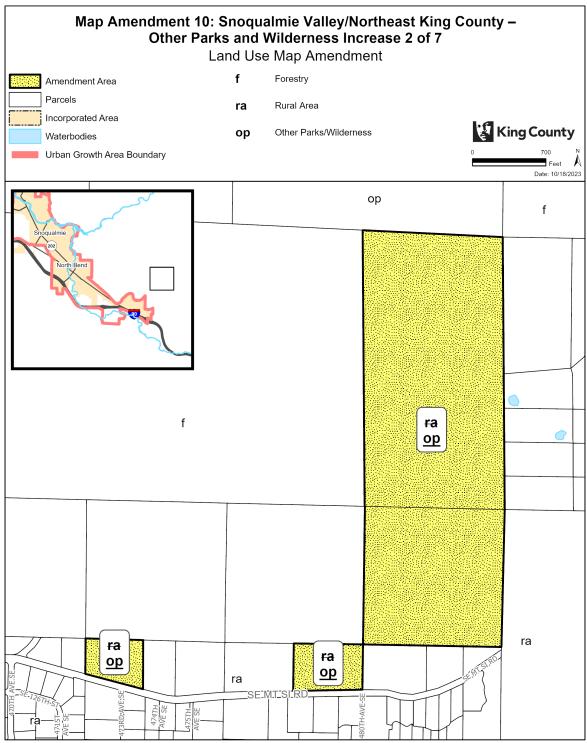
0723099005 (portion)	0723099009 (portion)	0723099033	0723099052
1123089021	1123089031	1223089068	1225079006
2325079025	2424079031	2424079034	3024079100
3281300340	3281300350	3980300245	4047200005
4047200010			

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

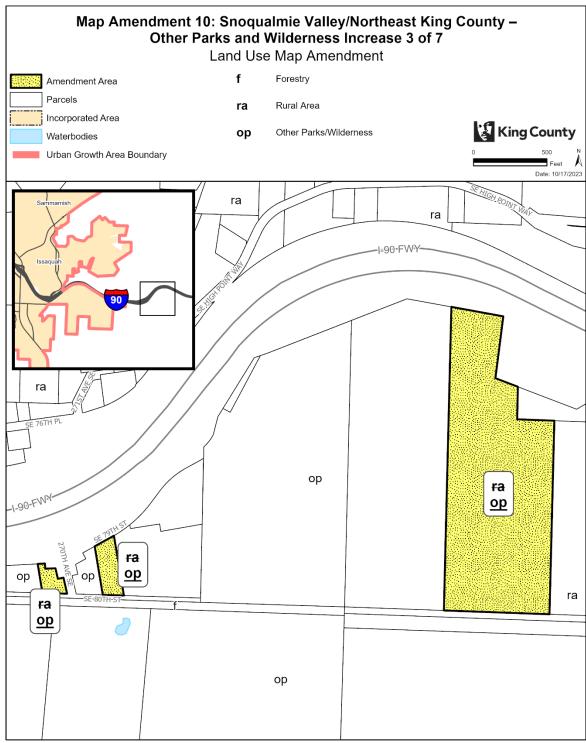
LSLU Meeting Materials



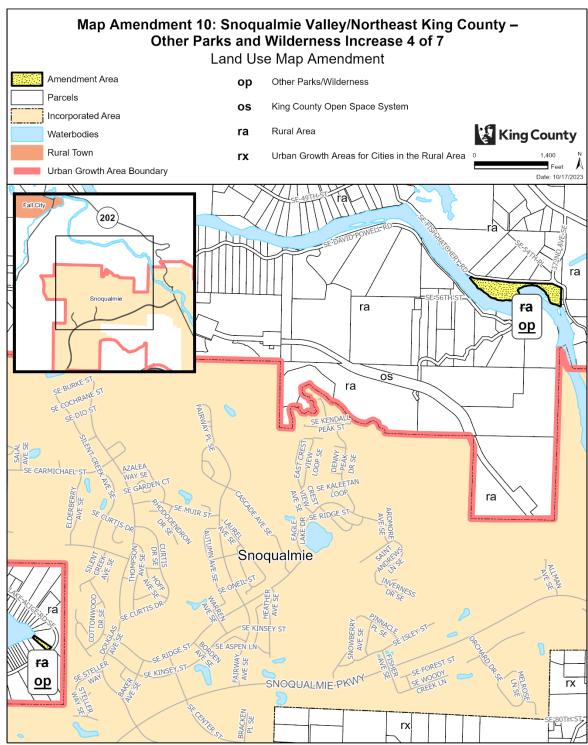
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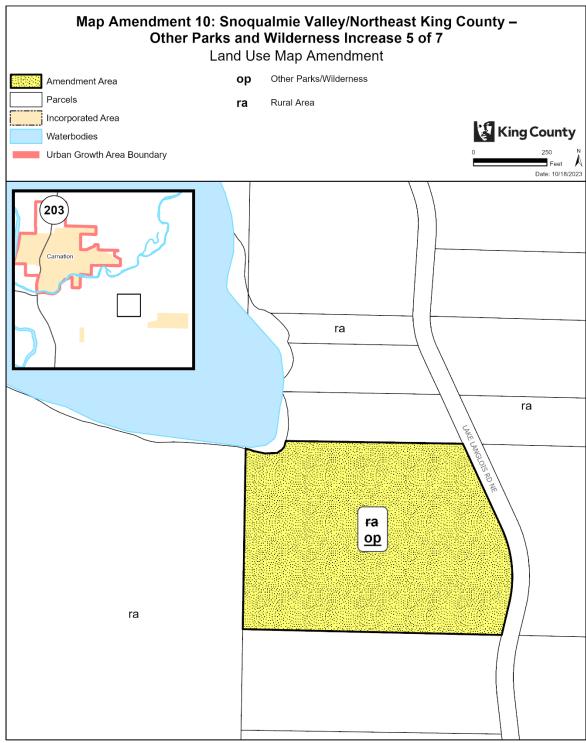
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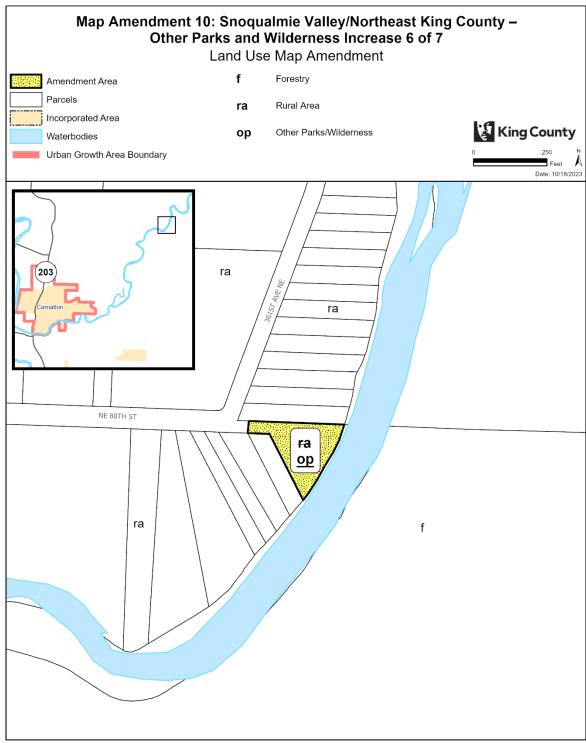
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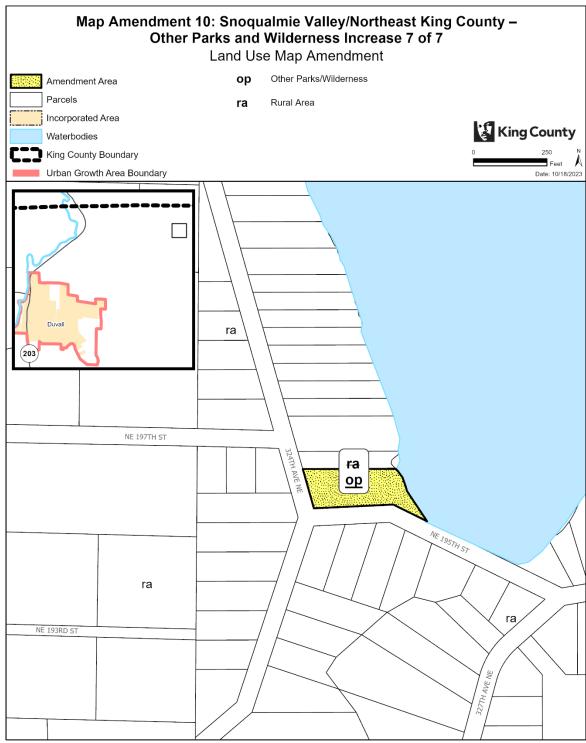
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Map Amendment 11: Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

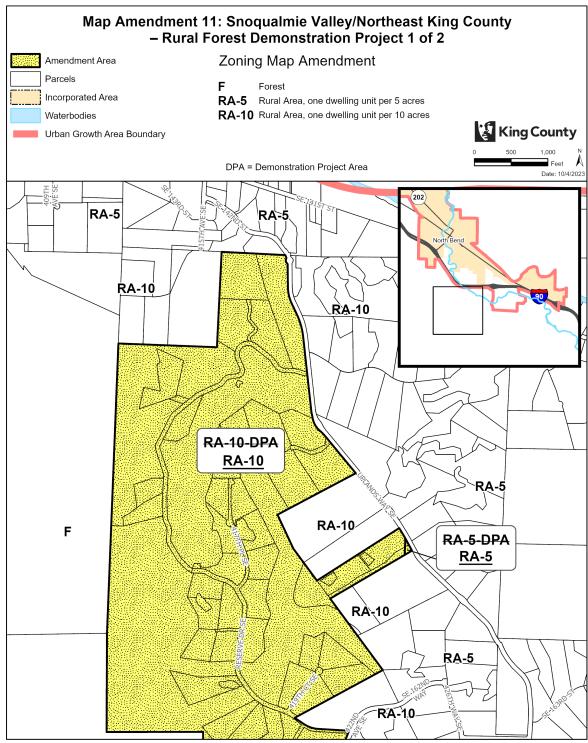
Section 16	Township 23	Range 8	
Section 21	Township 23	Range 8	
Section 22	Township 23	Range 8	
Section 27	Township 23	Range 8	
Section 28	Township 23	Range 8	_

ZONING

1. Remove "Rural Forest Demonstration Project" (-DPA) established in K.C.C. 21A.55.050 on the following parcels:

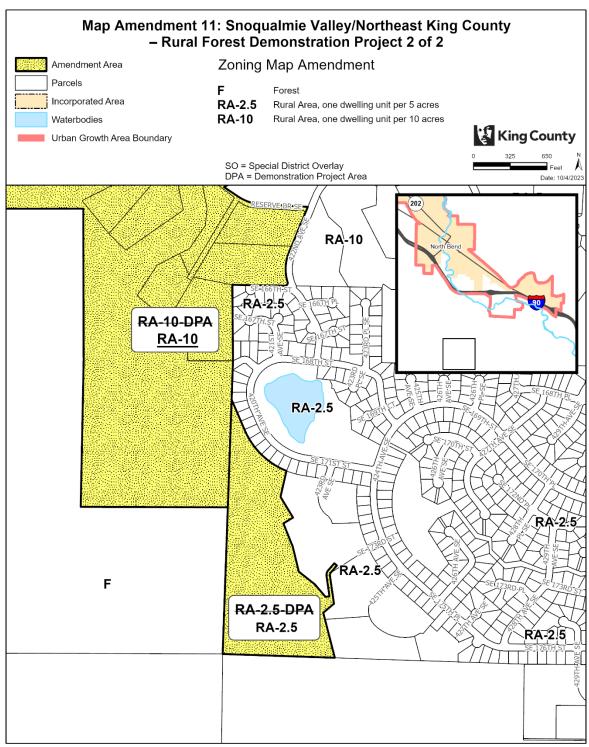
8835770010	8835770020	8835770030	8835770040
8835770050	8835770060	8835770070	8835770080
8835770090	8835770100	8835770110	8835770120
8835770130	8835770140	8835770150	8835770160
8835770170	8835770180	8835770190	8835770200
8835770210	8835770220	8835770230	8835770240
8835770250	8835770260	8835770270	8835770280
8835770290	8835770300	8835770310	8835770320
8835770330	8835770340	8835770350	8835770360
8835770370	883577TR-H	883577TR-I	883577TR-K
883577TRCT	8835780010	8835780020	8835780030
8835780040	8835780050	8835780060	8835780070
8835780080	8835780090	8835780100	8835780110
883578TRCT	883580TRCT		

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



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Project: RuralForesIDPA P. McCombs



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Project: RuralForestDPA P. McCombs

Map Amendment 12: Snoqualmie Valley/Northeast King County – Rural Clustering Development Conditions

AMENDMENT TO THE KING COUNTY ZONING ATLAS

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844

Amend Sections, Townships, and Ranges, as follows:

847 848

Section 16	Township 23	Range 8	
Section 17	Township 23	Range 8	
Section 17	Township 23	Range 9	
Section 18	Township 23	Range 9	

849 850

ZONING

851 852

1. Remove P-Suffix SV-P23 from the following parcels:

853

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

854 855

2. Remove P-Suffix SV-P36 from the following parcels:

856

1623089034 (portion)	1723089005	1723089006 (portion)

857 858

- 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
 - a. P-Suffix SV-P23; and
- 860 b. P-Suffix SV-P36.

861 862

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866 867

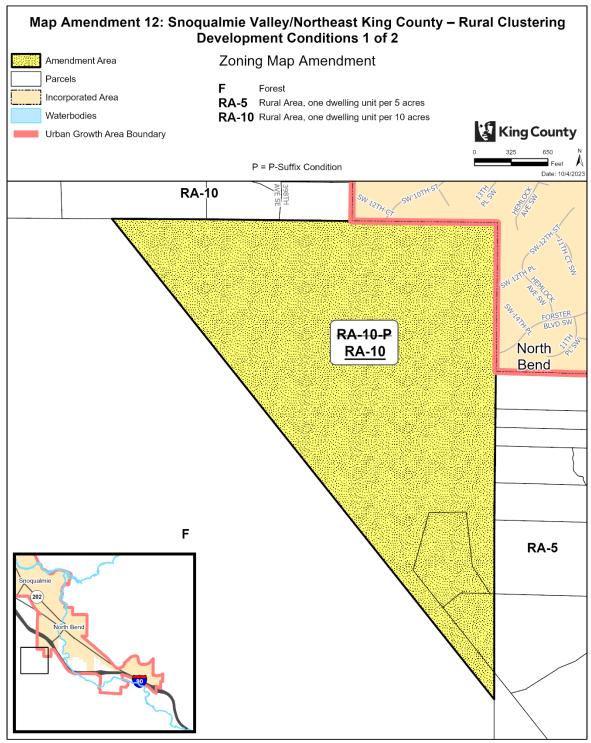
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869 870

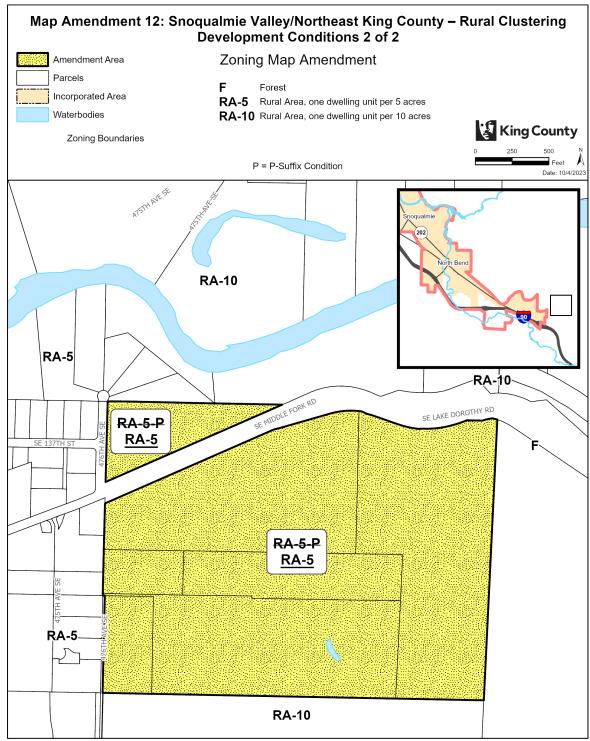
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Effect:

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 ("Parcels 13, 27, 33, 35, 36, 37 Located in Section 18, Township 23, Range 9:) that requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36
 ("Development Clustered on 50 acres") that requires clustering of residential development
 of the parcels. Clustering would still permitted on the parcels under the King County code
 if future development occurs.
- Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.



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Project: RuralClustering P. McCombs

Map Amendment 13: Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Continu 1	Toursehin OF	Dance C
Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

LAND USE

1. Amend land use designation from "ag" (Agriculture) to "ra" (Rural Area) on the following parcels:

1726079027 (portion)

3. Amend land use designation from "ra" (Rural Area) to "ag" (Agriculture) on the following parcels:

2. Amend land use designation from "m" (Mineral) to "ag" (Agriculture) on the following parcels:

0125069008 (portion)	2526069036	2526069047 (portion)	3425079116 (portion)
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4. Amend land use designation from "ra" (Rural Area) to "f" (Forestry) on the following parcels:

1426079015	1426079067 (portion)	1426079068 (portion)	1426079069 (portion)
2326079001 (portion)	2326079004	2526119001 (portion)	3026129001 (portion)
3124079017			

5. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "ra" (Rural Area) on the following parcels:

0278100005	0278100010	0278100015	0278100025
0278100055	0278100070	0278100075	0278100080
0278100085	0278100105	0278100110	0278100120
0278100130	0278100140	0278100152	0278100155
0278100165	0278100175	3224079005	3224079028
3224079039	3224079058	3224079062	3224079091
3224079133	3324079008	3324079009	3324079023
3324079027	3324079028	3324079029	3324079031
3324079032	3324079034	3324079059	3324079060
3324079061	3324079071	3324079073	3324079076
3324079077	6893300007	6893300015	6893300025
6893300035	6893300045	6893300050	6893300055
6893300065	6893300070	6893300075	6893300080
6893300085	6893300095	6893300105	6893300110
6893300120	6893300130	6893300134	6893300135
6893300160	6893300165	6893300170	6893300175
6893300180	6893300185	6893300190	6893300195
6893300205	6893300210	6893300215	6893300220
6893300225	6893300230	6893300235	6893300240
6893300245	6893300255	6893300260	6893300265
6893300270	6893300275	6893300280	6893300285
6893300290	6893300295	6893300310	6893300315
6893300335	6893300340	6893300345	6893300350
6893300355	6893300365	6893300405	6893300410
6893300430	6893300435	6893300440	6893300450
6893300455	6893300460	6893300470	6893300495
6893300510	6893300525	6893300530	6893300535
6893300565	6893300570	6893300586	6893300595
6893300600	6893300605	6893300625	6893300640
6893300650	6893500010	6893500020	6893500030

ZONING

1. Amend the zoning from F (Forest) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following parcels:

1426079020	1426079021	1426079022	1426079023
1426079024	1426079025	1426079026	

2. Amend the zoning from A-35, Potential M (Agricultural, 35-acre minimum lot area, Potential Mineral) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

3. Amend the zoning from F, Potential M (Forest, Potential Mineral) to F (Forest) on the following parcels:

	0224079001	3223099013
915 916 917 918	Amend the zoning from acres) on the following	m NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 dwelling unit per 2.5 g parcel:
919	3224079023 (portion)	
920 921	5. Amend the zoning from minimum lot area) on	m RA-10 (Rural Area, 1 dwelling unit per 10 acres) to A-35 (Agricultural, 35-acre the following parcels:
922 923	1124079011 (portion)	1524079049 (portion)
924 925	6. Amend the zoning from dwelling unit per 10 acres	m A-10 (Agricultural, 10-acre minimum lot area) to RA-10 (Rural Area, one) on the following parcel:
926 927	0825079023 (portion)]
928 929	7 Amend the zoning from following parcel:	m F (Forest) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the
930	0623089022 (portion)	

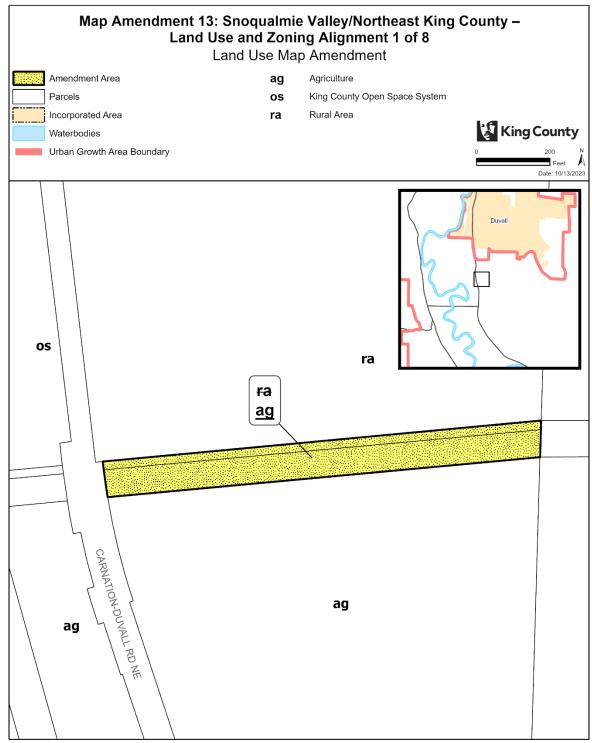
<u>Effect:</u> Aligns the land use designations and zoning classifications of unincorporated land in the Snoqualmie Valley/Northeast King County Community Service Area by:

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

963 Snoqualmie Trail next to Jim Ellis Memorial Regional Park. 964

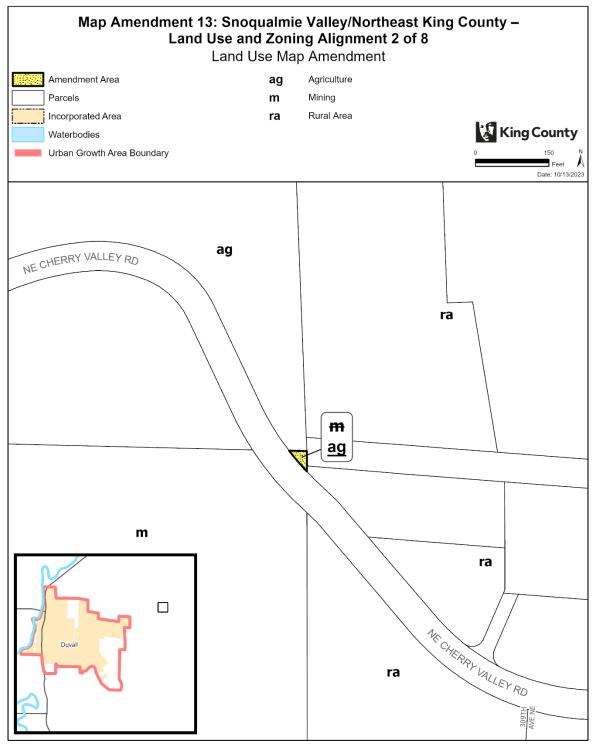
968

- Amending the zoning classification from RA-10 to A-35 on portions of parcels located near the
 Snoqualmie Agricultural Production District.
 - Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near the Snoqualmie Agricultural Production District.
- Amending the zoning classification from F to RA-10 on a portion of a parcel south of Interstate-90 near the Forest Production District.



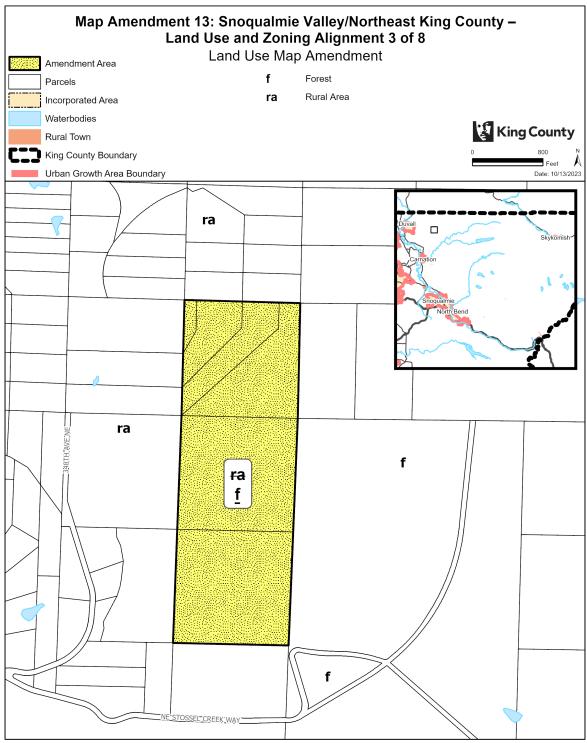
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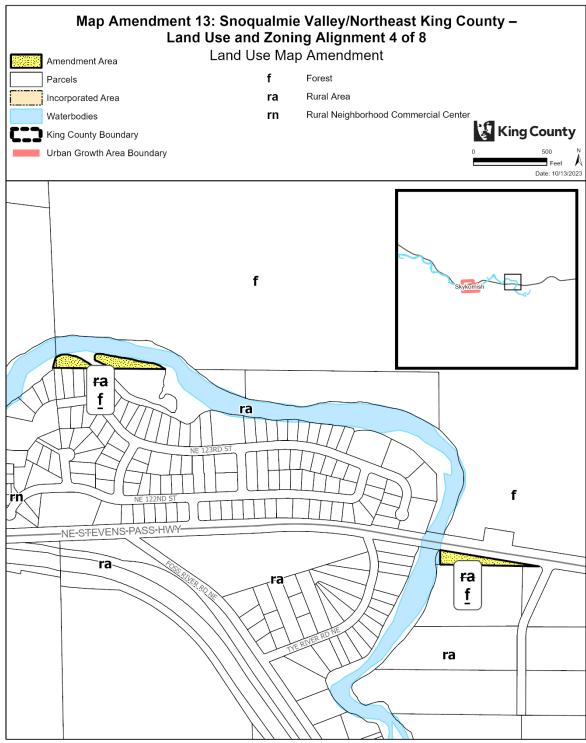
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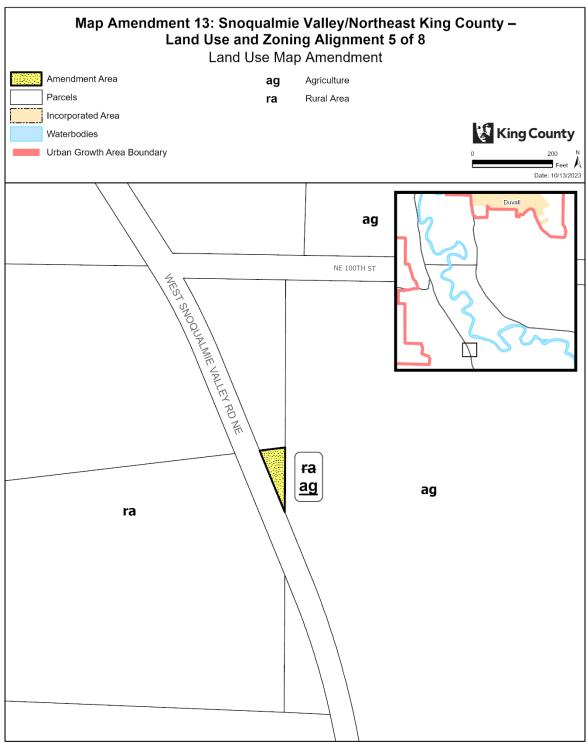
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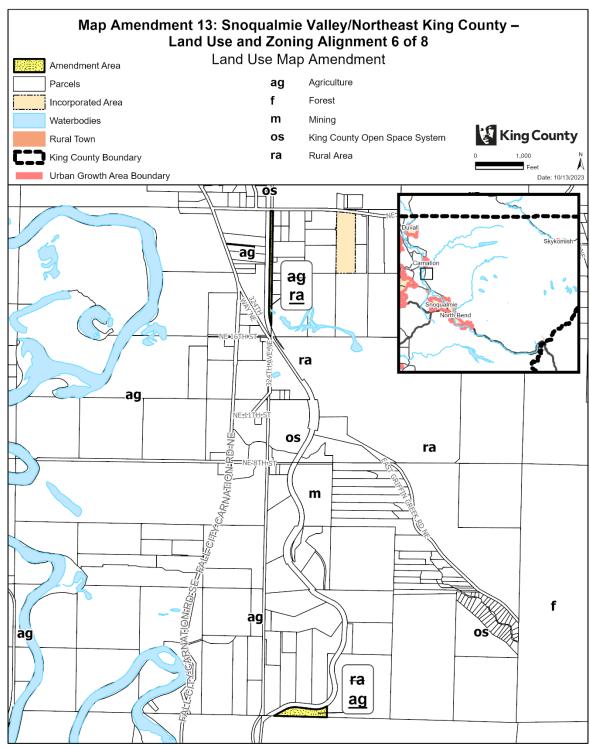
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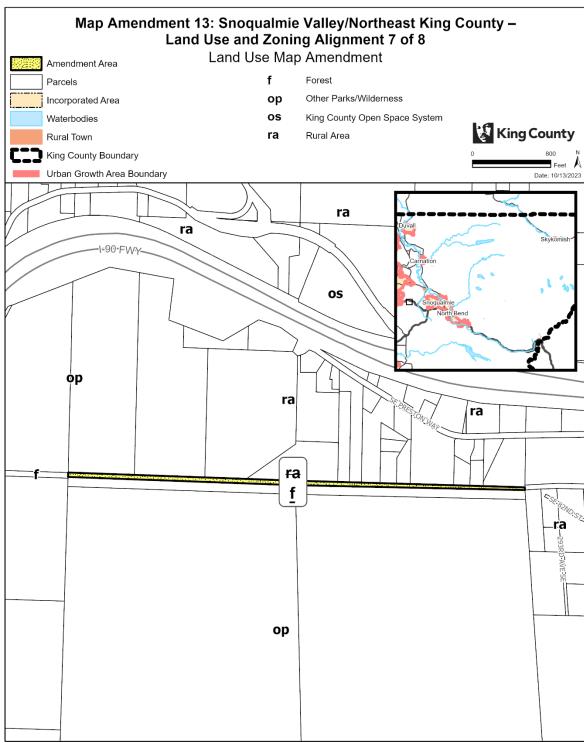
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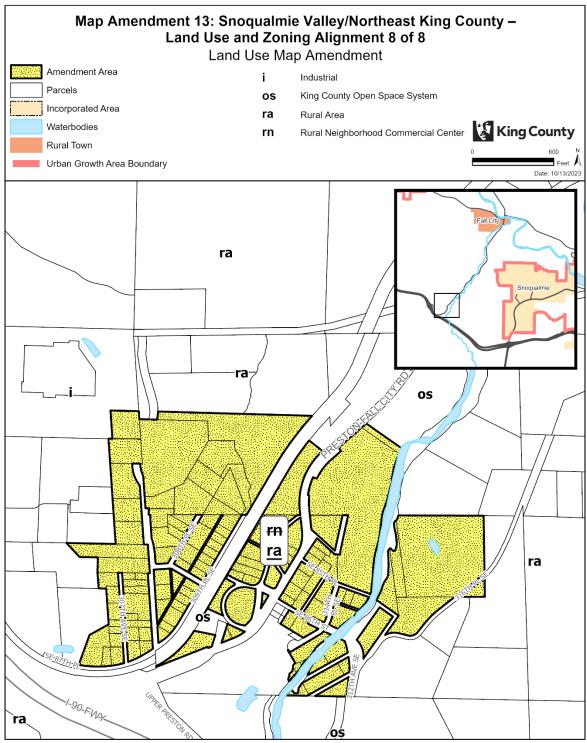
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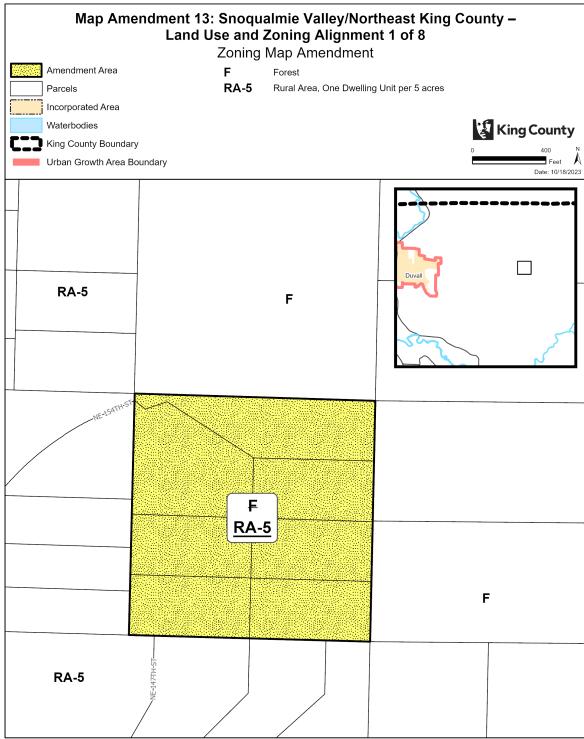
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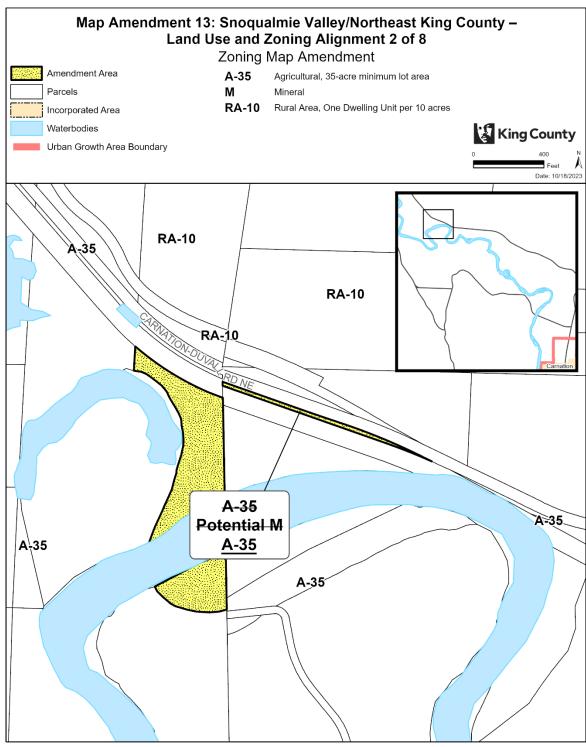
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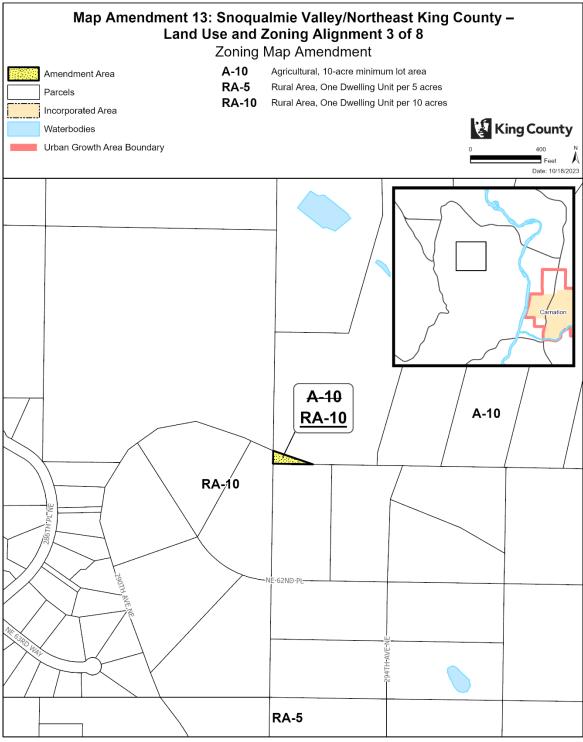
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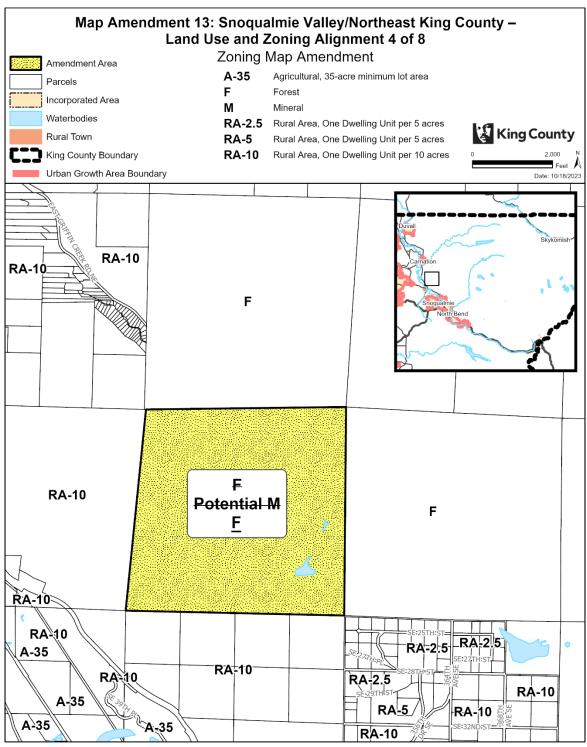
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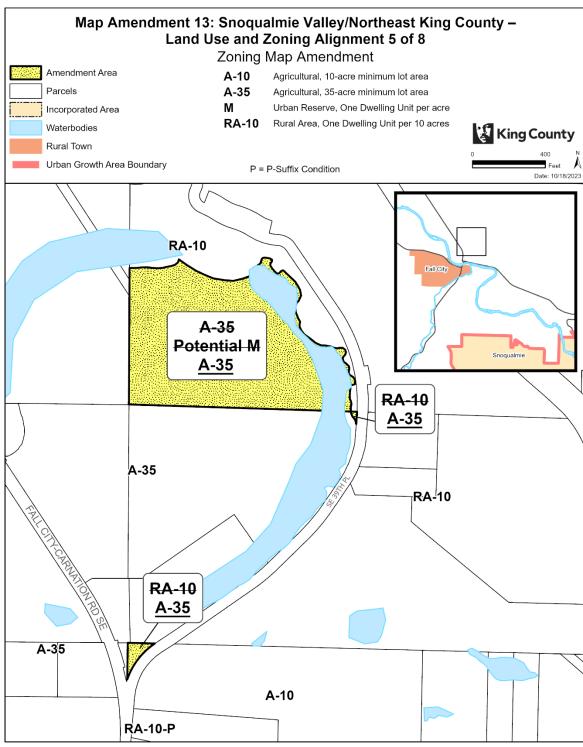
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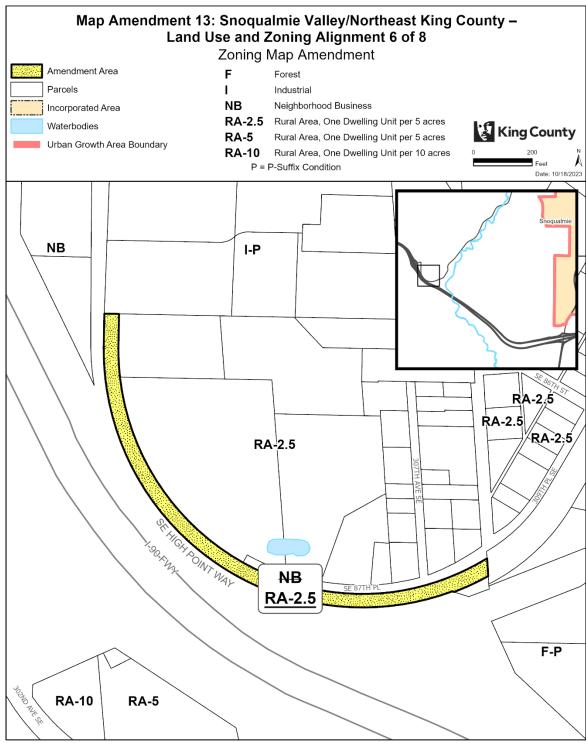
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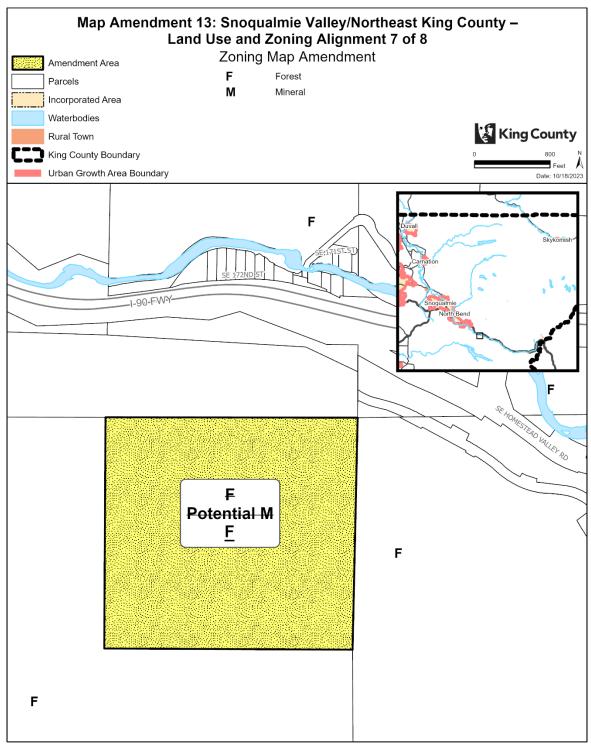
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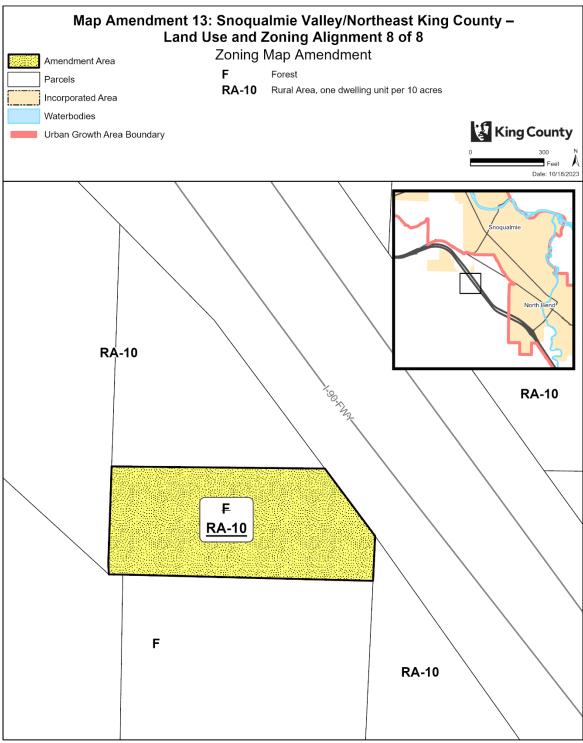
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Map Amendment 14: Snoqualmie Valley/Northeast King County – Removal of Development Conditions from Previously Annexed Areas

AMENDMENT TO THE KING COUNTY ZONING ATLAS

992 993 994

989 990

991

Amend Sections, Townships, and Ranges, as follows:

995

Section 13	Township 23	Range 8
Section 14	Township 23	Range 8
Section 19	Township 23	Range 9
Section 27	Township 24	Range 6

996 997

ZONING

998 999

1002

1003

1004

1005

- 1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
- 1000 a. P-Suffix SV-P25;
- 1001 b. P-Suffix SV-P30;
 - c. P-Suffix SV-P32;
 - d. P-Suffix SV-P33;

 - e. P-Suffix SV-P34;
 - f. P-Suffix SV-P37; and
 - g. P-Suffix ES-P21.

1006 1007 1008

1009

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

Fall City Subdivision Moratorium Work Plan Report

December 2023



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I. Executive Summary

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

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

Fall City is an unincorporated rural area in King County designated as a Rural Town in the Comprehensive Plan.⁴ King County serves as the local government for Fall City, which is located northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of Carnation (see Figure 1). Fall City is known locally and throughout the region as a small rural town.

¹ Link to Revised Code of Washington (RCW) 36.70A.390

² The Growth Management Act refers to the guiding law for growth and development in Washington State.

³ Link to Ordinance 19613

⁴ Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.



Figure 1. Fall City Vicinity Map

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

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

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

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

A quantitative and qualitative analysis of rural character specific to Fall City was completed by DLS, with a focus on three sites representing various time periods of Fall City residential development. Framework, a consulting firm with an architectural background was hired to assist in this analysis. The sites analyzed include a 19th-century historic neighborhood, a post-World War II (post-war) neighborhood, and a recent development. The 19th-century and post-war neighborhoods represent the historic character of Fall City. The recent development is a manifestation of the current development regulations.

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

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

Table 1. Recommended P-Suffix Regulations

Recommended Amendment	P-Suffix Amendment Basis
Establish criteria for creating	To provide more outdoor recreation and open space, a regulation
more common open space.	is recommended to guarantee that when recreation space is required, it will be an outdoor facility.
Modify dimensional standards 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

⁵ For more detail on P-Suffix regulations please see KCC 21A.04.15 and 21A.38.030. Link to KCC Title 21A.

⁶ Link to Framework (weareframework.com)

Recommended Amendment	P-Suffix Amendment Basis
	lot, minimum lot width would be increased from 30 feet to 60
	feet. Minimum street setback would be increased from 10 feet to
	15 feet. Minimum interior setback would be increased from 5 feet
	to 10 feet. Maximum impervious surface would be reduced from
	55 percent to 40 percent.
	An additional 5% impervious surface percentage would be
	provided for driveways that lead to detached garages set beyond
	the house footprint. This encourages the use of detached, rather
	than attached garages, which reduces visual mass and driveway
	width, avoids having garage doors be the main architectural
	feature, and opens sightlines from the street.
Buildings should be proportional	The recommended P-suffix regulations require larger setbacks,
to parcel sizes at a scale similar	less impervious surface coverage, and reduced height. Detached
to older developments of Fall	garages are incentivized to reduce visual bulk, resulting in the
City.	development of homes that are proportional to parcel size at a
	scale similar to older developments in Fall City.
Encourage keeping stormwater	The recommended P-suffix regulations require a minimum lot size,
on-site.	rather than a maximum density. Treating stormwater on individual
	lots dramatically reduces the size of stormwater facility needed,
	allowing for dispersion of stormwater, versus the creation of
	engineered facilities such as vaults.

II. Background

A. Department Overview

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

B. Key Context

Fall City is an unincorporated rural area of King County, designated as a Rural Town in the Comprehensive Plan. ^{7, 8} King County serves as the local government for Fall City, which is located northeast of the City of Issaquah, northwest of the City of Snoqualmie, and south of the City of Carnation. Fall City is composed primarily of a residentially zoned area, and a small commercial area. The residential portion of the rural town is zoned R-4, which is a medium-density residential zone. The purpose of the R-4 zone is to implement Comprehensive Plan goals and policies for housing quality, diversity, and affordability by providing for a mix of predominantly single detached dwelling units and other development types, with a variety of sizes. R-4 zoning is found in Rural Towns as well as within the Urban Growth Areas (UGAs) of the County. A recent development in Fall City consists of homes located only a few feet from each other, with minimal open space between homes. The density of homes in this subdivision is much greater than other parts of Fall City. The development looks like a development one would expect to find in a suburb within the UGA, rather than one in a rural town that should represent rural character. This development is the inspiration for the moratorium in effect for Fall City as of May 2023.

Regulatory Overview for Growth Planning

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

⁷ Rural towns, as defined by the King County Comprehensive Plan, are unincorporated towns governed directly by King County. The purpose of the Rural Town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

⁸ 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

⁹ Link to GMA Laws and Rules - Washington State Department of Commerce

MPPs are regional policies that provide a region's plan for growth. The Puget Sound Regional Council provides these plans in a document titled VISION 2050 that guides the growth of the central Puget Sound region including King County. ¹⁰ The multicounty planning policies provide a framework for updating countywide planning policies.

The primary purpose of countywide planning policies is to ensure consistency between the comprehensive plans of cities and counties sharing a common border or related regional issues. ¹¹ Subarea plans clarify, supplement, or implement comprehensive plan policies for a specific area or community. Zoning code and development regulations provide restrictions on land use and must be consistent with subarea plans and a comprehensive plan, both of which must be consistent with the CPPs and MPPs. There are various types of regulations and zoning codes including development review procedures codes, interim zoning ordinances, and moratoria. Unincorporated areas of King County, such as Fall City, are governed by the Comprehensive Plan and individual adopted subarea plans.

Subarea plans in King County are adopted as part of the Comprehensive Plan, addressing smaller geographies within King County and establish policies specific to the needs of those communities. Policies in the Comprehensive Plan and subarea plans are implemented through the KCC, which includes development regulations, and through other service-oriented plans and the County budget.

Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans for the six rural Community Service Areas and five major Potential Annexation Areas as a part of the Comprehensive Plan. ^{12,13,14} The Comprehensive Plan and its subarea plans must meet the GMA's requirements, which include focusing development in urban areas and reducing sprawl. ¹⁵ The Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Subarea Plan) covers the area of Fall City.

LSLU Meeting Materials

¹⁰ Link to VISION 2050

¹¹ Link to <u>King County Countywide Planning Policies</u>

¹² Link to King County Code 2.15.055.B.

¹³ Link to <u>Community Service Areas - King County, Wash</u>ington

¹⁴ Term definitions can be found in this link - <u>King County Comprehensive Plan</u>

¹⁵ Link to Revised Code of Washington 36.70A.020

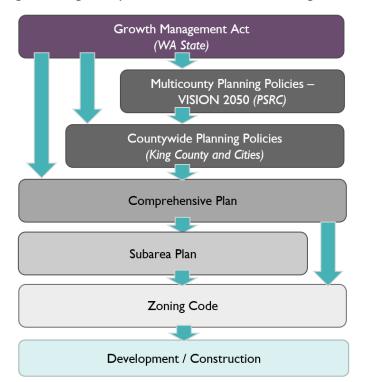


Figure 2. Regulatory Framework Under the Washington State Growth Management Act

Regulatory and Policy Background Specific to Ordinance 19613

State law under the GMA authorizes local governments to adopt a moratorium on land development. ¹⁶ Moratoria halt specific actions for a specified amount of time, such as submitting an application for a residential subdivision.

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

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

¹⁶ Link to Revised Code of Washington 36.70A.390

- A. In which open space, the natural landscape, and vegetation predominate over the built environment;
- B. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- C. That provide visual landscapes that are traditionally found in rural areas and communities;
- D. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- E. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- F. That generally do not require the extension of urban governmental services; and
- G. That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas. ¹⁷

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

...development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170.¹⁸ Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element of a comprehensive plan. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

King County Comprehensive Plan and Countywide Planning Policies

Fall City is one of the three Rural Towns within the Rural Area geography identified by the Comprehensive Plan. ¹⁹ The Comprehensive Plan states the purposes of Rural Town designations are "to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future." Rural Towns "are considered part of the rural area for the purposes of the Growth Management Act, do not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban Growth Area." ²⁰

The Rural Area policy section goal statement in the CPPs is "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land."²¹ Although there are no growth targets identified in the CPPs for the rural area, recent development trends show minimal growth is expected to occur in King County's rural area.²²

The Comprehensive Plan defines "rural growth" as "growth that is scaled to be compatible with and maintains the traditional character of the Rural Area." Comprehensive Plan Policy R-201 established a framework for rural character in King County, stating that "it is a fundamental objective of the Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement

¹⁷ Link to Revised Code of Washington (RCW) 36.70A.030

¹⁸ Link to Revised Code of Washington (RCW) 36.70A.030

¹⁹ Link to King County Comprehensive Plan

²⁰ Link to King County Comprehensive Plan

²¹ Link to King County Countywide Planning Policies

²² Link to King County Urban Growth Capacity Report

the Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service." Policy R-201 outlines attributes associated with rural character and the Rural Area that the King County's land use regulations and development standards must protect and enhance.

Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area, including Rural Towns, to comply with the GMA, to prevent sprawl and the overburdening of rural services, to reduce need for capital expenditures, to maintain rural character, to protect the environment, and to reduce transportation-related gas emissions. Policy R-302, states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.

Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan

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

Interim Zoning Ordinance

The Council is contemplating the adoption of an interim zoning ordinance (Proposed Ordinance 2023-0202), which would commence at the expiration of the moratorium adopted in Ordinance 19613 and would end at the anticipated adoption of the Subarea Plan. ^{23,24} The interim zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural character on an interim basis while the County evaluates whether additional regulation is necessary.

C. Report Methodology

DLS staff conducted the analysis and community engagement, identified recommendations, and developed this report with the help of a consultant, Framework. Framework is a consulting firm that specializes in planning, urban design and architecture.²⁵

The recommendations in this report were informed by community engagement with residents of Fall City, review of development regulations, and an analysis of three development sites in Fall City that span three development periods from the early 19th-century to the 2020s. This report is also informed by conversations with public health authorities from King County and the State of Washington, the Comprehensive Plan, the BOH Code, the WAC, and the RCW.

Community Engagement Specific to this Work Plan

Engagement with Fall City on the Subarea Plan lasted almost two and a half years, and consisted of many activities, such as: focus groups, community meetings, virtual surveys, and individual discussions with community members. Beyond engagement associated with the Subarea Plan, DLS staff and the consultants conducted engagement activities with the community specific to this work plan. On August

²³ An interim Zoning Ordinance is a set of temporary development regulations that are in effect while new regulations are being developed.

²⁴ Link to Proposed Ordinance 2023-0202

²⁵ Link to Framework (weareframework.com)

21, 2023, DLS Staff and the consultant team hosted an online open house to share the preliminary findings of this report and collect community input. This was followed by an in-person presentation and discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total, approximately 40 community members attended the two meetings in-person or virtually and shared their thoughts. DLS invited Community members follow-up with staff through email; comments were received through email from five community members.

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

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

III. Report Requirements

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

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

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

Per Ordinance 19613:

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

The residential portion of Fall City, outside of its commercial district, is comprised entirely of a zone titled R-4. The purpose of the R-4 zone is to provide a mix of predominantly single detached residential dwelling units. Residential development within Fall City outside of its commercial district is subject to the regulations for the R-4 zone. This study is considering whether the R-4 development regulations are preserving the rural character of Fall City. The R-4 zone classification is used in other parts of unincorporated King County (urban areas and other Rural Towns), and most of the standards are not specific to Fall City. The R-4 zone in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are determined during development based on gross density, with land for common open space, stormwater facilities, and community drain fields counting towards the project density. The gross density approach therefore allows for smaller parcel sizes. Other standards applicable to the R-4 zone in Fall City are summarized below.

A-35 RA-10

A-35 RA-10

A-35 RA-10

A-35 RA-10

A-35 RA-10

RA-10-P

RA-10-

Figure 3. Fall City Zoning Map

King County Code Chapter 21A.12 Development Standards²⁶

- 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

²⁶ Link to King County Code Title 21.A

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

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

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

Single detached house/townhouse - 2 off-street parking spaces per dwelling unit

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

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

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

King County Board of Health Code (BOH Code) 13.24.020

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

- The minimum lot size when creating new lots using OSS must be established by the health officer based on the information submitted and any on-site inspections by the health officer. These requirements include:
 - All lots created must be at least 12,500 square feet and shall not exceed a maximum flow density of 1,570 gallons of sewage per acre per day.
 - Lots utilizing an individual private water source must be at least five acres.
- Factors are listed that may be considered when determining the type of on-site system, connection to sewers, or establishing minimum lot size area. These factors include soil conditions, drainage, setbacks from property lines, water supplies, rights of way, easements, and more.

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

According to the Public Health – Seattle & King County's On-site Sewage/Septic System Program, landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring visits easier.²⁷ It is a best management practice (BMP) to not place plants over the septic system as they may be disturbed or destroyed with repair work. The septic tank, drain field, and reserve area should be clear

²⁷ Link to WAC 246-272A-0238(1) and KCBOH 13.36.030(E)

of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets, sand boxes, or parked vehicles.²⁸

Care must be taken when a home uses an on-site septic system or is in a community that shares a LOSS.²⁹ It is imperative that fats, grease, and oils do not enter the system.³⁰ Households must spread out their water use throughout the day so the system is not overwhelmed, and heavy water usage fixtures such as soaking tubs should not be installed in houses with septic systems.³¹ Household size must not exceed the designed capacity of the septic system.³²

Washington State Department of Health – Washington Administrative Code (WAC) Chapter 246-272B³³

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

King County Code (KCC) Chapter 9.04 Stormwater Runoff and Surface Water and Erosion Control Stormwater requirements found in the King County Surface Water Design Manual (KCSWDM) do not limit the size or density of lots, but County requirements to mitigate stormwater runoff may limit the use of a lot. ³⁴ When stormwater thresholds are exceeded, the developer is required to install flow control best BMPs or flow control facilities, such as stormwater ponds, detention vaults, etc. The placement of flow control BMPs or facilities may reduce the area available for development. Section 1.2.2.3 (page 1-36) of the KCSWDM requires the screening of aboveground stormwater facilities, making these visual amenities. Aboveground stormwater facilities such as ponds sometimes serve as wildlife habitat, and stormwater vaults are often used as pocket parks offering amenities such as sport courts or children's play equipment. The most common thresholds that would result in a Fall City subdivision mitigating for stormwater runoff are:

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

²⁸ Link to KCBOH 13.60.005(A)(6)

²⁹ Link to KCBOH 13.60.005(A) and KCBOH 13.60.020(D)

³⁰ Link to USEPA Onsite Wastewater Treatment Systems Technology Fact Sheet 13

³¹ Link to <u>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)</u>

³² Link to KCBOH 13.60.005(A)(7)

³³ Link to Large on-site sewage system regulations

³⁴ Link to King County Surface Water Design Manual

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

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

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

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

Methodology and Reference of Sites Selection for Residential Development Study

Framework performed a qualitative and quantitative analysis of the residential patterns for a study area consisting of three example neighborhood sites in Fall City within the R-4 zone. The purpose of the analysis was to compare the existing development patterns against the current development regulation requirements. This was done to evaluate typical land use patterns and architectural features in Fall City. This study is used as a base to recommend potential development regulation amendments.

The three example sites were selected based on the Fall City Historic Residential District Report (King County Landmarks and Heritage Commission, February 2002), input from the community, a review of recent developments, and the King County Geographic Information System.³⁵ These sites represent different development periods in Fall City: the early 19th-century historic neighborhood (Site 1), the post-war neighborhood (Site 2), and the recent development (Site 3).

³⁵ Link to Landmarks <u>Commission - Historic Preservation - King County, Washington</u>

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RA-10

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Figure 4. Study Areas Zoning

Table 2. Fall City Lot Size Analysis

	R-4 Zoned area overall	Site 1 19th-century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Lot amount	552	20	19	20
Median lot size	0.32 acres (14,094 sf*)	0.24 acres (10,500 sf*)	0.38 acres (16,474 sf*)	0.14 acres (6,299 sf*)
Median FAR**	0.11	0.1	0.15	0.58
Range FAR	(0.00-0.61)	(0.04-0.42)	(0.05-0.26)	(0.41-0.7)
Gross density (du/ac)***	1.81	2.1	2.07	3.40
Median net density (Range net density) (du/ac)***	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average building footprint	1,336 sf*	1,070 sf*	1,501 sf*	1,216 sf*

^{*}SF = square feet

^{**}FAR = floor area ratio

^{***}du/ac = density units per acre

Site 1 Analysis

Site 1 is located within the Fall City historic residential district, which was designated as a Community Landmark District by the King County Landmarks Commission in 2002. The 15-block district was originally platted in 1887 and contains 32 buildings that the commission identified as "contributing buildings," representative of the early twentieth-century rural character. Specifically:

- Lots are of various size
- Buildings placed on large open lots, set back
 20 feet from the street
- Architectural styles vary between Late Victorian, Queen Anne, Colonial Revival, and Craftsman/bungalow
- Building heights range from one to two stories, and frequently include, small, detached garages or barns on the rear alley side or adjacent side of the street
- There are few short segments of paved sidewalk along the public streets throughout the Site 1 neighborhood
- Alleys are unique to this area of Fall City and are wide, providing access to the rear yards and allowing for rear detached garages
- Open spaces on these lots are generous, open, and continuous, allowing views into and across property lines

Table 3. Site 1 Existing Conditions of Built Form: Lot and Property Characteristics

Net site density	3.2 du/ac*
Gross site density	2.1 du/ac*
Median lot size	0.24 acres (10,500 sf**)
Typical lot dimensions	140 feet x 100 feet;
	140 feet x 75 feet
Average lot coverage	10.07%
Building height	1 story
Average building	1,062 sf**
footprint	
Typical buildings	Various
	architecture style,
	gabled roof
Landscape feature	Tall mature trees
ROW width***	75 feet
Sidewalks	Yes (no curbs)
Alley access	Yes
Street parking	Yes
* 1 / 1 '1 '1	·

^{*}du/ac = density units per acre

^{**}sf = square feet

^{***}ROW = right of way

Figure 5. Site 1 Aerial View

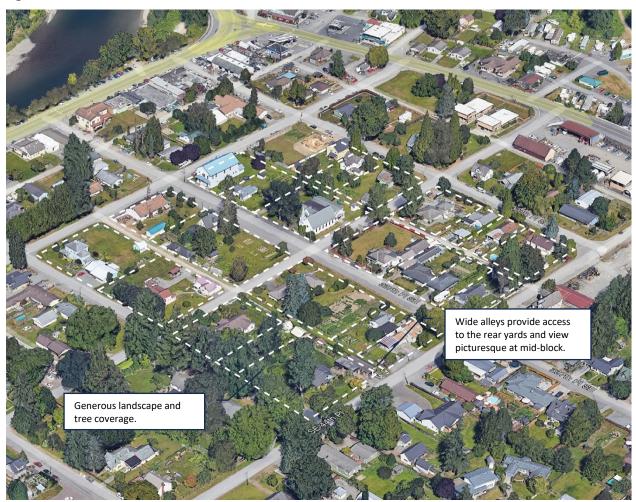


Figure 6. Various Building Styles - Historic Victorian Figure 7. Various Building Styles - Cottage with Style Building Attached Garage





Figure 8. Wide Paved Street without Curbs

Figure 9. Detached Garages or Barns on the Rear





Site 2 Analysis

Site 2 was developed in the post-war era in Fall City, with buildings constructed over time, primarily between the 1960s and 1990s.

- Most of the buildings are large, one-story structures situated on generously sized, wide lots, typically around 100 feet wide
- Homes feature ample setbacks, ranging from 20 to 40 feet
- The neighborhood is characterized by large, mature trees, contributing to its rural and natural landscape
- Informal, decorative plantings along the frontage and hedge corners are frequent
- Streets have a sidewalk area designated by a white stripe on one side
- Although the neighborhood is connected to major roads, connectivity is impacted by the presence of a cul-de-sac

Table 4. Site 2 Existing Conditions of Built Form: Lot and Property Characteristics

Net site density	2.57 du/ac*
Gross site density	2.07 du/ac*
Median lot size	0.38 acres (16,474 sf**)
Typical lot dimensions	160 feet x 100 feet
Average lot coverage	9.08%
Building height	1 story
Average building	1,500 sf**
footprint	
Typical buildings	One- and two-story
	ranch homes, gable
	and valley roof
Landscape feature	Large mature trees
ROW width***	60 feet, 80 feet
Sidewalks	Yes (no curbs)
Alley access	No
Street parking	Yes

^{*}du/ac = density units per acre

^{**}sf = square feet

^{***}ROW = right of way

Figure 10. Site 2 Aerial View



Figure 11. Small Cottage on Open Lot







Figure 13. Cul-de-Sac

Figure 14. Lush Evergreen Trees in this Area





Site 3 Analysis

Site 3 is the recent subdivision development that uses the LOSS system, located on the northwest side of Fall City along Redmond Fall City Rd SE (SR 202). It subdivided an original 4.25-acre parcel to create 17 single-family homes, featuring a shared open space on the south side (41,238 square feet) and a stormwater pond (24,632 square feet) on the north side of the site.

- The built form on this site is characterized by large buildings on small, narrow lots, ranging from 5,000 to 8,000 square feet, with lot widths varying from 50 to 60 feet
- All buildings were constructed during the same period, and their architectural styles are repetitive, with most being the same floor plan varying only by color
- The road has a six-foot-wide marked sidewalk area
- Development uses minimal 10-foot setbacks, maximizing the building area with little area for landscape at the front yard
- A 12-foot landscape buffer fronts the 324th Avenue parcel line

Table 5. Site 3 Existing Conditions of Built Form: Lot and Property Characteristics

Net site density	7.08 du/ac*
Gross site density	3.40 du/ac*
Median lot size	0.14 acres (6,299 sf**)
Typical lot dimensions	105 feet x 50 feet; 107 feet x 60 feet
Average lot coverage	20.16%
Building height	2 story
Average building	1,200 sf**
footprint	
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
** 1 / 1 '1 '1	

^{**}du/ac = density units per acre

^{**}sf = square feet

^{***}ROW = right of way

Figure 15. Site 3 Aerial View



Figure 16. Repetitive Architectural Style





Figure 18. Wide Paved Street without Curbs



Figure 19. On-site Stormwater Pond





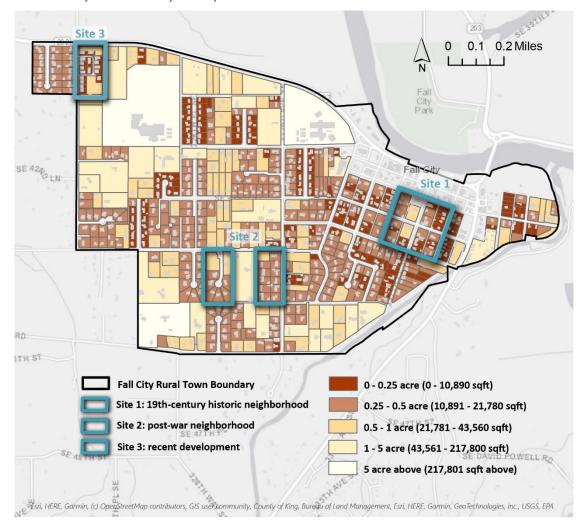


Figure 20. Fall City Lot Size Analysis Map

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

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

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

engagement, revealed the pattern of recent development is not consistent with the rural character of Fall City as it departs from the typical land use patterns found in the residential areas.

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

While the RCW and Comprehensive Plan policies do not directly speak to architecture, they do refer to open space, vegetation, and visual landscapes. In the older developments of Site 1 and 2, building mass was often distributed throughout each lot, with square footage provided in the form of detached garages, barns and other outbuildings, rather than all square footage of built area contained in the home structure, as is the case in the recent development. Additionally, the older developments have larger setbacks, resulting in a feeling of more open landscape as sightlines are open between buildings. These open spaces provide space to maintain existing vegetation or plant new vegetation, resulting in mature trees and shrubs on the older lots. Recent development does not leave space for mature landscaping, such as large trees typically seen in older developments. Recent developments maximize space for tightly clustered buildings, which is not conducive for the footprint of large trees.

C. Analyze whether the development regulations in Subsection IV.A are appropriate and consistent with adopted policies regarding rural character and rural growth

This section provides a review of CPPs and policies within the Comprehensive Plan relevant to rural character related to subdivisions and residential zoning within the Rural Town of Fall City. It includes a comparison between this body of relevant policies and how existing regulations, including KCC, relates to the policies. Finally, this section identifies potential changes in regulations to bridge gaps between developments and the body of relevant policies.

Review of Policies Relevant to Rural Character of the Residential Areas of the Rural Town of Fall City Countywide Planning Policies (CPPs)

The CPPs create a shared and consistent framework of growth management planning for all jurisdictions in King County. In accordance with RCW 36.70A.210, the CPPs provide the countywide framework from which county and city comprehensive plans are developed and adopted.³⁶ The following CPPs are relevant to rural character and rural growth as it applies to the residential areas of Fall City.

- DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.
- DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protect open spaces and the natural environment.
- DP-50 Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest lands, by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

The CPPs direct housing and employment growth to cities and locally designated centers and away from rural areas, demonstrating that Fall City, even as a Comprehensive Plan designated Rural Town, is not a place to designate growth (DP-4). Per the Comprehensive Plan, the study area is rural and is not designated as a local center. Residential areas and future subdivisions of Fall City need to fit the existing rural character of the community (DP-47). Subdivision and residential development in Fall City should take into consideration its impacts to natural systems in the rural area, particularly regarding levels of impervious surface allowed which directly affects surface water management, water quality, and groundwater recharge (DP-48, DP-50).

Comprehensive Plan Policies

As noted previously in Background section of this report, the Comprehensive Plan is the long-range guiding policy document for all land use and development regulations in unincorporated King County.

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³⁶ More detail on Countywide Planning Policies can be found in the subsection B. Key Context in Section III. Background.

The following are the most relevant Comprehensive Plan policies relative to the residential areas of Fall City.

- RP-203 King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.
- R-101 King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, rural communities, towns, and cities, and other interested stakeholders.
- R-102 King County will continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.
- R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (Revised Code of Washington 36.70A.070 (5)). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030 (15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to implement Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service.

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

- The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining, homeoccupations and home industries;
- c. Historic resources, historical character and continuity important to local communities, as well as archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood
 Commercial Centers with clearly defined identities compatible with adjacent
 rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space;
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services;

- h. Traditional rural land uses of a size and scale that blend with historic rural development; and
- i. Rural uses that do not include primarily urban-serving facilities
- R-301 A low growth rate is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to comply with the State Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character, protect the environment and reduce transportation-related greenhouse gas emissions. All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.
- R-302 Residential development in the Rural Area should occur as follows:
 - a. In Rural Towns at a variety of densities and housing types, compatible with maintenance of historic resources and community character; and
 - b. Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.
- R-330 New subdivisions in the Rural Area should strive to maintain the size and scale of traditional development patterns and rural character.
- R-331 New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.
- R-516 Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized connectivity, where consistent with rural character, should be encouraged to promote walking and bicycling and to improve public health.
- T-316 King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic Byway), and State Route 202 (Cascade Valleys Scenic Byway). The corridor management plans established for these highways should be considered in the development and implementation of King County's plans, projects and programs.
- F-262 Collective on-site systems may be used only in the following circumstances in the Rural Area and Resource Lands:
 - a. Existing on-site systems are failing within an area and the Seattle/King County
 Department of Public Health concurs that long-term individual on-site system repairs
 are not feasible or water quality is threatened by the presence of or potential for health
 hazards resulting from inadequate on-site wastewater disposal methods;
 - b. An authorized public agency will manage the community system; and

- c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.
- F-280 King County shall continue to promote the preservation of native vegetation and soils and the restoration of disturbed soils on rural residential zoned parcels to the maximum extent feasible. Minimized impervious areas and the dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual are the preferred methods of stormwater management in the Rural Area.
- CP-535 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.

The Comprehensive Plan policies address concentration of growth, reduction of sprawl, and preservation of the existing rural character of Fall City (CP-535). The Comprehensive Plan's rural area policies that relate to residential development call for Fall City's residential areas to retain their existing rural character, discourage urban densities that could create pressure for urban facilities and services (R-101, R-102, R-201), and call for most of the growth to be outside of the rural area (RP-203). The zoning and infrastructure within this area are to support low growth rates and rural service levels which reduces sprawl and focuses development and supporting infrastructure within the UGA (R-301, R-302). LOSS are allowed to serve only existing structures and lots.

This policy results in the requirement for each lot to be large enough for an on-site sewer system (OSS), of which the minimum lot area needed is 12,500 square feet. Dense, small lot subdivisions are not allowed per this policy in Fall City (F-262). Under the current Rural Area land use designation of the Comprehensive Plan, traditional rural development patterns that match the size and scale of residential development in surrounding rural areas should be allowed, while preserving vegetation and not impacting stormwater quality and flows (R-330, R-331, F-280). The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway/State Route 202 (T-316).

Comparison Between Relevant Policies and Existing Code

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

Table 6. Relevant Countywide Planning Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-4	Density should be focused in urban areas, away from Fall City	21A.12 Development Standards – Density and Dimensions 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 Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 21A.14.180 On-site recreation – space required. 13.24 Water and Sewer Comprehensive Plans BOH Code 13.24.020 – requirements for onsite septic systems 9.04 Stormwater Runoff and Surface Water and Erosion Control
DP-48	Limitation of residential development in areas outside of Fall City – development in the Rural Town should be compatible with surrounding rural character	21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 21A.14.180 On-site recreation – space required

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
DP-50	Limit impervious surface, and other standards to ensure protection of natural environment and adjacent resource lands, specifically through vegetation and surface water management	21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Impervious surface 21A.14.180 On-site recreation – space required 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns

Table 7. Relevant Comprehensive Plan Policies Related to Development Regulations

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
RP-203	Density is to be focused in urban areas. Allowed density within Fall City subdivisions should be limited as to support reducing sprawl in the rural area.	 21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface
R-101, R-102, R-201	The rural legacy of Fall City and its residential areas should be preserved by maintaining development regulations that result in new residential developments that match the existing size, scale and general aesthetic of lots	 21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 21A.14.180 On-site recreation – space required. 9.04 Stormwater Runoff and Surface Water and Erosion Control Future tree regulations that are in-progress for the UGA could be applied to Rural Towns

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
R-301, R-302	Minimize growth rate through development controls such as allowed density and dimensions, reducing need for infrastructure improvements and reducing environmental impacts	21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control
R-330, R-331	Maintaining size and scale of traditional developments and rural character; and minimize environmental impact through conserving forest cover and native vegetation and minimizing impervious surfaces	Future tree regulations that are in-progress for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control
T-316	The historic aesthetics of Fall City should be preserved, as it contributes to the Cascade Valleys Scenic Byway (State Route 202)	Future tree regulations that are in-progress for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions Maximum density of dwelling units Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface
F-280	Promote native vegetation and soil preservation, minimize impervious surface and disperse stormwater runoff in new subdivisions	Future tree regulations that are in-progress for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions • Maximum density of dwelling units • Minimum lot size • Street and interior setbacks • Minimum lot width

Policy	Considerations to Fall City Subdivisions	Relevant Development Regulation
		 Building height Impervious surface 9.04 Stormwater Runoff and Surface Water and Erosion Control
CP-535	Maintain Fall City's rural character by encouraging the concentration of growth, reduction of sprawl, the preservation of	Future tree regulations that are in-progress for the UGA could be applied to Rural Towns 21A.12 Development Standards – Density and Dimensions • Maximum density of dwelling units
	the existing utilities and infrastructure	 Minimum lot size Street and interior setbacks Minimum lot width Building height Impervious surface
		21A.14.180 On-site recreation – space required
		13.24 Water and Sewer Comprehensive Plans
		BOH Code 13.24.020 – requirements for onsite septic systems
		9.04 Stormwater Runoff and Surface Water and Erosion Control

Policy Analysis Findings - Whether the Development Regulations in Subsection IV.A are Appropriate and Consistent with Adopted Policies Regarding Rural Character and Rural Growth

Comparing the study sites to the policies identified above, Sites 1 and 2 meet the intent of rural character in Fall City's residential areas. Sites 1 and 2 consist of neighborhoods at densities consistent with the rest of Fall City, the retention of these development patterns is mentioned in several Comprehensive Plan policies. Site 3, as the application of current codes to an R-4 zoned residential subdivision, does not meet the intent of the policies relevant to Fall City's residential areas, where densities are much higher than existing development, with little space between homes. The below subsections connect the recent subdivision Site 3 with DLS staff findings, connecting gaps in where the zoning code does not reflect the intent of the abovementioned policies.

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

The combination of density and dimensional standards (zoning regulations including lot size, lot line setbacks, height, and impervious surface percentage coverage), the lack of tree preservation regulations, and large areas of land used for stormwater management facilities leads to a character that does not fit the existing development patterns of the residential areas of Fall City, and subsequently does not align with Comprehensive Plan policies R-301 and R-330. The recommendations below address this gap between the intent of the policies and current development regulations, by examining how potential changes to the County's development regulations through the Comprehensive Plan and CPPs could bring future subdivision developments closer to Fall City's existing rural character.

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

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

While all three study sites meet the R-4 zone gross density requirements, the median densities of Site 1 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances.³⁷ When considering net density, which only considers the net lot area, Site 3 stands out in net density calculations.³⁸ Site 3 achieves a significantly higher median net density of 6.95 units per acre, compared to Site 1 at 4.15 and

³⁷ See Table 2. Fall City Lot Size Analysis for a comparison of densities and dimensions between the three sites.
³⁸ Net lot area, versus gross lot area, generally excludes portions of the original lot dedicated to uses other than individual private properties, such as rights-of-way, and tracts covering such things as stormwater, open space and other common areas, native growth protection.

Site 2 at 2.64 (see Table 8). This results from Site 3's development capitalizing on the gross density approach, which reduces lot sizes and increases unit count by adding the area of LOSS treatment and shared open space into the overall gross residential area.

Table 8. Fall City Median Net Density

	Site 1 19 th -century historic neighborhood	Site 2 Post-war neighborhood	Site 3 Recent development
Median net density (du/ac)*	4.15	2.64	6.95

^{*}du/ac = density units per acre

The resulting subdivision does not maintain the existing rural character, is not compatible with its surroundings, and has higher levels of impervious surfaces, so it is not aligned with CPPs DP-47, DP-48, and DP-50. The rural legacy of Fall City and its associated residential densities are not preserved with the current development regulations, which is in opposition to Comprehensive Plan Policies RP-203, R-101, R-102, R-201, R-301, R-302, R-330, and R-331.

Historic rural residential development in Fall City typically has larger lots and more landscaping

The median lot sizes of Site 1 and Site 2 are approximately 10,000 square feet to 16,000 square feet. Compared to Site 3, buildings are setback further from side property lines and are accompanied by more landscaping and mature trees. Parking and garage access have minimal impact on the bulk of each lot as many garages are detached or driveways enter from alleys behind the lots. In Site 3, lot yields are between 5,000-6,000 square feet and almost no vegetation is present on the lots. Driveways consume a significant area of each front yard due to the narrow width of each lot compared to Sites 1 and 2. Common open spaces are absent, except for public parks. This shows that KCC Chapter 21A.12 and the resulting residential subdivision of Site 3 do not meet the intent of Comprehensive Plan Policies R-330, R-331, and R-280, where native vegetation and soil should be preserved, impervious surfaces should be minimized, and the scale of traditional development should be preserved.

Architectural sameness within new developments is not consistent with the Rural Town design elements in Fall City

The new developments in Site 3 frequently feature buildings with similar architecture but varying colors. Neighborhoods within all other parts of Fall City contain a variation of architectural types, even in areas where subdivisions developed during the same period are largely intact. Because of this, Site 3 and the related development regulations do not meet the intent of Comprehensive Plan Policy T-316, where the historic aesthetics of the areas of Fall City along the Cascade Valleys Scenic Byway (State Route 202) should be preserved.

D. Community engagement, as part of the Snoqualmie Valley/Northeast King County subarea plan, specific to the Rural Town of Fall City on rural character and community identity and implementing policies and development regulations

One of the most discussed topics raised by community members during the public process for the Subarea Plan was the desire to preserve rural character as it applies to the residential areas and future subdivisions in Fall City. This focus is consistent from early discussions with the Fall City community in 2021 to the end of the Subarea Plan public review period, July 15, 2023. A large portion of this engagement was with the Fall City Community Association, specifically a subgroup of the Association that named themselves the 'subarea stewards', which is a group of active community members dedicated to the plan process. Engagement included in-person and virtual events, individual conversations, and surveys, designed to reach a range of community members, with the bulk of direct discussion with the subarea steward group. This subgroup and the Fall City Community Association led most of these events, controlling the topics covered, and enabling the community to work together with the County on developing Fall City-specific content.

The most frequently discussed topic when engaging Fall City community members on the Subarea Plan was residential developments and subdivisions as they relate to rural character. Specifically, community members were not content with the subdivision that composes Site 3, stating the development was too dense, lots were too small, the look and feel was too homogeneous and urban feeling, and the subdivision was too inward facing. Often community members shared their thoughts on how development regulations should be changed, the most common comment in this regard was there should be a minimum lot size of a quarter acre (10,890 square feet).

Beyond the efforts related to the Subarea Plan, specific engagement took place for this work plan. On August 21, 2023, DLS staff and the consultant team hosted an online open house to share the preliminary findings of this report and collect community input. This was followed by an in-person presentation and discussion at a monthly Fall City Community Association meeting on September 5, 2023. In total, approximately 40 community members attended the two meetings and shared their thoughts. Community members were given the opportunity to follow-up with DLS staff through email. DLS staff received five comments through email from community members. The meetings discussed the following questions:

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

The common themes of feedback resulting from the community answering these questions and providing further comments are summarized in the sections below.

Community-Identified Cultural Assets

The following is a summary of the key assets, both physical and cultural, that community members said were important to them. The summary reflects feedback collected during Subarea Plan engagement and engagement specific to this work plan.

Open sightline and proper proportion

The results of community engagement indicate that that community participants greatly appreciate the open sightlines, generous landscape, and setbacks and generous spaces around their homes. The proportion of building footprints to lot areas is important to create the feeling of openness in Fall City, in addition to limiting building heights. The participants feel smaller homes, like cottage housing, on proportionally smaller lots could keep the open landscape feeling, while large homes with small lots would have no privacy or feeling of space. Features like low fences and alleys also create open views in the neighborhood and the surrounding hills, including Mount Si. One community member voiced the desire for duplexes and triplexes if their typologies met the above community desires.

Usable open space

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

Community participants say they enjoy large yards, wide alleys, and wide safe streets where children can play, and neighbors can connect closely. These features in the historic and post-war neighborhoods contribute to the rural lifestyle and remedy for limited park spaces.

Tree retention

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

Neighborhood connectivity

The community participants like the current trails and small pedestrian connections in the community, including informal pedestrian paths that connect cul-de-sacs; they are well-used by the community.

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

Architectural variation

Community members voiced their distaste for the monotony of the architecture and site layouts of the homes within Site 3 and stated their preference for variation in home styles and site layouts.

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

The below table explores development regulations recommended by the consultant, and the Executive response. These recommendations and responses were informed through several analyses:

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

The table that follows the consultant recommendations and Executive responses shows the current dimensional standards in KCC Title 21A next to the dimensional standards found in the recommended Psuffix, referencing the differences. The P-suffix development condition is included in the Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX.

The goal of the recommendations is to better align new development with the established rural character in Fall City, while protecting property rights and allowing reasonable development that contributes positively to the community.

Table 9. Fall City Consultant Recommendations and Executive Response

Consultant Recommendation Executive Response Establish criteria for allowing land used for Does not concur. publicly accessible common open space and amenities to count toward project density. Development regulations require developments Infrastructure would need to be designed as a to provide on-site recreation space to be owned visual or physical amenity to count toward and managed by the HOA. HOAs must purchase project density. Publicly accessible trails could insurance for their recreation areas and insurers count. will not allow anyone except HOA members and their guests to use the recreation areas. To make these areas publicly accessibly, County Parks or Fall City Parks District would need to take ownership. DLS staff spoke with representatives of both. County Parks is unable to take ownership, as all its funding comes from the parks levy, and that money is allocated for specific activities that do not include managing pocket parks in subdivisions. It would also be inconsistent with their structure as a regional parks provider. Fall City Parks District stated that they were not interested in taking ownership of the pocket parks.

Consultant Recommendation	Executive Response
	In addition, the standard for lot creation in the P-suffix is recommended to be a minimum lot size rather than a maximum lot density, so this negates the need for a developer to provide amenities for density credit.
	The community wants trails to connect cul-de-sac developments to neighboring developments. If these trails were managed by the HOAs, as all park amenities would be, they would not be publicly accessible, so this would defeat their purpose. The trails would have to be public right-of-way to be publicly accessible.
	To comply with the requirement of RCW 36.70A.030 that open space must predominate over the built environment, the recommended P-suffix provides a recommended regulation that requires all recreation space provided in a development to be outdoor rather that indoor recreation space, except in the case of senior housing.
Density credit could be provided for the	Partial Concurrence.
preservation of significant trees or forested or natural areas that provide public benefit.	As directed by the 2023-2024 King County Biennial Budget, the Executive is beginning work on new tree regulations that are scheduled to be complete by summer 2024. ³⁹ The budget directs the focus of this work be within the UGA. It is recommended that the County evaluate whether the reach of these regulations should also apply in Rural Towns.
	Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030, which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment and that rural patterns provide visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other regulations

³⁹ Link to <u>Ordinance 19546, Section 90, Proviso 2</u>

Consultant Recommendation	Executive Response
	must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.
For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. Site planning would include landscape and design review.	Does not concur. . Additional procedures associated with a master planning process is not required to ensure rural character. P-suffix regulations are recommended as part of this work plan so that review conducted by the County will result in projects consistent with rural character.
Modify dimensional standards to reduce building mass and create more space between buildings, including the reduction of the maximum impervious surface limit and exempting longer driveways to encourage detached garages, increasing the front yard setback to 20 feet. Increase side yard setbacks to 15 feet and requiring one to be at least 20 feet to allow access into the rear yard and increasing the minimum lot width but allowing flexibility for irregular shaped lots.	Partial Concurrence. The recommended P-suffix includes minimum lot size of 12,500 square feet. This is the minimum lot size needed for an on-site septic system. See Table 10 below for a comparison of current dimensional standards and recommended dimensional standards. These recommended regulations will result in areas on each lot to accommodate landscaping that can predominate over the built environment, and provide a landscape traditionally found in rural areas and communities, as required by RCW 36.70A.030. The standards will also be consistent with Comprehensive Plan Policy R-302, which states that residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.
Establish Floor to Area (FAR) limits to right size buildings to parcel sizes and reduced building mass. ⁴⁰	Does not concur. Rather than using FAR, the P-suffix recommends the use of a minimum lot size, larger setbacks, lower height, and less impervious surface and incentivizes detached garages to limit bulk and provide open sightlines between homes which should result in future developments reflecting the existing rural character. Adding a FAR

 $^{^{40}}$ 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
	regulation to the existing recommendations would be redundant.
	would be reduited.
	These recommended regulations will result in
	areas on each lot that can accommodate
	landscaping that can predominate over the built
	environment, and provide visual landscape traditionally found in rural areas and
	communities as required by RCW 36.70A.030.
	The standards will also be consistent with
	Comprehensive Plan Policy R-302, which states
	that residential development in Rural Towns
	should occur at a variety of densities and housing
	types that are compatible with the maintenance of historic resources and community character.
Reduce building mass by incentivizing detached	Concurs.
garages.	
	Detached garages set back beyond the home
	reduce bulk at the street-facing portion of a lot
	but are often discouraged because they often
	require a long driveway which counts against the impervious surface limit. The recommended P-
	suffix would provide an additional 5% impervious
	surface for driveways that provide access to a
	detached garage that is set beyond the footprint
	of the home. This will eliminate a barrier that
	discourages detached garages.
	This recommended P-suffix language is consistent
	with RCW 36.70A.030, providing visual
	landscapes that are traditionally found in rural
	areas and communities. Detached garages will
	reduce visual mass from the street, making lots appear to have more open space between each
	other which is consistent with the rural
	development pattern in Fall City.
Require or incentivize keeping stormwater on-	Partial Concurrence.
site for sites with larger parcels.	The recommended D suffix language uses
	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

Consultant Recommendation	Executive Response
	as much stormwater on each lot as is possible, so they can minimize the size of a stormwater pond or vault, saving cost and maximizing available land for homes. Also, the P-suffix recommends a minimum lot size of 12,500 square feet. Large lots that include larger setbacks and less impervious surface coverage provide space for on-site stormwater infrastructure.
	The recommended P-suffix regulation is consistent with RCW 36.70A.030 which states rural development patterns must not require the extension of urban governmental services (such as extensive stormwater systems) and must be consistent with the protection of natural surface water flows and surface water discharge areas. It is also consistent with Comprehensive Plan Policy R-301 that requires preventing the overburdening of rural services, reducing the need for capital expenditures.
Consider adopting stronger tree preservation standards.	Partial Concurrence.
Standards.	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. ⁴¹ The budget directs the focus of this work within the UGA. It is recommended the County evaluate whether the reach of these regulations should also apply in Rural Towns.
	Preserving existing trees and ensuring that new trees are planted throughout new developments is consistent RCW 36.70A.030 which states that rural patterns are ones in which natural landscape and vegetation predominate over the built environment, providing visual landscapes that are traditionally found in rural areas and communities. During such an evaluation, considerations to other codes must be made, for example new codes adopted to address the wildland-urban interface regarding wildfire safety.

⁴¹ Link to <u>Ordinance 19546, Section 90, Proviso 2</u>

Consultant Recommendation	Executive Response
	DIS staff has drafted a very simple set of tree
	DLS staff has drafted a very simple set of tree regulations for Fall City, based mostly on
	incentivizing retention of existing trees, if the
	Council wishes to adopt tree regulations as part
	of Fall City's new P-suffix.

Table 10 compares current development standards to the three options for density and dimensional standards within the recommended P-suffix.

Table 10. Comparison of Dimensional Standards

Dimensional Standard	Existing Code	Recommended for 12,500 sf* lots
Base density	4 du/ac**	Minimum lot size used, resulting in approximately 3 du/ac
Minimum lot width	30 feet	60 feet
Minimum street setback	10 feet	15 feet
Minimum interior setback	5 feet	10 feet
Base height	35 feet	35 feet
Maximum impervious surface percentage		40%; an additional 5% impervious surface percentage is provided for driveways that provide access to a detached garage setback past the footprint of the house

^{*}sf = square feet

^{**}du/ac = dwelling unit per acre

IV. Conclusions/Next Actions

DLS staff and consultants reviewed current development patterns in Fall City, analyzed development regulations and policies, and conducted public engagement. The study of three residential areas in Fall City representing different development periods found that recent development under current regulations is not consistent with the existing rural character of Fall City. Pursuant to RCW 36.70A.030, some of the characteristics of rural character include a built environment in which open space, the natural landscape, and vegetation predominate, which are characteristics of most Fall City residential areas. Engagement through both the Subarea Plan and specific to this work plan proved the community appreciates and desires to preserve these visual landscapes. The recent development examined consists of home dimensions and densities higher than what is seen in other parts of Fall City, with minimal open space between homes, resulting in a density character one would expect to find in suburbs within UGAs, not Fall City. The development is almost void of natural vegetation; plantings are almost exclusively grass. In sum, current development regulations do not meet the intent of policies that pertain to Fall City's rural character, nor are they compatible with the existing physical environment.

The Executive recommends changes to development regulations by way of a P-suffix development condition to address the abovementioned differences between recent and preexisting residential developments, to preserve the rural character of Fall City. The P-suffix development condition is in the Amendments to Land Use and Zoning Maps which is Attachment C to Proposed Ordinance 2023-XXXX, transmitted as part of the Subarea Plan, along with this work plan. The proposed regulations address Fall City community members' concerns related to retaining existing rural character. The proposed regulations also improve the connection between policies relevant to rural character preservation and existing development regulations. This rural character preservation is accomplished by revising lot sizes, building setbacks, impervious surface percentage standards, and requiring more open space.

The process of developing the P-suffix recommendations reflects the Executive's True North Values, specifically focusing on the customer, driving for results, being responsible stewards, and solving problems.⁴²

⁴² Link to King County's True North and values

V. Appendices

F. Ordinance 19613

AN ORDINANCE declaring a seven-month moratorium prohibiting subdivisions of residentially zoned land in the Rural Town of Fall City; directing the executive to produce a work plan to address the issues and circumstances necessitating the moratorium; <u>and declaring an emergency.</u>
BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

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

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

C. The Countywide Planning Policies states that the goal as follows "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land." Although there are no growth targets identified in the countywide planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less annually.

- D. The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area." King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural character, protect the environment, and reduce transportation-related gas emissions.
- E. The King County Comprehensive Plan identifies three rural towns within the Rural Area geography: Vashon, Fall City, and Snoqualmie Pass. The King County Comprehensive Plan states the purposes of Rural Town designations are "to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future." Rural towns are considered part of the rural area for the purposes of the Growth Management Act, do not provide significant growth capacity, and are not subject to the growth targets adopted for the Urban Growth Area.
- F. Consistent with King County Comprehensive Plan Policy R-302, residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.
- G. King County is preparing the Snoqualmie Valley/Northeast King County Subarea Plan as well as an update of the King County Comprehensive Plan, scheduled to be adopted in December 2024. As part of those updates, King County is interested in evaluating the size and scale of residential development in the Fall City Rural Town to ensure that the range of development is compatible with the county's goals for the Rural Area and is consistent with rural character.

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- H. King County is completing an environmental impact statement with the 2024 King County Comprehensive Plan update to identify and analyze environmental impacts, alternatives, and potential mitigation associated with policy and code changes. The environmental impact statement will evaluate options that address the issues necessitating the interim zoning ordinance.
- I. King County is contemplating the adoption of an interim zoning ordinance, which would commence at the expiration of this moratorium and end at the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan and King County Comprehensive Plan update. The interim zoning ordinance includes provisions for minimum lot size and setbacks that are intended to ensure consistency with rural character on an interim basis while the County studies whether additional regulation is necessary.
- J. King County is reviewing several applications for residential subdivisions in the Rural Town of Fall City and has received notice that property owners seek to subdivide additional lots in the Rural Town of Fall City. In contrast to past land segregations, those subdivisions now rely on the use of large on-site sewage systems and shared stormwater tracts, which is resulting in smaller residential lots and houses tightly clustered to one area of the subdivision. Those developments place a great deal of pressure on the intended rural character of the area, which is what the Growth Management Act was established, in part, to protect.
- K. It is in the public interest that any zoning and development regulations are consistent with the Growth Management Act, the King County Comprehensive Plan, and other environmental land use laws.
- L. It is in the public interest to establish a moratorium on acceptance of applications for the subdivision of residentially zoned land in the Rural Town of Fall City for a seven-month period in order to investigate whether additional regulation is necessary.
- M. Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth Management Act.
- N. It is necessary that this ordinance go into effect immediately in order to avoid a rush of applications for new subdivisions on residentially zoned land in the Rural Town of Fall City.
- SECTION 2. A. A seven-month moratorium commencing upon the effective date of this ordinance is declared on the acceptance of applications for the subdivision of residentially zoned land in the Rural Town of Fall City. Any land use approvals or other permits that are accepted as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void and without legal force or effect. Applications for alteration of final plats may continue be accepted consistent with K.C.C. 19A.16.070.
- B. Within sixty days of the effective date of this ordinance, the council shall hold a public hearing on the moratorium.
- C. During the moratorium, the executive shall complete a work plan for residential lots in the Rural Town of Fall City and attach the findings to the ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan. The work plan shall, at a minimum:
- 1. Describe all development regulations that affect lot dimensions and building size and bulk for residentially zoned properties in the Rural Town of Fall City. Lot dimensions may include but are not limited to: minimum building lot size, lot width, and minimum and maximum density. Building size and bulk may include but are not limited to: base and maximum height, impervious surface maximums, on-site septic standards, or landscaping or stormwater requirements that affect the overall size and scale of buildings and structures;
- 2. Evaluate the rural character, consistent with the Growth Management Act definition, of the Rural Town of Fall City through an evaluation of typical land use patterns, architectural and natural features, and community-identified cultural assets;

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- 3. Analyze whether development regulations in subsection B.1. of this section are appropriate and consistent with adopted policies regarding rural character and rural growth;
- 4. Complete, as part of the Snoqualmie Valley/Northeast King County subarea plan, community engagement specific to the Rural Town of Fall City on rural character and community identity and implementing policies and development regulations; and
- 5. Propose as part of the Snoqualmie Valley/Northeast King County subarea plan, any recommended amendments to development regulations, the Snoqualmie Valley/Northeast King County subarea plan, King County Comprehensive Plan policies, zoning, or any combination thereof, that would address the impacts and concerns identified in section 1 of this ordinance.
- C. The executive shall electronically transmit the work plan as an attachment to the ordinance adopting the Snoqualmie Valley/Northeast King County subarea plan, and proposed amendments to the Snoqualmie Valley/Northeast King County subarea plan, the King County Comprehensive Plan, development regulations, zoning, or any combination thereof, no later than December 31, 2023, as part of the 2024 King County Comprehensive Plan update, with the clerk of the council who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the chief policy officer and the lead staff for the local services and land use committee, or its successor.
- <u>SECTION 3.</u> **Severability.** If any provision of this ordinance or its application to any person or circumstance is held invalid or should any portion of this ordinance be preempted by state or federal law or regulation, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.
- <u>SECTION 4.</u> A. The county council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.
- B. Enactment of this temporary moratorium as an emergency under Section 230.30 of the King County Charter waives certain procedural requirements, including SEPA review under chapter 43.21C RCW and K.C.C. chapter 20.44, notice to the state under RCW 36.70A.106 and published notice under K.C.C. 20.18.110.

G. Consultant's Report

The following report was written by Framework, a consulting firm that specializes in planning, urban design and architecture. Framework assisted Executive staff with an assessment and evaluation of rural character in Fall City by assisting with community engagement to hear the community concerns about recent development in Fall City. They conducted a study of three development sites in Fall City to assess development across three time periods over a timeframe of over one hundred years. Framework also provides recommendations for development regulation revisions that could result in future development reflecting rural character typical in Fall City.

I. Development Regulations and Policies Overview

A. Rural Character Definitions and Related Policies

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

- a. In which open space, the natural landscape, and vegetation predominate over the built environment;
- b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- c. That provide visual landscapes that are traditionally found in rural areas and communities;
- d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- f. That generally do not require the extension of urban governmental services; and
- g. That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

RCW <u>36.70A.030</u> describes "Rural development" as development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

Under RCW 36.70A.390, King County is authorized to adopt a moratorium to implement the Growth Management Act, as was the case with Ordinance 19613 adopted on May 16, 2023.

King County Comprehensive Plan and Countywide Planning Policies

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

The Countywide Planning Policy Rural Area policy section goal statement is "the Rural Area Geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of land." Although there are no growth targets identified in the countywide planning policies for the rural area, King County's rural area is anticipated to grow minimally, by 1 percent or less annually.

⁴³ Link to 2021 Adopted CPPs (kingcounty.gov)

The King County Comprehensive Plan, as amended by Ordinance 19555, defines "rural growth" as "growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area." King County Comprehensive Plan Policy R-201 established a framework for rural character in King County, stating that "it is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area" and "in order to implement the Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service." Policy R-201 outlines attributes associated with rural character and the Rural Area that the King County's land use regulations and development standards shall protect and enhance.

Consistent with King County Comprehensive Plan Policy R-301 states that a low growth rate is desirable for the Rural Area including Rural Towns to comply with the Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce need for capital expenditures, maintain rural character, protect the environment, and reduce transportation-related gas emissions. Policy R-302, residential development in Rural Towns should occur at a variety of densities and housing types that are compatible with the maintenance of historic resources and community character.

Snoqualmie Valley/Northeast King County Subarea Plan

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

Interim Zoning Ordinance

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

Environmental Impact Statement

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

B. Development Regulations

Below summarizes all current development regulations that affect lot dimensions and building size and bulk for residentially zoned properties in the Rural Town of Fall City. The R-4 Zoning District is used in other parts of King County and most of the standards are not specific to Fall City. The R-4 zoning district in Fall City has a maximum of four dwelling units per acre and no minimum density. Parcel sizes are determined during development based on gross density with land for common open space, stormwater facilities, and community drainfieds counting towards the project density. The gross density approach

therefore allows for smaller parcel sizes. Other standards applicable to the R-4 Zoning District in Fall City are summarized below.

King County Code (KCC) - 21A.12 Development Standards

- R-4 Zoning District
- Max Density 4 units/acre (about 10,890 sq ft per lot, no minimum lot size)
- No minimum density
- No minimum lot area
- Front Setback 10'
- Minimum Interior Setback 5'
 - These standards may be modified under the provisions for zero-lot-line and townhouse developments.
 - Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight-line length of at least twenty-six feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.
- Minimum Lot Width 30'
- Base Height 35'; Max Height 75' with additional setback. (With the Snoqualmie Valley/Northeast King County Subarea Plan update, max height in Fall City could be exempted in updated regulations)
- Maximum Impervious Surface 55%
 - o Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.
- Allowable uses: residential uses, with allowances for parks, hospitals, some small-scale retail, cultural uses.
- Accessory dwelling units are permitted with limitation that the accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.
- Parking Requirements:
 - o Single detached/Townhouse 2.0 per dwelling unit
 - Studio units 1.2 per dwelling unit
 - o One-bedroom units 1.5 per dwelling unit
 - o Two-bedroom units 1.7 per dwelling unit
 - Three-bedroom units or larger 2.0 per dwelling unit

King County Code (KCC) - 13.24 Water and Sewer Comprehensive Plans

The residential area in Fall City is currently serviced by on-site sewage/septic systems. KCC 13.24.134 prohibits sewer services in rural and natural resource areas, , except under the following conditions: 1) when the facilities are needed to address specific health and safety problems threatening the use of existing structures or to serve a new school authorized to be located in the RA zone by King County comprehensive plan policies, provided it's tightlined; 2) when a finding is made by the utilities technical review committee that no cost-effective alternative technologies are feasible.

King County Code 13.24.020 outlines the requirements for small on-site septic systems (OSS). The minimum lot size when creating new lots utilizing OSS shall be established by the health officer based on the information submitted and any on-site inspections by the health officer. These requirements include: 1) All lots created must be at least twelve thousand five hundred square feet and shall not exceed a maximum flow density of one thousand five hundred seventy gallons of sewage per acre per day; 2) Lots utilizing an individual private water source shall be at least five acres.

Code 13.24.020 also lists factors that may be considered when determining the type of on-site system, connection to sewers, or establishing minimum lot size area. These factors include soil conditions, drainage, setbacks from property lines, water supplies, rights of way, easements, and more.

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

According to the Public Health – Seattle & King County On-site Sewage/Septic System Program, landscaping on or near the on-site septic tank should be avoided to make pumping and monitoring visits easier. Plants over the septic system may be disturbed or destroyed with repair work. The septic tank, drainfield and reserve area should be clear of facilities and play structure such as decks, patios, sports courts, or utility storage sheds, swing sets, sand boxes, parked vehicles.

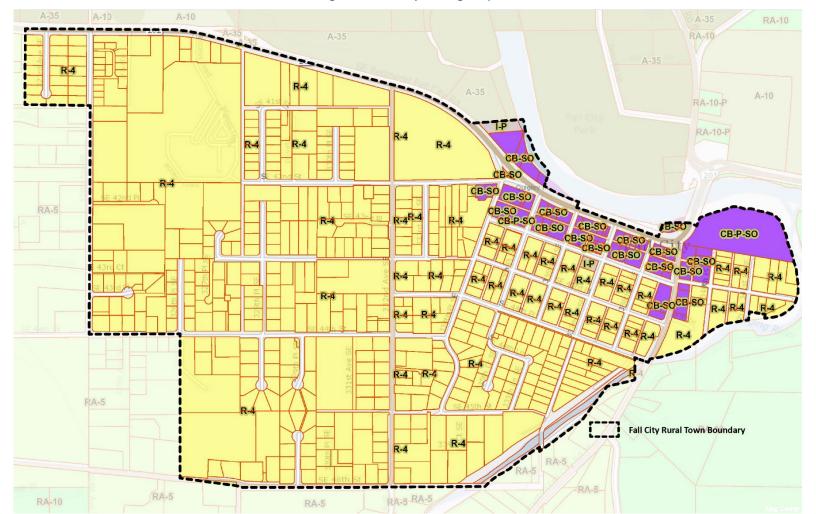


Figure 1. Fall City Zoning Map

II. Existing Development Analysis

C. Overview

Pattern of Residential Areas – The pattern of Fall City's residential areas reflects its rural origins. With limited large-scale urban development, the majority of Fall City's residential areas are characterized by low-density development, featuring one- or two-story single-family homes scattered throughout the open landscape, set back from the street. The median net density of Fall City is approximately 3.11 du/ac. The lot sizes are generous relative to other rural neighborhood developments in the region. The median lot size in the Fall City is about 14,000 square feet, while in the historic neighborhood area the median lot size is around 10,500 square feet. The earlier plats on the northwest side, along the south bank of the Snoqualmie River, where the original townsite took shape in the early nineteenth century, are oriented toward the riverfront and influenced by the railroad alignment. The street grid developed later is north-south oriented.

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

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

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

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

D. Methodology and Reference of Sites Selection

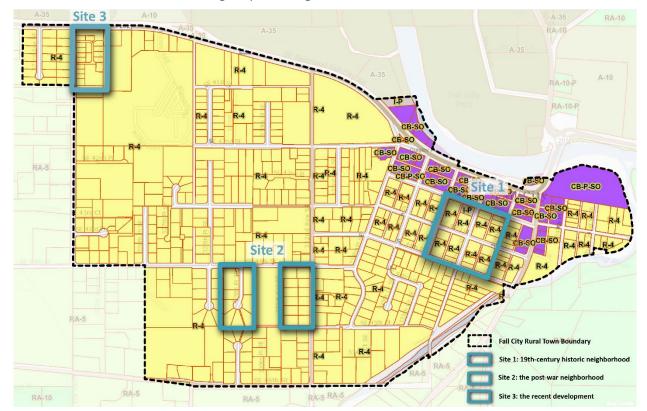
The following sections contain a qualitative and quantitative analysis of the residential patterns for Fall City as a whole, as well as three example neighborhood sites within the R-4 zone. The purpose is to compare the existing development patterns against the current development regulation requirements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

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

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



Figure 2. FALL CITY CONTEXT MAP



Zoning Map Here Figure 3. STUDY AREAS ZONING

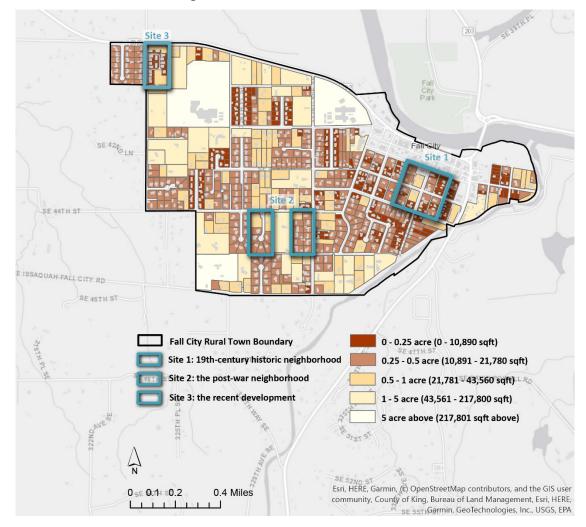


Figure 4. FALL CITY LOT SIZE ANALYSIS MAP

Figure 5. FALL CITY LOT SIZE ANALYSIS

	R-4 Area Overall	Site 1 19th-century historic neighborhood	Site 2 The post-war neighborhood	Site 3 The recent development
Lot Amount	552	20	19	20
Median Lot Size	0.32 acres (14,094 SF)	0.24 acres (10,500 SF)	0.38 acres (16,474 SF)	0.14 acres (6,299 SF)
Median FAR Range FAR	0.11 (0.00-0.61)	0.1 (0.04-0.42)	0.15 (0.05-0.26)	0.58 (0.41-0.7)
Gross Density (du/ac)	1.81	2.1	2.07	3.40
Median Net Density (Range Net Density) (du/ac)	3.11 (0.14-8.82)	4.15 (1.56-6.22)	2.64 (1.17-6.43)	6.95 (5.19-8.82)
Average Building Footprint	1336 SF	1070 SF	1501 SF	1216 SF

E. Site Analysis 1

Site 1 is located within the Fall City historic residential district, designated a Community Landmark District by the King County Landmarks Commission in 2002. The 15-block district was originally platted in 1887 and contains 32 buildings that the commission identified as "contributing buildings," representative of the early twentieth-century rural character. Site 1 also contains three individually designated King County Landmarks, subject to different regulations than the district.

At Site 1, the street grid is oriented toward the Snoqualmie River and the Redmond-Fall City Road (SR 202). The lots have various sizes, with buildings centrally placed on large open lots, set back 20 feet from the street. Architectural styles vary from Late Victorian, Queen Anne, Colonial Revival, and Craftsman/Bungalow. The building height ranges from one to two stories, and frequently, there are small, detached garages or barns on the rear alley side or adjacent side of the street.

The streets are wide, measuring 50-60 feet, and are paved without curbs and gutters. There are few short segments of paved sidewalk. Parking can be found on the street or in the garage. Alleys are unique to this area of Fall City and are wide, providing access to the rear yards. The turf-covered alleyways offer picturesque view corridors at mid-block.

Open spaces on these lots are generous, open, and continuous, allowing views into and across property lines. There are no fences or only low rural fences and hedges. Property boundaries and corners are often marked by trees or ornamental shrubs.

Figure 6. Site 1 Existing Conditions of Bulit Form: Lot and Property Characteristics

Net Site Density	3.2 du/ac			
Gross Site Density	2.1 du/ac			
Median Lot Size	0.24 acres (10500sf)			
Typical Lot Dimensions	140'x100';140'x75'			
Average Lot Coverage	10.07%			
Building Height	1 story			
Avg. Bldg. Footprint	1,062 SF			
Typical Buildings	various architecture			
	style, gabled roof			
Landscape feature	Tall mature trees			
ROW width	75'			
Sidewalks	Yes (no curbs)			
Alley Access	Yes			
Street Parking	Yes			

Figure 7. SITE 1 LOCATION KEY MAP



*Parcels were excluded from the calculation as they do not represent the originally platted form.

Figure 8. SITE 1 PLAN DIMENSION MEASUREMENT





Figure 9. Site 1 Ariel View





Figure 10. Low Rural Fences

Figure 11. Low Rural Fences



Figure 12. Various Building Styles - Historic Victorian Style Building



Figure 13. Various Building Style - Cottage with Attached Garage



Figure 13. Wide Pave Street without Curbs



Figure 14. Detached Garages or Barns on the Rear



Figure 15. Wide Setback from the Street



Figure 16. Hedge Corner

F. Site Analysis 2

Site 2 was developed in the post-war era in Fall City, with buildings constructed over time, primarily in the 1960s and 1990s.

Most of the buildings are large, one-story structures situated on generously sized, wide lots, typically around 100 feet wide. The homes feature ample setbacks, ranging from 20 to 40 feet.

The neighborhood is characterized by large, mature trees, contributing to its rural and organic landscape. There are often informal decorative plantings by the locals along the frontage and hedge corners.

The paved streets are wide, lacking curbs or gutters, and they have marked sidewalk area on one side. On-street parking is observed. On-site parking is also available, with garage access from the street.

Although the neighborhood is connected to major roads, there is room for improvement in its connectivity due to the presence of cul-desacs.

Figure 16. SITE 2 EXISTING CONDITIONS OF BULIT FORM: LOT AND PROPERTY CHARACTERISTICS

Net Site Density	2.57 du/ac			
Gross Site Density	2.07 du/ac			
Median Lot Size	0.38 acres(16474sf)			
Typical Lot Dimensions	160'x100'			
Average Lot Coverage	9.08%			
Building Height	1 story			
Avg. Bldg. Footprint	1,500 SF			
Typical Buildings	1-2 story ranch			
	homes, Gable &			
	Valler roof,			
Landscape feature	Large mature trees			
ROW width	60', 80'			
Sidewalks	Yes (no curbs)			
Alley Access	No			
Street Parking	Yes			

Figure 17. SITE 2 LOCATION KEY MAP



Figure 18. Site 2 Plan Dimension Measurement





Figure 19. Site 2 Ariel View



Figure 20. Small Cottage on Open Lot



Figure 21. One-Story Ranch Home with Attached Garage







Figure 23. Lush Evergreen Trees in this Area



Figure 24. Paved Street without Curb



Figure 25. Hedge Frontage and Vernacular Landscaping

G. Site Analysis 3

Site 3 is a recent development located on the northwest side of Fall City along Redmond Fall City Rd SE (SR 202). It subdivided an original 4.25-acre parcel to create 17 single-family homes, featuring a shared open space on the south side (41,238 sqft) and a stormwater pond (24,632 sqft) on the north side of the site.

The built form on this site is characterized by large buildings on small, narrow lots, ranging from 5000 to 8000 square feet, with lot widths varying from 50 to 60 feet. The buildings are clustered and oriented toward the north-south 324th Avenue with an internal half loop circulation. All the buildings were constructed during the same period, and their architectural styles are monotonous tract homes.

The road is paved without curbs and gutters, and there is a 6-foot-wide sidewalk area marked on the road. The development uses minimal 10-foot setbacks, maximizing the building area with little landscape at the front yard. There is a 12-foot landscape buffer fronting the 324 Avenue parcel line. There is no on-street parking; instead, cars park in the garage or on the driveways with garage access is from the street.

Figure 26. SITE 3 EXISTING CONDITIONS OF BULIT FORM: LOT AND PROPERTY CHARACTERISTICS

Net Site Density	7.08 du/ac			
Gross Site Density	3.40 du/ac			
Median Lot Size	0.14 acres (6299sf)			
Typical Lot Dimensions	105'x50'; 107x60'			
Average Lot Coverage	20.16%			
Building Height	2 story			
Avg. Bldg. Footprint	1,200 SF			
Typical Buildings	2 story ranch style			
Landscape feature	Small lawn with			
	some short shrubs			
ROW width	90'			
Sidewalks	Yes (no curbs)			
Alley Access	No			
Street Parking	No			

Figure 27. SITE 3 LOCATION KEY MAP

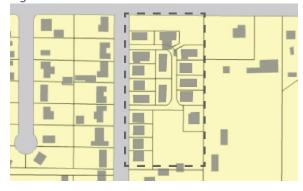


Figure 28. Site 3 Plan Dimension Measurement

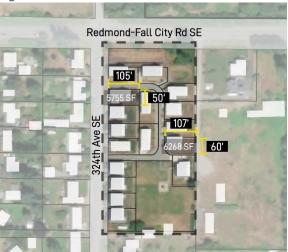




Figure 29. Site3 Ariel View



Figure 30. Monotonous Architectural Style



Figure 31. Minimal Landscape or Open Space at the Frontage







Figure 33. On-site Stormwater Pond



Figure 34. Paved Internal Circulation



Figure 35. Attached Garage with Driveway Access from the Street

H. Summary of Findings

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

The R4 density allowances may not precisely reflect the development pattern in Fall City. While all three study sites meet the R4 gross density requirements, the median densities of Site 1 and Site 2 are around 2-2.5 units per acre, which is notably below the allowances. When considering net density, which only takes into account the net lot area, Site 3 stands out in net density calculations. Site 3 achieves a significantly higher median net density of 6.95 compared to Site 1 at 4.15 and Site 2 at 2.64. This results from Site 3's development capitalizing on the gross density approach, which reduces lot sizes and increases unit count by adding the area of on-site septic treatment and shared open space into the overall gross residential area.

Smaller lots and increased shared open space constrain future infill possibilities for smaller units or accessory units that align with the rural character.

Historic Rural Residential Development in Fall City typically has larger lots and more landscaping. The median lot sizes of Site 1 and Site 2 are about 10,000 SF to 16,000 SF. Buildings are centered on the lots with greater spacing between them, accompanied by more landscaping and mature trees around the structures. Common open spaces are absent, except for public parks. Parking and garage access have minimal impact on the building frontage.

Architectural sameness within new developments is not consistent with the rural town design elements in Fall City. These developments frequently feature buildings with similar architecture but varying colors. The lack of a side setback requirement leads to minimal space between buildings, as developers maximize frontage width with large attached garages and prominent driveways. This approach escalates FAR ratios, resulting in "bulky" frontages that diverge from the open rural landscape characteristic of Fall City.

I. Community Feedback

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

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

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

Open Sightline and Proper Proportion

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

Usable Open Space

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

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

Tree Retention

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

Neighborhood Connectivity

The community participants like the trails and small pedestrian connections, including informal pedestrian paths that connect the cul-de-sac and they are well-used by the community. A pedestrian path extending from a cul-de-sac is identified in the site 2 analysis.

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

J. Recommendations

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

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

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

For lot sizes below ¼ acre, require a master planning process that combines the subdivision and site planning process. This process would only apply to projects that are requesting to reduce lots sizes below ¼ acre in exchange for providing common open space and amenities that meet the recommended criteria described above. The review process should include submittal of plat maps, site plans, elevations, massing models, and architectural renderings. Standards for architectural variety in materials, massing, landscape, and site planning could be required since this is a process that developers would opt into. The alternate review process will provide more flexibility but also higher standards for design and integration with the rural character of Fall City.

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

 Reduce the maximum impervious surface limit to 40% and exempt longer driveways to encourage detached rear garages.

- Increase the front yard setback to a minimum of 20'.
- Increase side yard setbacks to a minimum of 15' and require one side yard setback of at least 20' to allow access to the rear yard.
- Increase the minimum lot width to 60' but allow flexibility for irregularly shaped lots.

Establish a Floor to Area (FAR) limit to right size buildings to parcel sizes. FAR limits help to reduce building mass and right size building sizes to parcel sizes. Given the typical lot size of a quarter acre the FAR limit could be 0.4 and would allow 4,000 sq feet of building area which should include garages that are integrated into the principal building. Incentives should be provided for other design approaches to reduce building mass of the principal structure such as rear detached garages, garages accessed from the side where garage doors are not visible from the street, and the use of alley accessed detached garages. Detached accessory dwelling units could also be exempt to provide more variety and affordable and multi-generational housing opportunities.

Require or incentivize keeping stormwater on-site for sites with larger parcels. Requiring a minimum lot size of a ¼ acre will expand opportunities to retain stormwater site on individual parcels. New requirements could be put in place to require or incentivize (such as through RainWise) stormwater to be kept and treated on-site unless there are topographical or other site challenges that make this infeasible. The focus should be on non-pollution generating surfaces such as roofs as driveways may have to be addressed in a different manner.

Consider adopting stronger tree preservation standards. Community engagement efforts indicated a desire for stronger tree preservation standards. Standards may include new classifications of trees based on size and species with different standards for preservation along with mitigation requirements for replanting. Flexibility in site design can also help to preserve trees in new developments.

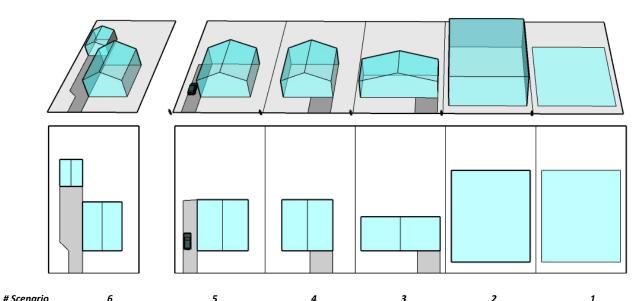


Figure 36. Site Dimension Scenarios

# Scenario	в	3	4	3	2	1
Description	Increased Side Yard, Drive in Side Yard, Detached Garage	Increased Side Yard Setback, Driveway in Side Yard	Increased Side Yard Setback, Driveway in Front	Existing Regulations	Current Zoning Envelope	55% Impervious Surface Limit
Lot Size	10,400	10,400	10,400	10,400	10,400	10,400
Lot Width	80'	80'	80'	80'	80'	80'
Lot Depth	130'	130'	130'	130'	130'	130'
FAR	0.29	0.39	0.39	0.4	n/a	n/a
Lot Coverage	32.00%	27.30%	23.30%	24.00%	55%	55%
Street Setback	20'	20'	20'	20'	10'	10'
Minimum Interior Setback	5′	5'	5′	5′	5'	n/a
Building Footprint	1505	2025	2025	2100	n/a	n/a
Principal Building Sq Ft	3010	4050	4050	4200	n/a	n/a
Total Building Sq Ft	3490	4050	4050	4200	n/a	n/a
Accessory Building Footprint	480	n/a	n/a	n/a	n/a	n/a
Driveway Footprint	1822	815	400	400	400	n/a

Fall City Residential Moratorium Report

Figure 37. Site Dimension Scenarios #6 Neighborhood Rendering







D. Snoqualmie Valley/NE King County Community Needs List

Legend

Budget ID: Budget identification number. This number is referenced in budget documentation if the budget request is responsive to a request on the community needs list.

Category: Overarching request category. A category may contain multiple requests from community. **Department:** Lead King County Executive Branch department responsible for implementing a solution to the request.

Type: Type of request. Potential Service, Program, Capital Investment, or Standard Operation (only if additional funding is needed to meet service level requested by community).

Anticipated Implementation Timeline: To Be Determined (TBD, funding needed in order to develop a plan), Current Biennium, 2023-2024 Biennium, 2025+, Ongoing, or Not Applicable (N/A) because it is not planned.

Priority: Priority is determined by community and the King County Council. Low, Medium, or High. **Strengthens Community Vision**: Yes, No, Possibly, or To Be Determined (TBD) if County is unaware of a specific community vision.

Request: One or more requests from community that fall within the overarching request category. **Potential Partners:** Potential partner types that could lead or collaborate in developing a solution to the requests from community. List of partner types, Not Applicable (N/A), or To Be Determined (TBD).

For source information, please contact the Department of Local Services at AskLocalServices@kingcounty.gov.

The Community Needs List is sorted by category.

BUDGET ID: SNVC.001

Category: Affordable Housing Lead Department: DCHS

Type: Standard Operations Anticipated Implementation Timeline: Ongoing

Priority: High Strengthens Community Vision: TBD

Request: More affordable housing for seniors. **Potential Partners:** Nonprofit developers

BUDGET ID: SNVC.002

Category: Bike Lanes Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Medium Strengthens Community Vision: TBD

Request: Add bike lanes and/or improve shoulders:

- Connecting the towns in the Valley.
- Issaquah-Fall City Rd.Fall City-Preston Rd.
- 124th.
- Fall City from Spring Glen.
- On both sides of Bog Rock Rd.
- Preston green bridge.
- Fall City Rd.

Potential Partners: N/A

Community Needs Lists

BUDGET ID: SNVC.003

Category: Digital Equity Lead Department: KCIT

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: High Strengthens Community Vision: TBD

Request: Improve internet access in these areas:

- North Bend (toward Moon Valley).

Stoessel.

Entire 98019 zip code.Areas outside Duvall.Areas outside Carnation.

Ames Lake, where Wave broadband is the only option and is unreliable.

Cherry Valley.Lake Margaret.Lake Marcel.

SE Middle Fork Road.Near 32102 NE 136th St.

Potential Partners: Internet service providers

BUDGET ID: SNVC.004

Category: Digital Equity Lead Department: KCIT

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Provide free internet hot spots for people without access; libraries are a start.

Potential Partners: Internet service providers

BUDGET ID: SNVC.005

Category: Fall City - Dog Park Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Medium Strengthens Community Vision: TBD

Request: Create dog park for Fall City:

Near 33344 SE Redmond Fall City Rd.Near 3924 Fall City Carnation Rd SE.

Potential Partners: SODA

BUDGET ID: SNVC.006

Category: Fall City - Park Improvements Lead Department: DNRP

Type: Potential CIP

Priority: Low

Strengthens Community Vision: TBD

Request: Provide one or more covered park shelters with picnic benches in Fall City.

Potential Partners: Fall City Community Association, Fall City Metropolitan Park District

BUDGET ID: SNVC.007

Category: Fall City - Park Infrastructure Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD

Priority: Low Strengthens Community Vision: TBD

Community Needs Lists

Snoqualmie Valley/NE King County Community Needs List

Request: Provide a rock climbing wall similar to the one in North Bend at Torguson Park near 4105 Fall

City/Carnation Rd SE.

Potential Partners: Fall City Community Association, Fall City Metropolitan Park District

BUDGET ID: SNVC.008

Category: Fall City - Park Maintenance Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD

Priority: Low Strengthens Community Vision: TBD

Request: Cover the arena for winter riding and community events.

Potential Partners: Fall City Metropolitan Park District, Equestrian User Groups

BUDGET ID: SNVC.009

Category: Fall City - Playground Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: High Strengthens Community Vision: TBD

Request: Playground near 4105 Fall City Carnation Rd SE.

Potential Partners: Fall City Community Association, Fall City Metropolitan Park District

BUDGET ID: SNVC.029

Category: Human Services Lead Department: DCHS

Type: Potential Service Anticipated Implementation Timeline: TBD
Priority: Medium Strengthens Community Vision: TBD

Request: Provide services for elderly people who are independent but need assistance with mobility.

Potential Partners: Metro, City of Seattle (AAA)

BUDGET ID: SNVC.010

Category: KC Search and Rescue Lead Department: KCSO

Type: Standard Operations Anticipated Implementation Timeline: Ongoing

Priority: High Strengthens Community Vision: No

Request: Continue to invest in search and rescue operations.

Potential Partners: N/A

BUDGET ID: SNVC.011

Category: Mountain Biking Trails Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Expand or add mountain biking trails and facilities:

- Bigger parking lots at Tiger, Raging River, and Olallie.

- New trails that connect to Tiger, Raging River, and Olallie from Exit 31 or Preston.
- Mountain bike connection from North Bend to Raging River.
- Evergreen way expansion from the pass.
- Mountain bike and gravel riding opportunities around Mt. Washington / Olallie.

Potential Partners: Evergreen Mountain Bike Alliance

BUDGET ID: SNVC.012

Category: Other Safety Lead Department: DLS

Community Needs Lists

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Improve safety:

- Near 6635 Preston Fall City Rd SE and 6639 Preston Fall City Rd SE.

Near 5710 Preston Fall City Rd SE.

Potential Partners: N/A

BUDGET ID: SNVC.013

Category: Parking Enforcement Lead Department: KCSO

Type: Standard Operations Anticipated Implementation Timeline: N/A

Priority: Medium Strengthens Community Vision: No

Request: Enforce parking in these areas:

- Trailheads in the Valley.

- Ticket or tow illegally parked cars.

- 436th in North Bend on the way to Rattlesnake Lake.

- Exit 52 in the winter on Alpental road and the adjacent freeway on-ramp.

- Snoqualmie Pass in the winter.

Potential Partners: N/A

BUDGET ID: SNVC.014

Category: Parks Infrastructure Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: 2025+

Priority: High Strengthens Community Vision: TBD

Request: Provide artificial turf fields in the Valley, e.g. baseball fields.

Potential Partners: N/A

BUDGET ID: SNVC.031

Category: Pathway/Sidewalk Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: N/A
Priority: TBD Strengthens Community Vision: TBD

Request: Develop a trail connection between the west side of the SR 203 marked crossing and the

equestrian parking area for Fall City Park. **Potential Partners:** PSE, King County Roads

BUDGET ID: SNVC.032

Category: Pedestrian Access Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Pedestrian access to the Snoqualmie River from Downtown Fall City through the Fall City

Floodplain Restoration (Barfuse) Project being developed by King County.

Potential Partners: TBD

BUDGET ID: SNVC.015

Category: Pedestrian Crossings Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD

Priority: Low Strengthens Community Vision: TBD

Community Needs Lists

Request: Provide crosswalks, reconfigure intersections and/or warning system for pedestrian safety at:

- Preston-Fall City Trail crossing with Preston Fall City Rd.

- Intersection of 334th and 42nd.

Potential Partners: WSDOT

BUDGET ID: SNVC.016

Category: Road Drainage Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: High Strengthens Community Vision: TBD

Request: Improve 124th elevation and flood resiliency.

Potential Partners: Flood Control District

BUDGET ID: SNVC.017

Category: Road Drainage Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Address flooding issues on 138th St. **Potential Partners:** Flood Control District

BUDGET ID: SNVC.018

Category: Road drainage Lead Department: DLS

Type: Standard Operations

Anticipated Implementation Timeline: TBD

Priority: Low

Strengthens Community Vision: TBD

Request: Provide more and better maintenance of ditch near 10101 394th PI SE.

Potential Partners: N/A

BUDGET ID: SNVC.019

Category: Road Maintenance Lead Department: DLS

Type: Standard Operations Anticipated Implementation Timeline: N/A
Priority: Medium Strengthens Community Vision: TBD

Request: More snow plowing:

- Riverview School District (secondary roads in Duvall, Carnation, Redmond, and Woodinville).

- Wilderness Rim

- Increase de-icer, plowing, and sanding of roads during snow events.

Potential Partners: N/A

BUDGET ID: SNVC.020

Category: Road Pavement Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Request: Resurface:

Mountain View Rd.

- Woodinville/Duvall Rd (and address potholes).
- Ames Lake Drive.Lake Alice Rd.
- Heathercrest neighborhood.

Community Needs Lists

Lake Margaret.
 Potential Partners: N/A

BUDGET ID: SNVC.021

Category: Road Pavement Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Low Strengthens Community Vision: TBD

Priority: Low **Strengthens Community Vision:** TBD **Request:** Provide landslide protection and paving of SE David Powell Rd.

Potential Partners: N/A

BUDGET ID: SNVC.022

Category: Road Pavement Lead Department: DLS

Type: Standard Operations Anticipated Implementation Timeline: N/A

Priority: Medium Strengthens Community Vision: TBD

Request: Grade alley in Fall City.

Potential Partners: N/A

BUDGET ID: SNVC.023

Category: Road Vegetation Lead Department: DLS

Type: Standard Operations Anticipated Implementation Timeline: N/A
Priority: Low Strengthens Community Vision: TBD

Request: Evaluate existing trees for trimming or removal near primary and secondary roads before next

wind storm season.

Potential Partners: N/A

BUDGET ID: SNVC.029

Category: Sidewalks/Pathways Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Medium Strengthens Community Vision: TBD

Request: Improve walking facilities at these locations(sidewalks, expanded shoulders, trails):

- Both sides of Bog Rock Road.
- Fall City: downtown, near schools, and from Spring Glen to Fall City.
- Near 5607 322nd Ave SE.
- 3rd between 145th and Kennedy St.
- Preston bridge on Preston Fall City Rd.
- Connecting UKC neighborhoods around North Bend to open spaces and regional trails.
- 436th between North Bend Way and Riverbend Café.
- Fay Road: expand and improve shoulders.

Potential Partners: N/A

BUDGET ID: SNVC.024

Category: Traffic Congestion Lead Department: DLS

Type: Potential CIP Anticipated Implementation Timeline: N/A
Priority: Medium Strengthens Community Vision: TBD

Request: Ease congestion:

- Widen Novelty Hill Rd and make it safer.

Community Needs Lists

Increase 124th Ave to four lanes.

Potential Partners: N/A

BUDGET ID: SNVC.025

Category: Traffic Enforcement Lead Department: KCSO

Type: Standard Operations Anticipated Implementation Timeline: N/A

Priority: High Strengthens Community Vision: TBD

Request: Increase speed enforcement in these areas:

Fall City.

329th Place SE in Fall City.Kelly Rd and Lake Joy Rd.Preston-Fall City Rd.

Potential Partners: N/A

BUDGET ID: SNVC.026

Category: Trailhead Parking Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: Medium Strengthens Community Vision: TBD

Request: Add more parking at popular trailheads:

- A clearly communicated overflow parking solution at the Snoqualmie Valley Trail and SE 356th

- Add overflow parking for bike riders on the Snoqualmie Valley Trail at the 356th Dr SE location.
- Add parking for the Tokul Mountain bike trail on 356th Ave near 4255 356th Dr SE.

Potential Partners: Evergreen Mountain Bike Alliance

BUDGET ID: SNVC.027

Category: Trails Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: N/A
Priority: Low Strengthens Community Vision: TBD

Request: Extend the existing King County trail (Lake Alice Road to Falls overlook) in phases to eventually

connect with the city of Snoqualmie.

Potential Partners: N/A

BUDGET ID: SNVC.033

Category: Trails Lead Department: DNRP

Type: Potential CIP Anticipated Implementation Timeline: TBD Priority: High Strengthens Community Vision: TBD

Request: Include trail in WLRD Barfuse Project.

Potential Partners: Fall City Metropolitan Parks District

Budget ID: SNVC.034

Category: Transit Infrastructure Lead Department: Metro Transit

Type: Potential Service

Anticipated Implementation Timeline: TBD

Priority: Low

Strengthens Community Vision: TBD

Request: More covered bus shelters - only 4 covered shelters in the Valley.

Potential Partners: City, Business

Community Needs Lists

BUDGET ID: SNVC.028

Category: Transit Service Lead Department: Metro Transit

Type: Potential Service Anticipated Implementation Timeline: TBD
Priority: High Strengthens Community Vision: TBD

Request: More public transit (SVT, Metro) options, including:

- Bus connecting Carnation to Redmond Park & Ride.
- Expand/continue student van services around SnoVal.
- Transportation from Carnation and Fall City to Redmond or Issaquah to make it easier for seniors to get to doctors appointments.
- More transit options for seniors in the Valley.
- More accessible and affordable transportation options in the Snoqualmie Valley, especially on weekends.
- Bus to North Bend from Seattle.
- Public transportation to NE King County (Baring, Skykomish).

Potential Partners: SVT, Cities

Appendix: Snoqualmie Valley/NE King County Community Engagement Summary



SNOQUALMIE VALLEY/NE KING COUNTY COMMUNITY NEEDS LIST Community Engagement Appendix

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LSLU Meeting Materials

Introduction

King County Code (KCC) 2.16.055.C.1 requires the Department of Local Services (DLS) to develop 11 individual community needs lists (CNLs): one for each of the six rural King County community service areas (CSAs) and one for each of the County's five urban potential annexation areas (PAAs).^{1,2,3} These 11 CNLs are the list of potential services, programs, facilities, and capital improvements identified by each community.

CNLs are one of many inputs informing King County Executive Branch departmental budget requests, along with departmental priorities, strategic plans, and priorities of the King County Executive and the King County Council. Because the CNLs list potential services, programs, facilities, and capital improvements identified by community, funding is necessary to implement them. Funding requests for CNL-related items are subject to approval through the County budget process. They are included in departmental requests recommended to the Executive and then proposed to the King County Council. Implementation of CNL requests is dependent on funding allocated in the County's adopted biennial budget.

DLS facilitated the CNL development process for all 11 areas by engaging with community members in each area and working with departments. DLS created the process steps below to meet the requirements specific in KCC for establishing the CNLs:⁴

- Step 1: Engage community to collect community requests
- Step 2: Gather community requests into catalogues
- Step 3: Share the catalogues with departments for review of implementation feasibility
- Step 4: Engage with community to prioritize community requests
- Step 5: Collaborate with Councilmembers who represent the area
- Step 6: Develop CNLs
- Step 7: Share CNLs with departments to inform departmental budget requests
- Step 8: Transmit CNLs to King County Council for possible adoption
- Step 9: Share lists of community requests that were not advanced to CNLs with community
- Step 10: Monitor the implementation of CNLs and report out to community

CNL Development Process

Step 1: Engage community to collect community requests

Community engagement related to CNLs began with DLS gathering requests to understand the needs of community members. To comply with the Governor's "Stay Home, Stay Healthy" order, DLS used online and virtual tools, offering as many submission options as possible. DLS engaged with community as described below in CNL Community Engagement Phase I – Collect requests from community.

Step 2: Assemble requests into catalogues

DLS assembled all of the requests received from the community engagement efforts into a list including all community requests from all areas – the catalogue of community requests. DLS added multiple

Community Needs Lists

¹ King County Code 2.16.055.C.1.

² Rural community service areas: Bear Creek/Sammamish, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, Snoqualmie Valley/NE King County, and Vashon/Maury Island

³ Urban potential annexation areas: East Federal Way, East Renton Highlands, Fairwood, North Highline, and Skyway/West Hill

⁴ King County Code 2.16.055.C.3.

columns to this list, as shown in Table 1 and 2, to meet the requirements of KCC for the process.⁵ DLS assigned each catalogue item to the Executive Branch department best suited to address the request – the lead department – and then sorted the catalogue into one catalogue per lead department. Each department catalogue included multiple requests for each rural and urban geographic area. Each column was revisited multiple times and the content in each area was refined as additional information was brought forth from subsequent community engagement activities and iterative department reviews.

Table 1: Catalogue headings and DLS tasks

Column Heading	Requested Action/Required Information
Area	No action needed.
Request	Consolidate similar requests together and make the language more
	consistent across requests while retaining community voice. For
	example, consolidate numerous sidewalk requests together.
Community Request Category	Label consolidated requests with an overarching category name. For
	example: Sidewalks
Lead Department	Enter the department that is most likely to lead the implementation
	of the consolidated requests. Change the department name if the
	initial department suggests that an alternative department is
	ultimately responsible.
Strengthens Community	For those areas with subarea plans, note whether the request meets
Vision	or strengthens the community vision and policies established in the
	adopted subarea plan.

Step 3: Share the catalogues with departments for review of implementation feasibility

For items within DLS's scope of work, DLS is the lead department.

DLS shared each department catalogue with the appropriate lead department for review. During this time, DLS moved requests to a different department catalogue if the lead department was modified, reviewed department responses, worked with departments to clarify purpose of the CNLs, etc. DLS then notified that department that it had another request to review. Departments reviewed the catalogue items assigned to them based on the criteria specified in KCC 2.16.055.C.3. and as shown in the Table 2.6

Table 2: Catalogue headings and lead department review tasks

Column Heading	Requested Action/Required Information
Request	Confirm that the consolidated requests from community belong
	together under the same assigned category. If not, split them out as
	needed.
Community Request Category	Confirm that the assigned category is accurate. If not, modify it.
Lead Department	Confirm that the department assigned is the lead department for
	the requests. If not, suggest an alternative department.
In County Scope	Select yes or no to indicate whether the requests fall within the
	department's scope of work.
Reason out of scope	Explain why these requests are <u>not</u> within the department's scope of
	work.

⁵ King County Code 2.16.055.C.3.

Community Needs Lists

⁶ King County Code 2.16.055.C.3.

Fig. 1. In Comment of	Calculation and the fact of the same and the same at t
Enough Information	Select true or false to indicate whether more information is needed
	to be able to respond to the requests.
In Alignment with County Priorities	Select true or false to indicate whether the requests are in alignment with adopted County plans, such as the Strategic Climate Action Plan, Equity and Social Justice Strategic Plan, the department's
	strategic plan, or other King County priorities.
Anticipated Implementation Timeline	 Select the most likely timeline to implement a solution to the requests. TBD – A larger planning effort is needed before a specific timeline can be selected. Current Biennium – 2021-2022 – This request is being addressed in the current biennium. 2023-2024 Biennium – The request is likely to be addressed in the 2023-2024 biennium. 2025+ – The request is likely to be addressed in 2025 or later.
	 Ongoing – This request is addressed by ongoing work (e.g. standard operations such as mowing road shoulders). Complete – This request has already been implemented or addressed by the lead department. N/A – A solution is unlikely to be implemented due to feasibility, budget constraints, resource needs, and other barriers to implementation.
Potential Partnerships	Enter potential partners who could help or lead in the development and implementation of solutions to the requests. Be creative and flexible in your thinking.
Type of Request	 Enter type of requests: Potential service Potential program Potential capital improvement project Standard operations needing additional funding to meet requested level of service Standard operations not needing additional funding to meet requested level of service Existing capital improvement project Policy Other
Comments	Add department comments, highlighting next steps, any King County priorities, and specific partnership or collaboration opportunities that build on community's strengths and assets.

Step 4: Engage with community to prioritize community requests

While departments were evaluating the requests, DLS engaged with community to prioritize catalogue items as high, medium, or low via an online survey and in area town hall meetings. The town hall

Community Needs Lists

meetings were hosted online due to pandemic restrictions. The specific details of this engagement phase are described below in <u>CNL Community Engagement Phase II – Prioritize community requests.</u>

Step 5: Collaborate with Councilmembers who represent each area

DLS shared catalogues with Councilmembers prior to finalizing the community's prioritization and prior to developing the 11 area CNLs. Councilmembers provided feedback and asked questions about specific items. DLS met with Councilmember staff to answer questions and invited lead department staff to participate as needed.

Step 6: Develop CNLs

DLS advanced requests from the department's catalogue of requests to the appropriate area CNL if the request met all of the following criteria:

- The request is within County scope.
- The request includes enough information to be actionable.
- The request is either a potential service, program, facility, or capital improvement project, or is met by standard operations (but needs additional funding to satisfy the service level requested by community).
- The request is in alignment with County priorities and strategic plans.

Requests not advanced to the CNLs were added as CNL appendices and will be shared with community and Councilmembers as described in Step 9. The appendices include information on why the request was not advanced. For requests that were not advanced because they were out of scope, DLS shared possible plans for how the request could continue to be moved forward. In many cases, DLS forwarded the request to the applicable external entity, such as the Washington State Department of Transportation or Puget Sound Energy.

Step 7: Share CNLs with departments to inform departmental budget requests

DLS shared the final CNLs with each department for consideration during their 2023-2024 budget development process. Along with other budget development guidance, the King County Office of Performance, Strategy, and Budget asked department finance managers to add the CNL budget identification number to departmental budget requests pertaining to CNL requests.

Step 8: Transmit CNLs to King County Council for possible adoption

The CNLs are included as part of the Executive Proposed 2023-2024 Biennial Budget transmittal to the King County Council.

Step 9: Share list of community requests that were not advanced to CNL with community

DLS will share the CNLs, along with department comments and appendices including requests not advanced to the CNL, with the six rural and five urban communities and King County Councilmembers in October 2022. DLS will meet with community-based organizations to review the CNL development process and the CNLs and their appendices. In addition to bringing printed copies to in-person community meetings, DLS will post CNLs and appendices to its website and to the community engagement hub it developed for the CNL process. Translation will be available upon request.

Step 10: Monitor the implementation of CNLs and report out to community

DLS is accountable for providing a yearly update to community and Council on the status of the implementation of the CNLs.⁷ DLS will report on the implementation of the CNLs annually by requesting that departments provide updates on the implementation status of funded CNL requests.

CNL Community Engagement

In addition to the development of the CNLs, KCC directs DLS to submit an appendix to the community needs lists explaining how community engagement undertaken during the development of the CNLs meets the requirements to engage community at the "County engages in dialogue" level or higher on the County's Continuum of Community Engagement scale and uses language access and equity impact review tools from the Office of Equity and Social Justice (OESJ).8 KCC 2.16.055.C.2 specifies,

- 2. Each community needs list shall:
- c. be developed, reviewed, prioritized, amended, adopted and implemented using tools and resources developed by the office of equity and social justice, including, but not limited to, community engagement, language access and equity impact review tools. The county shall use, at minimum, the "County engages in dialogue" and "County and community work together" levels of engagement as outlined in the office of equity and social justice's Community Engagement Guide for the development, review, amendment, adoption and implementation of the community needs list. The county shall include as an appendix to the community needs list information detailing the community engagement completed during the development of the community needs list and how the community engagement meets the requirements of this subsection C.2.c.⁹

This document is the appendix detailing community engagement and how it meets the requirements of KCC.

Community engagement related to CNLs occurs in two phases, as the body of work to develop community needs lists includes two discrete community engagement tasks per KCC 2.16.055.C.3:

- Compile requests from community: An initial catalogue shall be compiled that identifies all requests from the community for potential services, programs, facilities and capital improvements.
- II. **Prioritize community requests:** Review by the community through ongoing community engagement to identify, discuss, and prioritize community needs.¹⁰

CNL Engagement Phase I – Collect requests from community

The purpose of this phase is to engage with community members to gather their requests and understand their needs. DLS then compiles the requests into a catalogue of community requests, which with further analysis as described above under <u>CNL Development Process</u>, is refined into the CNL. The engagement phase for these CNLs took place from November 2019 – December 2021. DLS's Community Service Area (CSA) Liaisons developed CNL community engagement plans for each area. CSA Liaisons work with the different rural community service areas and urban potential annexation

Community Needs Lists

⁷ KCC 2.16.055.C.3.

⁸ Community Engagement Guide, Continuum of Community Engagement

⁹ KCC 2.16.055.C.2.

¹⁰ KCC 2.16.055.C.3.

areas.¹¹ They often connect community members with King County resources to address emergent needs. The CSA Liaisons attend local community-based organization meetings such as area councils, community development associations, homeowner's associations, etc. They also participate in community events such as fairs and parades. Their role is to act as a familiar and accountable link for information and requests between community members and King County services.

For the development of the CNLs, DLS planned to engage with community members in the following settings to reach those who have historically not been or felt included, particularly low-income populations and populations of color, in the top languages of each community:

- At events, such as fairs or community meetings.
- At frequently visited community locations, such as grocery stores and parks.
- At specific locations to reach target populations, such as low-income housing developments, retirement communities, and places of worship.
- On the internet.

DLS also planned on providing community members with multiple ways to submit ideas in order to address physical or technological barriers: written ideas through in-person interaction or by mail, email, or website, and spoken ideas through in-person interaction or the telephone. DLS had access to both ondemand interpretation and translation services to facilitate all community engagement activities.

Due to the COVID-19 pandemic and subsequent public health guidance to avoid in-person gatherings and maintain social distancing, DLS refocused its CNL engagement efforts to use online and virtual tools, offering as many submission options as possible. ¹² Submission options included the following:

- A unique telephone number with voicemail and language interpretation for verbal submissions.
- The physical address for King County Local Services for written requests posted by US mail.
- The asklocalservices@kingcounty.gov email address for written email submissions.
- A customized community engagement hub and individual survey sites for each area with a "Translate" button for over 100 languages.

DLS developed the unincorporated King County (UKC) CNL community engagement hub and individual survey websites for each of the rural and urban areas using PublicInput.¹³ PublicInput is a community engagement software platform for governments. It provides a simple online interface that community members can use to engage with government at their convenience. King County has an enterprise subscription to this service, which is used by several other departments. Department project hubs and subsites can also easily be featured on the King County Engagement Hub hosted by PublicInput.¹⁴

Each PublicInput website includes a "translate" button, which allows the user to select from over 100 languages. This translation feature is powered by Google Translate. Google Translate uses a machine learning system that compares texts from a broad range of sources so that the context of the words on the screen is considered in the translation. The online engagement hub and individual area survey

Community Needs Lists

¹¹ DLS has one rural community service area liaison and one urban potential annexation area liaison. These two positions are supplemented with DLS Director's Office staff, specifically the DLS Director and the DLS External Relations Manager.

¹² Public Health news and blog, 3/10/2020

¹³ https://PublicInput.com

¹⁴ https:/PublicInput.com/kingcounty

websites that DLS launched were available from January to December 2021, allowing individuals to enter written requests specific to their area in the language of their choice. To reduce barriers to participation, DLS did not seek demographic information from participants. Community members had the option to enter their email addresses if they wished to do so.

CNL Community Outreach and Engagement Activities

DLS formed an informal UKC community advisory group in 2019 to help increase its community engagement reach and to inform its work. This group of 45 community members represented all of the UKC rural CSAs and urban PAAs. The following organizations were represented by the members from Snoqualmie Valley/NE King County.

- Agriculture Commission
- Fall City Community Association
- Snoqualmie Valley Alliance
- Snoqualmie Valley Police Department
- Snoqualmie Valley Community Network

Prior to the onset of the global COVID-19 pandemic when DLS had to modify its outreach approach, DLS hosted a four-hour, in-person, workshop at the King County International Airport on November 16, 2019, to identify the priorities and needs of each area in collaboration with this informal advisory group. The meeting was attended by 62 advisory group members. The CSA Liaisons prepared for the meeting by developing a draft list of community priorities based on community concerns that they had heard through earlier community engagement activities. Participants discussed the draft lists prepared for their individual area groups, adding detail and additional information or issues. Participants identified and discussed themes shared between rural and urban areas, despite the difference demographics such as ethnicity or income. These common themes included a desire for increased public transportation frequency, routes, and options; wider arterial roads; additional sidewalks and bike paths; faster police response and more deputies visible in community; and more park amenities.

Community needs were revisited in each of the following advisory group meetings, of which the first two were in-person workshops and the last two were held virtually.

- 5/1/2020, 2pm to 3pm
- 2/11/2021, 4:30pm to 6:30pm
- 4/30/2021, 3:30pm to 5pm
- 8/20/2021, 2pm to 3:30pm

The in-person workshops were attended by 44 and 32 members respectively. The virtual meetings were attended by 35 and 27 members respectively.

The last two meeting discussions shifted from the previously discussed community priorities towards each community's COVID-19 pandemic response needs. In order to meet the pandemic response needs across the County during this time, much of DLS's and community-based organizations' (CBOs) time and

efforts were redirected to COVID-19 response efforts in UKC.¹⁵ The CSA Liaisons were instrumental in supporting UKC community members and CBOs with this information and these materials.

During this phase, all written CNL outreach materials were geared towards encouraging community members to submit requests for their areas using the online CNL survey website specific to their area, telephone, email, or mail. An example of these communications is included in Appendix A. See Table 3 for specific information.

Table 3: Phase I Written Community Outreach Materials

DATE	Outreach	Outreach Format	Audience
1/5/2021	Updated DLS website to include CNL information and submission options	Website	UKC residents
1/29/2021	Share information about the CNLs and submission options.	Facebook post*	1,925 DLS Facebook followers
1/29/2021	Share information about the CNLs and submission options.	Instagram	1,000 DLS Instagram followers
2/1/2021	Share information about the CNLs and submission options.	Facebook post*	1,925 DLS Facebook followers
2/9/2021	Share information about the CNLs and submission options.	Facebook post*	8,700 Facebook users
2/17/2021	Request to forward and share information about the CNLs and submission options.	Email	13,635 UA News subscribers
2/17/2021	Request to forward and share information about the CNLs and submission options.	Facebook post* and ad	1,925 DLS Facebook followers; 10,631 Facebook users
2/17/2021	Reminder about CNL survey sites and reminder.	Instagram and Facebook ad	1,000 DLS Instagram followers; 10,631 Facebook users.
2/17/2021	Share information about the CNLs and submission options.	Facebook ad	8,714 Facebook users
2/17/2021	What are your priorities for your community?	Instagram post	1,000 DLS Instagram followers
2/19/2021	DLS asks residents and businesses of unincorporated King County: What are your priorities for your community?	News release	General news audience
3/1/2021	District 3 Newsletter sharing information about the CNLs, purpose, and a link to the publicinput.com site.	Councilmember newsletter	District 3 residents

^{*}Facebook posts can be viewed by going to https://facebook.com/kingcountylocalservices

¹⁵ DLS staff were mobilized to distribute masks and hand sanitizer to UKC residents, CBOs, and businesses. Staff were reallocated to launching and implementing the County's COVID-19 small business UKC economic recovery grant program. Staff were mobilized to contact businesses and distribute educational materials on COVID-19 mask wearing, social distancing, and hand sanitizing. CBOs held community information sessions, hosted by DLS, with guest speakers from Public Health - Seattle & King County to share information about the pandemic and recommendations on how to prevent infection.

No requests were received via telephone, email, or mail. DLS received 466 requests through the PublicInput survey site for Snoqualmie Valley/NE King County between February-December 2021.

CNL Engagement Phase II – Prioritize community requests

Phase 2 prioritized community requests in consultation with community members. Because community input is foundational to the CNL development process, community's prioritization is the primary and principal driver used to prioritize every request as high, medium, or low. Once community has conducted its prioritization work, the priorities are shared with King County Councilmembers and their staff for additional input. The CNL prioritization phase, including review and discussion with Councilmember offices, took place between February – June 2022.

To engage community members in this task and leverage their experience with PublicInput during Phase I, DLS developed a survey website for each area using the same platform for prioritization. ¹⁶ DLS also used the same survey website addresses as in Phase I, so that community members with previous CNL information/links would be able to participate in the most current phase of the CNL development process.

DLS organized the community requests into broader categories to facilitate community prioritization of similar individual requests. These categories were selected because they represented the most community requests in Snoqualmie Valley/NE King County: Community and Economic Development, Human Services, Land Use and Code Enforcement, Natural Resources and Parks, Public Safety, and Roads and Transportation. Each category contained between two to nine individual community requests for prioritization. The CSA Liaisons reviewed these categories to verify that, based on their community engagement experience, no important community request category was inadvertently left out. The survey websites were open to community participation during February and March 2022.

Phase II CNL Community Outreach and Engagement Activities

DLS held 11 town hall meetings online via Zoom in March 2022 to engage community in prioritizing community requests. For each town hall, Spanish language interpretation was available. Spanish was selected because it is the most frequently spoken language other than English in each UKC area. Additional language interpreters were available upon request.

The Snoqualmie Valley/NE King County town hall was held on March 24, 2022. The area's Councilmember, Councilmember Sarah Perry, and DLS Director John Taylor were the hosts. While community members were filling in the Zoom prioritization surveys during the town hall, the Councilmember and DLS Director discussed the interim results from the area's PublicInput survey for all to hear. As the Zoom survey results appeared on the screen, they transitioned to summarizing the results from the town hall survey. The town hall was attended by 51 community members.

One-hundred and eleven PublicInput survey participants and 21 town hall participants prioritized the requests in Snoqualmie Valley/NE King County. In most cases, the identified high priority items were the same whether individuals gave feedback via the PublicInput or town hall survey. The CSA Liaison for the area combined the individual prioritizations from the surveys and the town hall to generate the final community-level prioritization (high, medium, low) for each request.

Table 4 lists the written outreach efforts that were completed to encourage people to prioritize community requests via PublicInput or the town hall meeting.

Community Needs Lists

¹⁶ UKC Community Needs List Hub

Table 4: Phase II Written Community Outreach Materials

Date	Outreach	Outreach Format	Audience
2/1/2022	Created "Town Halls" pulldown menu on the DLS website, which serves as the anchor for outreach.	Website	General public
2/18/2022	King County Local Services virtual Town Halls are returning in March!	Facebook post and ad	2,000 DLS Facebook followers, 23,200 Facebook users
2/18/2022	King County Local Services virtual Town Halls are returning in March!	Instagram post	1,100 DLS Instagram followers
2/18/2022	King County Local Services virtual Town Halls are returning in March!	Facebook post	2,000 DLS Facebook followers
2/18/2022	King County Local Services virtual Town Halls are returning in March!	Instagram post	1,100 DLS Instagram followers
2/18/2022	King County Local Services virtual town halls for the unincorporated areas return in March!	DLS blog	General public
3/9- 3/20/2022	Placed ads in five separate community Sound Publishing newspapers that service UKC	Newspaper ads	Print newspaper readers
3/9- 3/28/2022	Placed one two-week ad on Seattletimes.com	Online ad	Seattle Times online readers
3/8 and 3/21/2022	Placed two one-week digital ads on MyNorthwest.com/KIRO	Online ad	MyNorthwest.com online readers
3/2022	Mailed a one-page flyer to all households in UKC. It included information about CNL prioritization, town halls, and participatory budgeting	Mailer*	250,000 households ¹⁷
3/2022	Shared town hall schedule and CNL prioritization hub site	UA Newsletter	13,100 subscribers

^{*}The mailer included text in the top nine UKC languages (Amharic, Arabic, Chinese, Korean, Japanese, Russian, Somali, Spanish, and Vietnamese) stating, "To request this information in another language or format, email AskLocalServices@kingcounty.gov or call 206-477-3800."

Utilization of Office of Equity and Social Justice Tools for CNL Development

The CNL program is an important approach for ensuring that UKC community voices are heard and have an opportunity to inform King County services, programs, and capital improvements. Per KCC 2.16.055.A.3, DLS is responsible for developing and implementing programs and strategies that improve

Community Needs Lists

¹⁷ Addresses are purchased by zip code or city, neither of which align neatly with CSA and PAA boundaries. DLS purchased addresses by zip code.

community partnerships and the delivery, responsiveness, and quality of local services.¹⁸ It is also responsible for developing and implementing programs and services to promote successful public engagement and "help all residents of unincorporated King County be more knowledgeable of, better served by and heard by King County departments and agencies."¹⁹

The Office of Equity and Social Justice (OESJ) developed tools to guide the development of new initiatives and community engagement efforts because intentional and meaningful community engagement and co-creation are foundational to being pro-equity and anti-racist. ^{20,21} The tools developed by OESJ include the Community Engagement Guide (CEG), which includes the Community Engagement Continuum, the Equity Impact Review (EIR) process, and language access resources. ^{22,23,24}

Community Engagement Guide

The Community Engagement Guide includes the Community Engagement Continuum, which provides details, characteristics, and strategies for five levels of community engagement. The Continuum helps King County evaluate which community engagement level is appropriate given factors such as program goals, time constraints, County and community readiness, and capacity and resources.²⁵

Equity Impact Review (EIR) Process

The EIR process helps to ensure that equity impacts are rigorously and holistically considered and advanced in the design and implementation of a proposed plan, policy, program, or capital improvement by providing a checklist of items to consider.²⁶

Language Access Resources

Language access resources include the 2021 Written Translation Manual, Top 10 Language Dashboard, Top Six Language Maps, and King County's language access requirements. These resources provide the information for determining which languages should be available during community engagement efforts and for creating documents that can easily and clearly be translated.²⁷

As described in the sections below, DLS used these tools to develop and carry out the community engagement plans for the CNL development initiative. A basic requirement for using the tools is understanding the demographics of the initiative's area and who will be impacted by the initiative.

Snoqualmie Valley/NE King County Demographics

As shown in Table 5, Snoqualmie Valley/NE King County is less diverse with 14 percent Black, Indigenous, and People of Color (BIPOC) than unincorporated King County (UKC), which is 32 percent BIPOC. It is less diverse than the County in total (40 percent BIPOC). Close to 26,000 residents are living in Snoqualmie Valley/NE King County, just under 11 percent of the UKC population. Their median household income of \$124,000 is 120 percent of the King County median household income and 151

Community Needs Lists

¹⁸ KC<u>C 2.16.055.A.3.</u>

¹⁹ KCC 2.16.055.D.1.

²⁰ Community Engagement & Co-Creation

²¹ Racism as a Public Health Crisis in King County

²² Community Engagement Guide, Continuum of Community Engagement

²³ 2015 Equity Impact Review Process Overview

²⁴ Language and Communication Guidance and Resources for County Employees

²⁵ Community Engagement Guide, Continuum of Community Engagement

²⁶ 2015 Equity Impact Review Process Overview

²⁷ Language and Communication Guidance and Resources for County Employees

percent of the UKC median. Eighty-eight percent of Snoqualmie Valley/NE King County residents own their home, compared to 56 percent of King County residents. ²⁸

Table 5: Snoqualmie Valley/NE King County Demographics

General Information	King County	Unincorporated Areas	Snoqualmie Valley/ NE King County
Population	2,225,000	244,000	26,000
Average household size	2.4	2.7	3
Median age	37	36	43
Percent male	50%	50%	51%
Percent female	50%	50%	49%
Percent youth (under 18 years old)	21%	23%	23%
Percent elder (over 65 years old)	14%	16%	13%

Race and Ethnicity	King County	Unincorporated Areas	Snoqualmie Valley/ NE King County
White	60%	68%	86%
Hispanic or Latinx	10%	9%	5%
Asian	18%	13%	5%
Native Hawaiian Pacific Islander	1%	1%	0%
African American	7%	5%	0%
Native American	0.6%	1%	1%
Two or more races		5%	3%
Limited English-speaking population		5%	2%

Income and Poverty	King County	Unincorporated Areas	Snoqualmie Valley/ NE King County
Median household income	\$103,000	\$82,000	\$124,000
Households below poverty line	17%	7%	3%

Housing	King County	Unincorporated	Snoqualmie Valley/
		areas	NE King County
Owner-occupied households	56%	79%	88%
Renter-occupied households	44%	21%	12%
% Rent-burdened households	34%	47%	36%

Who will be impacted by the CNLs?

All members of the community are impacted by the CNL initiative because the services, programs, and facilities that are provided by or influenced by County government affect the environment in which community members live. As such, all members of the community are decision-makers in the CNL

Community Needs Lists

²⁸ U.S. Census Bureau. (2022). 2015-2020 American Community Survey 5-year Estimates.

process. They provide input on which potential services, programs, and capital improvement projects should be added to the CNL. They then prioritize the requests.

The Community Engagement Guide

Throughout the community needs list development process, KCC directs the County to use at least the "County engages in dialogue" and "County and community work together" levels on the Community Engagement Continuum in the Community Engagement Guide.²⁹ These levels are the second and third highest levels on the continuum and are shown on Figure 1.³⁰

Levels of Engagement **County Informs County Consults** Community directs action County engages in County and community dialogue work together King County initiates an effort, Community and King County share in decision-making to co-King County gathers information from the community to inform King County engages community Community initiates and directs coordinates with departments and uses a variety of channels to nbers to shape county strategy and action with participation and technical assistance from King County county-led interventions priorities and plans create solutions together **Characteristics of Engagement** Two-way channel of communication
Multiple interactions
Medium to long-term Primarily one-way channel of Primarily one-way channel of Two-way channel of Two-way channel of communication communication communication One to multiple interactions Multiple interactions Medium to long-term Term-limited to event · Short to medium-term Medium to long-term Medium to long-term Addresses immediate need of

• Shapes and informs county Advancement of solutions to

• Advancement of solutions to Advancement of solutions to county and community complex problems complex problems complex problems Strategies Media releases, brochures, Focus groups, interviews, Forums, advisory boards, Co-led community meetings, Community-led planning efforts. pamphlets, outreach to vulnerable populations, ethnic stakeholder involvement, coalitions, policy development and partnerships, policy development community-hosted forums, collaborative partnerships, community surveys media contacts, translated advocacy, including legislative and advocacy, including legislative coalitions, policy development and briefings and testimony advocacy including legislative residents, new and social media workshops, community-wide briefings and testimony

Figure 1: KCC-specified Levels of Engagement for the CNL Development Process

The King County Community Engagement Guide states that [underline added]:

"As a project develops, the level of community engagement may need to change to meet changing needs and objectives. The level of engagement will depend on various factors, including program goals, time constraints, level of program and community readiness, and capacity and resources. There is no one right level of engagement, but considering the range of engagement and its implications on your work is a key step in promoting community participation and building community trust." 31

With the advent of the COVID-19 pandemic in early 2020, DLS reviewed the engagement guidance and concluded that the approach to CNLs would be more likely to succeed if engagement efforts were adjusted to land somewhere between "County consults" and "County engages in dialogue" on the Continuum of Community Engagement.³² Per the guidance identified above, the following factors were considered:

 Program goals: The program goal was to develop CNLs that are reflective of an entire community's needs, particularly those who have historically not been or felt included, such as low-income populations and populations of color.

Community Needs Lists

²⁹ KCC 2.16.055.C.2.

³⁰ Community Engagement Guide, Continuum of Community Engagement

³¹ Community Engagement Guide, Continuum of Community Engagement

³² Community Engagement Guide, Continuum of Community Engagement

- **Time constraints:** Due to the COVID-19 pandemic, DLS staff were redeployed to pandemic response duties. Thus, staff capacity to plan and execute the pre-COVID envisioned CNL engagement was limited.
- Level of program and community readiness: CNL development is an iterative process repeated every two years. Readiness for the CNL process was impacted by the pandemic as people adjusted to COVID-19 precautions.
- Capacity and resources: As across King County government, departmental staff were redirected to pandemic response efforts. Many community-based organizations were also engaged in pandemic response efforts.³³

DLS also reviewed the characteristics of engagement for each engagement level as listed on the Community Engagement Continuum, as shown on Figure 2, and compared them to the CNL development process characteristics as shown on Table 4. This was done to verify that "County consults" and "County engages in dialogue" would be sufficient levels of engagement to develop CNLs.³⁴

Figure 2: Characteristics of Engagement for Each Level on the Community Engagement Continuum.

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				
Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community	Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems	Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

Table 6: Characteristics of Engagement of the CNL development process:

Characteristics of engagement	CNL development process
Two-way channel of communication	Communication flows to and from community in order to prioritize requests.
Multiple interactions	Community members interact with the development process multiple times, from submitting ideas to prioritizing them.
Short- to medium-term	At a minimum, an updated CNL needs to be submitted to Council every two years, "concurrent with the executive's biennial budget transmittal." 35

³³ King County Mask/Face Covering Distribution Program - King County

Community Needs Lists

³⁴ Community Engagement Guide, Continuum of Community Engagement

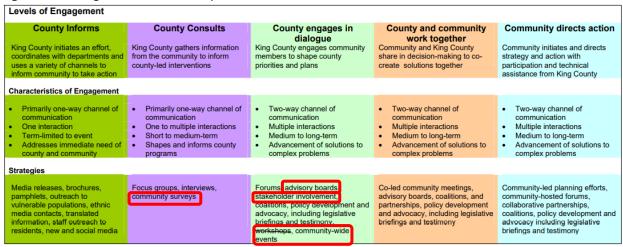
³⁵ KCC 2.16.055.C.5.b.

Shapes and informs County	CNL is one of many inputs used by departments to inform their
programs	budgets.

Based on this analysis, DLS concluded that "County consults" and "County engages in dialogue" levels of engagement would allow the CNLs to be successfully developed.

DLS used four of the nine corresponding strategies listed on the Continuum of Community Engagement for these two levels of engagement as shown in Figure 3.³⁶ These strategies are described above in the Phase I and Phase II community engagement sections of this document.

Figure 3: Strategies Used to Develop the CNLs.



Equity Impact Review Process

As outlined by OESJ, the Equity Impact Review (EIR) Process identifies three equity frameworks which should be considered during the development and implementation of a proposed action.^{37,38} These equity frameworks are:

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

This brief review seeks to identify, evaluate, and communicate potential impacts – both positive and negative – associated with the community engagement and development of the CNL by DLS and the potential implementation of CNL requests by departments. This review is organized into five phases of analysis, as follows:

- Phase 1: Scope. Identify who will be affected.
- Phase 2: Assess equity and community context.
- Phase 3: Analysis and decision process.

Community Needs Lists

³⁶ Community Engagement Guide, Continuum of Community Engagement

^{37 2015} Equity Impact Review Process Overview

³⁸ An action is defined by the EIR Process as "plan/policy/program development, operations modification, capital programs/projects, etc." <u>2015 Equity Impact Review Process Overview</u>

Phase 4: Implementation. Staying connected with the community.

Phase 5: Ongoing Learning. Listen, adjust, and co-learn with communities and employees.³⁹

CNL Development EIR Summary

Phase 1: Scope. Identify who will be affected.

All community members will be affected by the CNLs.

Phase 2: Assess equity and community context.

Per the EIR process checklist, community priorities and concerns need to be identified to assess equity and community context. The CNL development process identifies communities' priorities and concerns. The Determinants of Equity are the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society. Each of the determinants of equity are likely to be either directly or indirectly influenced by the development of the CNLs. The determinants of equity are:

-Early Childhood Development

-Parks and Natural Resources

-Neighborhoods

-Education

-Built and Natural Environment

-Housing

-Jobs and Job Training

-Transportation

-Community and Public Safety

-Health and Human Services

-Community Economic

-Law and Justice

-Food Systems

Development

The development of the CNLs impacts these determinants of equity because the CNLs identify the concerns and priorities of community, which is the first step in creating solutions. The extent to which impact on each determinant is realized depends on several factors, such as: available funding resources, timelines for implementation, the scope and location of specific programs and investments, and the community members affected.

Phase 3: Analysis and decision process.

The CNL development process does not identify alternative solutions to community requests, it merely identifies the requests. However, community members prioritize these requests as high, medium, or low. This prioritization is shared with the lead departments and influences budget requests.

Phase 4: Implement. Are you staying connected with communities and employees?

The CNLs are transmitted to Council as part of the 2023-2024 biennial budget transmittal. Simultaneously, as the CNLs are transmitted to the Council, DLS will also share CNLs with community members. These lists will be translated per language access requirements and linked to the DLS website, posted on PublicInput, and brought to community meetings. The lists' location will be communicated through a variety of outreach activities and platforms. DLS will continue to build relationships with community members and engage on an ongoing basis to learn of their needs for potential services, programs, facilities, and capital improvements.

Phase 5: Ongoing Learning. Listen, adjust, and co-learn with communities and employees.

This is the first iteration of the CNL development process. In the second half of 2022, DLS will be codeveloping the process for the 2023 iteration with community members and consulting with Executive Branch and King County Council staff. DLS will start the development of the next iteration of the CNLs in 2023.

Community Needs Lists

³⁹ 2015 Equity Impact Review Process Overview

⁴⁰ The Determinants of Equity

The CNL development process takes distributional, process, and cross-generational equity into consideration by:

- Attempting to gather community needs in all areas of UKC, both rural and urban.
- Creating an inclusive, open, and fair process with meaningful opportunities for input; however, more work can be done to ensure that community members who historically were or felt excluded are welcomed into the process.
- Acknowledging and communicating to community members and King County staff that the CNLs
 are snapshots in time and thus need to be updated regularly to give current and future
 generations an opportunity to make their needs known.

CNL Implementation EIR Summary

Should the County fund solutions to the community-identified needs on the CNL, the County and community will work together to co-create responsive services, programs, facilities, or capital improvements.

The lead department for the funded solution is responsible for using the EIR process during program development and implementation to ensure that distributional equity, process equity, and cross-generational equity are considered in the solution development and implementation process.

In Phase 2 of the EIR process checklist, the community's concerns and needs should be identified in order to evaluate community context. The CNLs will be useful in Phase 2 of the EIR process for funded solutions because they are readily available lists of community-identified needs.

CNL Language Access Resources

DLS used the language access resources developed by OESJ to ensure that language translation and interpretation were available during both community engagement phases of the CNL development process. ⁴¹ The Written Translation Manual, updated in 2021, was referenced to ensure that materials, including website and mailer text, could easily and accurately be translated. ⁴²

From tools, to outreach materials, to meetings, DLS offered translation and interpretation services for the top nine most frequently spoken languages in UKC as identified by the Top 10 Languages Dashboard. These languages are Amharic, Arabic, Chinese, English, Korean, Japanese, Russian, Somali, Spanish, and Vietnamese.

PublicInput was selected as the community engagement platform for the CNL hub and the survey websites. Each PublicInput website includes a "Translate" button, which allows the user to select from over 100 languages. The mailer sent to every UKC household in Phase I included text in the top ten languages stating, "To request this information in another language or format, email AskLocalServices@kingcounty.gov or call 206 477 3800."

Interpretation services were offered at the town hall meetings upon request. At each meeting, Spanish interpretation was available, as Spanish is the most frequently spoken language in UKC after English. In the Snoqualmie Valley/NE King County town hall no additional language interpreters were requested.

Community Needs Lists

⁴¹ Language and Communication Guidance and Resources for County Employees

^{42 2021} Written Translation Manual

⁴³ Top 10 Languages Dashboard

Summary & Lessons Learned

The CNLs are a snapshot in time of community needs. It is required to be updated, at a minimum, every two years. 44 DLS will continue to work with community, the King County Council, King County departments, and other agencies to update, prioritize, and implement the CNL requests. Before the next iteration of the CNL development process starts in 2023, DLS will co-create the process to update the CNLs and expand its engagement strategies with community. It will also adjust its messaging and community engagement materials with community input.

DLS will continue to expand its community engagement efforts with community members in ways that reach those in the community who did not participate in the development of the community needs lists or who may not realize how the community needs list may affect their daily lives. DLS will ask community members to evaluate and reaffirm their priorities with both in-person and digital engagement strategies to maximize participation. This means continuing to look for opportunities to collect and share information such as:

- Partnering with existing community organizations, such as faith-based organizations, that already work with and represent underrepresented community members such as immigrants and limited English proficiency populations.
- Engaging with residents where they already meet to be respectful of their time.
- Working with and in schools to engage students and their families as both often have time restrictions that make it hard to engage with the County.
- Considering other places where youth gather to seek input.
- Engaging with seniors at senior living communities to be respectful of their mobility and facility with technology.
- Connecting with disability service providers to reach out to their customers.
- Providing alternative meeting times for those with irregular schedules.
- Compensating participants for their engagement, respecting their time, involvement, and expertise.
- Documenting the number of participants, and if possible, their race and ethnicity to ensure participants represent the demographics of the community.

DLS will strive to obtain participant contact and demographic data, through optional demographic surveys, to assess which community members are not being reached through current in-person and online engagement efforts.

KCC requires that implementation of the CNL be reviewed and reported on annually. ⁴⁵ DLS will gather the updates from agencies and share these reports on the DLS website and on PublicInput, where community can leave comments. In addition, the updates will be shared in community meetings and annual DLS town hall meetings. These meetings are also opportunities to inform community members about the 2023-2024 CNL update process.

Moving forward, the CNL process must remain open and transparent, affected communities or neighborhoods must be included in the decision-making, and resources must be directed where needs are the greatest.

Community Needs Lists

⁴⁴ King County Code 2.16.055.C.2.

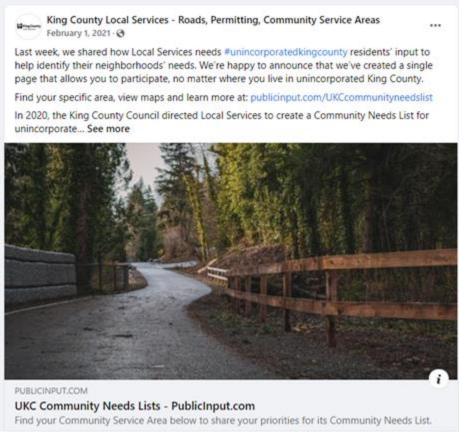
⁴⁵ KCC 2.16.055.C.2.

Appendix A: Example of CNL communications material

Example of an Instagram Post



Example of a Facebook Post



Community Needs Lists



Black Diamond Fire Station Area Zoning and Land Use Study

2024 King County Comprehensive Plan
December 2023

I. Overview

The 2024 King County Comprehensive Plan Update Scope of Work¹ directs analysis of potential Urban Growth Area boundary, policy, and/or code changes near the City of Black Diamond, as follows:

Black Diamond Fire Station: Review land use designations and implementing zoning on parcel 0421069092 and the surrounding area; to consider changes to the land use designation and zoning that would allow sewer service, including whether this area should be inside the urban growth area; and evaluate whether policy and/or code modifications should be enacted to allow sewer service for public safety facilities that are outside the urban growth area boundary.

II. Land Use Information

A. Parcel and Vicinity Information

Parcel Number	Property Name/ Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
0421069092	Black Diamond Fire Station 98/City of Black Diamond	ra	RA-5	None	1.37	Governmental Service

The subject parcel is currently developed with a fire station owned by the City of Black Diamond. According to sales history and property information, the property was purchased by King County Fire District #17 from a private seller in 1988. The existing fire station was built in 1989, then the property was subsequently sold by the Fire District to the City of Black Diamond in 2003.

¹ Motion 16142 [LINK]

The property is zoned RA-5 (Rural Area, one home per five acres) and has an "ra" (Rural Area) land use designation. The site is roughly 120 feet deep and has approximately 680 feet of frontage on SE 296th St. Access to the site is provided via a loop driveway connecting to SE 296th St.

The subject property is in a residential area and is adjacent to the City of Black Diamond city limits and the Urban Growth Area boundary. Surrounding properties are developed with single family residential development. Adjacent property zoning is RA-5 to the south, UR-P (Urban Reserve, with p-suffix condition TR-P49)² to the west, and City of Black Diamond zoning R4 (Single Family Residential, four homes per acre) to the north and east.

The UR-P lands to the west were created via a Four-to-One³ Urban Growth Area expansion proposal adopted in 2008⁴ and as subsequently amended in 2016.⁵ A permanent conservation easement was placed on the eastern portion of the expanded urban area so as to not allow for further expansion of the Urban Growth Area boundary to the rural properties to the east (which includes the subject parcel), consistent with the Four-to-One Program goals and requirements.

The Kentlake Highlands Potential Annexation Area is to the west.

B. Infrastructure and Services

Water service to the property is provided by the Covington Water District. The subject property has paved parking and is currently on a private septic system. The parcel fronts SE 296th St. There are no King County Metro bus routes that serve the subject property.

The fire station on the site currently supports four overnight staff, with some additional staffing and services. The Fire District has indicated a desire to improve the sleeping conditions for the overnight staff within the existing building footprint. The Fire District had previously indicated that the current septic system cannot accommodate the planned building improvements and has requested to connect to sewer service to support the remodel.

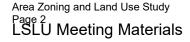
In the 2023-24 Biennial Budget, the County Council provided funding for the County to work with a consultant(s) to analyze the septic system capacity for the station in consultation with the District.⁶ The Executive worked with consultants to:

- 1. Inspect the condition of the current septic system, to determine if there is a current failure or any substantive issues with the system and whether the system could accommodate additional staff;
- 2. Complete a septic feasibility and design options analysis for a potential new system if the fire station were remodeled, including how may staff could be accommodated if the current system were updated or replaced; and
- Complete a Critical Areas Designation (CADS23-0091).

The analysis concluded that the current septic system is in good condition, can support up to six employees, and a few minor low-cost adjustments are needed. If expanding staffing further, an updated or new septic system could support eight staff. As of August 2023, the Fire District

Black Diamond Fire Station

⁶ Ordinance 19546, Section 17, Expenditure Restriction 1 [LINK]



² TR-P49: Reserve at Covington Creek UGA - RA-5 to UR-P [LINK]

³ Four-to-One Program [LINK]

⁴ Ordinance 16263 [LINK]

⁵ Ordinance 18427 [LINK]

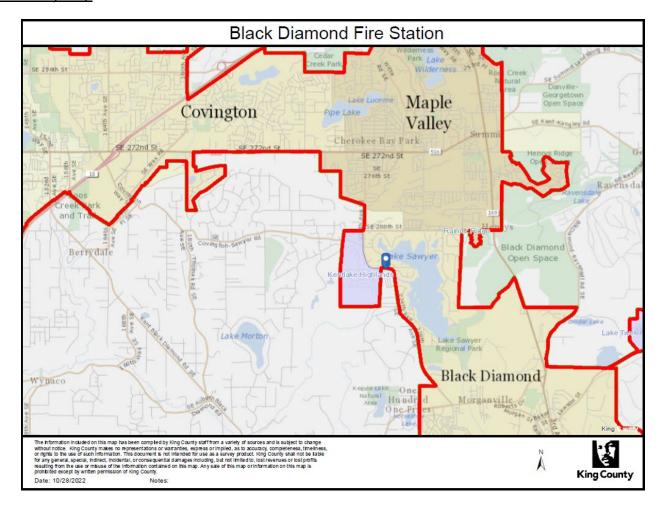
indicated that there is no near-term planned pending remodel of the building and staffing will remain at four for the foreseeable future.

C. Environmental Constraints

All of the property is in the Wildland Urban Interface. A Critical Areas Determination was completed in 2023. The parcel is within both a Category I and a Category II Critical Aquifer Recharge Area (CARA). The buffers from a Category II wetland and a Type S aquatic area are also present on the property. The parcel has a Conservancy shoreline designation.

D. Maps and Photos

1. Vicinity Map⁸

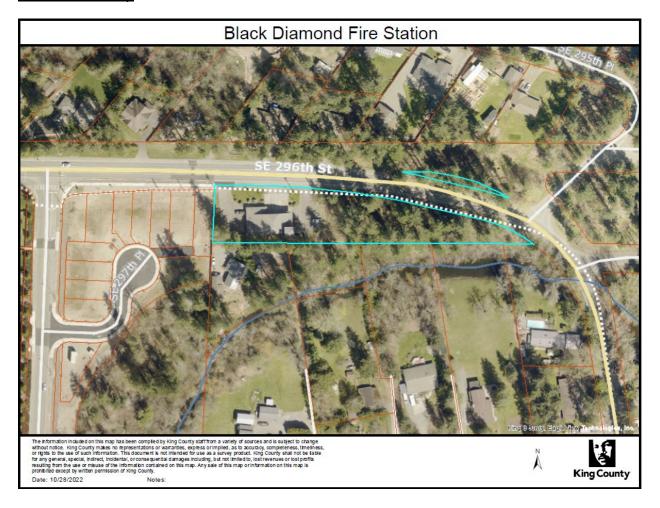


⁸ King County iMap [LINK]



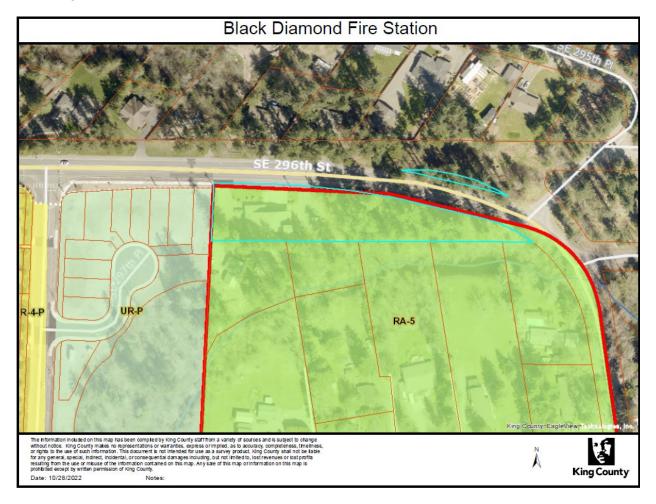
⁷ WA State's Wildland Urban Interface (arcgis.com) [LINK]

2. Aerial Site Map9



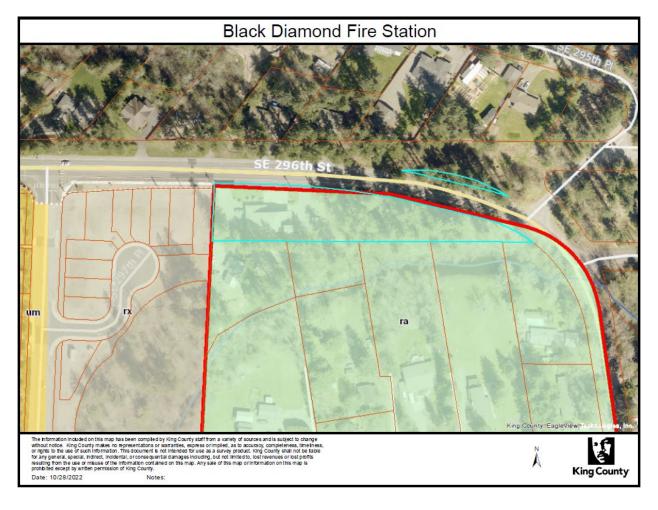
⁹ Ibid

3. Zoning Map 10



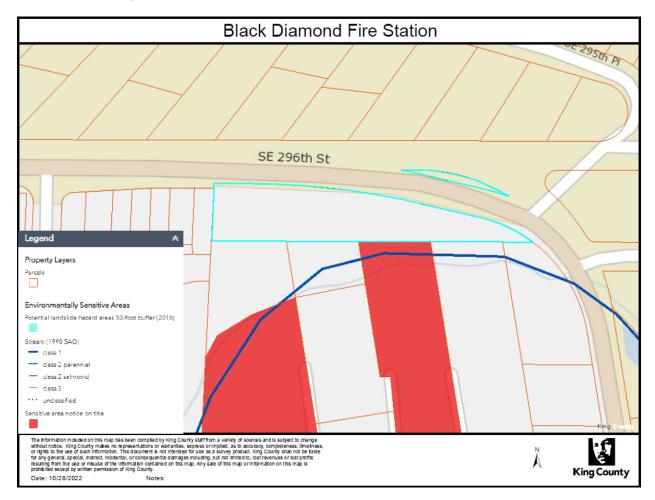
¹⁰ Ibid

4. Land Use Map 11



¹¹ Ibid

5. Environmentally Sensitive Areas Map 12



¹² Ibid

6. Photos 13





¹³ Bing maps [LINK]



III. Regulatory Context and Analysis

King County is required by the Growth Management Act (RCW Chapter 36.70A) to designate an Urban Growth Area, within which urban growth is directed and outside of which growth can occur if it is not urban in nature. The Act also dictates that "rural services do not include ... sewers" except in limited cases to protect basic public health and safety and the environment. ¹⁴ The County is also required to maintain countywide planning policies "for promotion of contiguous and orderly development and provision of urban services to [Urban Growth Areas]". ¹⁵

To implement this statutory requirement, the King County Countywide Planning Policies (CPPs)¹⁶ contain policies that guide when urban services such as sewer service may be allowed outside of the Urban Growth Area (see PF-13 and DP-49, below). Sewer service is not allowed in the rural area, except in limited instances.

PF-13 Prohibit sewer service in the Rural Area and on Natural Resource Lands except:

- a) Where needed to address specific health and safety problems threatening existing structures; or
- b) As allowed by Countywide Planning Policy DP-49; or
- c) As provided in Appendix 5 (March 31, 2012 School Siting Task Force Report).

DP-49 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered

¹⁴ RCW 36.70A.030(25) [LINK] and RCW 36.70A.110(4) [LINK]

¹⁵ RCW 36.70A.210(3)(b) [LINK]

¹⁶ King County Countywide Planning Policies [LINK]

only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

The subject property currently does not meet any of the criteria in policy PF-13. The septic system analysis determined that there are no health and safety problem threatening existing structures pursuant to subsection-a; the extension of sewer service would be to serve an area *outside* the Urban Growth Area, therefore subsection-b does not apply; and lastly, the proposed land use is a fire station that was not included in the School Siting Task Force report, therefore subsection-c does not apply.

In addition to the policy requirements in the CPPs, the King County Comprehensive Plan¹⁷ also contains policies regarding the provision of sewer service to rural areas. A key policy is F-264:

F-264 Except as otherwise provided for in this policy, public sewer service shall be prohibited in the Rural Area or on Natural Resource Lands.

- a. Public sewer service may be expanded to the Rural Area or to Natural Resource Lands, only:
 - 1. Where needed to address specific health and safety problems threatening the use of existing structures and the use of septic or other onsite wastewater systems has been determined by King County to be not feasible; or
 - 2. To serve a new school authorized to be located in the Rural Area by R-327.
- b. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are feasible.
- c. Public sewers that are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.

Similar to Countywide Planning Policy PF-13 above, public sewer service would not be able to be provided under subsection a.1. or b. as the septic system is in good condition and, if a failure happens at some point in the future, a new system could feasibly be accommodated on the site. There are also similar requirements in the code, such as in K.C.C. 13.24.035 and 13.24.134. These code sections also require King County Council action to amend to an applicable sewer comprehensive plan to allow sewer service to a rural area if it meets the aforementioned criteria.

13.24.035 Public sewer service. (excerpt)

C. Public sewer service shall not be provided outside the urban growth area or any rural town designated to receive the service, except as described in K.C.C. 13.24.134.

D. Sewer extensions under subsections A. and C. of this section shall be approved by the council, if it is determined that the extension meets the criteria in this section and is consistent with all other adopted King County policies and regulations.

¹⁷ King County Comprehensive Plan [LINK]



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Decisions on sewer extensions in rural or resource areas shall be made by the council in the form of a sewer comprehensive plan or an amendment to a sewer comprehensive plan.

. . .

- **13.24.134** Sewer service in rural and natural resource areas prohibited exceptions.
- A. Except as otherwise provided in this subsection B. of this section, sewer services is prohibited in the rural and natural resource areas.
- B. Sewer service may be expanded to serve uses in the rural and natural resource areas only if:
 - 1. The facilities are:
 - a. needed to address:
 - i. specific health and safety problems threatening the use of existing structures;
- ii. to serve a new school authorized to be located in the RA zone by King County comprehensive plan policies; and
 - b. tightlined; and
- 2. A finding is made by the utilities technical review committee that no costeffective alternative technologies are feasible
- C. Decisions on sewer service expansions in rural or resource areas shall be made by King County in the form of approval of a sewer comprehensive plan or approval of an amendment to a sewer comprehensive plan.

An alternative option that would allow the fire station to connect to sewer service would be to expand the Urban Growth Area to include this parcel. CPP Policy DP-17 establishes the circumstances under which Urban Growth Area expansion may occur:

- **DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:
- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
 - 1) Is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or

c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

Presently, the subject property does not meet any of the criteria in this policy. Additional land is not needed to accommodate housing and employment growth targets as provided in subsection-a, as documented by the most recent Urban Growth Capacity Report. There is no land available that could meet the Four-to-One Program criteria for permanent open space in subsection-b, and the area is not a King County park as allowed in subsection-c. The Comprehensive Plan and K.C.C. also has additional requirements for Four-to-One Program eligibility that the property does not conform with, such as a 20-acre minimum lot size and a requirement that use(s) on the new urban land be limited to residential development.

IV. Equity and Social Justice Analysis

Substantive equity and/or social justice issues are not anticipated at this time because this area has a low 2019 Equity Score of 1.67.¹⁹ This score indicates a low presence of priority populations identified in K.C.C. Chapter 2.10 (people of color, people with low incomes, and/or people with limited English proficiency).

V. Engagement

Engagement has included communication with City of Black Diamond and Fire District staff, as well as with the office of King County Council District 9 (which this study area is located in). This included sharing and discussing the results of the septic study with all three entities.

Public notice of the evaluation of the land use and zoning for this area was identified in:

- The Draft Executive Early Concepts Proposals of the 2024 Update that was issued for public review and comment January 30 through February 24, 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and printed notices. The Early Concepts Proposals did not include a specific recommendation for this study, but did identify that the zoning for the property and the vicinity was being evaluated for possible changes. No public comments were received on this item.
- The Executive's draft recommendation for this study in the Public Review Draft of the 2024 Update that was issued for public review and comment in June to July 2023.
 Notice of the comment period was provided via the County website, County email distribution lists, social media, and area-specific newspaper notices. No public comments were received on this item.

III. Conclusion and Recommendation

A. Conclusion

The site does not meet the requirements to allow extension of sewer service to the rural area or for addition to the Urban Growth Area. The current septic system, and the ability to build a new system if needed, meets both current and future plans for operation of the fire station.

¹⁸ Urban Growth Capacity Report [LINK]

¹⁹ Census Viewer (arcgis.com) [LINK] Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.

B. Recommendation

No changes are recommended.



Carnation Urban Growth Area Exchange Area Zoning and Land Use Study

2024 King County Comprehensive Plan
December 2023

I. Overview

The 2024 Comprehensive Plan Update Scope of Work¹ directs analysis of potential exchange of Urban Growth Area (UGA) lands in the City of Carnation's Potential Annexation Area for adjacent rural lands, as follows:

<u>Carnation Swap:</u> Review land use designations and implementing zoning on parcels 2125079009, 2125079002, and the surrounding area; to consider ways to permanently protect this area from urban development, and a potential swap of non-urban land to replace the area permanently protected from urban development.

II. Land Use Information

A. Parcel and Vicinity Information

Parcel Number	Property Name/ Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
2125079009	Roger Thorson/ Carnation Tree Farm	гх	UR	None	14.84	Single family home
2125079002	Roger Thorson/ Carnation Tree Farm	гх	UR	None	8.73	Vacant

The subject parcels are urban unincorporated areas within the City of Carnation's Potential Annexation Area. The properties total 23.57 acres in size and have a "rx" (UGA for Cities in Rural Area) land use designation and a UR (Urban Reserve) land use classification. There are no property specific zoning conditions on the properties.

¹ Motion 16142 [LINK]

According to the King County Assessor, parcel 2125079009 has a historic single-detached home on it, built in 1907.² The building is home to the historic collection of the Tolt Historical Society.³ Other buildings are also on the site, including a detached garage, several sheds, and a gazebo. Parcel 2125079002 is shown as having a "vacant" present use; however property photos show a three-story barn on the site.⁴ The site has been designated as King County, state, and national historic landmarks⁵ The site is also enrolled in the Farm and Agricultural and Public Benefit Rating System (PBRS) current use taxation programs.⁶

Properties to the north and east are within the City of Carnation. To the north, there are single-detached and multifamily homes, as well as industrial and warehouse uses. Across State Route (SR) 203 to the east, there is the Tolt Middle School, Valley Memorial Park, and warehouse and single-detached residential uses.

Properties to the south and west are outside of the UGA and zoned RA-10 (Rural Area, one dwelling unit per 10 acres). These properties are part of King County's Tolt MacDonald Park, which includes a campground, ballfields, hiking and biking trails, and natural areas in a restored floodplain that supports fish habitat.⁷ There also are two small UR-zoned properties in the southwest corner of parcel 2125079009, each approximately a half of an acre in size and developed with single-detached homes. Should the subject properties be removed from the UGA, these two properties would likely remain urban for potential future annexation into the City of Carnation.

The Carnation Comprehensive Plan Future Land Use Map⁸ has identified the subject parcels as "low intensity commercial." The two parcels in the southwest corner are identified as "medium intensity commercial."

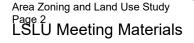
B. Infrastructure and Services

Access to the parcels occurs from both SR 203 and NE 40th St, with a private road connecting the two. Parcel 2125079009 has a private septic system; parcel 2125079002 has no wastewater treatment services. There are several public parks close by, including Tolt MacDonald and Valley Memorial Park. The area is served a deviated fixed-route transit shuttle operated by Snoqualmie Valley Transit.

C. Environmental Constraints

Both properties have seismic hazard areas and are Category 2 Critical Aquifer Recharge Areas. The majority (78 percent) of parcel 2125079009 is in the 100-year floodplain, with a portion in the 500-year floodplain. A portion of parcel 2125079002 is in the FEMA floodway, with the majority of the remaining area (78 percent) is in the 100-year floodplain. There is also a stream present on a portion of parcel 2125079002 and near the southern border of parcel 2125079009. The majority (77.92 percent) of parcel 2125079009 has a residential shoreline designation. Almost all (98.9 percent) of parcel 2125079002 is in the shoreline jurisdiction, with 79.11 percent having a residential shoreline designation and 79.79 percent as conservancy shoreline.

⁸ Carnation Comprehensive Plan, Land Use Element (2018), Figure 3-2, page LU-17 [LINK]



Carnation Urban Growth Area Exchange

² eReal Property; King County Department of Assessments for parcel 2125079009 [LINK]

³ Tolt Historical Society [LINK]

⁴ eReal Property; King County Department of Assessments for parcel 2125079002 [LINK]

⁵ History – Carnation Tree Farm [LINK]; also known as "Hjertoos Farm"

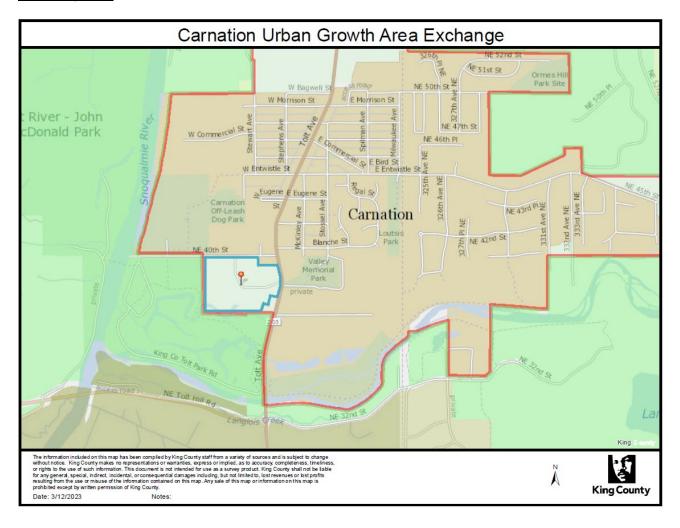
⁶ King County Current Use Taxation Programs [LINK]

⁷ Tolt MacDonald Park & Campground in King County, Washington [LINK]

^{9,10,11} All of the subject properties are in the Wildland Urban Interface, with parcel 2125079009 being both interface and intermix, and parcel 2125079002 being all intermix. ¹²

D. Maps and Photos

1. Vicinity Map 13



⁹ eReal Property; King County Department of Assessments [LINK] [LINK]

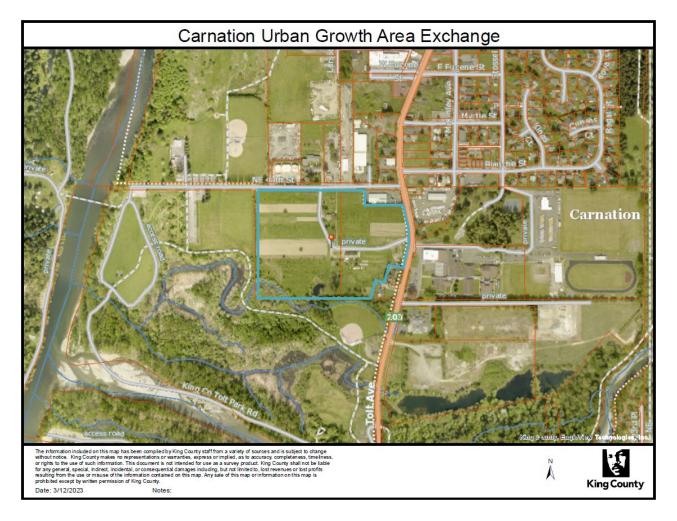
¹⁰ King County Districts and Development Conditions [LINK] [LINK]

¹¹ iMap [LINK]

¹² WA State's Wildland Urban Interface (arcgis.com) [LINK]

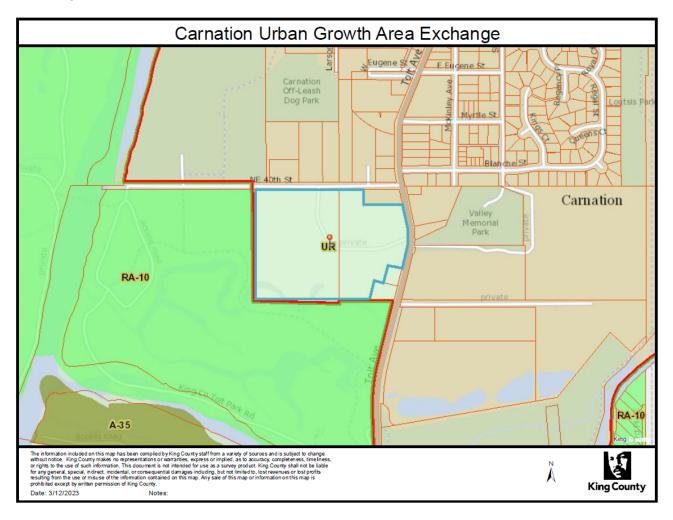
¹³ iMap

2. Aerial Site Map 14



¹⁴ iMap

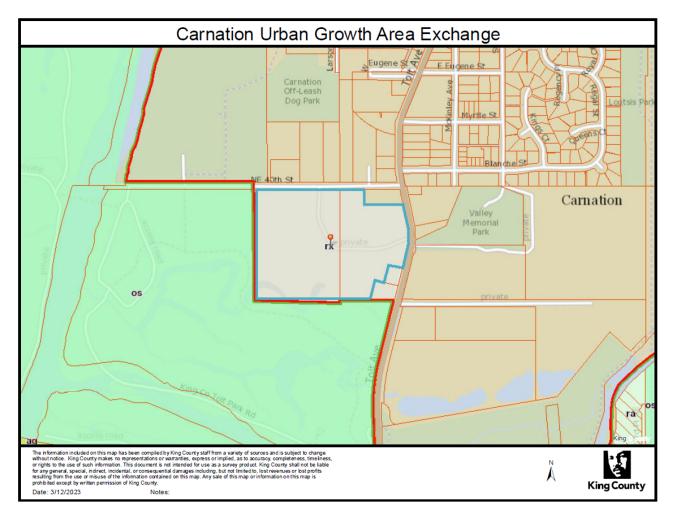
3. Zoning Map 15



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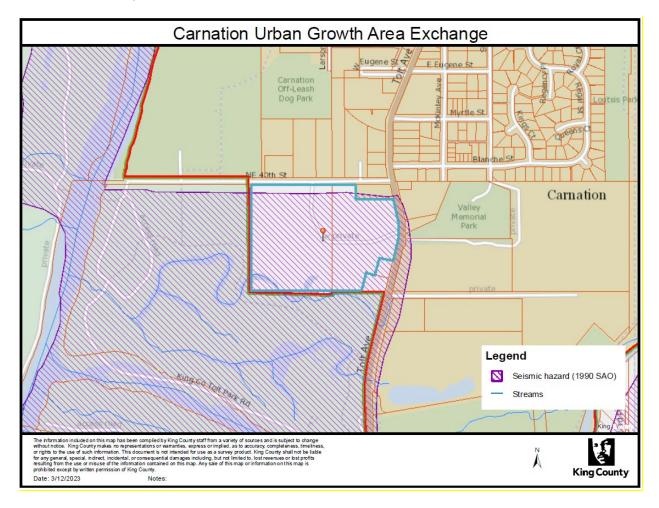
¹⁵ iMap

4. Land Use Map 16



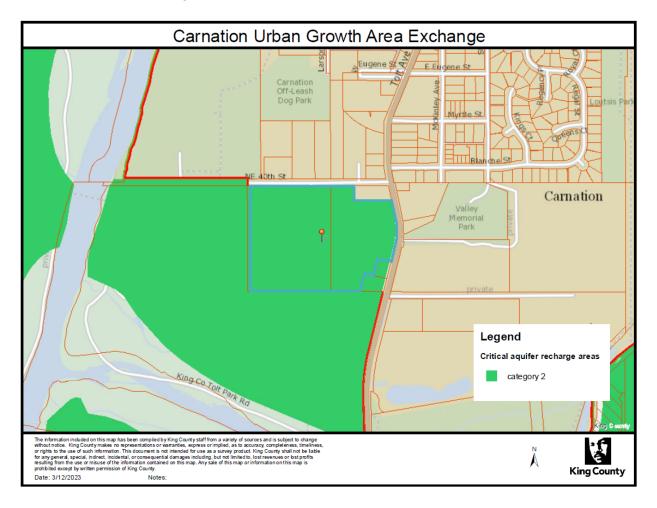
¹⁶ iMap

5. Environmentally Sensitive Areas Map 17



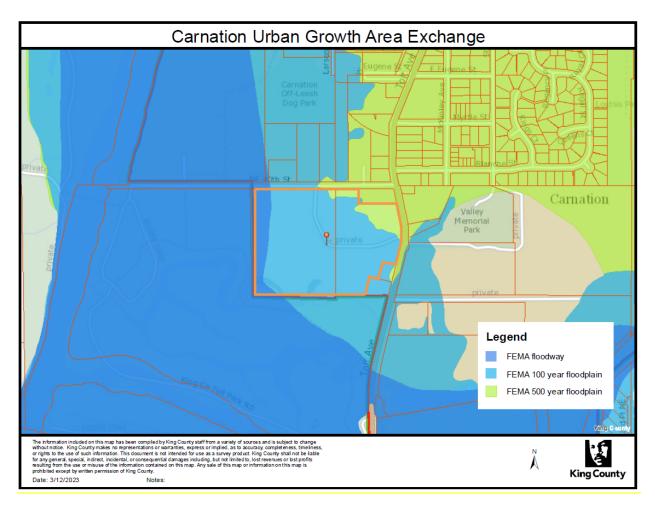
¹⁷ iMap

6. Critical Aquifer Recharge Areas Map 18



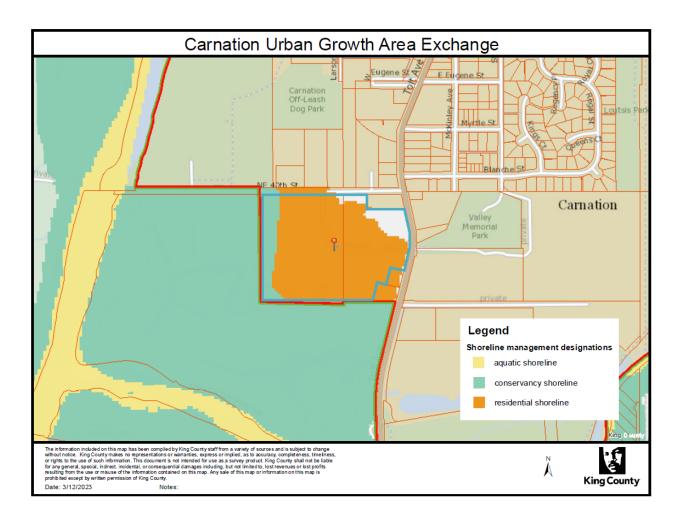
¹⁸ iMap

7. Floodplain Map 19



¹⁹ iMap

8. Shoreline Management Designations Map²⁰



²⁰ iMap

9. Photos 21,22







²¹ King County Assessor LOCALSCAPE [LINK]²² Google maps street view [LINK]





III. Regulatory Context and Analysis

The Scope of Work directs consideration of ways to permanently protect this area from urban development. The following evaluates three regulatory and one non-regulatory options that would support this outcome.

A. Removal from the UGA

One option would be to remove the land from the UGA and designate it as rural. King County Countywide Planning Policy (CPP) DP-19 sets criteria for converting urban land to rural:

DP-19 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

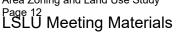
- a) Is not characterized by urban development;
- b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Based on the findings in the Urban Growth Capacity Report, ²³ if the site were removed from the UGA, the projected urban growth countywide would still be able to be achieved. It also is not served by sewer, is contiguous with the Rural Area, and meets both subsection a and subsection c in the "or" list of additional criteria. Therefore, the site could be removed from the UGA under this provision.

B. Development Conditions

The site could also be protected from urban development but imposing a property-specific development condition limiting the uses allowed on the site. However, this would not permanently protect the site should it be annexed unless there is a pre-annexation interlocal agreement between the City of Carnation and the County that stipulates this requirement be carried forward by the City post-annexation.

²³ King County Urban Growth Capacity Report [LINK]



Carnation Urban Growth Area Exchange Area Zoning and Land Use Study

C. UGA Exchange

Another option identified in the Scope of Work includes considering a potential exchange of non-urban land to replace this site if it were to be permanently protected from urban development. Currently, the only "exchange" option would be to 1) protect the urban land using options A, B, or D in this study, and 2) convert compensatory rural and to urban under Countywide Planning Policy (CPP)²⁴ DP-17. This policy establishes the circumstances under which UGA expansion may occur, with additional conditions for eligible properties in DP-18.

DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
 - 1) Is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

The subject properties do not meet any of the criteria in this policy. Additional land is not needed to accommodate housing and employment growth targets as allowed in subsection a), as documented by the most recent Urban Growth Capacity Report. There is no land identified for consideration under the Four-to-One Program criteria for permanent open space dedication per subsection b), and the area is not a King County park as allowed in subsection c). There are additional Comprehensive Plan and King County Code requirements for Four-to-One Program eligibility that the properties do not conform with, such as a 20-acre minimum lot size and a requirement that the use on the new urban land be limited to residential development.

The Washington State Growth Management Act was amended in 2022²⁵ to provide a new option for local governments to allow for UGA exchanges, where urban land can be removed from the UGA in exchange for adding other, rural land to the UGA. In order for UGA exchanges to be allowed in King County, the CPPs would first need to be amended. The Growth

²⁵ Engrossed Substitute Senate Bill 5593 [LINK]



²⁴ King County Countywide Planning Policies [LINK]

Management Planning Council (GMPC) is currently evaluating whether to allow UGA exchanges and is anticipated to make a recommendation in mid-2023. If the GMPC recommends allowing UGA exchanges, amendments to the CPPs would need to be approved by the King County Council and then ratified by the cities in King County. Any such regulatory changes would have to comply with the UGA exchange eligibility requirements in state law; additional criteria could also be added by King County.

State law allows for UGA exchanges if, during a 10-year statutory review of a county comprehensive plan, the county "determines that patterns of development have created pressure in areas that exceed available, developable lands within the urban growth area, the urban growth area or areas may be revised to accommodate identified patterns of development and likely future development pressure for the succeeding 20-year period, if the following requirements are met:

- (i) The revised urban growth area may not result in an increase in the total surface areas of the urban growth area or areas;
- (ii) The areas added to the urban growth area are not or have not been designated as agricultural, forest, or mineral resource lands of long-term commercial significance;
- (iii) Less than 15 percent of the areas added to the urban growth area are critical areas;
- (iv) The areas added to the urban growth areas are suitable for urban growth;
- (v) The transportation element and capital facility plan element have identified the transportation facilities, and public facilities and services needed to serve the urban growth area and the funding to provide the transportation facilities and public facilities and services;
- (vi) The urban growth area is not larger than needed to accommodate the growth planned for the succeeding 20-year planning period and a reasonable land market supply factor;
- (vii) The areas removed from the urban growth area do not include urban growth or urban densities; and
- (viii) The revised urban growth area is contiguous, does not include holes or gaps, and will not increase pressures to urbanize rural or natural resource lands." ²⁶

If UGA exchanges are eventually allowed in King County, the first threshold that must be met is whether there has been a determination by the County that identifies "patterns of development that are creating pressure in areas that that exceed available, developable lands within the urban growth area." This UGA exchange request does not meet this requirement. The request was initiated in order to preserve a historic agricultural site by moving it out of the UGA; it is not in response to needing to bring rural land into the UGA in order to address pressure for development in areas that exceed available developable urban lands.

If this first threshold were able to be met, there are additional requirements that the rural land proposed for exchange would need to meet in order to be added to the UGA. The City of Carnation identified the following rural parcels for possible exchange, should the Tree Farm properties be removed from the UGA: parcels 2225079034, 2225079012, 2225079027, and 2225079013, as well as possibly 2125079021. However, these properties do not meet the criteria in state law:

• Converting the rural parcels to urban would result in 29.55 new acres in the UGA, or 57.67 acres if the 5th parcel (2125079021) is included. This would create a net increase

²⁶ RCW 36.70A.130(3) [LINK]



- in the total area of the UGA compared to the removal of the 23.57 acres of the tree farm properties. This is inconsistent with the requirement in subsection (i) above.
- Two of the properties (parcels 2225079034 and 2125079021) are located within the Agricultural Production District, which does not meet the requirement in subsection (ii) that the lands not be designated as agricultural lands of long-term commercial significance.
- All five parcels are almost fully encumbered by flood hazard areas, as well as significant channel migration areas, which does not meet the threshold in subsection (iii) that the lands be less than 15 percent encumbered by critical areas.
- The configuration of new urban land would create a notch of rural lands surrounded by urban lands on 3 sides and would only be accessible by crossing rural and resource lands. This would create increased pressure to urbanize surrounding rural and resource lands, which would not meet the criteria in subsection (viii).

The County evaluated other surrounding rural lands for possible eligibility. RA-10 zoned lands northwest of the City, between the Potential Annexation Area and the Snoqualmie River, were deemed ineligible as they are fully encumbered by flood hazards. Lands northeast of the city are ineligible as they are in the Agricultural Production District. RA-10 zoned lands east of the City are also likely ineligible as they are substantively encumbered by steep slopes and associated potential erosion and landslide hazards. RA-10 zoned lands to the southeast were also deemed ineligible as they are overwhelmingly encumbered by flood and channel migration hazards.

D. Non-Regulatory Protection

In addition to the existing historic designation and current use taxation program enrollment, other non-regulatory options, also include:

- removing development rights from the property via the Farmland Preservation Program²⁷ and/or Transfer of Development Rights Program;²⁸ or
- Purchase of the property by the County and/or private entity for the purpose of permanent conservation.

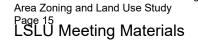
IV. Equity and Social Justice Analysis

Equity and/or social justice issues are not anticipated at this time because this area has a low 2019 Equity Score of 1.33.²⁹ This score indicates a low presence of priority populations identified in K.C.C. Chapter 2.10 (people of color, people with low-incomes, and/or people with limited English proficiency).

V. Engagement

Executive staff met with the Carnation City Manager in August and September 2022 to discuss the issue, to better understand the City's interests, and to identify the regulatory requirements under state law. Executive staff also participated in a City Council meeting in September 2022, where the City discussed the issue and supported moving forward with conversations with the County about a potential exchange. In October 2022, the City provided the list of the rural properties that could potentially be exchanged for the Tree Farm parcels. An additional meeting

²⁹ Link to King County Census Viewer (arcgis.com) LINK Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.



Carnation Urban Growth Area Exchange

²⁷ King County Farmland Preservation Program [LINK]

²⁸ King County Transfer of Development Rights Program [LINK]

also occurred in January 2023 to share initial recommendations of the regulatory analysis, as well as a follow-up meeting in April.

Throughout these conversations, the City has indicated that it does not support removing the site from the UGA without replacement land being added to its UGA. The City has also expressed concern about putting a conservation easement on the site and/or acquiring it or its development rights, as the site is a key part of future development plans for the City.

Conversations with the office of King County Council District 3 (which this study area is located in) also occurred throughout the review and analysis process.

Public notice of the evaluation of the land use and zoning for this area was identified in:

- The Draft Executive Early Concepts Proposals of the 2024 Update that was issued for public review and comment January 30 through February 24, 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and printed notices. The Early Concepts Proposals stated that the UGA exchange proposal would not meet the criteria under state law and, therefore, no land use or zoning changes were recommended. No public comments were received on this item.
- The Executive's draft recommendation for this study in the Public Review Draft of the 2024 Update that was issued for public review and comment in June to July 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and area-specific newspaper notices. No public comments were received on this item.

III. Conclusion and Recommendation

A. Conclusion

The City has indicated that it does not support removing the site from the UGA or otherwise preserving it from urban development without replacement land being added to its UGA. Such a change would be dependent on whether the GMPC recommends creating a UGA exchange program as noted above. However, the proposal does not meet the criteria for an UGA exchange under the state law. Should the CPPs be changed to allow for use of such an exchange program in King County, the proposal would not be eligible.

B. Recommendation

No changes are recommended.



Kent Pet Cemetery Area Zoning and Land Use Study

2024 King County Comprehensive Plan
December 2023

I. Overview

This study considers a "mini Docket" request submitted as part of scoping for the 2024 Update to the King County Comprehensive Plan (2024 Update), related to evaluating the zoning and land use designation on parcel 1522049162 and the surrounding area in urban unincorporated King County near Kent.

II. Land Use Information

A. Parcel and Vicinity Information

Parcel Number	Property Name/ Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
1522049162	Seattle- Tacoma Pet Cemetery	i	I-P	<u>GR-P03</u>	2.12	Pet Cemetery

The subject property is in a small node of urban unincorporated King County near the Interstate 5 (I-5) and State Route 516 (SR-516, also known as Kent-Des Moines Road) interchange, within the City of Kent's "Midway" Potential Annexation Area. The parcel is 2.12 acres in size and has an Industrial (I) zoning classification and Industrial (i) land use designation, with a property-specific development condition (p-suffix) that limits the allowed uses to long-term storage of recreation vehicles (RVs). The parcel was previously zoned Neighborhood Business (NB) before being rezoned to Industrial in 2001.³

The Seattle-Tacoma Pet Cemetery is located on the site; the property was purchased in 2012 by the current owner.⁴ The current pet cemetery use on the property has been in place since

¹ The Docket is an opportunity for the public to request changes to the Comprehensive Plan, land use designations and zoning classifications, and development regulations. [LINK] The Executive utilized a "mini Docket" process during scoping for the 2024 Update, which was an additional opportunity for the public to submit requests for changes in a more expedited manner than the full Docket process.

² King County Comprehensive Plan [LINK]

³ Ordinance 14044 [LINK]

⁴ King County Assessor Property Detail [LINK]

1951 and recently received a historic designation from the King County Landmarks Commission.⁵

There are three buildings on the site, as follows, as well as a cell tower:

- 280 square foot office building
- 816 square foot storage building
- 165 square foot shed

We know of no easements or deed restrictions on the site, nor is the property enrolled in any current use taxation programs. However, the historic landmark designation decision does impose the following "protection measures" on the parcel:

"Controls: No feature of significance may be altered, nor may any new construction take place within the designated boundaries, without first obtaining a Certificate of Appropriateness from the Commission pursuant to the provisions of King County Code 20.62.080. The following exclusions are allowed:

- 1. In-kind maintenance and repair
- 2. Routine landscape maintenance
- 3. Emergency repair work
- 4. New burial plots and marker"6

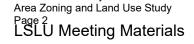
The properties in the vicinity of this site are generally commercially or residentially zoned, except for one industrial zoned property.

The property immediately to the north (parcel 1522049053) is zoned Industrial and is used as a private commercial parking lot for trench and traffic safety equipment. The property has a psuffix GR-P04⁷ that includes conditions intended to protect nearby residential properties from impacts of intensive uses that might be permitted in the Industrial zone, as follows:

- "Excluding all "I" zone uses within the "resource lands" classification of KCC 21A.08.090;
- Excluding any "I" zone uses within the "manufacturing" classification of KCC 21A.08.080 that require a conditional use permit or special use permit;
- Excluding any "I" zone uses within the "regional uses" classification of KCC 21A.08.100 that require a conditional use permit or special use permit; and
- All uses shall be entirely within an enclosed building; provided that outside storage that is accessory to an authorized use, and usual and customary shipping, delivery and parking activities, may be permitted with a solid view-

⁶ "Features of significance" are defined in the Findings of Fact and Decision as: "the small office building, historic grave markers, circulation roads/paths, block demarcations and cemetery layout, and all open land area within the designated boundaries (for new construction only.) The existing cell tower and accessory equipment within the fenced area are not features of significance, however, any proposed increase in height or footprint of the cellular facility is considered new construction within the designated boundaries and is subject to the protection measures ..."

⁷ GR-P04 [LINK]



Kent Pet Cemetery

⁵ King County Landmarks Commission - Findings of Fact and Decision - Seattle-Tacoma Pet Cemetery, September 1, 2022

obscuring fence and a supplemental landscaped buffer, where needed along the east and south property lines to reduce impacts."

North of the parking lot property is parcel 1522049035, which is zoned Neighborhood Business and has a public storage use. The parcel has a p-suffix GR-P018 that limits the property to the mini-storage use, sets roadway access conditions, and establishes thresholds for future changes to the use limitation. All properties further north are on the other side of SR-516, located within Kent city limits, zoned MCR (midway commercial residential), and mostly publicly owned by either the City of Kent or the City of Seattle (primarily encompassing a landfill and natural areas).

The property immediately to the south (parcel 8075400550) is zoned Neighborhood Business and has a convenience store and a duplex on the site. South of that property is parcel 8075400560, which is zoned R-12 (residential, 12 homes per acre) and has a duplex and a triplex on the site.

Parcels east and further southeast of the site are zoned R-4 (residential, four homes per acre). Parcels to the west are located within Kent city limits, with CC (community commercial) zoning. Parcels to the southwest are also located within Kent city limits, with SR-6 (single family, six homes per acre) zoning.

B. Infrastructure and Services

The site is served by public water and sewer via the Highline Water District and City of Kent, respectively. South King Fire and Rescue provides fire protection services.

The parcel is an unincorporated area island that is only accessible by crossing through the City of Kent. The site fronts Military Rd S on the east, which is the primary vehicle access to the site. Access is also available to the west via 38th Ave S but is gated.

The closest transit access is at the Kent-Des Moines Park & Ride approximately 1/4 of a mile away, which is served by King County Metro routes 162, 165, 190, 193, 197, and Sound Transit route 574. Approximately 1/2 of a mile away, a new Sound Transit Kent-Des Moines light rail station is anticipated to open in 2024, which is planned to include transit-oriented development.

The closest recreation facilities are Grand View Park, approximately 1/2 of a mile to the north and the Green River Trail, approximately 1/2 of a mile to the east.

The parcel is approximately 1/4 of a mile southeast of the I-5 and SR-516 interchange. The interchange is currently undergoing improvements as part of the Washington State Department of Transportation's "SR-509, I-5 to 24th Avenue South – Expressway Project (Stage 1b)" project.⁹ This is a portion of a larger "SR-509 Completion Project", which will extend State Route 509 (SR-509) from where it currently ends by Sea-Tac International Airport to I-5. Stage 1b will occur between 2021 and 2025 and includes improvements to the I-5 and SR-516 interchange, creating an I-5 undercrossing at Veterans Drive (north of the interchange) and wider sidewalks and a shared use path at the interchange to support connections to the future light rail station. The planned interchange improvements are not expected to have direct

⁹ Link to SR 509, I-5 to 24th Avenue South – Expressway Project [LINK]



⁸ GR-P01 [LINK]

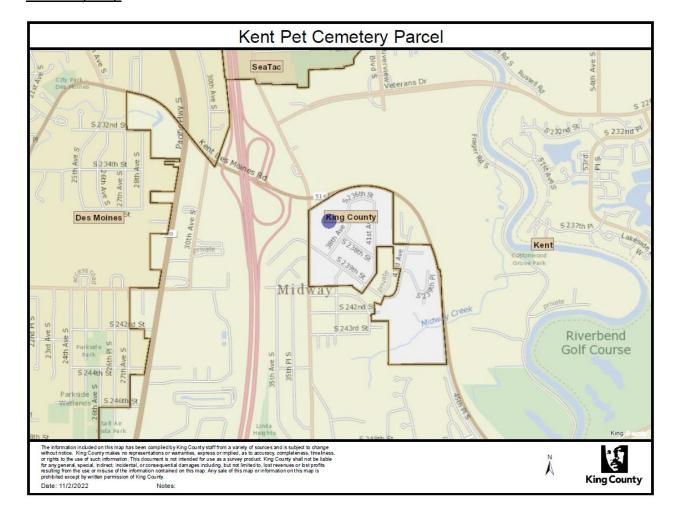
impacts to the pet cemetery property, though it might increase development pressure in the vicinity.

C. Environmental Constraints

The site is relatively flat, and there no known environmental constraints on the site or in the immediate vicinity. The Green River is nearby, but the study area is outside of the associated mapped flood hazard areas.

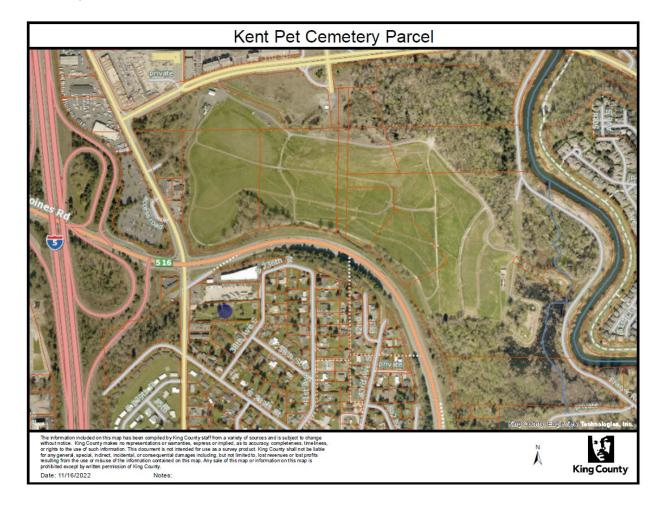
D. Maps and Photos

1. Vicinity Map 10



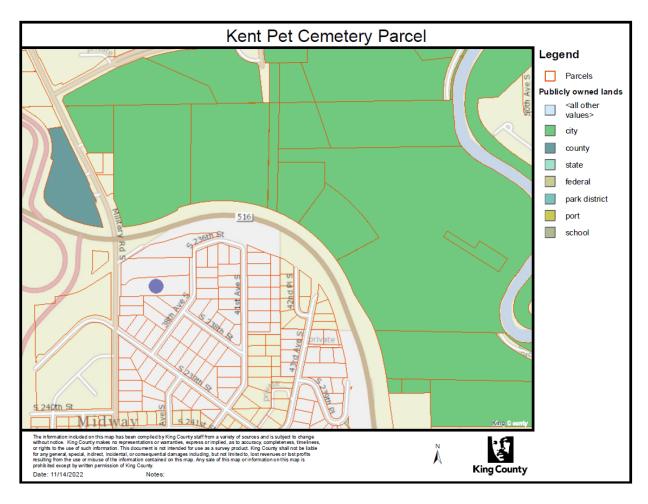
¹⁰ iMap [LINK]

2. Vicinity Aerial Map 11



¹¹ iMap

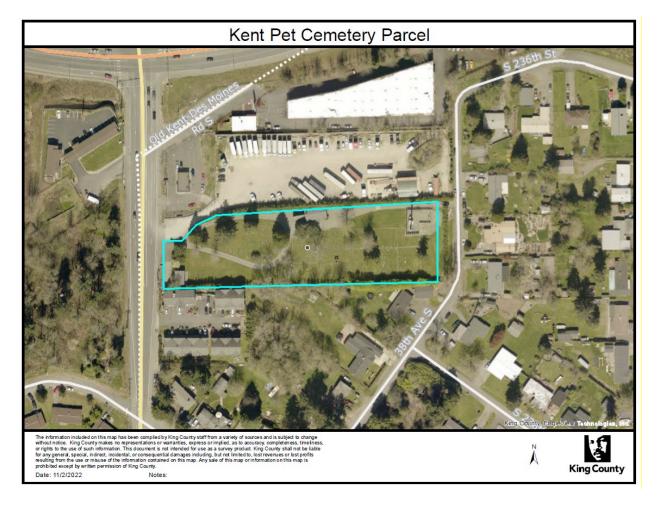
3. Properties in Public Ownership Map 12



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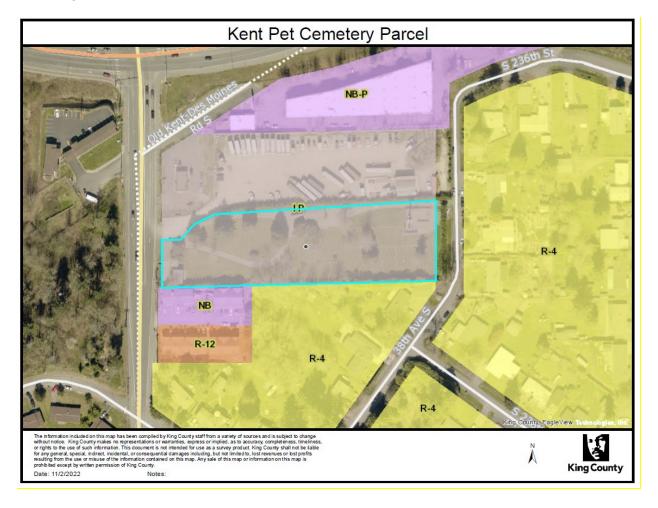
¹² iMap

4. Site Aerial Map 13



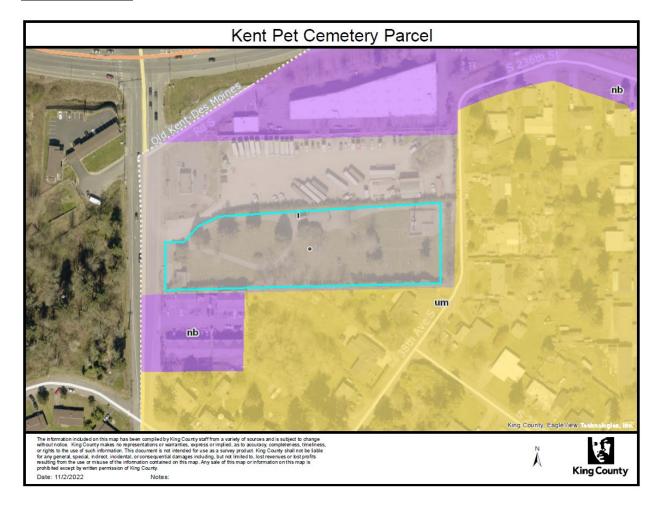
¹³ iMap

5. Zoning Map 14



¹⁴ iMap

6. Land Use Map 15



¹⁵ iMap

7. Photos 16









¹⁶ King County Assessor

III. Regulatory Context and Analysis

The County generally zones properties based on long-range planning goals for the area and the intended purposes of the zone, consistent with direction in the Comprehensive Plan and the King County Code. Possible zoning changes considered via an Area Zoning and Land Use Study are evaluated in the context of the overall study area and are typically not imposed on individual properties in response to specific current or desired uses, however that may be taken into consideration, especially for historically designated uses.

The pet cemetery on this site includes a pet cemetery and a cell tower. King County Code establishes the zones in which each of these uses are allowed. Excerpts from the code are provided below, with color coding for clarity. The following summary and analysis are not a formal code interpretation provided for under K.C.C. Chapter 2.100 and do not guarantee permit approval nor legal conforming or nonconforming status for any of the uses.

Green = the use is allowed in that zone and is likely applicable for this site Yellow = the use is allowed, at least in part, in that zone but is likely not applicable for this site

Red = the use is not allowed in that zone

Grey = regardless of the use, the zoning is not applicable for this site

A. Cemetery, columbarium, and crematory zoning allowances

K.C.C. 21A.08.050 General services land uses. (excerpt; emphasis added)

A. General services land uses.

	RESOURCE		R U R A L	RE	RESIDENTIAL COMMER				CIAL/INDUSTRIAL				
IC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	СВ	RB	0	I
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	

- B. Development conditions.
- 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town. (note: this part in grey is likely not applicable to this site)
- 5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining rural area and residential zones.
- 24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

31. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone. (note: this part in grey is likely not applicable to this site)

Per the zoning code excerpts above, cemeteries, columbariums, and crematories are not allowed in the Industrial (I) zone. This means those uses on this site would likely be considered legal nonconforming uses under the current zoning.

There has been general public interest in rezoning the property to Neighborhood Business (NB), given that the property had NB zoning prior to 2001 and that there is NB zoning on two nearby unincorporated parcels. In the NB zone, a "cemetery" use is only allowed as a columbarium (i.e., no burial plots in the ground) and only if there is a church on site; neither of these conditions applies here. Crematories are also not allowed. This means that if the property were to be rezoned to NB, the current uses would likely continue to be nonconforming, as is the case with the current Industrial zoning. The same use conditions and nonconformance would apply under the Office (O) zone as well.

Given the nonconformance issues with the NB, I and O zones, other zones to consider include urban residential (UR, R-1 through R-48). These zones allow cemetery, columbarium, and crematory uses with a conditional use permit as long as any structures maintain a 100-foot distance from any adjacent urban residential zoned properties. This does not appear to be an issue with the current configuration of the site but would likely need to be kept in mind if any structures are added in the future near the urban residential (R-4) zoned properties south or east of the site. The use could likely be allowed outright if it was a columbarium with an on-site church, but the site does not appear to meet this condition, so a conditional use permit would likely be required to come into full conformance.

The Rural Area (RA), Community Business (CB), and Regional Business (RB) zones are not appropriate in this case, as the property does not appear to meet the underlying thresholds in the Comprehensive Plan and K.C.C. Chapter 21A.04 as to where those zones can be applied.

The zoning of other cemeteries in unincorporated urban King County was analyzed as part of this study, based on a survey of cemeteries completed by the Historic Preservation Program in 2010. The survey identified two cemeteries in the Potential Annexation Areas for Carnation and Duvall; however, because those are Cities in the Rural Area, they have different zoning considerations not applicable to this site within the contiguous Urban Growth Area. The survey identified another urban unincorporated cemetery near Kent with urban residential R-1 zoning.

B. Cell tower zoning allowances

Under the definitions in K.C.C. 21A.06.210 and 21A.06.215, cell towers are minor communication facilities. K.C.C. 21A.08.100.B.17. establishes that minor communications facilities are regulated under K.C.C. Chapter 21A.27. Per K.C.C. 21A.27.020 and 21A.27.030, new cell towers are an allowed use in all zones, varying by permitted or conditional use depending on the height and setbacks of the tower. Antennae are a permitted use in all zones. K.C.C. 21A.27.030 establishes that different standards apply to "transmission support structures that are being modified or replaced pursuant to the provisions of K.C.C. 21A.27.090 or replace an existing transmission support structure," which are generally a permitted use under K.C.C. 21A.27.090. Additionally, U.S. Federal Communications Commission rules preempt many local regulations on personal wireless service facilities. Under 47 U.S.C. 1455 Sec. 6409 and 47

C.F.R. 17 § 1.6100, the mounting, installation, or modification of transmission equipment on existing support structures, including cell towers, that does not substantially change the physical dimensions of the tower cannot be prohibited. Given that the cell tower is already constructed, any changes to the site's zoning classification or land use designation are unlikely to impact the cell tower use.

C. Nonconforming uses

K.C.C. Chapter 21A.32 includes standards for nonconforming uses, such as setting limits on expansions, structures, or site improvements. A key limitation of nonconformance is a 10 percent limit on expansions; this may be exceeded with a conditional use permit. A conditional use permit for expanding a nonconforming use (such as for the cemetery uses if the site is zoned Industrial or Neighborhood Business) is sometimes more challenging than a conditional use permit for an allowed use (such as potentially for the cemetery uses if the site is zoned urban residential).

Generally, a nonconforming use is no longer allowed if the use is discontinued for longer than 12 months. However, such a use could be reestablished if sufficient documentation is provided that shows that there was no intent to abandon the use and efforts were made to reestablish the use within 12 months that the use was discontinued, such as applying for state or county permit approvals. As long as remains are still on the site, the cemetery and columbarium uses would likely still be considered an active use. It would only be considered discontinued if remains are removed from the site for longer than 12 months.

Crematories are defined and regulated in the code separately from cemeteries and columbariums. Therefore, if the site is zoned in a manner that might make the crematory a nonconforming use, and if the cremation services were to stop for a period longer than 12 months without efforts to reestablish, then the crematory use could be considered discontinued and no longer allowed; this would likely be the case even if the nonconforming cemetery and columbarium uses was still considered active.

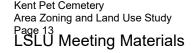
D. GR-P03 P-Suffix Condition

The property currently has a p-suffix condition, GR-P03, that limits allowed uses to long-term storage of RVs. This condition was imposed in 2000 when the parcel (1522049162) was part of the parcel to the north (1522049053). When Parcel 1522049053 was subdivided around that same time, the p-suffix was carried forward on both parcels. In 2009, a rezone was approved that removed the p-suffix from Parcel 1522049053; there was no commensurate change to Parcel 1522049162 and the condition still remains on the property. Given the historic designation of the cemetery on Parcel 1522049162, the condition limiting the property to RV storage is inconsistent with the requirements to protect the cemetery use.

IV. Equity and Social Justice Analysis

This area has a moderate 2019 Equity Score of 3.33 (more diverse, less wealthy). This score indicates a moderately higher presence of priority populations identified in K.C.C. Chapter 2.10 (people of color, people with low incomes, and/or people with limited English proficiency).

¹⁷ King County Census Viewer (arcgis) [LINK] Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.



Given the historic landmark designation and the existing cell tower, any potential zoning or land use changes are not expected to substantively affect the future on-the-ground land uses on the property and, thus, are not anticipated to have equity impacts in the area.

V. Engagement

Executive staff have discussed this study and possible land use and zoning changes extensively with the pet cemetery property owners. During those discussions, the property owners stated that they would like to maintain the existing Industrial zoning.

The King County Historic Preservation Program was also consulted, given the historic landmark designation on the site. Program staff are supportive of applying zoning classifications that would best support the historic use without increasing redevelopment pressure. Within that context, program staff expressed that the industrial zone would be the most concerning, and the residential zone would be the most consistent with the cemetery and crematory use.

Per Comprehensive Plan Policy U-126, in January 2023 Executive staff contacted the City of Kent about the review of the zoning and land use designations on this site, and the potential for changes. City representatives shared that Kent has not established pre-annexation land use or zoning for the property and took a neutral position on any changes. Once a recommendation is issued in the Public Review Draft, the County will reach out to the City to confirm their position.

At the time the Public Review Draft is issued, the County will also contact South King County Fire and Rescue and the Highline Water District for input on potential zoning and land use changes.

The office of King County Council District 5 (which this study area is located in) was consulted and kept informed throughout the development of this report.

Public notice of the evaluation of the land use and zoning for this area was identified:

- Draft Executive Early Concepts Proposals of the 2024 Update issued for public review and comment January 30 through February 24, 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and printed notices. The Early Concepts Proposals did not include a specific recommendation for this study but did identify that the zoning for the property and the surrounding area were being evaluated for possible changes. Three public comments were received on this item: one supported removing the pet cemetery; one supported conservation of the cemetery; and one from the property owner supporting retention of the current industrial zoning and land use designation of the property.
- The Executive's draft recommendation in this study, as well as an associated draft implementing land use and zoning map amendment, in the Public Review Draft of the 2024 Update issued for public review and comment in June to July 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and area-specific newspaper notices. One public comment was received from a representative of the property owner requesting that the County purchase the property.

Executive staff held meetings and had phone calls and email exchanges with community members advocating for zoning and land use changes throughout the process. The "mini Docket" request that initiated this study was submitted by these advocates.

III. Conclusion and Recommendation

A. Conclusion

The current cemetery uses on the property are likely to continue to be nonconforming uses should the current industrial land use and zoning be retained. Urban residential land use and zoning would allow the uses to be conforming; this would also support the historic designation and be consistent with zoning on another cemetery in the urban unincorporated area. Any potential changes to land use or zoning are unlikely to impact the cell tower use. The GR-P03 p-suffix condition is inconsistent with the historic designation.

B. Recommendation

Based on the analysis in this study, the following changes are recommended:

- 1. Change the land use designation from "i" (Industrial) to "ul" (Urban Residential, Low);
- 2. Change the zoning classification from I (Industrial) to R-1 (Urban Residential, one dwelling unit per acre); and
- 3. Remove the GR-P03 p-suffix condition from the property and repeal it from the zoning atlas.



Maple Valley Industrial Area Zoning and Land Use Study

2024 King County Comprehensive Plan
December 2023

I. Overview

The 2024 Comprehensive Plan Scope of Work¹ directs analysis of land use and zoning of an area located north of the City of Maple Valley, as follows:

Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider changes that would facilitate development of this area, including modifying the land use designation and/or implementing zoning, and/or whether to revise or eliminate the development conditions.

This site was the subject of a previous Area Zoning Study in the 2016 Comprehensive Plan Update,² which evaluated the following: "Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider whether to change designation and/or zoning, including whether to revise or eliminate the development conditions placed by Ordinance 12824 in 1997." At that time, the area zoning study recommended to make no change and to review the stie further as part of a future Comprehensive plan update due to its eligibility for removal from the Urban Growth Area (UGA).

II. Land Use Information

A. Parcel and Vicinity Information

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Parcel Number	Property Name/ Ownership	Land Use Designation	Zoning Classification	Property Specific Condition(s)	Acreage	Present Use				
1622069091	R&H Mining LLC	Industrial	I-P	TR-P17	5.63	Vacant				
1522069034	R&H Mining LLC	Industrial	I-P	TR-P17	1.66	Vacant				
1522069036	R&H Mining LLC	Industrial	I-P	TR-P17	5.63	Vacant				

The site is approximately 3 acres in size and has an "i" (Industrial) land use designation and I (Industrial) zoning classification. It is within the UGA adjacent to the City of Maple Valley. The

² Area Zoning Study #15 [LINK]



¹ Motion 16142 [LINK]

City has not affiliated this area as part of its Potential Annexation Area (PAA), nor has any future land use designation been proposed in the City's Comprehensive Plan. The City is currently updating its Comprehensive Plan. As of the drafting of this study, there is no indication that City is considering annexation or planning for the study area.

The study area includes Rural Area and Natural Resource Lands surrounding the site on three sides. The western side of the site is adjacent to a 5.2-acre parcel, zoned RA-5 (Rural Area, one home per five acres), and developed with a single-family residence. North of the site is a 14.2-acre property that is zoned A-10 (Agricultural) and used by the South Seattle Saddle Club as an equestrian facility. The properties to the east are zoned RA-5, average approximately 1.6 acres in size, and are developed with single-family residences.

The site is relatively flat with topography generally falling from southeast to northwest. There are no existing structures on site; however, a chain-link fence surrounds the site and light poles placed throughout the site. The site sits elevated (due to past filling) from the roadways to the east and north and vegetation for most of fenced area consists of grasses. A shallow swale conveys onsite drainage from the southeast to a sediment pond located in the northwest part of the site. The Cedar River Trail Right-of-Way (ROW) borders the southwest portion of the site.

The site is topographically and physically separated from the City due to slopes, the City of Seattle Cedar River Water Transmission Line ROW and the King County Cedar River Trail ROW. Rural infrastructure, rural residential, and agricultural uses and character to the north, east, and west, and the presence of environmentally sensitive areas in the vicinity pose challenges for potential annexation and/or urban level development.

Historically, this site was part of the Maple Valley gravel pit located to the south. A couple of code enforcement cases and remediation permits related to clearing and grading were undertaken for the site between 2001- 2003. Most of the site was filled and graded and was proposed to be developed as an approximately 490-stall recreational vehicle (RV) storage lot when the last permit application B03M0163 permit was cancelled in 2003. Comments from the surrounding neighborhood area indicated opposition to impacts on the surrounding rural area at that time.

In 1997, Ordinance 12824 established updated zoning classifications across the County and zoned the three parcels Industrial with a property specific (P-suffix) Development Condition, TR-P17.³ The Ordinance became effective in August 1997, one month before the City of Maple Valley incorporated. The City did not include the area in its incorporation. TR-P17 reads as follows:

- R & H Partnership Urban Reserve Study (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 72)
- 1. Future industrial development shall be limited to those that do not require a conditional use permit; and
- 2. A limited scope Master Drainage Plan shall be completed by the developer to address groundwater concerns.

³ TR-P17 [LINK]

B. Infrastructure and Services

The site is within the Cedar River Water District service area; however, no fire hydrants appear along the access route. The site is also within the Soos Creek Sewer District Boundaries, however, is not currently served by sewer, nor has any septic system approvals. The rural residential sites to the north, east, and west are served by on-site septic systems.

Two access points to the site come from 228th Ave SE and SE 230th Place. These roads connect with lower Witte Road via SE 228th Street, just north of the Cedar River Trail crossing. This crossing poses the first access problem with only an approximately 12-foot clearance – it will not provide suitable truck or fire apparatus access. See maps and photos below for roadway geometric conditions. Witte Road is classified as a 'neighborhood collector' and SE 228th street, 228th Avenue SE and SE 230th Place are designated 'minor access' roadways. These roads are rural in nature, ranging from 18-24 feet of pavement with varying shoulder and no curbs, gutters, or sidewalks.

The access roads do not meet fire access standards or current King County Road Standards. Accommodating some types industrial uses generating higher levels of traffic and certain types of trucks will be a challenge for this site and the existing access. Significant on-site and off-site improvements would be necessary for urban level industrial development, and even rural level industrial development would necessitate improvements.

C. Environmental Constraints

The parcels are located in mapped seismic hazard and as a Category I Critical Aquifer Recharge Area (CARA). CARA I is the most restrictive CARA designation and limits certain land uses, as prescribed in King County Code (K.C.C.)⁴ 21A.24.316. This further limits uses beyond those in TR-P17. The CARA designation will pose additional difficulties for drainage / surface water compliance of large-scale industrial uses.

Parcel 1522069036 has a small area of mapped landslide hazard adjacent to the County trail property, and an area of steep slopes in the southeastern corner of the site.

Parcel 1522069036 has wetland in the eastern portion of the site. The wetland was rated Class 2 with a 50-foot buffer under the Sensitive Areas Code. A mitigation plan was required in 2002 for clearing part of the buffer. The mitigation plantings were implemented, and the financial guarantee released a few years later. The critical areas regulations in the current code will likely require a larger buffer with a different wetland rating.

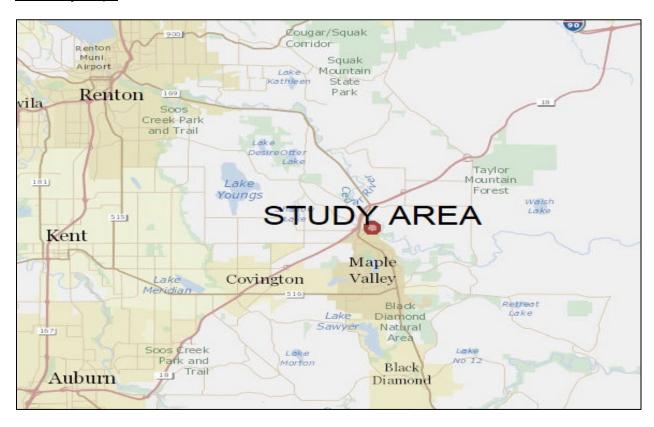
On the far side of the County trail from these parcels are steep slopes, and mapped landslide and erosion hazards. The standard buffer from a steep slope is 50 feet, with an additional 15-foot building setback. It appears that this buffer does not encroach on any of these parcels.

The Cedar River is approximately 500 feet to northeast from the northern portion of the site.

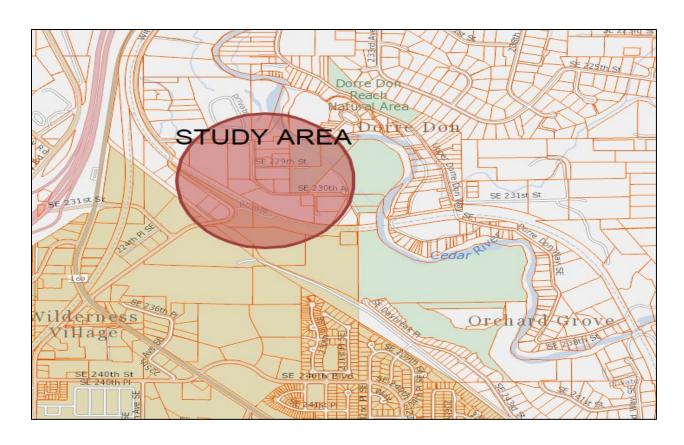
⁴ K.C.C. [LINK]

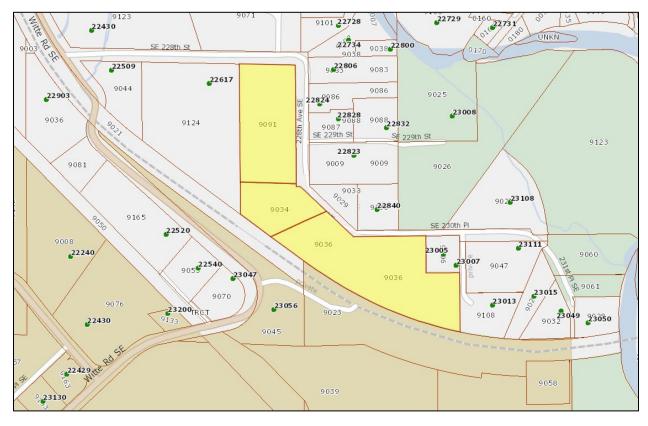
D. Maps and Photos

1. Vicinity Maps⁵



⁵ iMap [LINK]





2. Aerial Site Map⁶



⁶ iMap

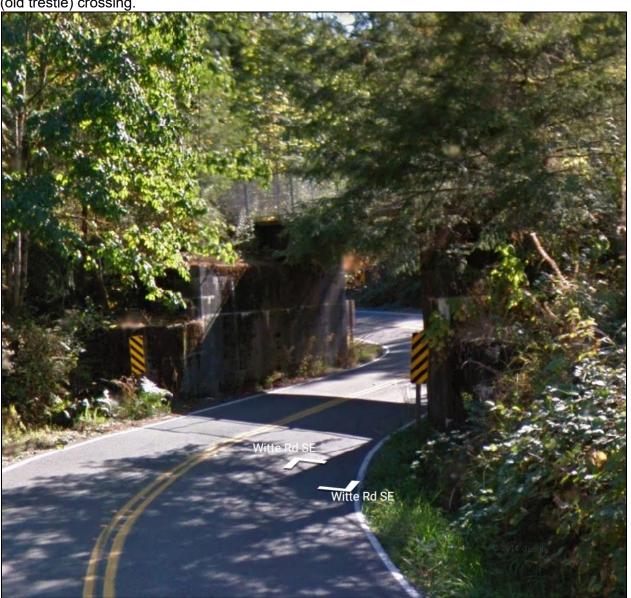
3. Zoning Map⁷



⁷ iMap

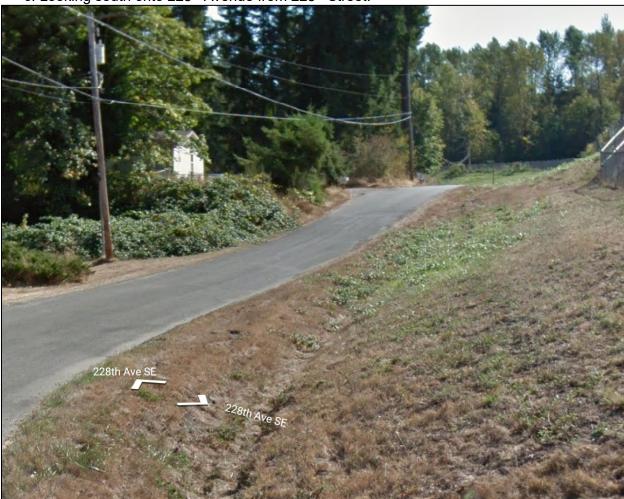
4. Photos⁸

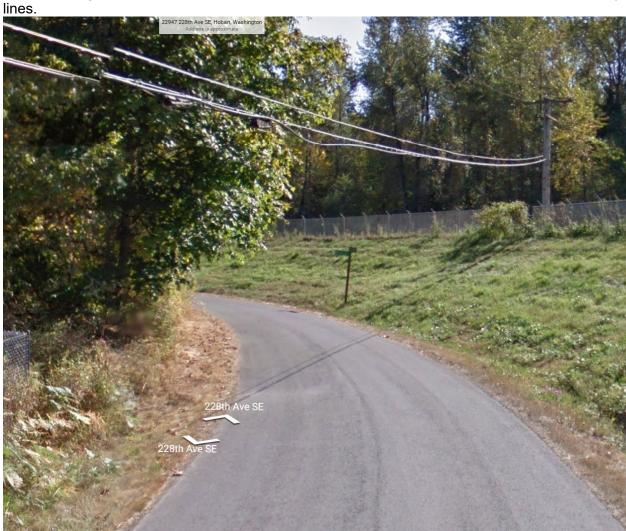
a. Witte Road looking south and just south of intersection with 228th Street. Cedar River Trail (old trestle) crossing.



⁸ Google Maps [LINK]







d. Looking south near the transition from SE 228th Ave to SE 230th place. Note the low utility



e. Looking east onto SE 230th from 228th Ave. The utility pole on right is near the SE edge of

III. Regulatory Context and Analysis

A. Countywide Planning Policies

Considering the context in which this site sits, it could be considered for redesignation from urban to rural, as guided by Policy DP-19 in the Countywide Planning Policies (CPPs):

DP-19: Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

The site appears to meet these criteria for being removed from the UGA, as follows.

As industrial-zoned land, these parcels are not needed to accommodate projected urban employment growth; sufficient non-residential capacity exists elsewhere within the urban unincorporated area. This site is currently in the UGA, but is not affiliated with a city. The only potential annexation would be to the City of Maple Valley, however, the City has not affiliated it, nor intends to, due to its lack of infrastructure, topographical separation, sensitive areas, and separation by linear utility and park ROWs. Based upon Table DP-1 "King County Growth Targets" in the CPPs and the 2021 Urban Growth Capacity Report, the site is not needed to accommodate projected employment growth:

- The City of Maple Valley has an employment growth target of 1,570 jobs in the 2019-2044 planning timeframe.
- The City of Maple Valley has adequate jobs capacity within its incorporated limits.
- If Maple valley intended to annex this area, it still wouldn't be needed by the City to accommodate its projected employment growth.

The site is not served by public sewers and is contiguous with the Rural Area.

As shown on the aerial maps and photos, and confirmed with site visits, the area is not characterized by urban development. The site is vacant and has lack of utilities and limited road infrastructure and site access.

The site has environmentally sensitive areas, including seismic hazards, CARAs, a wetland, erosion hazards, and landslide hazards. These environmentally sensitive areas, and associated buffers and mitigations, make higher density (or intensity) development inappropriate.

B. King County Comprehensive Plan

As shown in the policies below (emphasis added), the Comprehensive Plan encourages preservation and development of industrial sites, while also encouraging those sites to avoid conflict with surrounding rural residential areas and address access issues. Balancing these policy goals is necessary for the evaluation in this study.

ED-102 The focus for significant economic growth will remain within the Urban Growth Area, while within the Rural Area, the focus will be on sustaining and enhancing prosperous and successful rural businesses as well as encouraging new businesses that support and are compatible with the rural economic clusters.

The site is very unlikely to contribute significantly to the economic vitality of the area due to its limited size, infrastructure, and rural-proximate location.

ED-204 King County shall encourage redevelopment of and reinvestment in industrial and manufacturing properties by collaborating with other jurisdictions and the private sector to remove, revise, or streamline regulatory or other redevelopment barriers without compromising environmental standards or quality. This includes assessment and/or remediation of contaminated properties.

The study area contains environmental constraints that may result in long-term degradation to the environment if the site were to be developed at urban industrial levels.

- **ED-211** King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land, including but not limited to:
- a. Complying with the State of Washington Buildable Lands Program RCW 36.70A.215 and, in cooperation with the cities, inventory and monitor the use of industrial, commercial, and residential lands every five years;
- b. Partnering with other jurisdictions and the private sector, to advocate for development and maintenance of a regional Geographic Information System to track the supply of land;
- c. Actively applying for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public Brownfields;
- d. Selling county-owned surplus industrial and commercial lands for development by the private sector;
- e. Promoting the redevelopment and infill of industrial and commercial areas and explore the feasibility of using incentives to achieve this goal; and
- f. Preventing the encroachment of non-industrial uses on industrially-zoned land and the rezoning of industrial land to other uses.

The County should carefully consider the preservation of industrial lands for their continued ability to support the economic vitality of the County. In this situation, the land is not a viable candidate for productive industrial or commercial use. It lacks public sewer, has known critical area constrains, and the location (surrounded by rural area on three site and separated from the City by the Cedar River Trail) would substantively impact nearby Rural Area properties. The site constraints would limit the site from meaningfully contributing to the County's employment supply or industrial products.

U-115 King County shall provide adequate land capacity for residential, commercial, industrial and other non-residential growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.

The site is physically located in the urban unincorporated area of King County. The study area has not been claimed by the adjacent jurisdiction for potential annexation, is not needed to accommodate growth in the urban area, and is not suitable for urban industrial or commercial development.

U-172 Within the UGA, but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.

The property is vacant. Any new industrial uses would negatively impact the rural character of the surrounding Rural Area.

U-173 Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.

The study area is accessible from west on SE 228th Street, from its intersection with Witte Road SE. SE 228th Street is a local street that serves residential uses in the vicinity of the study area. SE 228th Street does not currently have the capacity to serve industrial traffic.

- U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential, commercial and institutional growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
- d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
- e. Are included within the Bear Creek Urban Planned Development sites; and
- f. Are not Rural Area or Natural Resource Lands.

Consideration should also include whether the site meet the criteria for having a UGA designation. In this case, the lands are not needed to support countywide capacity for growth. They are not characterized by urban development and likely could not be effectively served by urban services due to the physical separation from the City. Given the substantiative critical areas conditions on the site, they are also not "sufficiently free of environmental constraints to be able to support urban growth without major environmental impact."

- **R-202** The Rural Area geography shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:
- a. Opportunities exist for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Resource Lands);
- b. The area will help buffer nearby Natural Resource Lands from conflicting urban uses;
- c. The area is contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical areas;
- d. There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure:
- e. The area is not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth;
- f. The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a rural designation; or
- g. Significant environmental constraints make the area generally unsuitable for intensive urban development.

Similarly, Policy states that only one of the listed criteria needs to be met in order to have the Rural Area land use designation. The site is rural in character and meets four of the seven thresholds (being contiguous with other Rural Area lands, having physical barriers for providing urban services and not fostering local boundaries for such services; not being needed for future growth, and having significant environment constraints making the site unsuitable for intensive urban development).

C. King County Code

TR-P17 limits uses of the site to those that do not require a Conditional Use Permit (CUP). This is appropriate to avoid the more intense uses or uses with potentially more impacts than those permitted outright. This is likely in recognition of the site infrastructure limitations, environmental constraints, and surrounding rural character. Additionally, the CARA I designation further restricts or prohibits land uses that pose a potential risk to the aquifer, most of these restrictions are on industrial type uses.

Should the zoning remain urban industrial, the condition should remain to keep these protections. If the site is removed from the UGA but retains industrial zoning, the condition would not be needed, as it would be redundant to the code provision already limits rural industrial sites to those that do not require a CUP. If the site is removed from the UGA and changed to RA (Rural Area) zoning, the condition would not be needed, as only a small set of appropriately sized and scaled industrial uses are allowed in that zone.

The TR-P17 condition concerning a "master drainage plan" is redundant to the King County Surface Water Design Manual requirements and the designation of the site as a CARA I, which require groundwater study and drainage plan review and approval.

IV. Equity and Social Justice Analysis

Substantive equity and/or social justice issues are not anticipated at this time due to both the de minimis change in development potential were the change to occur, and because this area has a low 2019 Equity Score of 1.67.¹⁰ This score indicates a low presence of priority populations identified in K.C.C. Chapter 2.10 (people of color, people with low incomes, and/or people with limited English proficiency).

V. Public Engagement

Ownership of the property is in a partnership. During the 2016 evaluation of the site, discussion with the owner representative provided some insight and, generally, that they preferred to retain the current urban status. A concern identified was that, without an urban designation and the possibility of the site being served by sewers, use of the site would be significantly limited because septic design would likely be very difficult based on the property not infiltrating sufficiently and many industrial uses not being permitted to discharge to septic systems. The owner represented that some feasibility had been explored to serve the site through an existing sewer easement and a pressurized/pump system that would get sewer effluent to a location to the south where sewer service exists by Soos Creek within the City of Maple Valley.

¹⁰ King County Census Viewer (arcgis.com) [LINK] Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.



⁹ K.C.C. 21A.08.080.B.11

In 2023, the property owner's representative was contacted to discuss the potential redesignation the properties. At that time, they had no additional comment, but indicated they would follow up with the County as appropriate.

Public notice of the evaluation of the land use and zoning for this area was identified in:

- The Draft Executive Early Concepts Proposals of the 2024 Update that was issued for public review and comment January 30 through February 24, 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and printed notices. The Early Concepts Proposals included an initial, high-level recommendation that the property be removed from the UGA, rezoned as RA-5, and that the p-suffix condition be removed. No public comments were received on this item.
- The Executive's draft recommendation in this study, as well as an associated implementing land use and zoning map amendment, in the Public Review Draft of the 2024 Update that was issued for public review and comment in June to July 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and area-specific newspaper notices. No public comments were received on this item.

IV. Conclusion and Recommendation

The development conditions restricting uses to those that do not require a Conditional Use Permit limit the types of uses that would likely conflict with the surrounding Rural Area. This condition is the same as the rural industry standards contained in the code. The condition concerning a "master drainage plan" is also redundant to current code provisions. The combination of these conditions treats this site as if it is in the Rural Area, which is appropriate given its location and surrounding environment.

The City of Maple Valley does not have plans to annex this site and it is not represented in their Comprehensive Plan for growth. Further, the site currently lacks urban services and infrastructure adequate for an urban industrial site, has environmental constraints, and is surrounded on three sides by rural residential properties. It also abuts an agricultural parcel, (use and zoning A-10) which may create further incompatibilities.

No progress has been made in over 20 years to urbanize it, improve infrastructure, or make it suitable for urban or industrial development.

This site's lack of infrastructure, critical areas designations, proximity to rural residential development, a regional recreation trail corridor and the Cedar River habitat, strongly suggest a Rural Area designation and zoning is appropriate.

Recommendation

This study recommends the following for parcels 1622069091, 1522069034, and 1522069036:

- removal from the UGA;
- change the land use designation from "i" (Industrial) to "ra" (Rural Area);
- change the zoning classification from I (industrial) to RA-5 (Rural Area, one home per five acres); and
- removal of TR-P17 from the site and repeal from the zoning atlas.



Snoqualmie Interchange Area Zoning and Land Use Study

December 2023

I. Overview

The Scope of Work¹ for the 2024 update to the King County Comprehensive Plan (KCCP)² (2024 Update) includes the following direction:

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

Per Footnote 58 found in the Scope of Work: "This request is like a required study in Chapter 11 of the KCCP, to be done with the Snoqualmie Valley/NE King County Community Service Area Subarea Plan. The County intends to complete the work in Chapter 11 and this scope of work

² King County Comprehensive Plan



¹ Motion 16142

with the Subarea Plan. The entire text is included in the scope of work for context, but if the study requirement in this scope of work is completed with the Subarea Plan, it need not be included in the 2024 update." Given this, both requirements are addressed in the 2024 Update and not in the Subarea Plan.

II. Background

A 1990 Interlocal Agreement between King County and the City of Snoqualmie identified the study area as a joint planning area.³ The implementation of the Snoqualmie Preservation Initiative in 2001⁴ resolved the joint planning area and the urban growth area boundary around the City. Although the Interchange area was removed from the joint planning area as part of the Initiative, the study area has since been reviewed for possible conversion from rural to urban during the 2008,⁵ 2012,⁶ and 2016⁷ Comprehensive Plan updates. In each instance, the determination by the County was to preserve the study area's current rural area land use designation and zoning classification and to keep the Urban Growth Area (UGA) boundary in its current location.

A. 2008 Comprehensive Plan

A March 2008 Area Zoning Study evaluated two docket proposals⁸ for the same geography this 2023 study analyzes, including 73 acres of proposed nonresidential development on parcels east of Snoqualmie Parkway.

The 2008 study determined that: "including these areas within the UGA and approval of these developments will bring pressure to bear on adjacent Rural Areas to the east and west to also seek redesignation to urban. Intensive development on the properties north of I-90 at the intersection of SR-18 would have a negative impact on this intersection within the Mountains to Sound Greenway."

The docket requests were denied, and the decision was made to retain the rural land use designation and zoning for the study area.

B. 2012 Comprehensive Plan

In response to a 2010 Docket request,⁹ the Scoping Motion¹⁰ for the 2012 Comprehensive Plan update directed the County to "Revisit the issue of whether or not to convert land on the north side of Interstate 90 at Highway 18 from Rural to Urban."

A March 2012 Area Zoning Study evaluated the docket request, including the City of Snoqualmie's claims that a lack of commercial land within the city justified expansion of the UGA boundary. The 2012 Study determined that the Growth Management Act and Countywide Planning Policies (CPPs) did not support the City's position.

⁴ Ordinance 14117

¹⁰ Motion 13475, Attachment A



³ Motion 7819

⁵ Ordinance 16263; Area Zoning Study; study available upon request.

⁶ Ordinance 17485; Area Zoning Studies, pp. 86-92

⁷ Ordinance 18427; Area Zoning Studies, pp. 33-43

^{8 2006} Docket: #22 and #23. 2007 Docket: #1.

^{9 2010} Docket: #1

The 2010 docket request was denied, and the decision was made to retain the rural land use designation and zoning for the study area. The City subsequently sued the County. On appeal, the Growth Management Hearings Board and subsequently the Thurston County Superior Court both affirmed the County's decision.

C. 2016 Comprehensive Plan

In the 2016 Comprehensive Plan, study of the Snoqualmie Interchange was included in the adopted Scope of Work and a Docket request was submitted. A March 2016 Area Zoning Study was conducted. This Study primarily considered parcels on the northwest corner of the Interchange.

The 2016 study differed in some measure from the 2008 and 2012 studies because it was based on the 2012 CPPs, which changed and limited the conditions under which UGA amendments could be considered. The docket request was for an expansion of the UGA without any corresponding preservation of dedicated open space. Nevertheless, the 2016 study evaluated the potential for the UGA boundary expansion using the County's Four-to-One Program, but found that because the Interchange area was not adjacent to the original UGA boundary adopted in the 1994 King County Comprehensive Plan, it was not eligible to use the program to make the parcels urban.

The 2016 Study also considered the 2008 and 2012 analyses, as well as the conditions in the 2001 Snoqualmie Urban Growth Area Subarea Plan. And the 2016 Study referenced the Growth Board and Superior Court decisions that affirmed the County's decision as part of the 2012 Comprehensive Plan to retain the UGA boundary and rural designation.

The docket request was denied, and the decision was made to retain the rural land use designation and zoning for the study area.

III. Land Use Information

A. Parcel and Vicinity Information

Parcel Number	Property Name/Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
0223079046	1890 PARTNERS LLC	ra	RA-5	none	4.1	Vacant (Single- family)
0223079075	1890 PARTNERS LLC	ra	RA-5	none	0.7	Vacant (Single- family)
0223079063	1890 PARTNERS LLC	ra	RA-5	none	7.1	Vacant (Single- family)
0223079090	1890 PARTNERS LLC	ra	RA-5	none	0.2	Vacant (Single- family)
0223079033	WSDOT	ra	RA-5	none	0.02	Vacant (Single- family)
7462900110	JSA INVESTMENT LLC	ra	RA-5	none	31.6	Vacant (Single- family)
0223079049	KING CO PUB HOSPITAL DIST N	ra	RA-5	none	20.9	Governmental Service
0223079007	HOU JUNYU+JIANG SHUQIN	ra	RA-5	none	5.0	Vacant (Single-family)

Parcel Number	Property Name/Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
0223079064	HOU JUNYU+JIANG SHUQIN	ra	RA-5	none	5.0	Vacant (Single- family)
0223079088	GOOD RV REAL ESTATE DEVELOP	ra	RA-5	none	5.0	Vacant (Single- family)
0223079089	GOOD RV REAL ESTATE DEVELOP	ra	RA-5	none	5.0	Vacant (Single- family)
022307UNKN	N/A	ra	RA-5	none	0	N/A

The study area is south of the City of Snoqualmie city limits and the UGA boundary and north of the Interstate 90 (I-90) and State Route 18 (SR-18) Interchange. The study area is on both the east and west sides of Snoqualmie Parkway. The study area covers approximately 85 acres, with 12 acres on the west side of Snoqualmie Parkway and 73 acres on the east side. Nine parcels owned by six different property owners make up the study area.

The properties in the study area are designated "ra" (Rural Area) in the King County Comprehensive Plan and are zoned RA-5 (Rural Area, one dwelling unit per five acres). RA zones, per King County Code (K.C.C.)¹¹ 21A.04.060, have the purpose of providing area-wide long-term rural character and minimizing conflicts to adjacent resource lands through means including limiting residential densities and permitted uses.

The zoning of adjacent parcels is as follows:

- East: RA-2.5 (Rural Area, one dwelling unit per 2.5 acres)
- West: RA-5
- South: RA-5 and RA-2.5 (south of I-90)
- North: Mixed Use and Residential (City of Snoqualmie)

The parcels in the study area range in size from 0.02 acres to 31.6 acres. The median and average lot size are 7.7 acres and five acres, respectively. To the east of the study area, there is a cluster of smaller lots with an average lot size of 1.25 acres that were established prior to the 1994 Comprehensive Plan. To the west of the study area, there are several parcels with an average size of over 20 acres. The parcels south of I-90 range in size from 0.13 acres to 56 acres with an average of six acres. The parcels to the north are within the City of Snoqualmie's incorporated city limits and the UGA boundary. The lots in the City of Snoqualmie have an average size of 0.7 acres, with the eight-acre hospital property and several stormwater parcels included.

The study area is vacant, except for the parcel owned by King County Hospital District #4 (parcel 0223079049). This property was a former private recreational vehicle park and campground. Since 2018, King County Search and Rescue Association (KCSARA) has been using the property to store search and rescue equipment, vehicles, and as a mobile office.

The study area is in the Mountains to Sound Greenway, a National Scenic Byway and a National Heritage Area along I-90 that has been the focus of a major regional effort to preserve the natural scenic character of the corridor. Comprehensive Plan policy T-316 states that "King

¹¹ King County Code

County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway)" and others.

B. Infrastructure and Services

General

According to King County Assessor data, the parcels in the study area are outside any sewer district, water district, or parks and recreation district. The former camping park is served by a private on-site septic system and water well. The parcels are within the Snoqualmie Valley #410 School District and Public Hospital District #4.

At this time, the nearly vacant parcels require little if any services from King County or other service providers. The only use in the study area, by KCSARA, is intermittent and self-sufficient. Water and sewer services are present within the City of Snoqualmie's boundaries to the north, but not in the study area.

Transportation

Since 2016, WSDOT has planned and completed a design for improvements to the I-90 and SR-18¹² Interchange, adjacent to the southern edge of the study area. Construction on the Interchange improvements began in April 2023 and is expected to take between two to three years to complete. The \$188 million project aims to "address performance deficiencies and address community concerns around safety. The Interchange was designed to accommodate demand based on the city and county land use plans adopted at the time of design (2019)."¹³

In a September 22, 2023, letter ¹⁴ to the Growth Management Planning Council (GMPC) related to the GMPC's consideration of countywide UGA expansion policies, WSDOT expressed "serious concerns that separate but interrelated planning decisions" in and around the City of Snoqualmie "will result in significant, cumulative impacts on the operation of WSDOT facilities, including the performance of the new \$188 million SR-18/I-90 Interchange investment, and ultimately the users of the transportation system in the Snoqualmie Valley." WSDOT stated further that "any higher intensity urban development up to and around the I90/SR-18 Interchange and along I-90 has the potential to significantly degrade the safety and performance of the Interchange area."

On the east side of Snoqualmie Parkway and the north boundary of study area, SE 96th Street provides access to 40 RA-2.5-zoned parcels located to the east of the study area. SE 96th Street then continues into a large RA-5-zoned area where it becomes a private, gravel road and branches multiple times to serve as access to approximately 25 privately-owned, rural-residential properties. Also on the east side of Snoqualmie Parkway, a short, private segment of SE 99th Street extends into the study area and provides access to the former camping park and several of the parcels adjacent to the Washington State Department of Transportation (WSDOT) right-of-way.

On the west side of Snoqualmie Parkway, SE 99th Street forms the northern boundary of the study area. SE 99th Street provides vehicular access to the Snoqualmie Valley Hospital on the

¹⁴ WSDOT letter to GMPC from September 2023



^{12 [}LINK]

¹³ Package of Letters to GMPC on UGA Policy and Four to One Program Review; <u>WSDOT letter</u>; pp 35-38.

northeast side of SE 99th Street (north of the study area) and several parcels owned by the Washington State Department of Natural Resources (DNR) and containing the Echo Glen Children's Center (Echo Glen). The hospital is located within the incorporated city limits of Snoqualmie, while Echo Glen is in rural, unincorporated King County.

The study area is within a travel shed that passes transportation concurrency. Snoqualmie Parkway between SE 99th Street and the I-90 Interchange is in unincorporated King County; Snoqualmie Parkway north of SE 99th Street is within and maintained by the City of Snoqualmie. The King County Road Services Division previously managed a small amount of roadway in the immediate vicinity of the designated area, south of SE 99th St, but that was transferred to WSDOT in 2022.

If future development impacts intersection function at SE 99th St and Snoqualmie Parkway, it would necessitate a discussion between the developer and the City of Snoqualmie. The first 1,090 feet of SE 99th Street west of Snoqualmie Parkway and the first 3,785 feet of SE 96th Street east of Snoqualmie Parkway are unincorporated King County roads. The remaining roads are under the jurisdiction of the City of Snoqualmie, WSDOT, or are privately owned. The two county roads are local (non-arterial) roads. No long-term needs were identified on these roads in the current adopted 2020 or draft proposed 2024 Transportation Needs Report, which is part of the Comprehensive Plan and is the County's list of known long-term, anticipated transportation needs.

King County Metro (Metro) operates Route 208 that uses Snoqualmie Parkway to travel from Issaquah to North Bend, with stops in the City of Snoqualmie along Snoqualmie Parkway. The stop nearest the study area is at the intersection of Snoqualmie Parkway and SE Jacobia Street, about 0.2 miles north of the UGA boundary.

C. Environmental Conditions and Constraints

The study area is within the Raging River Basin. Elevations range from approximately 1080 feet above sea level in the northeast corner of the study area, to approximately 940 feet above sea level in the southwest corner of the area. Surface water flows generally from north to south across the study area, through several wetlands and streams.

A 2022 wetland reconnaissance study on parcel 0223079049 (the Hospital District Offices site) showed five wetlands within or adjacent to (potential buffers within) the parcel. ¹⁵ The wetlands range from Categories I to III, and habitat scores were between six and seven. As of November 2023, standard buffer widths for these wetlands, per K.C.C. 21A.24.325.A.1., were estimated at 150 feet with a 15-foot building setback. The 2022 study also shows two streams within and adjacent to parcel 0223079049. The streams are both Type F. As of November 2023, the standards buffer widths for these streams, per K.C.C. 21A.24.358, were estimated at 165 feet with a 15-foot building setback. Updates to buffer widths are anticipated as part of the County's update to critical area regulations in the 2024 Update, which might change this analysis.

There are no mapped seismic or landslide hazards in the study area, although all parcels are mapped with some degree of erosion hazard. The eastern portions of parcels 7462900110 and 0223079049 have areas considered steep slope hazard areas. Other steep slope hazard areas

¹⁵ The Watershed Company, "Parcel #0223079049, Reconnaissance Study," September 30, 2022; Emailed from KCSARA on 10/3/22



exist in the Snoqualmie Parkway right-of-way. No floodway or floodplain conditions are present on the properties. The properties slope downward from the northeast to the southwest.

Per DNR Wildland Urban Interface (WUI) mapping, wildfire risk has been identified in almost the entire study area. ¹⁶ Intermix WUI constitutes most of the areas both east and west of the Snoqualmie Parkway. Interface WUI exists in the northwestern portion of parcel 7462900110. In July 2022, the King County Executive issued its first Wildfire Risk Reduction Strategy, a set of 12 recommended actions to improve preparedness, response, and recovery as wildfire risk increases in rural areas of King County. ¹⁷ These actions include advancing wildfire risk reduction through effective policies, plans, and codes that promote or otherwise remove or reduce conflicts with best practices that reduce wildfire risk and improve public safety.

Noxious weeds have been detected along the roadways bordering the study area, specifically along SE 96th Street and Snoqualmie Parkway. The most common weed found during the 2023 season was Senecio jacobaea (Tansey Ragwort). Geranium lucidum (Shiny Geranium) and Hieracium aurantiacum (Orange Hawkweed) were also found during the 2023 season along Snoqualmie Parkway.

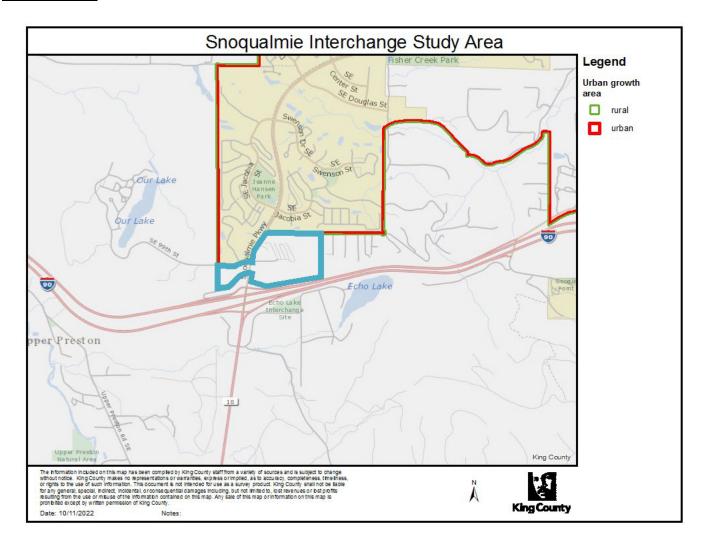
¹⁷ king-county-wildfire-strategy-report.pdf (kingcounty.gov)



¹⁶ Wildland Urban Interface (WUI) | Washington State Geospatial Open Data Portal

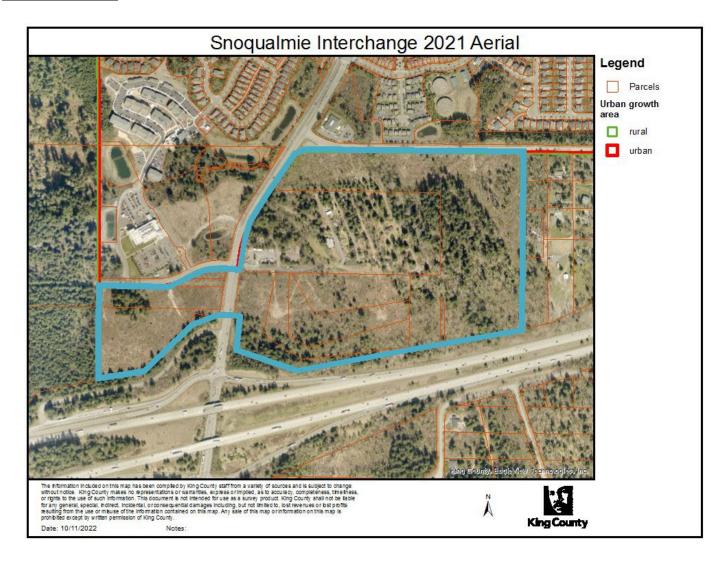
D. Maps and Photos

1. Vicinity Map 18



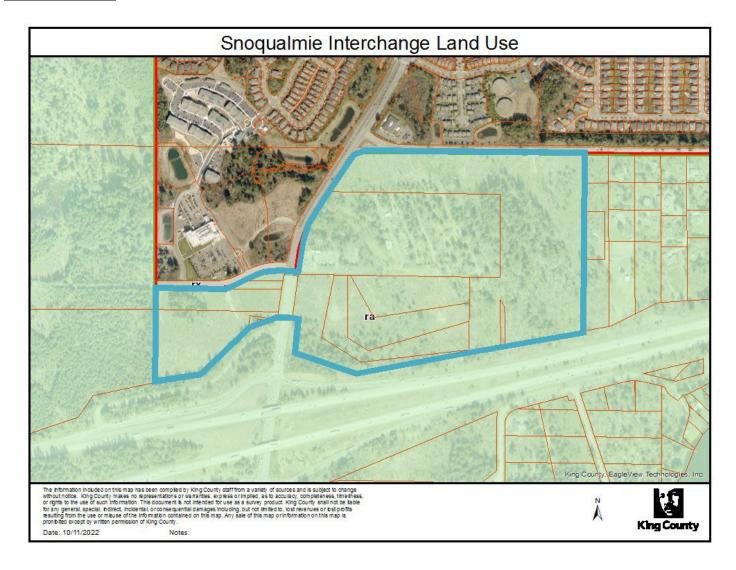
¹⁸ iMap (kingcounty.gov)

2. Aerial Site Map 19



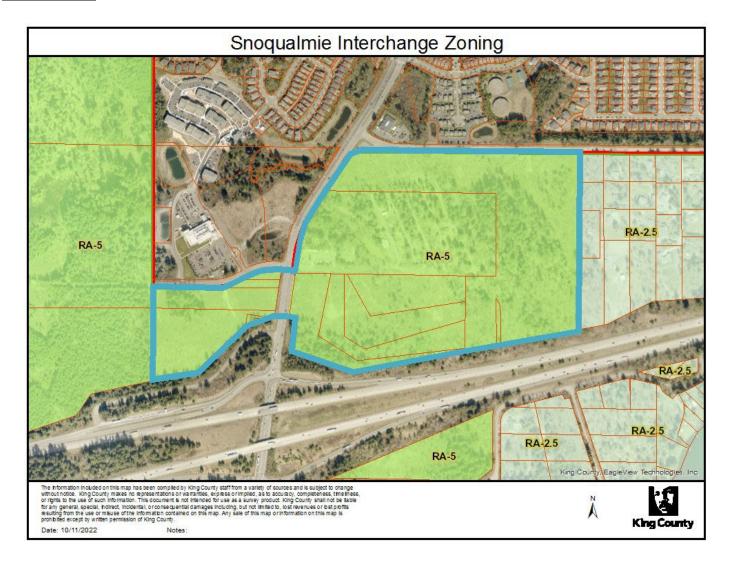
¹⁹ ibid

3. Land Use Map²⁰



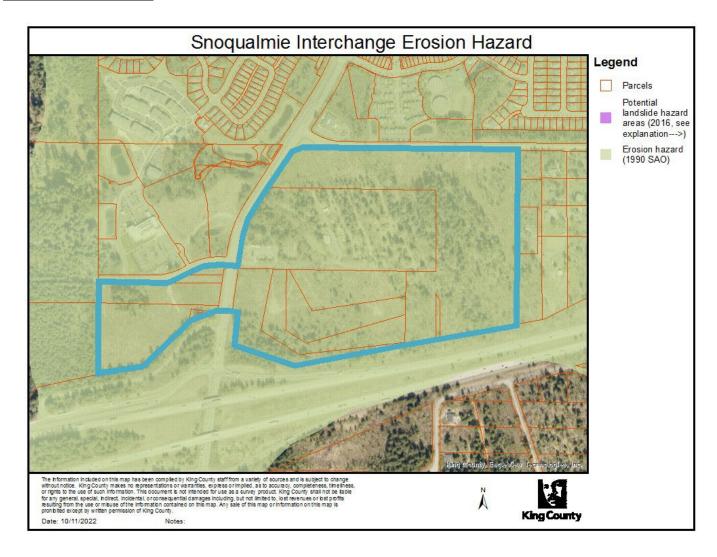
²⁰ ibid

4. Zoning Map²¹



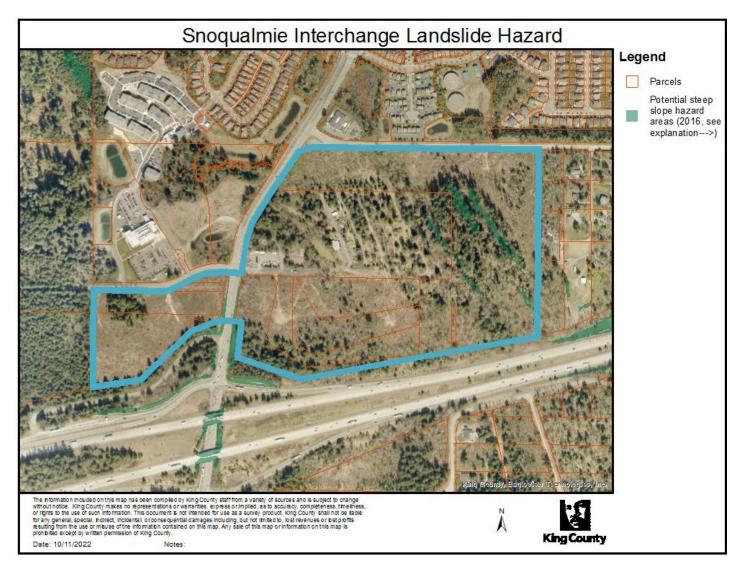
²¹ ibid

5. Erosion Hazard Map²²



²² ibid

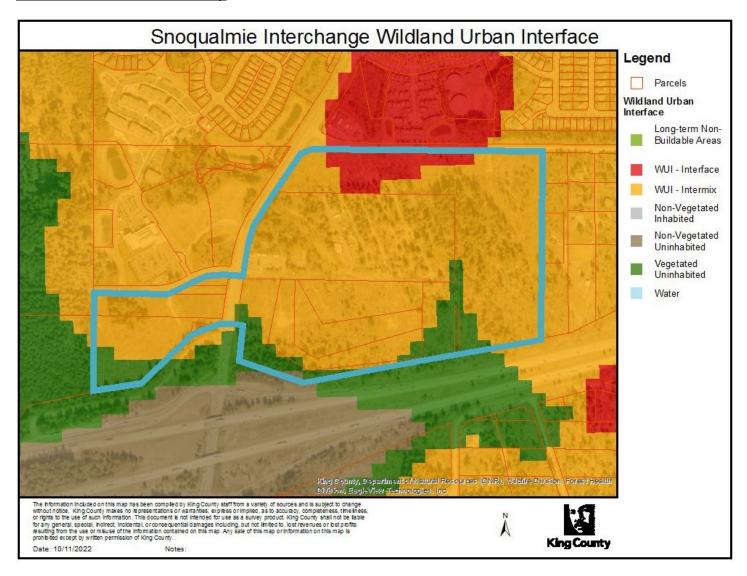
6. Steep Slopes Map²³



²³ ibid

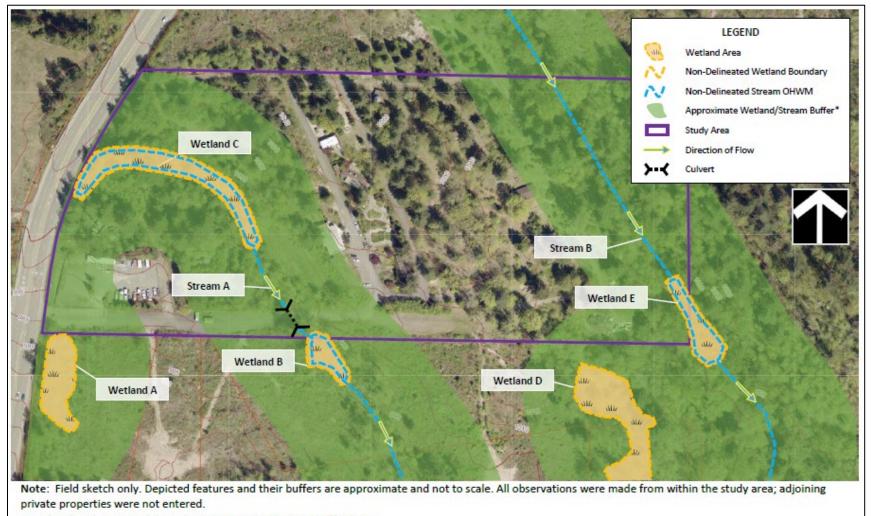
Snoqualmie Interchange Area Zoning and Land Use Study Page 13 LSLU Meeting Materials

7. Wildland Urban Interface Map²⁴



²⁴ ibid

8. Wetland and Stream Reconnaissance Sketch Parcel 0223079049 25



A 15-foot building setback (not shown) is required beyond buffer limits.

²⁵ "Wetland and Stream Reconnaissance Sketch – King County Search and Rescue Headquarters," The Watershed Company, site visit October 22, 2021.

IV. Regulatory Context and Analysis

Key adopted policies and regulations relevant to this study include: VISION 2050 / Multicounty Planning Policies (MPPs)²⁶, 2021 CPPs;²⁷ 2016 Comprehensive Plan, as amended;²⁸ and the King County Code. These policies and regulations put into practice the goals of the Growth Management Act (GMA) to retain and enhance open space, habitat and recreation, protect the environment, and reduce sprawl and focus growth in the urban area. RCW 36.70A.020.

A list of relevant policies and codes is below, followed by analysis of each component of the scope of work.

A. Multicounty Planning Policies and Regional Growth Strategy

The MPPs and Regional Growth Strategy create a shared and consistent framework for growth management planning in King, Kitsap, Pierce and Snohomish Counties in accordance with RCW 36.70A.210(7).

Several MPPs are relevant to this study:

MPP-RGS-4 Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision and the goals of the Regional Open Space Conservation Plan.

MPP-RGS-12 Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.

MPP-RGS-13 Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities and existing activity areas to avoid the conversion of rural land into commercial uses.

MPP-RGS-14 Manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.

MPP-En-13 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

MPP-CC-4 Protect and restore natural resources that sequester and store carbon such as forests, farmland, wetlands, estuaries, and urban tree canopy.

MPP-DP-6 Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

²⁸ 2016 Comprehensive Plan, as amended



²⁶ VISION 2050 / Multicounty Planning Policies

²⁷ King County Countywide Planning Policies

- **MPP-DP-33** Do not allow urban net densities in rural and resource areas.
- **MPP-DP-37** Ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.
- **MPP-DP-44** Work to conserve valuable rural and resource lands through techniques, such as conservation programs, transfer of development rights, and the purchase of development rights. Focus growth within the urban growth area, especially cities, to lessen pressures to convert rural and resource areas to residential uses.
- **MPP-DP-45** Avoid growth in rural areas that cannot be sufficiently served by roads, utilities, and services at rural levels of service.
- **MPP-Ec-19** Support economic activity and job creation in cities in the rural areas at a size, scale, and type compatible with these communities.
- **MPP-Ec-23** Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long-term integrity and productivity of these lands.
- **MPP-PS-5** Do not provide urban services in rural areas. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.
- **MPP-PS-6** Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.
- **MPP-PS-28** Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211.

B. King County Countywide Planning Policies

The CPPs create a shared and consistent framework for growth management planning for all jurisdictions in King County in accordance with RCW 36.70A.210. Several CPPs are relevant to this study:

DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

- **DP-15** Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review and based on the criteria established in policies DP-16 through DP-19, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.
- **DP-16** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:
 - a) The proposed amendment is under review by the County as part of an amendment process of the King County Comprehensive Plan;
 - b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
 - c) The King County Council approves or denies the proposed amendment; and
 - d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy FW-1.
- **DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:
 - a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
 - b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
 - 1) Is at least four times the acreage of the land added to the Urban Growth Area:
 - 2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
 - c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

- **DP-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:
 - a) Is adjacent to the existing Urban Growth Area;
 - b) For expansions based on DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
 - c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
 - d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
 - e) Is not currently designated as Resource Land;
 - f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
 - g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.
- **DP-30** Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:
 - a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
 - b) The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
 - c) The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
 - d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
 - e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.
- **DP-46** Provide opportunities for residential and employment growth within Cities in the Rural Area at levels consistent with adopted growth targets. Growth levels should not create pressure for conversion of nearby Rural or Natural Resource lands, nor pressure for extending or expanding urban services, infrastructure, and facilities such as roads or sewer across or into the Rural

- Area. Transit service may cross non-urban lands to serve Cities in the Rural Area.
- **DP-47** Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protect open spaces and the natural environment.
- **DP-48** Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:
 - a) One home per 20 acres where a pattern of large lots exists and to buffer Forest Protection Districts and Agricultural Districts;
 - b) One home per 10 acres where the predominant lot size is less than 20 acres; or
 - c) One home per five acres where the predominant lot size is less than 10 acres. Allow limited clustering within development sites to prevent development on environmentally critical lands or on productive forest or agricultural lands, but not to exceed the density guidelines cited in (a) through (c).
- **DP-52** Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.
- EC-25 Encourage economic activity within Cities in the Rural Area, at an appropriate size, scale, and type compatible with these communities and that does not create adverse impacts to the surrounding Rural Area and Natural Resource Lands.
- **PF-1** Provide a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy and adopted growth targets and limit the availability of urban services in the Rural Area consistent with VISION 2050. Avoid locating urban serving facilities in the Rural Area.
- **PF-19** Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). If possible, locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

C. King County Comprehensive Plan

The Comprehensive Plan is the long-range guiding policy document for all land use and development regulations in unincorporated King County. Many Comprehensive Plan policies provide guidance for this study:

- U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.
- U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their Rural Area designations and should generally be configured in such a way as to connect with open space on adjacent properties.
- U-187 King County shall use the following criteria for evaluating open space in Four-to-One proposals:
 - a. Quality of fish and wildlife habitat areas;
 - b. Connections to regional open space systems;
 - c. Protection of wetlands, stream corridors, ground water and water bodies;
 - d. Unique natural, biological, cultural, historical, or archeological features;
 - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
 - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.
- U-188 King County shall preserve the open space acquired through the Four-to-One Program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy:
 - a. Trails:
 - b. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and

- c. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by King County Code Title 21A.
- U-189 Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or Rural Area or Natural Resource Lands. Drainage facilities to support the urban development shall be located within the urban portion of the development. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.
- U-190 King County shall amend the Urban Growth Area to add Rural Area lands to the Urban Growth Area consistent with Policy U-185 during the annual Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual review of the King County Comprehensive Plan.
- **RP-203** King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.
- **R-101** King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, rural communities, towns, and cities, and other interested stakeholders.
- **R-201** It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural

character of the area (Revised Code of Washington 36.70A.070 (5)). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030 (15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to implement Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service.

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

- a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining, home-occupations and home industries;
- Historic resources, historical character and continuity important to local communities, as well as archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space;
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services;
- h. Traditional rural land uses of a size and scale that blend with historic rural development; and
- i. Rural uses that do not include primarily urban-serving facilities.
- **R-205** Uses related to and appropriate for the Rural Area include those relating to agriculture, forestry, mineral extraction, and fisheries, such as the raising of livestock, growing of crops, creating value-added products, and sale of agricultural products; small-scale cottage industries; and recreational and small-scale tourism uses that rely on a rural location.
- **R-301** A low growth rate is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to comply with the State Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce the need for capital expenditures

for rural roads, maintain rural character, protect the environment and reduce transportation-related greenhouse gas emissions. All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.

- **R-302** Residential development in the Rural Area should occur as follows:
 - a. In Rural Towns at a variety of densities and housing types, compatible with maintenance of historic resources and community character; and
 - b. Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.
- **R-303** Rural Area zoned properties should have low residential densities that can be sustained by minimal infrastructure improvements such as septic systems and rural roads, should cause minimal environmental degradation and impacts to significant historic resources, and that will not cumulatively create the future necessity or expectation of urban levels of services.
- **R-304** Rural Area zoned residential densities shall be applied in accordance with R-305 R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. Property owners seeking individual zone reclassifications should demonstrate compliance with R-305 R-309.
- **R-308** A residential density of one home per five acres shall be applied in the Rural Area where:
 - a. The land is physically suitable for development with minimal environmentally sensitive features or critical habitat as determined by legislatively adopted watershed based plans;
 - b. Development can be supported by rural services;
 - c. The land does not meet the criteria in this plan for lower density designations; and
 - d. The predominant lot size is less than 10 acres.
- **R-324** Nonresidential uses in the Rural Area shall be limited to those that:
 - a. Provide convenient local products and services for nearby residents;
 - b. Require location in a Rural Area;
 - c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

- **R-334** To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:
 - a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;
 - b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;
 - c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and
 - d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and fire protection).
- R-501 The Rural Neighborhood Commercial Centers designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new Rural Neighborhood Commercial Centers are needed to serve the Rural Area and Natural Resource Lands. Expansion of the boundaries of the existing Rural Neighborhood Commercial Centers shall not be permitted except through a subarea study.
- **R-504** King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea study, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.
- **R-512** The creation of new Industrial-zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, do not have potential for conversion to residential use due to a historic designation and that may be accessed directly from State Route 169.
- **R-513** Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston.

- H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including lead poisoning, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region.
- H-121 King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:
 - a. Providing information and a process for accessing potential development sites in transit-oriented locations where King County has ownership or access to potential sites;
 - b. Promoting land use patterns that cohesively connect affordable and mixed-income housing with active transportation choices; and
 - c. Developing public financing techniques that will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, or within a neighborhood plan for revitalization.
- H-208 King County will, to the extent possible, locate health and human services facilities where service delivery is most cost effective and efficient. The equity and social justice opportunities and impacts of possible locations will be taken into account. Locations should be easily accessible to anticipated clientele via various transportation methods including public transit, make the best use of existing facilities and opportunities to colocate services and be compatible with adjoining uses.
- **H-208a** When a health and human services facility is being relocated, King County consideration the impact on current clients, such as accessibility, transportation options and services available at the relocated facility.
- **E-112a** The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:
 - a. Floodways of 100-year floodplains;
 - b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
 - c. Wetlands and their protective buffers;
 - d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;

- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas
- E-473 King County's overall goal for the protection of wetlands is no net loss of wetland functions and values within each drainage basin. Acquisition, enhancement, regulations, and incentive programs shall be used independently or in combination with one another to protect and enhance wetlands functions and values. Watershed management plans, including Water Resource Inventory Area plans, should be used to coordinate and inform priorities for acquisition, enhancement, regulations, and incentive programs within unincorporated King County to achieve the goal of no net loss of wetland functions and values within each drainage basin.
- E-483 Wetland impacts should be avoided if possible, and minimized in all cases. Where impacts cannot be avoided, they should be mitigated on site if the proposed mitigation is feasible, ecologically appropriate, and likely to continue providing equivalent or better biological functions in perpetuity. Where on-site mitigation is not possible or appropriate, King County may approve off-site mitigation.
- **P-109** King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail system and pursue public-private funding opportunities for development and maintenance, while ensuring opportunities for access for all King County residents.
- T-235 The King County Regional Trails System is the centerpiece of the nonmotorized system in the Rural Area and Natural Resource Lands. The county's efforts to enhance the Rural Area and Natural Resource Lands nonmotorized network should include filling in the Regional Trails System's missing links, coordinating road and trail projects whenever possible, considering access from roadways such as trailhead parking, and enhancing access to transit, especially park and rides and transit centers.
- T-316 King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic Byway), and State Route 202 (Cascade Valleys Scenic Byway). The corridor management plans established for these highways should be considered in the development and implementation of King County's plans, projects and programs.

F-222 King County and its cities should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.

D. Analysis

The Scope of Work directs the consideration of multiple issues:

- 1. Whether the study area should be included inside the UGA;
- 2. Review and recommendation of appropriate zoning for properties within the study area;
- 3. Whether affordable housing and/or behavioral health support services and/or facilities could locate in this area;
- 4. Provision of appropriate conservation mitigation for any newly allowed development;
- 5. Recognition and protection of the forested visual character of the Mountains to Sound National Scenic byway on I-90; and
- 6. Ensuring potential trail connections for regional trails and adherence to current King County policies.

Issue 1: Whether the study area should be included inside the UGA

First and foremost, the Scope of Work directs that the study area be examined for possible inclusion within the UGA.

As outlined above, the MPPs and Regional Growth Strategy direct jurisdictions to accommodate growth first and foremost in the urban areas, avoid the conversion of rural lands, protect natural resources, and preserve rural character. In furtherance of these mandates, the CPPs contain narrow criteria for moving the UGA.

CPP DP-17 contains the criteria for moving the UGA. Part a of DP-17 allows the UGA to be moved if a countywide analysis determines that the current countywide UGA is insufficient in size: this is not the case here.²⁹ Part c allows the UGA to be moved when the area is a King County park being transferred to a city for park purposes; this also does not apply to this the study area. Part b, however, allows the UGA to be moved as part of a qualifying Four-to-One proposal.

At the time the Scope of Work directed this study, the study area did not qualify for consideration under the Four-to-One program because it is not adjacent to the 1994 UGA. From 2022 through 2023, the GMPC studied amendments to countywide UGA expansion policies and the Four-to-One program, including whether to retain the 1994 adjacency requirement. Ultimately, the GMPC made the decision to retain the 1994 UGA as the basis of the program. As of the timing of this report, the study area remains ineligible. See CPPs DP-17, DP-18, and DP-30 and Comprehensive Plan polices U-185 through U-190 above.

³⁰ GMPC Motion 23-4



²⁹ 2021 Urban Growth Area Capacity Report

Conclusion: The study area is not appropriate for and does not quality for inclusion in the UGA.

Issue 2: Review and recommendation of appropriate zoning for properties within the study area.

Since the study area does not meet the criteria for inclusion within the UGA, this study now turns to the question of appropriate zoning for the area as part of rural unincorporated King County. Direction is found in the CPPs, in Comprehensive Plan policies, and K.C.C. Title 21A, which provides the purposes for the County's zoning classifications and prescribes allowed uses within each zone.

The Comprehensive Plan directs that no new Rural Neighborhood Commercial Centers or Rural Towns are needed to serve the surrounding rural area and nearby natural resource lands (R-501, R-504). The study area does not have a history of industrial use, so Industrial zoning is not supported, the exception being a rural public infrastructure maintenance facility (R-512, R-513). The location and the size of the parcels are not optimal for a working resource land designation (Agriculture, Forest, Mining). The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area; those services are available in the nearby City of Snoqualmie.

Consistent with the GMA, the purpose of the Rural Area zones (RA-2.5, RA-5, RA-10, and RA-20) are for area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites (K.C.C. 21A.04.060). Rural areas are suitable for low-density residential and other uses that are compatible with rural character and that can be adequately supported by rural service levels, such as parks, trails, recreational vehicle parks, and limited commercial uses when sized and scaled to support the surrounding rural area.

The Rural Area zones include four residential density options.

- **RA-2.5** (one lot per 2.5 acres) is for areas where the predominant lot pattern is below five acres in size on lots established prior to the 1994 Comprehensive Plan.
- RA-5 (one home per five acres) is for areas where the predominant lot pattern is greater than five acres but is less than 10 acres, and generally unconstrained with environmentally critical areas.
- RA-10 (one home per 10 acres) is for areas where the predominant lot pattern is greater than 10 acres but less than 20 acres, and areas within a quarter mile of either an Agricultural or Forest Production District.
- RA-20 (one home per 20 acres) is for areas designated as Rural Forest Focus Areas by the Comprehensive Plan.

Given the purposes of the Rural Area zones and the predominant lot pattern of the study area and vicinity discussed previously, RA-5 is the most appropriate zoning classification for the study area. The zoning code generally permits residential uses within the RA-5 zone when developed at densities consistent with the zoning classification, along with uses that are compatible with the rural character of the area, preserve and protect the critical areas in the study area, and would not require extension of urban-level services and utilities into the area.

The following non-residential uses are permitted as standalone uses in the Rural Area zone of the study area, subject to the development conditions list in the applicable permitted uses table of K.C.C. Chapter 21A.08.

- Parks
- Trails
- Campgrounds
- Recreational camp
- Arboretum
- Animal specialty services
- Interim recycling facility
- Utility facility
- Commuter parking lot
- Log storage
- Off-street required parking lot

- Retail nursery, garden center, and farm supply store
- Forest product sales
- Farmers market
- Materials processing facility
- Furniture and fixtures manufacturing
- Growing and harvesting crops
- Raising livestock and small animals

- Agricultural activities
- Agricultural support services
- Growing and harvesting forest products
- Forest research
- Hatchery/fish preserve
- Aquaculture
- Wildlife shelters
- Zoo animal breeding facility

A number of additional uses are permitted in the RA-5 zone when associated with a residential use on the property or as an accessory use, although they require a conditional use permit. Even more non-residential uses are allowed in the RA-5 zone with either a conditional use permit or a special use permit. Conditional use permits and special use permits require public notification and additional evaluation of compatibility with the rural area and consistency with King County policies.

Conclusion: The study area should retain its RA-5 zoning.

Issue 3: Whether affordable housing and/or behavioral health support services and/or facilities could locate in this area.

Since the study area does not meet the criteria and is not appropriate for inclusion in the UGA, development of affordable housing or behavioral health facilities were evaluated under the current and recommended zoning. While housing that is affordable for those making less than the median income is permitted in the study area, the lower densities, environmental site constraints, and limited access to transit and other services make these uses not well suited for the study area.

CPP PF-19 directs the location of institutions and other community facilities and services, which would include behavioral health facilities, to urban growth areas if they serve urban populations. The location of behavioral health support services and/or facilities in the study area is not permitted outright and would face many of the same site-development challenges as affordable housing including lack of public utilities and frequent transit service.

Some options allowed by the zoning include a Community Residential Facility I (up to 10 residents), a Social Services use, or an Office/Outpatient Clinic. Each of these uses could be proposed through a conditional use permit process. It is not possible to currently evaluate the merits of a potential development of this type without specific information related to the proposal.

<u>Conclusion</u>: While not optimal in this location, it is possible that some smaller scale behavioral health support services and/or facilities could locate in the study area, at lower densities and/or through the conditional use permit process.

Issue 4: Provision of appropriate conservation mitigation for any newly allowed development.

It is assumed that this element of the required analysis for this study is connected to the potential for a Four-to-One proposal within the study area. Four-to-One projects are required to identify four acres of permanently conserved land for every one acre of new urban development. However, this site is not eligible for the Four-to-One program. It would not otherwise be required that new development in this area provide such mitigations.

<u>Conclusion</u>: No special conservation mitigations are recommended for newly allowed development within the study area other than would occur under the current and recommended RA-5 zoning.

Issue 5: Recognition and protection of the forested visual character of the Mountains to Sound National Scenic byway on I-90.

The study area is in the Mountains to Sound Greenway, a National Scenic Byway and a National Heritage Area along I-90 that has been the focus of a major regional effort to preserve the natural scenic character of the corridor. Comprehensive Plan policy T-316 states that "King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway)" and others.

The current and recommended zoning supports low-density residential and rural dependent uses. Any intensification of uses in this area beyond what is contemplated by the Rural Area land use designation has the potential to negatively impact the viewshed from the highway looking north. Protection of the northwest portion of the study area is an important factor in protecting the forested visual character of the Mountains to Sound National Scenic Byway on I-90.

<u>Conclusion</u>: An intensification of development in the study area could potentially negatively impact the Mountains to Sound viewshed.

Issue 6: Ensuring potential trail connections for regional trails and adherence to current King County policies.

King County's long-term program for expanding and enhancing its Regional Trails network is found in the King County Regional Trails Needs Report. Regional trails planning is also informed by ongoing feasibility studies and related open space initiatives. Coordination with cities and regional partners in planning for the Regional Trails Network is essential but generally happens separately from long range comprehensive planning.

The study area is at the potential crossroads of regional trails and within the viewshed of the Mountains to Sound Greenway. Just to the north of the study area is the Snoqualmie Ridge Trail which connects to other regional trails such as the Whitaker Trail, the Centennial Trail, making this an important area for trail connections. The study area is also adjacent to growing mountain

biking networks on Tiger Mountain and Rattlesnake Ridge. The future link of the Mountains to Sound Trail is shown in renderings on WSDOT's I-90/SR 18 Interchange Improvements project website.³¹ WSDOT informed County staff that the trail in their renderings is based on conversations with both the Mountains to Sound Greenway and DNR.

WSDOT further explained that the inclusion of bike and pedestrian facilities on the new Interchange anticipates the possibility that these proposed trails advance beyond the concept stage. DNR explained that keeping the possibility for a regional trail through these properties is an important consideration, that north-south trail connections (SR-18) need to be considered in addition to east-west connections (I-90), and that these areas should have green space conserved for wildlife connectivity. The King County Regional Trails group suggests an 18-foot corridor dedicated to this future regional trail to meet County standards.

<u>Conclusion</u>: Ensuring connections to and between regional trails is part of the County's long range trail planning and implementation. King County will continue to work with cities, regional partners, and the community to provide trail linkages within and around the study area. Retaining the current land use designation and zoning classification would provide the best chance to preserve opportunities for future trail connections.

V. Equity and Social Justice Analysis

Equity and/or social justice issues related to potential future development in the study area are not anticipated because this area has a low 2019 Equity Score of 1.67, signifying this area is more wealthy and less diverse. ³² This score indicates a low presence of priority populations identified in King County Code Chapter 2.10 (people of color, low-income communities, and people with limited English proficiency). ³³ There are currently no dwellings in the study area, so there is no risk of displacement.

VI. Engagement

Engagement throughout the development of this study included multiple communications between King County planning staff and the City of Snoqualmie, the Snoqualmie Tribe, Mountains to Sound Greenway, King County Councilmembers and staff, WSDOT, DNR, Snoqualmie Valley Hospital, KCSARA, land preservation and community advocates, landowners, tenants, and project proponents. These discussions occurred in person, as well as virtually and via email and phone calls, and helped document the parties' varied interests.

There were also discussions at the GMPC, as that body considered changes to countywide UGA expansion policies and the Four-to-One program over a two-year period. Key communications to that body included public comment and letters from the Cities of Snoqualmie and North Bend, WSDOT, Futurewise, Transportation Choices Coalition, Sierra Club, representatives from rural community organizations, and individual county residents.

Much of the above communications, including comment letters, emails, and public testimony, are part of the public record.

³³ Ordinance 16948



³¹ I-90 – SR 18 Interchange Improvements | WSDOT (wa.gov)

³² Census Viewer (arcgis.com) Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.

VII. Conclusion and Recommendation

A. Conclusion

Based on the above analysis, the potential level of development in the study area should remain low intensity to be consistent with the surrounding rural area, to not create new impacts and growth pressure by conversion to urban areas or more intensive rural uses, and to not create new policy or precedent that would incentivize rural to urban conversions in other parts of the county. This furthers the goals of the GMA and Regional Growth Strategy to accommodate growth first and foremost in the urban areas, avoid the conversion of rural lands, protect natural resources, and preserve rural character.

The study area is located in the rural area, adjacent to the UGA and the incorporated limits of the City of Snoqualmie but ineligible to be added to the UGA by long-standing policy. It has been reviewed several times over two decades for inclusion in the UGA, redesignation, and reclassification. Each time, the recommendation has been to maintain the UGA boundary and current land use designation and zoning classification of the area. This has been the conclusion at both the local level through the Comprehensive Plan and, more recently, at the countywide level through GMPC action on the CPPs.

The study area is largely vacant, with the exception of the adaptive reuse of a former recreational vehicle campground as a base of operations for KCSARA. This use operates under current zoning and serves activities that occur largely in the rural and natural resource lands accessed to the east of the study area. This use fits the rural setting because it is low intensity and serves activities occurring in the rural and natural resource lands of the county.

The current RA-5 zoning allows for low-density residential uses that could be clustered as necessary to preserve and protect the numerous streams and wetlands that exist in the area and still remain consistent with rural area character. Additional land uses may be considered as permitted, conditional, and special uses in accordance with K.C.C. development regulations, as discussed above. Affordable housing is unlikely to be located in the study area. Regardless of the potential uses that may occur in the study area, special attention should be paid to the viewshed of the area, critical areas, as well as adequate spaces for potential use as a regional trail.

The zoning, similar to elsewhere in the study area, supports low-density residential and rural dependent uses. Any intensification of uses in this area beyond what is contemplated by the Rural Area land use designation has the potential to negatively impact the planned function of the imminent improvements to the Snoqualmie Interchange, as well as impact the viewshed from the highway looking north.

Protection of the northwest portion of the study area is an important factor in protecting the forested visual character of the Mountains to Sound National Scenic Byway on I-90. The northeast corner of the study area, abutting the UGA, contains numerous critical areas, and provides a forested gateway into the City of Snoqualmie. This area still provides a significant visual and sound buffer for the residential neighborhoods inside the City.

B. Recommendation

This study recommends that the UGA be maintained in its current location (consistent with current countywide policy) and that the study area keep its Rural Area land use designation and RA-5 zoning classification.



Sustainable Communities and Housing Projects Demonstration Project Area Zoning and Land Use Study

2024 King County Comprehensive Plan December 2023

I. Overview

This study reviews the currently eligible properties for the Sustainable Communities and Housing Projects demonstration project adopted in King County Code (K.C.C.) 21A.55.101.

The purpose of the demonstration project "is to provide affordable housing and workforce housing integrated into developments containing market rate housing and maximize sustainable development, which includes bike, pedestrian and transit connections, a mix of housing types, and the use of recyclable materials." The demonstration project is currently authorized for certain parcels in White Center (White Center Workshop), 1 Skyway-West Hill (Brooks Village), 2 and Federal Way (Kit's Corner).3

As part of reviewing the development regulations for the 2024 Comprehensive Plan update, current demonstration projects authorized in K.C.C. Chapter 21A.55 were reviewed to remove expired and inactive projects. This review identified that when the Sustainable Communities and Housing Projects demonstration project was adopted in 2009,4 it did not formally impose the "DPA" Demonstration Project Area zoning condition on any of the eligible parcels. This appears to be an oversight at this time. A zoning change would be needed to accurately reflect the DPA condition on these properties. However, no development has occurred under the demonstration project. So, it is appropriate to also review whether 1) the demonstration project is still needed, and 2) if so, which, if any, of the current eligible properties should continue to be eligible under the project.

II. Land Use Information

A. Parcel and Vicinity Information

White Center Workshop Parcel

¹ Attachment A to Ordinance 16650 [LINK]

² Attachment B to Ordinance 16650 [LINK]

³ Attachment C to Ordinance 16650 [LINK]

⁴ Ordinance 16650 [LINK]

0623049375	
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Brooks Village Parcels

1148300010	1148300020	1148300030	1148300040
1148300050	1148300060	1148300070	1148300080
1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310	1148300320
1148300330	1148300340	1148300350	1148300360
1148300370	1148300380	1148300390	1148300400
1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

Kit's Corner Parcel 2191600870

The White Center Workshop parcel is in the south-central portion of North Highline, in the vicinity of Dick Thurnau Memorial Park. It has an Urban Residential, High (uh) land use designation and a R-18 (Urban Residential, 18 dwelling units per acre) zoning classification. The site is owned by King County and currently developed with an office buildings and a cell tower. It was also recently used as a COVID isolation and recovery site. There is public and water service to the site. There are no apparent environment constraints on the site. Zoning on adjacent parcels include:

- to the north, R-18 and R-48 (Urban Residential, 48 dwelling units per acre);
- to the east, R-48;
 to the south, CB (Community Business) and R-48; and
- to the west R-48 and R-18.

The Brooks Village parcels are in the western portion of Skyway-West Hill, northwest of the Skyway business district Unincorporated Activity Center. They have an Urban Residential, Medium (um) land use designation and a R-8 (Urban Residential, 8 dwelling units per acre) zoning classification. The site is owned by King County and currently undeveloped. There is public and water service to the site. There is a stream on and adjacent to the site, as well as potential landslide hazard areas and their buffers. A critical areas study was completed in 2021, which identified four wetlands on the site and a stream along the eastern edge of the parcel. ⁵ Zoning on adjacent parcels include:

- to the north, R-8;
- to the east, R-48 and incorporated areas of the City of Seattle; to the south, R-8; and
- to the west R-8 and R-6 (Urban Residential, 6 dwelling units per acre).

The Kit's Corner parcel is in the western portion of Federal Way's Lakeland South Potential Annexation Area (PAA).. It has an Urban Residential, Medium (um) land use designation and a R-8 (Urban Residential, 8 dwelling units per acre) zoning classification. The

⁵ Brooks Village RFP; ZoomGrants program webpage; accessed 10/29/23 [LINK]



Sustainable Communities and Housing Projects Demonstration Project

site is owned by King County and currently undeveloped. It is located immediately adjacent to the Interstate-5 (I-5) and State Route 18 (SR-18) interchange. There are no sewer or septic facilities on the site, and it is served by a water district. The parcel is part of a former landfill, there is a stream on portions of and adjacent to the site, as well as potential wetlands. Zoning on adjacent parcels include:

- to the north, R-8;
- to the east, R-48 and incorporated areas of the City of Seattle; to the south, R-8; and
- to the west R-8 and R-6 (Urban Residential, 6 dwelling units per acre).

III. Regulatory Context and Analysis

This section evaluates whether 1) the demonstration project is still needed, and 2) if so, which, if any, of the current eligible properties should continue to be eligible under the project.

The demonstration project was first adopted in 2009, and only technical terminology changes have been made to it since then. No projects have been developed under the demonstration project. However, the 2016 King County Comprehensive Plan, as amended,⁶ includes a variety of policies that support using incentives, regulatory flexibilities, and innovative models to achieve sustainable and affordable housing goals, such as the policies that follow (emphasis added).

- U 133 King County encourages innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive and program strategies could be considered, including:
- a. Special development standards for infill sites;
- b. Assembly and resale of sites to providers of affordable and healthy housing;
- c. Impact mitigation fee structures that favor infill developments;
- d. Greater regulatory flexibility in allowing standards to be met using innovative techniques;
- e. Coordination with incentive programs of cities affiliated to annex the area;
- f. Green Building techniques that create sustainable development; and
- g. Joint public/private loan guarantee pools.
- **U-122a** King County should explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban growth areas, with a focus on areas near frequent transit and commercial areas.
- U 128 Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures.

Sustainable Communities and Housing Projects Demonstration Project



⁶ Current Adopted King County Comprehensive Plan [LINK]

- H-112 King County should encourage affordable housing through redevelopment of nonresidential buildings, such as schools and commercial buildings, in locations suitable for housing and in ways that preserve significant historic features where appropriate.
- H-130 King County shall explore zoning policies and provisions that increase housing density and affordable housing opportunities within unincorporated urban growth areas near transit and near commercial areas.
- H-133 King County shall encourage the development of new housing models that are healthy and affordable by providing opportunities for new models within unincorporated urban growth areas and near commercial areas. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, affordable owner built housing, land trusts and cooperative ownership structures for rental and ownership housing, cohousing and other innovative developments.
- H-134 Density bonuses and other incentives for the development of affordable housing by for-profit and non-profit developers shall be available within unincorporated urban areas, with a focus on commercial areas to both single family and multifamily developments to promote development of affordable rental and/or ownership housing. Bonuses shall be periodically reviewed and updated, as needed, to assure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary affordable housing requirements that may be adopted.
- H-157 King County should expand its use of surplus county owned property and air rights over county owned property for affordable housing and its possible use for other public benefits, such as human services; and should consider conveyance of properties to public or non-profit housing developers and agencies at below-market cost for the purpose of building or providing affordable housing. Surplus county property shall be prioritized for housing development that will be consistent with King County adopted plans. This policy shall be carried out consistent with King County Charter Section 230.10.10 and other applicable laws, regulations and contract restrictions, such as grant funding requirements.
- I 601 King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:
 - a. Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;
 - b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);

- c. Incentives which lower financial development risk;
- d. Joint development opportunities at county owned or operated facilities, utilization of air rights on county owned or operated facilities, and the establishment of transit supportive design guidelines; and
- e. County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Rights Program.

The Housing Chapter of the King County Countywide Planning Policies also "The Countywide Planning Policies in the Housing Chapter has an overarching goal to "provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County ...", as well as polices that support incentives and related strategies for sustainable and affordable housing, as follows (emphasis added).

- DP-45 Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.
- H-11 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.
- H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.
- **H-18** Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:
 - a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
 - b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;
 - c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and

d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

H-20 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

As part of the 2020 midpoint update to the 2016 Comprehensive Plan, the County completed a feasibility analysis of developing affordable housing on County-owned properties. 7 This analysis determined that:

- the White Center Workshop site should be redeveloped in the short-term as COVID isolation and recovery site;
- the Brooks Village site has critical areas and difficult road access; and
- the Kit's Corner site was more appropriate for continuing its current use as a vacant site rather than for redevelopment for affordable housing.

The Brooks Village site is currently actively being evaluated for affordable housing development. In September 2023, King County closed a Direct Negotiation Request for Proposals (RFP) for Brooks Village. The "RFP was developed in response to a two-year community engagement process to identify community needs and priorities for the site."8 The stated purpose of the RFP is to identify a nonprofit developer and/or community-based organization to explore development of affordable homeownership on the site to decrease displacement pressure and increase affordable housing options in Skyway-West Hill. The RFP identifies that the site could likely be built with approximately 48 to 54 affordable units, in consideration of environmental constraints. Use of the demonstration project on this site could further support development in accordance with the RFP's goals. Future redevelopment of White Center Workshop is also still a possiblity.

⁸ Communities of Opportunity website; Brooks Village Direct Negotiation Request for Proposals (RFP); accessed 10/29/23 [LINK]



Sustainable Communities and Housing Projects Demonstration Project

⁷ Affordable Housing Report: Current Efforts, Plan for Inventory and Feasibility Analysis of Affordable Housing on County-Owned Properties [LINK]; Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties [LINK]

IV. Equity and Social Justice Analysis

Equity and social justice impacts should be considered in this evaluation. The 2019 Equity Scores for these sites are 4.67 for White Center Workshop and 5.00 for Brooks Village. These higher scores indicates a high presence of priority populations identified in K.C.C. Chapter 2.10 (people of color, people with low incomes, and/or people with limited English proficiency). Providing more access to affordable housing in these communities could reduce displacement risk and improve outcomes for residents. Kit's Corner has a 3.00 Equity Score, which indicates a more moderate presence of priority populations. This should not discount the affordable housing needs in that community. However, the location of the site immediately adjacent to the I-5/SR-18 interchange could have health impacts on residents should affordable housing be sited there.

V. Engagement

A draft proposed map amendment and imposing the DPA condition on the White Center Workshop and Brooks Village parcels to correct the 2009 error was included in the Public Review Draft of the 2024 Comprehensive Plan. The Kit's Corner parcel was not included in the map amendment to add the DPA on the site, given the 2020 determination that the site was not suitable for affordable housing development. The Public Review Draft was issued for public review and comment in June to July 2023. Notice of the comment period was provided via the County website, County email distribution lists, social media, and area-specific newspaper notices. No comments were received on the draft proposal.

III. Conclusion and Recommendation

A. Conclusion

The Countywide Planning Policies and Comprehensive Plan have strongly support regulatory flexibilities and incentives for the development of sustainable, affordable housing. Both the White Center Workshop and Brooks Village sites have ongoing planning for potential affordable housing development that could benefit from use of the demonstration project. The Kit's Corner site is not appropriate for affordable housing development.

B. Recommendation

This study recommends:

- Retaining the development project in K.C.C. 21A.55.101;
- Retaining eligibility for the White Center Workshop and Brooks Village sites, and adding the DPA zoning condition to the parcels to accurately reflect their status; and
- Removing eligibility for the Kit's Corner site, and updating K.C.C. 21A.55.101 accordingly. No zoning change is needed, as the DPA was never formally imposed on the property.

⁹ King County Census Viewer (arcgis.com) [LINK] Scores range 1 to 5, with higher scores representing a more diverse, less wealthy population.



Vashon-Maury Island P-Suffix Conditions Report

December 2023



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I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan),¹ was adopted in December 2017.² The Subarea Plan includes Workplan Action 1, which calls for a comprehensive review and update of the property specific development conditions (P-Suffixes) and special district overlays (SDOs) on Vashon-Maury Island. This review is required to include: 1) a review of the legislative history and current status of each P-Suffix and SDO, and an evaluation of their consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules, and policies, 2) an evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis³ uses to reflect consistency with other unincorporated areas of King County.

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. The conditions in the P-Suffixes and SDOs vary in topic, including but not limited to density restrictions, design requirements, and use restrictions.

Most of these zoning conditions were first imposed in the 1980s and 1990s. This report finds many of the conditions have become obsolete or conflict with the current King County Code (K.C.C)⁴ and should, therefore, be removed. Conditions which continue to provide public benefit or were the result of community input during recent engagement associated with the Subarea Plan are recommended to be retained or amended as necessary for consistency with the code or other County policies. Recommended amendments include the necessary changes to accommodate farmers markets within Vashon Rural Town as required by the Workplan Action. Additional recommended amendments are consistent with the recommendations of the 2018 King County Marijuana Report⁵ for cannabis uses on Vashon-Maury Island. Several other amendments are recommended to provide consistency with terminology in the code or to fix typographical errors.

In total, this report recommends repealing 21, amending six, and retaining one of the P-Suffix conditions. One zone reclassification is recommended for a parcel in the subarea, and this action is included with a simultaneous repeal of a P-Suffix on the parcel. The report also recommends amendments to the Groundwater Protection SDO. The amendments remove regulatory redundancies and uses with low risk potential, with a further recommendation to further review the SDO and Critical Aquifer Recharge Areas (CARA) mapping and code in the next statutorily required Comprehensive Plan update in 2034.

¹ Vashon-Maury Island Subarea Plan [LINK]

² Ordinance 18623 [LINK]

³ The Workplan Action Item uses the term "marijuana." This reference and others in the Comprehensive Plan and the King County Code are proposed to be changed to "cannabis" as part of the 2024 Comprehensive Plan to help reduce the historical and racist stigmatization of cannabis use and to align with recent changes in state law. Associated refences in this Report are updated accordingly, except for in formal document names.

⁴ K.C.C. [LINK]

⁵ King County Marijuana Report [LINK]

II. Background

Department Overview: The Department of Local Services (Local Services) provides road infrastructure, permitting, and land use planning services to the residents of rural and urban unincorporated King County. The Permitting Division of Local Services processes, reviews, and issues land use and building permits for unincorporated areas of King County, including Vashon-Maury Island.

Key Historical Context: In December 2017, the King County Council adopted the Subarea Plan via Ordinance 18623. The purpose of the Subarea Plan was to update the 1996 Vashon Town Plan,⁶ and to develop long-range strategies informed and defined by the Island's unique aspirations and values to achieve the community's vision. The Subarea Plan, which is an element of the King County Comprehensive Plan, was developed with substantial public engagement and includes Island-specific policies, strategies, and action items addressing a broad range of topic areas such as land use, housing, parks, and transportation.

Key Current Context: The Subarea Plan includes Workplan Action 1, which directs an interbranch team to comprehensively review, and update where appropriate, the property-specific development conditions on the Island. This evaluation must include:

- 1) A review of the legislative history and current status of each existing P-Suffix condition and SDO and an evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies,
- 2) An evaluation of any changes needed to accommodate farmer's markets within Vashon Rural Town, and
- 3) Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies directed by King County Ordinance 18326.⁷

The timeline for the Workplan Action Item required a Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report be transmitted to the Council for consideration by June 30, 2022. Due to the COVID-19 pandemic, the timeline for completing the final evaluation was delayed beyond the required date. In 2022, the King County Council approved the scope of work for the 2024 Comprehensive Plan update to include the Vashon P-Suffix Workplan Action Item and associated report.⁸

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. Examples of such conditions include use restrictions, design requirements, and density limitations. There are currently 29 P-Suffix conditions and two SDOs (SO-140 Groundwater Protection SDO and SO-270 Affordable Housing Incentives SDO) on Vashon-Maury Island. The Affordable Housing in Vashon Rural Town Special District Overlay is covered by a separate evaluation also part of the 2024 Comprehensive Plan Update and is not included in this report. The Overlay includes provisions if affordable housing is created. Most of the parcels that have P-Suffix development conditions referenced in this report are also included in the area covered by the Affordable Housing Overlay.

⁶ Ordinance 12395 [LINK] and Attachment A [LINK]

⁷ Ordinance 18326 [LINK]

⁸ Motion 16142 [LINK]

Many of the zoning conditions were first imposed in the 1980s and 1990s. As such, many of them are outdated and may not reflect current circumstances and/or may now be addressed by current zoning regulations. Most of the P-Suffixes included in the report were amended in 1997 under King County Ordinance 12824. The action was part of a zoning conversion following adoption of a new King County zoning code in 1993.

Report Methodology: This report was prepared by the Department of Local Services – Permitting Division with support from an interbranch team consisting of staff from the Office of Performance, Strategy and Budget, Council central staff, and the Prosecuting Attorney's Office – as directed by the Workplan Action Item. Subject matter expertise was provided from the following King County agencies: the Road Services Division of the King County Department of Local Services; the Housing, Homelessness and Community Development Division of the King County Department of Department of Community and Human Services; and the Water and Land Resources Division of the King County Department of Natural Resources and Parks. Data on existing permits was gathered from the Permitting Division's Accela permit database, with additional property information gathered from the King County iMap database⁹ and Google Maps.¹⁰

III. Report Requirements

This section is organized to align with the requirements for this report outlined in *Vashon-Maury Island Community Service Area Subarea Plan Workplan Action 1: P-suffix Conditions*, which can be found in Appendix A of this report.

Review of the legislative history and current status of each existing P-Suffix condition and SDO and evaluation of its consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules and policies

The following section provides an overview of the evaluation and recommendations for each P-Suffix condition and SDO. Site information for each of the P-Suffixes and reference maps are included for review in Appendix B of this report.

Special District Overlay SO-140 (Groundwater Protection) [LINK] - Amend

- I. Summary of current zoning conditions: The Ground Water Protection SDO (SO-140) applies to more than 2,000 parcels and limits land uses that have the potential to severely contaminate groundwater supplies and provides increased areas of permeable surface to allow for infiltration of surface water into ground resources.
- II. Legislative History: Adopted in 1997 in Ordinance 12823.¹¹ Though the SDO was adopted in 1997, the earliest reference to the conditions included in the overlay come from the 1986 Vashon Community Plan.¹² The Overlay has not been amended since it was adopted.

⁹ iMap [LINK]

¹⁰ Google Maps [LINK]

¹¹ Ordinance 12823 [LINK]

¹² 1986 Vashon Community Plan [LINK]

III. Summary of analysis and recommended changes: Since the Overlay's creation, King County adopted the CARA code in 2005, which includes regulations for areas that have a high susceptibility to ground water contamination. The entirety of the island is governed by this code. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations and inconsistencies in the mapping of risk levels to groundwater resources. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential, totaling 25 uses. A regulatory comparison is provided in Appendix C with more details on the recommended changes.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

VS-P01 (Density Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre.
- II. Legislative History: Adopted in 1985 under King County Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed. ¹³ Amended in 1997 under Ordinance 12824. ¹⁴
- III. Analysis and recommended changes: The condition was originally adopted as part of the 1986 Vashon Community Plan. During the 1996 Vashon Town Plan, the subject parcels were rezoned from R-12 (Urban Residential, 12 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), reducing the density permitted on the parcels. The condition conflicts with the current R-4 zoning. Even if the properties were developed at the maximum density permitted, the density would still be less than 12 dwelling units per acre. The 1996 rezone of the subject parcels made the condition obsolete, and repealing the condition is recommended.

¹³ Ordinance 7837 [LINK]

¹⁴ Ordinance 12824 [LINK]

VS-P03 (Fire Station Use Restriction) [LINK] - Amend

- I. Summary of current zoning conditions: Use of the site is limited to a fire station.
- II. Legislative History: Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.¹⁵
- III. Analysis and recommended changes: The use of the subject parcel is consistent with the condition limiting the site to a fire station. Maintaining the P-Suffix condition is justified, as Vashon-Maury Island has limited fire service locations available. An amendment is recommended to update the language in the P-Suffix replacing "fire station" with "fire facility" to align with current terminology in the code.

VS-P04 (Guest Inn/Restaurant Use Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Use of the site is limited to a guest inn/restaurant.
- II. Legislative History: Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition remains consistent with the use of the site as an inn. The subject property is located in the historic Burton neighborhood on Vashon-Maury Island and is identified by the community as an important amenity for the area. The terms "Guest Inn" and "Restaurant" are not used in the code. The recommendation is to repeal to allow for more flexibility in uses for the site in alignment with other Neighborhood Business-zoned sites in the Burton Rural Neighborhood Commercial Center.

VS-P05 (Food Processing Use Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Use of the site is limited to food processing operations.
- II. Legislative History: Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition is inconsistent with the use of the subject parcels as a rural residence. Furthermore, the RA (Rural Area) zoning classification already permits small scale farm and food processing activities, making this condition unnecessary. The recommendation is to repeal the condition.

VS-P06 (Façade/Site Design Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Sets requirements for landscaping, driveways, parking, building expansions, and building façades.
- II. Legislative History: The P-Suffix was adopted in 1995 under Ordinance 12824 as part of an owner-petitioned zoning reclassification.

III. Analysis and recommended changes: The subject parcel was developed with the existing structure in 1977. The site has been used as a family service center since at least 1997. The property already includes two driveways, one located off of Vashon Highway and the other off SW Gorsuch Road. The design of the building is unremarkable and does not warrant maintaining the façade. K.C.C. Chapter 21A.16 already requires landscaping along street frontages. The current conditions are overly prescriptive and limit the property owner unnecessarily from modernizing the exterior design of the 1977 building. The recommendation is to repeal the condition.

VS-P07 (Health Services Center Use Restriction) [LINK] - Amend

- I. Summary of current zoning conditions: Use of the site is limited to community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Allows the operation of "Granny's Attic" or similar activities as an accessory use to the Vashon-Maury Island Health Services Center, Inc. on the site.
- II. Legislative History: Adopted in 1976 under Ordinance 2884 as part of an owner-petitioned rezone.¹⁶ Amended most recently in 2005 under Ordinance 15244.¹⁷
- III. Analysis and recommended changes: The subject parcels are used for a variety of community services and recreation activities. The properties were rezoned to O (Office) during the adoption of the 2005 Comprehensive Plan update. However, the uses listed in the conditions don't currently align with Standard Industrial Classification (SIC) codes or uses permitted in the O zone classification. Naming specific businesses such as Granny's Attic (which is no longer located at this site) is not appropriate for a P-Suffix condition and limits potential beneficial, community use of the property. Maintaining this site as the longstanding center for community services is supported by the community to encourage clustering of key services. The recommendation is to amend the condition by removing reference to specific businesses, aligning uses with those found in the use table in K.C.C. Chapter 21.08.

VS-P08 (Density Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits maximum densities to 85 dwelling units.
- II. Legislative History: Adopted in 1981 under Ordinance 5353 as part of an owner-petitioned rezone. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The subject property was rezoned from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre) in 1997. The condition conflicts with the current zoning of the site at R-4. Even if developed to the highest density, the maximum units possible for the approximately 8.8-acre site would be 35 units. The 1997 rezone of this parcel has made this condition obsolete. The recommendation is to repeal the condition.

¹⁶Ordinance 2884 [LINK]

¹⁷Ordinance 15244 [LINK]

¹⁸ Ordinance 15244

¹⁹ Ordinance 5353 [LINK]

VS-P09 (Site Design Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Requires a legal description treating the three parcels and one tract as a single site that includes an existing residence and a stable that was proposed when the development condition was adopted. The P-Suffix condition allows no more than one barn, which is only allowed on two of the parcels.
- II. Legislative History: Adopted in 1979 under Ordinance 4290 as part of an owner-petitioned rezone.²⁰ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition was first adopted as part of a proposal to develop a stable and a barn across multiple parcels. The three parcels have each since been developed with single-family homes, and no stables are located on any of the properties. The condition is not consistent with the current uses on the properties, and the recommendation is to repeal the condition.

VS-P10 (Right of Way and Landscaping Requirement) [LINK] - Repeal

- I. Summary of current zoning conditions: Requires right of way dedication to allow for extension of SW 178th Street and a 15-foot landscape setback area.
- II. Legislative History: Adopted in 1980 under Ordinance 4890 as part of an owner-petitioned rezone.²¹ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The extension of SW 178th Street has been completed since this condition was adopted. The subject property was rezoned in 2005 from R-18 (Urban Residential, 18 dwelling units per acre) to R-8 (Urban Residential, eight dwelling units per acre) in Ordinance 15244. The subject property and the parcel to the south remain undeveloped. If developed, under the current code, the interior setbacks for the south boundary would be five feet and the street setback from the west would be 10 feet. Maintaining the condition increases that requirement to 15 feet on each side. If development occurs, the regulations of the current code provide suitable landscaping and setback provisions. The recommendation is to repeal the condition, as the extension of SW 178th Street has been completed and the condition associated with the right-of-way is no longer required. Additionally, current code requirements for landscaping and setbacks are suitable for the parcel.

VS-P11 (Propane Storage/Office Use Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Use of the site is limited to propane storage tank, and/or office space.
- II. Legislative History: Adopted in 1982 under Ordinance 5984 as part of an ownerpetitioned rezone.²² Amended in 1997 under Ordinance 12824
- III. Analysis and recommended changes: The two subject parcels are zoned I (Industrial). However, the parcels are not listed under the use restrictions of P-Suffix VS-P30, which is intended to apply to all Industrial-zoned parcels on Vashon-Maury Island. The current use of the property is consistent with the uses allowed under VS-P30. The use restriction in VS-P11 is no longer supported, as it unduly limits the subject parcels. The

²⁰ Ordinance 4290 [LINK]

²¹ Ordinance 4890 LINK

²²Ordinance 5984 [LINK]

recommendation is to repeal VS-P11, and to add the conditions of VS-P30 to the two parcels to maintain consistency for all Industrial zoned lots.

VS-P12 (Density Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes.
- II. Legislative History: Adopted in 1980 under Ordinance 5242 as part of an owner-petitioned rezone. ²³ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition was originally adopted as part of an owner-petitioned zoning reclassification of the properties. The subject properties were rezoned in 2005 under Ordinance 15244 from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), which reduces the allowed maximum density for the underlying zone. This renders the density restriction obsolete. The property has also since been developed with a housing project for seniors with low incomes, meeting the original intention of the condition. The recommendation is to repeal the condition.

VS-P13 (Density Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre.
- II. Legislative History: Adopted in 1984 under Ordinance 6885 as part of an owner-petitioned rezone. ²⁴ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The parcel is zoned CB (Community Business) and is located in the Vashon Rural Town, where P-Suffix VS-P29 limits the density of residential units in mixed-use development to eight dwelling units per acre. Recommendations for amendments to VS-P29 include increasing the base density for residential units in the CB zone, as well as maximum densities when affordable housing units are provided. The recommendation is to repeal P-Suffix VS-P13 to provide consistency on maximum densities with other CB-zoned parcels in Vashon Rural Town. With a repeal, the conditions in P-Suffix VS-P29 would determine maximum densities on the affected parcel.

VS-P14 (Density Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits maximum densities to six dwelling units per acre and prohibits parking or storage in the street setback.
- II. Legislative History: Adopted in 1988 under Ordinance 8571 as part of an owner-petitioned rezone.²⁵ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The property was developed in 1991 with six condominiums. The subject parcel was rezoned from CB-P (Community Business, with P-Suffix) to R-8 (Urban Residential, eight dwelling units per acre) in 1996 when the

²³ Ordinance 5242 [LINK]

²⁴Ordinance 6885 [LINK]

²⁵ Ordinance 8571 [LINK]

Vashon Town Plan was adopted. The condition restricts the density potential of the subject parcel in the R-8 zone, which typically allows eight units per acre. The parcel is surrounded by properties zoned CB. The driveway is located in the street setback. Maintaining the density restriction is not justified considering the surrounding zoning allows for higher density and this property has been developed. The restriction on uses for the street setback is now obsolete. The recommendation is to repeal the condition.

VS-P15 (Parcel Development Requirements) [LINK] - Repeal

- I. Summary of current zoning conditions: Requires a variety of development standards and limits the use of the site to senior housing and an associated senior center and health services facilities.
- II. Legislative History: Adopted in 1989 under Ordinance 9823 as part of an owner-petitioned rezone.²⁶ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition was first adopted as part of a specific development proposal and includes 15 conditions for applicable development criteria. The original development proposal never came to fruition, and the site is currently used as a lumber supply store, despite the requirements of the p-suffix. As the property has already been fully developed with a different commercial business that is inconsistent with the condition, the recommendation is to repeal the condition.

VS-P16 (Storage/Warehouse Use Restriction & Right of Way Requirements) [LINK] – Repeal

- I. Summary of current zoning conditions: Use is limited to self-service storage warehousing, and future development is limited to accessory uses. Requires construction of a temporary turnaround and associated easement to King County.
- II. Legislative History: Adopted in 1992 under Ordinance 10598 as part of an owner-petitioned rezone.²⁷ Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The parcel is zoned CB (Community Business) and the condition is consistent with use of the site as a storage building. The parcel is subject to several other P-Suffix conditions, including VS-P28 and VS-P29 that regulate permitted uses in the CB zone and provide design requirements for parcels in the Town Core of Vashon Rural Town. The required temporary turnaround has been completed. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all CB uses listed under VS-P29. The recommendation is to repeal the condition.

VS-P17 (Office/Manufacturing Use Restriction & Right of Way Requirements) [LINK] – Repeal

- I. Summary of current zoning conditions: Use is limited to office/manufacturing, and future development is limited to accessory uses. Requires construction of street frontage improvements and paving of a new roadway.
- II. Legislative History: Adopted in 1994 under Ordinance 11389 as part of an owner-petitioned rezone.²⁸ Amended in 1997 under Ordinance 12824.

²⁶ An online copy of Ordinance 9823 could not be located.

²⁷Ordinance 10598 [LINK]

²⁸Ordinance 11389 [LINK]

III. Analysis and recommended changes: The condition was first adopted as part of a specific development proposal, but the site was never developed and remains vacant. The property is also subject to the conditions of VS-P30, which limits uses in the I (Industrial) zone. Right-of-way improvements have either been completed or are unnecessary under current regulations. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all industrial uses listed under VS-P30. The right-of-way conditions are no longer necessary. The recommendation is to repeal the condition.

VS-P18 (Development Requirements) [LINK] - Repeal

- I. Summary of current zoning conditions: Use of some of the applicable properties is limited to residential development or a medical clinic. Requires a variety of development conditions related to landscaping, fencing, permit approvals, subdivision, impervious surfaces, and residential densities.
- II. Legislative History: Adopted in 1993 under Ordinance 11024 as part of an owner-petitioned rezone.²⁹ Amended in 1997 under Ordinance 12824.
- III. Summary of analysis and recommended changes: The condition was first adopted as part as a specific development proposal for the Vashon Co-Housing Group in 1993. The P-suffix includes a list of specific development conditions typically seen as part of a development permit application. The conditions are consistent with the use of the property as a co-housing development. Many of the conditions include requirements dependent on how the site was developed and which conceptual plan was chosen. Given the property was developed as a co-housing site, the conditions have been satisfied and are no longer applicable. The recommendation is to repeal the condition.

VS-P19 (Setback Requirement) [LINK] - Rezone and Repeal

- I. Summary of current zoning conditions: Requires setbacks to match those of the R-8 (Urban Residential, eight dwelling units per acre) zone.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended change: The property has a zoning classification of CB (Community Business). It is developed with a residential use. The zoning classification on the adjacent parcel to the east is R-8. The zoning classification on the parcels to the south is R-4 (Urban Residential, four dwelling units per acre). Parcels to the west are designated Rural Area. To the north the parcel is adjacent to parcels with CB zoning. Maintaining CB zoning is not consistent with the existing use of the parcel, which includes a home. A rezone to R-8 is consistent with its residential use and its adjacency to residential-zoned and Rural Area-designated parcels. Setbacks in K.C.C. Title 21A will apply on the rezoned parcel and conditions in VS-P19 are not required with the rezone. The recommendation is to repeal the condition simultaneous with the rezone of the parcel.

²⁹Ordinance 11024 [LINK]

VS-P20 (Access Restriction and Landscaping Requirement) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits access to SW 188th Street and sets landscaping requirements.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: Restricting access to SW 188th Street, as opposed to Vashon Highway SW, is justified given that Vashon Highway SW is the only principal arterial road on Vashon-Maury Island. However, restricting access off Vashon Highway SW is already consistent with existing ingress and egress regulations for driveways onto principle arterial roads, which means that the condition is not needed. The subject properties have since been further subdivided so that three of the parcels no longer have access to 188th. In this instance, existing regulations address access, and requiring access to the properties from SW 188th Street would not be feasible. The landscaping conditions are also consistent with existing regulations in K.C.C. Title 21A. The recommendation is to repeal the condition.

VS-P21 (Use and Access Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Uses are limited to the existing building, and access to parking is limited to SW 188th Street.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended change: The subject parcel is listed in King County's Historic Resource Inventory. Any alterations proposed to the existing structure would require review from the Historic Preservation Officer for consistency with the Secretary of the Interior Standards for alterations to historic structures. Existing ingress and egress regulation in the code would require access to parking on the parcel from SW 188th Street consistent with the condition. The recommendation is to repeal the condition.

VS-P22 (Driveway and Maximum Unit Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits access to Vashon Highway SW to one driveway, and limits maximum densities to 14 dwelling units.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Summary of analysis and recommended change: The subject property is zoned R-4 (Urban Residential, four dwelling units per acre). The density potential for the property's size (6.34 acres) is 25 units under R-4 zoning. Limiting density may serve as a transition to the surrounding R-1 (Urban Residential, one dwelling unit per acre) lots. Subarea Plan policy LU-4 also list a desire of residents to not densify the area between the Town Core and Vashon Center. However, considering there are properties across the street with R-8 (Urban Residential, eight dwelling units per acre) zoning, densities allowed under R-4 zoning does not appear out of place at this location, especially considering that several CB zoned parcels are located just to the south of the parcel and properties across the street are zoned R-8. The base density for R-4 zoning is consistent with the surrounding area and allowed density should not be further limited. Current road standards in the Code set adequate provisions for access to the parcel. The recommendation is to repeal the condition.

VS-P23 (Use and Parking Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits uses to the existing building and requires parking to the rear or sides of the building.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The property was rezoned from R-4-P (Urban Residential, four dwelling units per acre with a p-suffix condition) to CB-P (Community Business with a p-suffix condition) in 1996, which permits garden centers and retail nurseries. The use of the site has been maintained as a garden center for many years. The use is primarily a business that takes place outside of the building, making the conditions inconsistent with the use of the site. Requiring parking at the rear or sides of the building is more impactful to the adjacent residential properties than allowing parking to the front. Additionally, the parcel is currently not included in VS-P29, which regulates the allowed uses and limits maximum residential density for CB zoned parcels in the Rural Town if the property is redeveloped as mixed-use. The current density permitted for this property is 48 units per acre, which is inappropriate at this location. Elsewhere recommended in this report is a change to add conditions under VS-P29 to the subject parcel. This would apply consistent allowed densities and uses with other CB zoned parcels in Vashon Rural Town. The recommendation is to repeal condition VS-P23.

VS-P25 (Access Restriction) [LINK] - Repeal

- I. Summary of current zoning conditions: Limits access to 103rd Avenue SW or SW 188th Street, or, if constructed, SW 183rd or SW 184th.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: Since the adoption of the condition SW 184th Way has been constructed and new parcels have been created. The parcels have no other access except for 188th or 184th. Given that there are no other roads to access these parcels, the condition is unnecessary. Development of the parcels would follow current regulations regarding access provisions. The recommendation is to repeal the condition.

VS-P26 (Town Gateway Requirements) [LINK] - Amend

- I. Summary of current zoning conditions: Requires a variety of development conditions related to setbacks, roof pitches, parking, prohibited uses, and residential densities for six parcels at the "Gateway" of Vashon Rural Town.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The design standards in this condition originated from the 1996 Vashon Town Plan to support a "Town Gateway" that transitions the area from rural to commercial. There are six parcels under VS-P26: three are zoned R-4 (Urban Residential, four dwelling units per acre) and three are zoned CB (Community Business). The R-4 and CB zoning would normally require a 10-foot street setback. Under the condition, buildings must be set back 40 feet from the property line along Vashon Highway SW. Limiting auto uses and parking to the side/rear of the building is justified to limit visual impacts. Several parcels were rezoned in 1997 to CB, which has a

significantly higher residential density potential. The recommendation is to amend the condition. Recommended amendments would remove prescriptive requirements that hinder varied architectural designs and styles but would maintain conditions which support the goals of the Town Gateway to provide a visual transition between rural areas and Vashon Rural Town.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

VS-P27 (Town Gateway Landscaping Requirements) – Retain

- I. Summary of current zoning conditions: Requires increased landscaping standards for one parcel at the "Gateway" of Vashon Rural Town.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. Analysis and recommended changes: The condition originates from the 1996 Vashon Town Plan to support a Town Gateway that transitions the area from rural to commercial. The property has not been developed beyond the existing single-family residence since the condition's adoption. The landscaping requirements for developing the parcel would typically only require street trees for single family subdivisions and short subdivisions (K.C.C. 21A.16.050). The Type I landscaping required by the condition includes a full screen visual barrier. Maintaining the increased landscaping requirement is consistent with the community's goals for the Town Gateway to provide a transition from rural properties to commercial properties and to provide greater separation from the residential properties and Vashon Highway SW. The recommendation is to retain the condition.

VS-P28 (Vashon Town Core Requirements) [LINK] – Amend

- I. Summary of current zoning conditions: Requires a variety of development conditions in the Vashon Town Core related to setbacks, decks, building heights, building façades, walkways, street trees, building eaves, and outdoor seating.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 2005 under Ordinance 15244.
- III. Analysis and recommended changes: The Town Core conditions were created as part of the 1996 Vashon Town Plan to maintain and promote commercial development at a human/compact scale in the Town Core and to ensure a walkable community.

Amendments are recommended to foster more mixed-use development in the Town Core and to ease implementation, such as eliminating design requirements that hinder mixed-use structures, allowing for more innovative architectural and site design by reducing prescriptive requirements and removing a two-story height limitation while retaining a 35-foot maximum height. The recommended amendments remove the development condition from a Rural Area-designated parcel. The recommendation is to amend the development condition.

VS-P29 (Community Business Zone Use Restrictions) [LINK] – Amend

- I. Summary of current zoning conditions: Establishes the range of allowed uses for CB (Community Business)-zoned properties in Vashon Rural Town. Limits residential and mixed-use density to a maximum of eight dwelling units per acre.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.³⁰

Analysis and recommended changes: The condition establishes the uses allowed for all of the CB zone on Vashon-Maury Island, except that three CB-zoned parcels are excluded from parcels with the condition. The condition also limits maximum densities for mixed use development. The recommendation is to amend the development condition. It is recommended to add the three omitted parcels for consistency across the CB zone on Vashon-Maury Island. Recommended amendments to VS-P29 also propose adding "Retail Nursery, Garden Center and Farm Supply Stores" and "Farmers Market" to the list of allowed uses. One of the parcels where the P-Suffix would newly apply has a nursery; this change would ensure that the existing use would not become nonconforming. Adding Farmers Markets to the list of allowed uses would be consistent with direction in the Subarea Plan. Under the recommended amendments, "Cannabis Producer" and "Cannabis Processor I" would no longer be permitted, in accordance with the recommendations of the 2018 King County Marijuana Report. Recommended amendments also correct terminology on uses for consistency with the code.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

³⁰ Ordinance 17842 [LINK]

VS-P30 (Industrial Zone Use Restrictions) [LINK] - Amend

- I. Summary of current zoning conditions: Establishes the range of allowed uses for the I (Industrial)-zoned properties in Vashon Rural Town.
- II. Legislative History: Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.
- III. Analysis of recommended changes: The condition lists all the uses permitted for the I zone on Vashon-Maury Island, except that two I-zoned parcels are excluded from the parcels with the condition. It is recommended to add the P-Suffix provisions to the two omitted parcels for consistency across the I zone on Vashon-Maury Island. Recommended amendments to VS-P30 update use terminology to align with the code. Review of this condition's relationship with the County's cannabis regulations showed that it is consistent with the recommendations of the 2018 Marijuana Report, which permits "Cannabis Processer II." No changes are required except for a change in terminology. Additionally, two parcels owned by DNRP are recommended for redesignation from Rural Area and Rural Town to Open Space. Changing the designation is consistent with treatment of DNRP-owned parcels across the County. The recommendation is to amend the development condition.

VS-P31 (Affordable Housing Requirement) [LINK] - Amend

- I. Summary of current zoning conditions: Use of the site is limited to housing for people with low incomes.
- II. Legislative History: Adopted in 2016 under Ordinance 18427.³¹ The condition replaced P-Suffix VS-P24.
- III. Analysis of recommended changes: The property was identified for low-income housing in order to encourage the development of low-income housing on Vashon-Maury Island. Other provisions adopted more recently, and provisions recommended under other action with the proposed 2024 Update to the Comprehensive Plan include this parcel as eligible for incentives if affordable housing is provided. The recommendation is to amend this development condition.

Evaluation of any changes needed to accommodate farmer's markets within the Rural Town

The development of the Subarea Plan identified current limitations for farmer's markets to operate in Vashon Rural Town. VS-P29, which provides provisions for uses permitted on CB (Community Business) zoned parcels, does not include farmer's markets as an allowed use. There are only two parcels in the Rural Town which have other commercial zoning designations, such as NB (Neighborhood Business), which permit farmer's markets, leaving limited options for them to operate legally.

Amendments are recommended to VS-P29 to allow for farmer's markets as a use. This amendment would provide the changes necessary to accommodate farmer's markets within the Rural Town. It provides consistency with Policy R-7 of the Subarea Plan, which calls for

³¹ Ordinance 18427, Attachment b – p.28 [LINK]

supporting "the Vashon Island Growers Association and similar Island organizations in securing a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible, and accessible manner." ³²

Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326

In August 2016, the King County Council adopted Ordinance 18326, which adopted new regulations for cannabis businesses. King County evaluated the land use impacts of cannabis in unincorporated areas in 2018 and made a recommendation to prohibit cannabis producers and processors from locating within the pedestrian-oriented VS-P29 P-Suffix condition.³³ Consistent with that, this report recommends zoning changes that would remove "Cannabis Producer" and "Cannabis Processor I" as allowed uses in the Rural Town.

IV. Conclusion

Most of the property-specific zoning conditions on Vashon-Maury Island were first imposed in the 1980s and 1990s. Evaluation of the P-Suffixes and SDOs finds many of the conditions have become obsolete or are inconsistent with current codes and should, therefore, be repealed. Conditions which continue to provide public benefit or were the result of community input during previous engagement efforts are recommended to be retained or amended as necessary for consistency with the King County Code or other County policies. Recommended amendments to VS-P29 provide the necessary changes to accommodate farmers markets within the Rural Town. Amendments to VS-P29 are recommended to be consistent with the recommendations of the 2018 King County Marijuana Report for cannabis land use uses. In total, the recommendations include repealing 21, amending seven, and retaining one of the P-Suffix conditions. The report also recommends amendments to the Groundwater Protection SDO to remove regulatory redundancies and uses with low risk potential, with a further recommendation evaluate further during the 2034 Comprehensive Plan Update.

³² 2017 Vashon-Maury Island Subarea Plan, page 33.

³³ 2018 King County Marijuana Report, page 114.

V. Appendices

A. Appendix 1: VMI CSA Workplan Action 1: P-Suffix Conditions³⁴

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P28 and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- Timeline: A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report shall be transmitted to the Council for consideration by June 30, 2022.
- Outcomes: The Interbranch Team shall develop, and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the psuffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the report.
- Lead: The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

³⁴Vashon-Maury Island Subarea Plan

Appendix 2: P-Suffix Site Information and Reference Maps

Special District Overlay Analysis - SO-140

Site Information

Year of Adoption: 1997

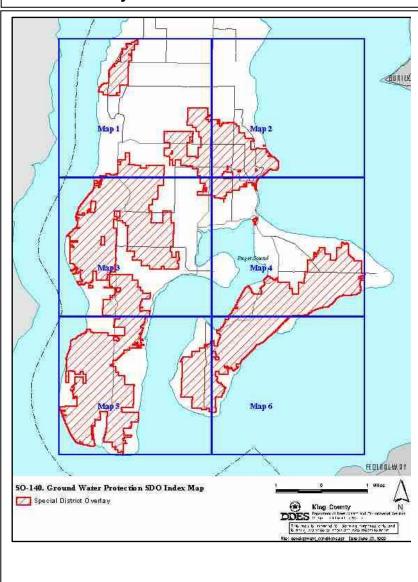
Affected Parcel(s) 2104 parcels

Land Use:

Current: Varies Previous: Varies

See Appendix 3 for more information.

Condition: Vashon Groundwater Protection Special District Overlay



supporting doc

Site Information

Year of Adoption: 1985 (Amended in 1997)

Affected Parcel(s) 2923039190 2923039148 2923039142

Other Development Conditions:

VS-P31 & SO-270

Land Use Designation

"rt"- rural town

Zoning History

Current: R-4

Previous: R-12-P

Use of Property/Site

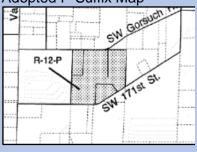
Current: Low Density

Residential

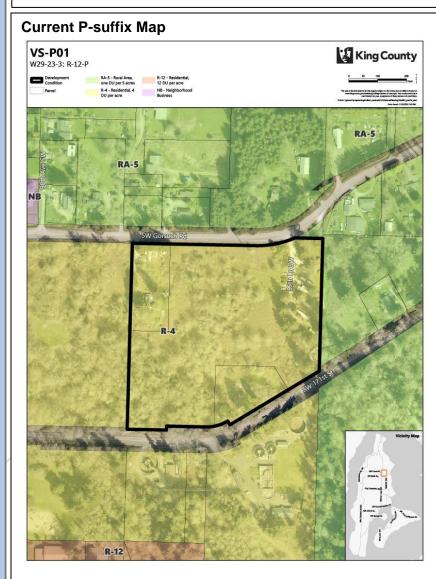
Previous: Low Density

Residential

Adopted P-Suffix Map



Condition: Densities should be limited to a maximum of 12 dwelling units per acre



supporting doc

Condition: Use of this site is limited to a fire station.

Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1822039125

Zoning History

Current: NB-P

Previous: NB-P

Land Use Designation:

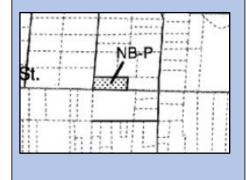
"rn" - rural neighborhood

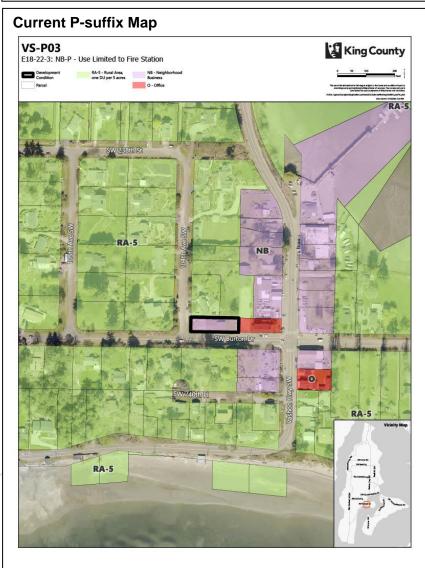
Use of Property/Site

Current: Fire Station

Previous: Fire Station

Adopted P-Suffix Map





P-Suffix - VS-P04

Site Information

Year of Adoption

1985 (Amended in 1997)

Affected Parcel(s)

1922039029

1922039032

Zoning History

Current: NB-P

Previous: NB-P

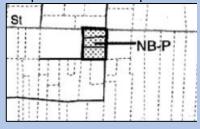
Land Use Designation

"ra" & "rn" – rural area & rural neighborhood commercial

Use of Property/Site

Current: Inn Previous: Inn

Adopted P-Suffix Map



Condition: Use of the site is limited to a guest inn/restaurant.



Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1322029006

1322029062

1322029055

Zoning History

Current: RA-5-P

Previous: RA-5-P

Land Use

"ra" - rural area

Use of Site/Property

Current: Rural

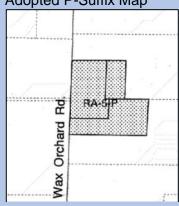
Residence

Previous: Rural

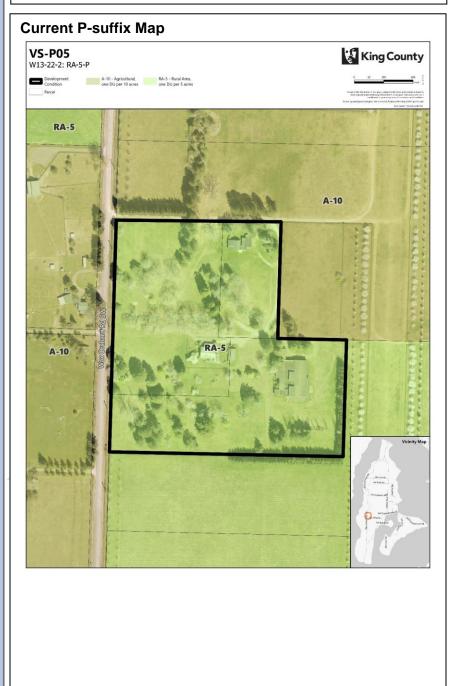
Residence

and Farm

Adopted P-Suffix Map



Condition: The permitted use of the site is limited to food processing operations.



Site Information

Year of Adoption

1995 (Amended in 1997)

Affected Parcel(s)

2923039127

Zoning History

Current: NB-P Previous: NB-P

Land Use

"rt" - rural town

Use of Site/Property

Current: Veterinarian

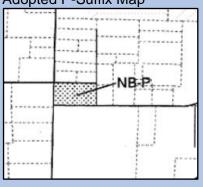
and Family Services

Center

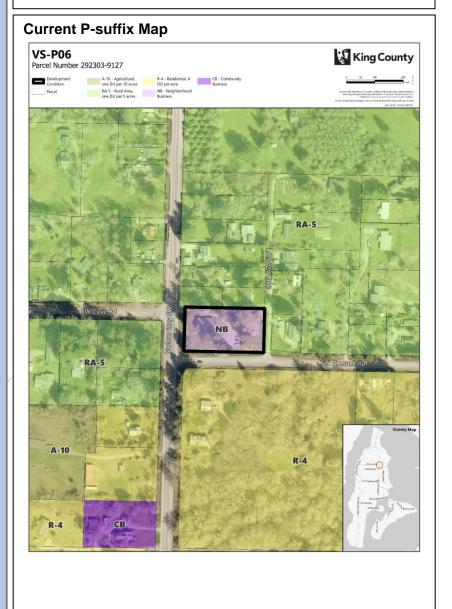
Previous: Family

Services Center

Adopted P-Suffix Map



Condition: The existing setbacks from the building to the streets shall be maintained as landscaped areas. No new driveways or additional parking shall be allowed. The building may only be expanded to the east or north to meet accessibility standards. The existing facade shall be maintained to the west and south.



Site Information

Year of Adoption: 1976 (Amended 2005)

Affected Parcel(s) 0622039107 0722039001 0722039067 0722039066

Other Development Conditions: SO-140

Zoning History

Current: O-P-SO

Previous: O-SO & RA-10-

SO

Land Use

"rn" – rural neighborhood commercial

Use of Property/Site

Current: Community

Services &

Recreation Centers

Previous: Community

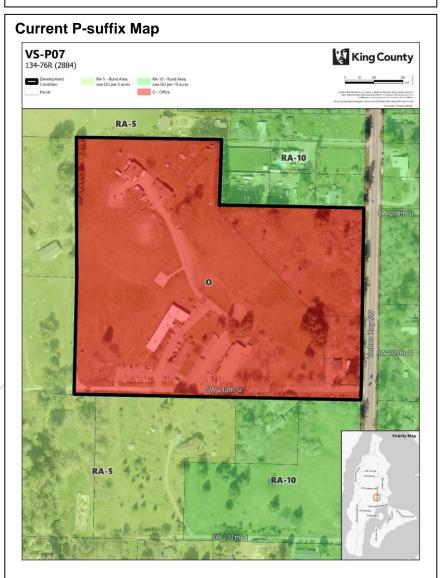
Services &

Recreation Centers

Adopted P-Suffix Map



Condition: The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Limits accessory uses to that of "Granny's Attic" or similar businesses which benefit Vashon-Maury Island Health Services Center, Inc.



Site Information

Year of Adoption: 1981 (Amended 1997)

Other Development Conditions: SO-270

Affected Parcel(s) 2923039040

Zoning History

Current: R-4-P-SO Previous: R-18-P

Land Use

"rt" - rural town

Use of Site/Property

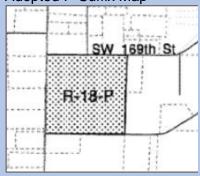
Current: Single Family

Residence

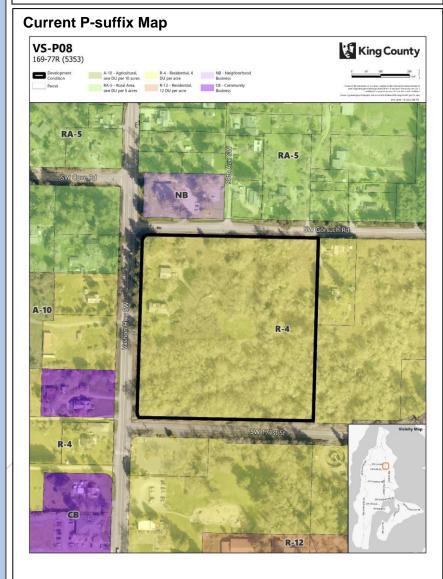
Previous: Single Family

Residence

Adopted P-Suffix Map



Condition: Development of the subject property shall be limited to not more than 85 dwelling unit



Site Information

Year of Adoption: 1979 (Amended in 1997)

Affected Parcel(s) 2822039035 2822039034 2822039033 282203TRCT

Zoning History

Current: RA-10-P Previous: RA-10-P

Land Use

"ra" - rural area

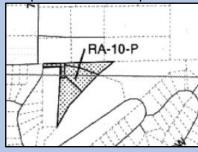
Use of Site/Property
Current: Rural

Residence

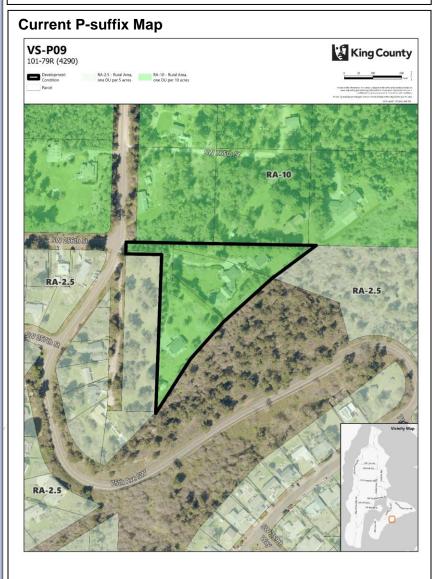
Previous: Rural

Residence

Adopted P-Suffix Map



Condition: Existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet. No more than 1 barn shall be located on the total subject property



Site Information

Year of Adoption: 1980 (Amended in 1997)

Affected Parcel(s) 3123039169

Zoning History

Current: R-8-P-SO

Previous: R-18-P

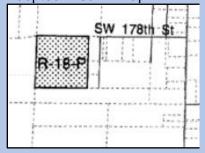
Land Use

"rt" - rural town

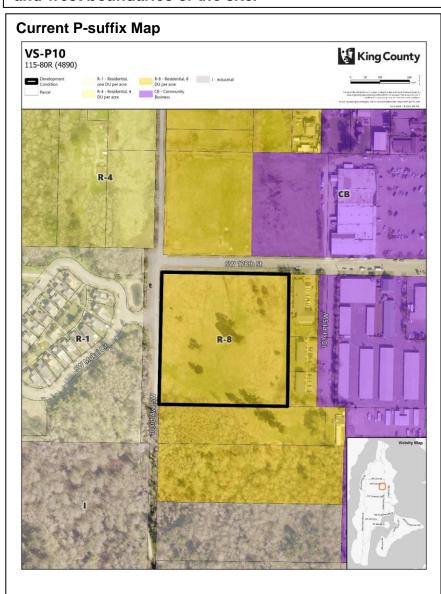
Use of Site/Property
Current: Vacant

Previous: Vacant

Adopted P-suffix Map



Condition: Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. A 15 ft.-wide landscape setback requirement shall be provided on the south and west boundaries of the site.



Site Information

Year of Adoption 1982 (Amended in 1997)

Other Development Conditions

SO-140

Affected Parcel(s) 0622039165 0622039054

Zoning History

Current: I-P-SO

Previous: I-P

Land Use

"i" - industrial

Use of Site/Property

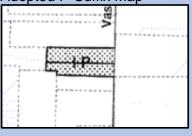
Current: Construction

business/Storage

Previous: Construction

business/Storage

Adopted P-Suffix Map



Condition: Use of the site shall be limited to a propane storage tank, and/or office space.



Site Information

Year of Adoption 1980 (Amended in 1997)

Other Development Conditions SO-270

Affected Parcel(s) 3023039214 3023039189

Zoning History

Current: R-4-P-SO Previous: R-18-P

Land Use

"rt" - rural town

Use of Site/Property

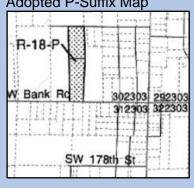
Current: Senior

Housing

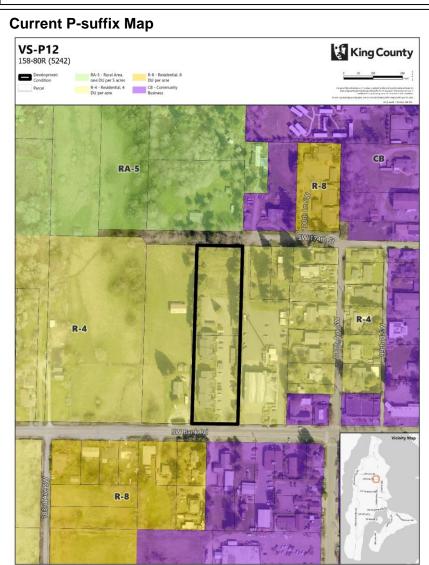
Previous: Senior

Housing

Adopted P-Suffix Map



Condition: The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.



Site Information

Year of Adoption 1984 (Amended in 1997)

Affected Parcel(s) 3123039011

Other Development Conditions VS-P28, VS-P29 & SO-270

Zoning History

Current: CB-P-SO Previous: CB-P

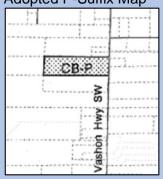
Land Use

"rt" - rural town

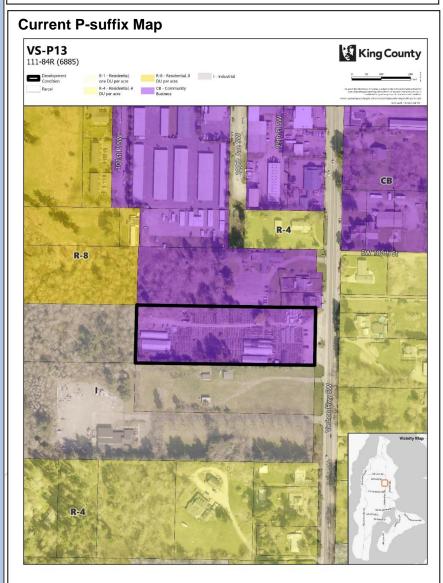
Use of Site/Property

Current: Plant Nursery Previous: Plant Nursery

Adopted P-Suffix Map



Condition: Densities should be limited to a maximum of 12 dwelling units per acre



Site Information

Year of Adoption: 1988 (Amended in 1997)

Affected Parcel(s) 1471640000

Other Development Conditions: VS-P28

Zoning History

Current: R-8-P

Previous: CB-P

Land Use

"rt" - rural town

Use of Site/Property

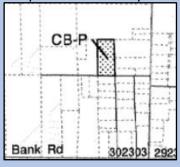
Current: Multifamily

Residential

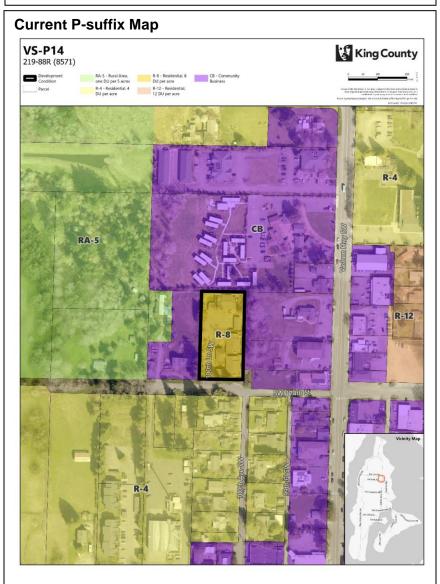
Previous: Multifamily

Residential

Adopted P-Suffix Map



Condition: Density is limited to 6 units per acre. Parking areas and outside storage shall not be located within the required road setback.



Site Information

Year of Adoption

1989 (Amended in 2005)

Affected Parcel(s)

3223039114

Zoning History

Current: CB-P-SO

Previous: CB-P

Land Use

"rt" - rural town

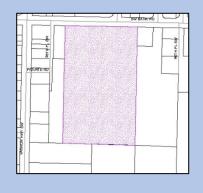
Use of Site/Property

Current: Lumber

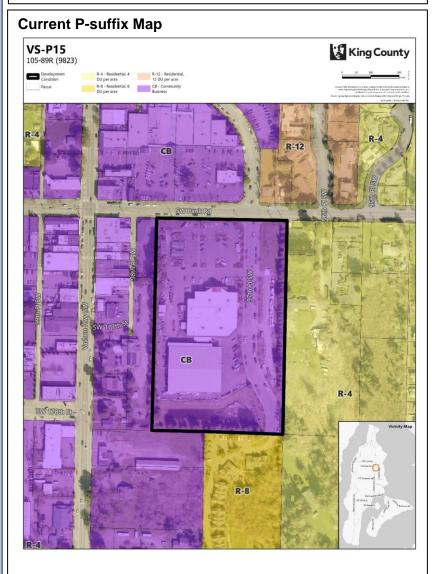
Supply Store

Previous: Vacant

Adopted P-Suffix Map:



Condition: Multiple Conditions Apply – including various requirements for certain types of development.



Site Information

Year of Adoption: 1992 (Amended in 1997)

Affected Parcel(s) 3123039055

Other Development
Conditions:
VS-P28, VS-P29 & SO-270

Zoning History

Current: CB-P-SO Previous: RB-P

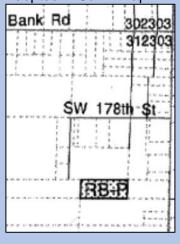
Land Use

"rt" - rural town

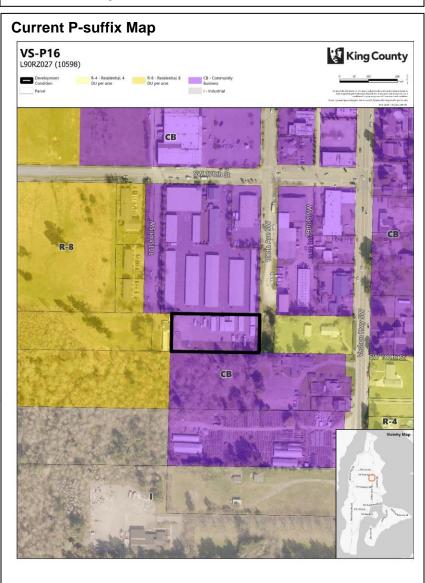
Use of Site/Property

Current: Storage Previous: Storage

Adopted P-Suffix Map



Condition: Use of the property shall be limited to self-service storage warehousing. Development of the property shall be limited to that use and ancillary, accessory or appurtenant uses, structures, or other improvements. Temporary turnaround and easement requirements.



Site Information

Year of Adoption: 1994 (Amended in 1997)

Affected Parcel(s) 3123039066

Other Development Conditions: VS-P30

Zoning History
Current: I-F

Previous: R-1-P

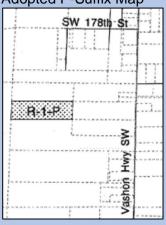
Land Use

"rt" - rural town

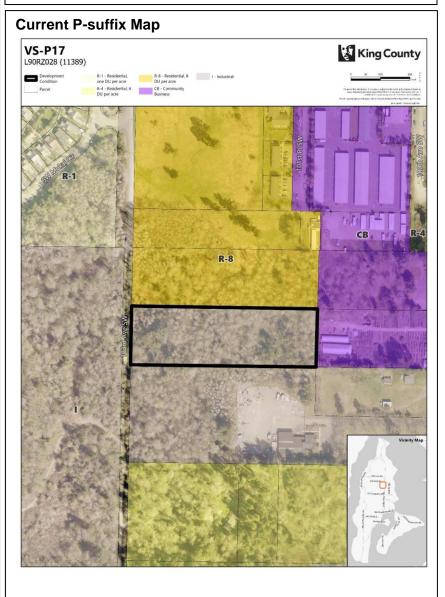
<u>Use of Site/Property</u> Current: Vacant

Previous: Vacant

Adopted P-Suffix Map



Condition: Use of the property shall be limited to office/manufacturing. Development of the property shall be limited to this permitted use and ancillary, accessory or appurtenant use, structures or other improvements. ROW improvements required to 103rd Avenue Southwest from the south property line of the subject property to Southwest 178th Street.



Site Information

Year of Adoption:

1993 (Amended in 1997)

Affected Parcel(s)

8884200000

Zoning History

Current: R-4-P

Previous: R-4-P & R-18-

Р

Land Use

"rt" - rural town

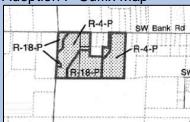
Use of Site/Property

Current: Co-Housing

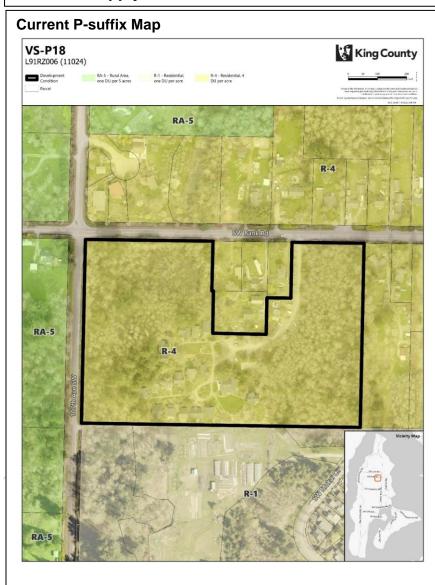
Multifamily

Previous: Vacant

Adoption P-Suffix Map



Condition: Multiple site-specific development conditions apply.



Site Information

Year of Adoption: 1996 (Amended in 1997)

Affected Parcel(s) 3023039187

Other Development Conditions: VS-P28 & SO-270

Zoning History

Current: CB-P-SO

Previous: CB-P

Land Use

"rt" - rural town

Use of Site/Property

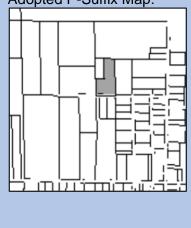
Current: Single Family

Home

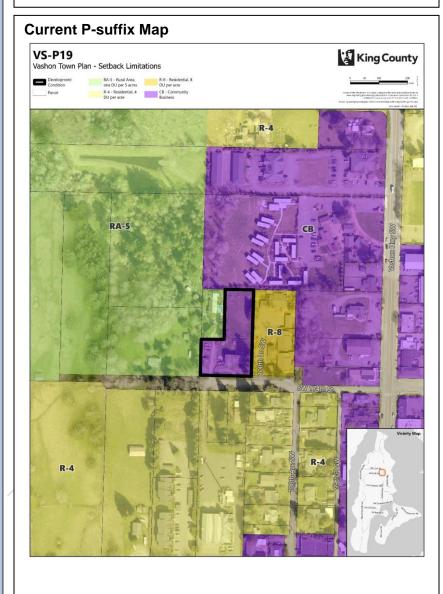
Previous: Single Family

Home

Adopted P-Suffix Map:



Condition: Setbacks shall be those for the R-8 zone.



Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039138 3123039108 3123039139 3123039106

Zoning History

Current: R-8-P

Previous: R-18-P

Land Use

"rt" - rural town

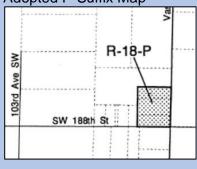
Use of Site/Property

Current: Single Family

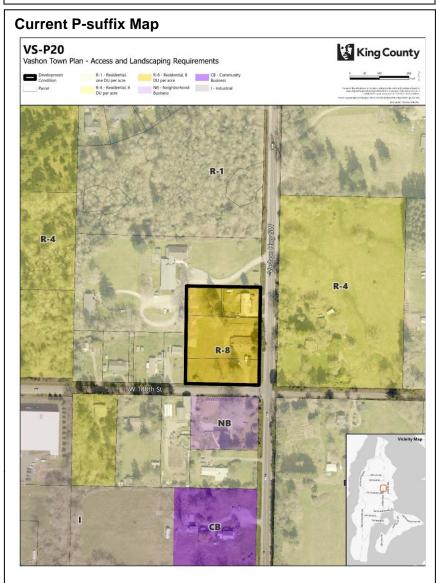
Residence and Vacant

Previous: Plant Nursery

Adopted P-Suffix Map



Condition: Access restricted to SW 188th, with required landscaping.



Condition: Use restricted to existing building. Access parking from S.W. 188th.

Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039095

Zoning History

Current: NB-P

Previous: R-4-P

Land Use

"rt" - rural town

Use of Site/Property

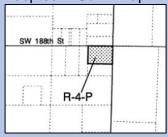
Current: Single Family

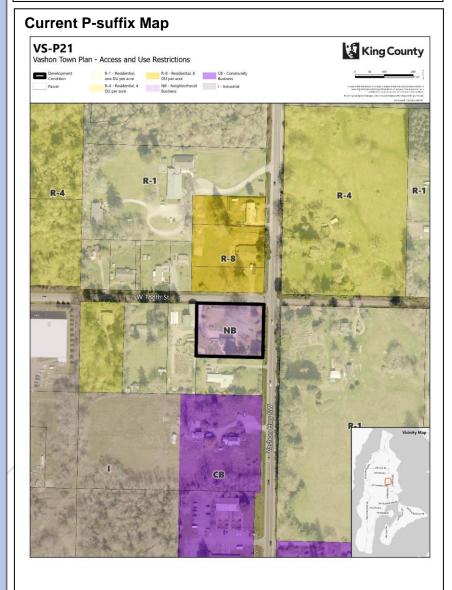
Residence

Previous: Single Family

Residence

Adopted P-Suffix Map





Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3223039040

Zoning History

Current: R-4-P

Previous: R-4-P

Land Use

"rt" - rural town

Use of Site/Property

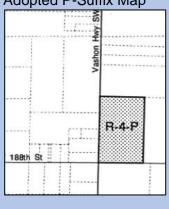
Current: Single Family

Residence

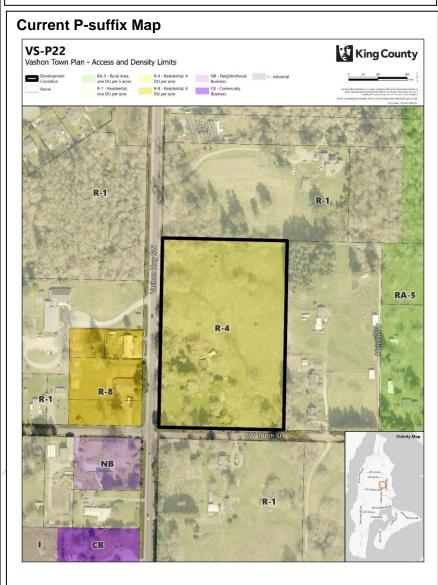
Previous: Single Family

Residence

Adopted P-Suffix Map



Condition: One driveway to Vashon Highway and a maximum of 14 housing units.



Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s) 3223039048

Other Development Conditions: SO-140

Zoning History

Current: CB-P-SO

Previous: R-4-P

Land Use

"rt" - rural town

Use of Site/Property

Current:

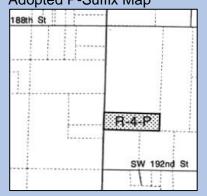
Garden

Center

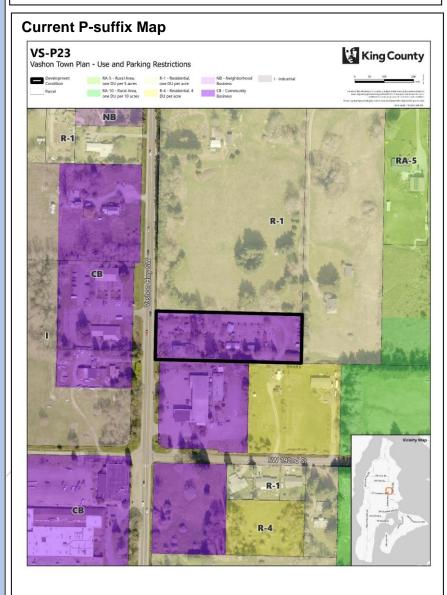
Garden

Previous: Center

Adopted P-Suffix Map



Condition: Use restricted to existing building, parking at rear or sides of building only.



Site Information

Year of Adoption: 1996 (Amended in 1997)

Affected Parcel(s)

3123039172 3123039171 3123039170 3123039099 3123039186 3123039185 3123039184

Other Development Standards:

SO-140 and SO-270

Zoning History

Current: R-4-P-SO

Previous: R-4-P

Land Use

"rt" - rural town

Use of Site/Property

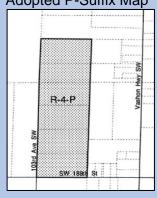
Current: Vacant and

Single Family

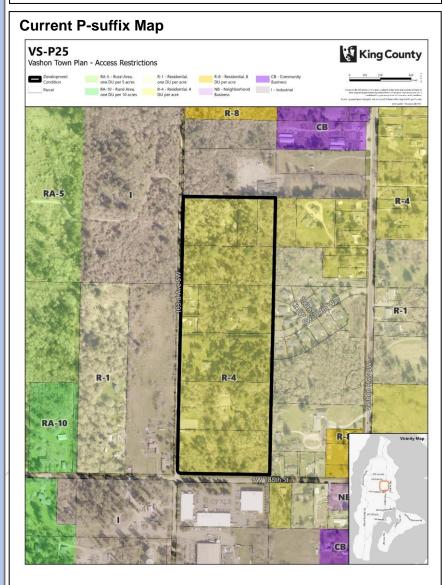
Previous: Vacant and

Single Family

Adopted P-Suffix Map



Condition: Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.



Site Information

Year of Adoption: 1996 (Amended in 1997)

Effected Parcel(s)

3023039108 3023039176 3023039034 3023039036 3023039233 (partial) 3023039096

Other Development

Conditions:

VS-P28 & SO-270

Zoning History

Current: R-4-P-SO &

CB-P

Previous: R-4-P

Land Use

"rt" - rural town

Use of Site/Property

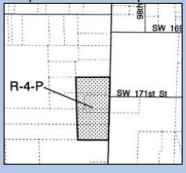
Current: Low Density

Residential

Previous: Low Density

Residential

Adopted P-Suffix Map



Condition: Town Gateway - The conditions apply to 4 parcels on the west side of Vashon Highway:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

Current P-suffix Map VS-P26 King County Vashon Town Plan - Town Gateway A-10 RA-5

Site Information

Year of Adoption: 1996 (Amended in 1997)

Affected Parcel(s) 2923039040

Other Development Conditions: VS-P08 & SO-270

Zoning History
Current: R-4-P

Previous: R-4

Land Use

"rt" - rural town

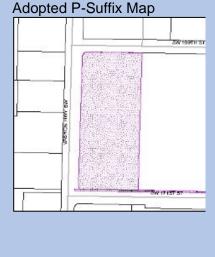
Use of Site/Property

Current: Single Family

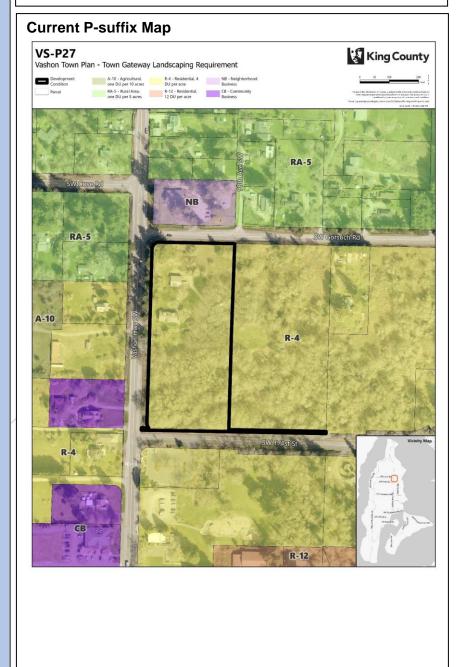
Residence

Previous: Single Family Residence

onto d D. Cuttin Man



Condition: Town Gateway Landscaping – Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide for the parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road



Site Information

Year of Adoption: 1996 (Amended in 2005)

Affected Parcel(s)
139 Parcels in the Town
Core Boundary

Zoning History

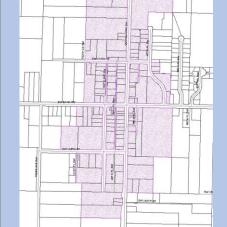
Current: Varies

Previous: Varies

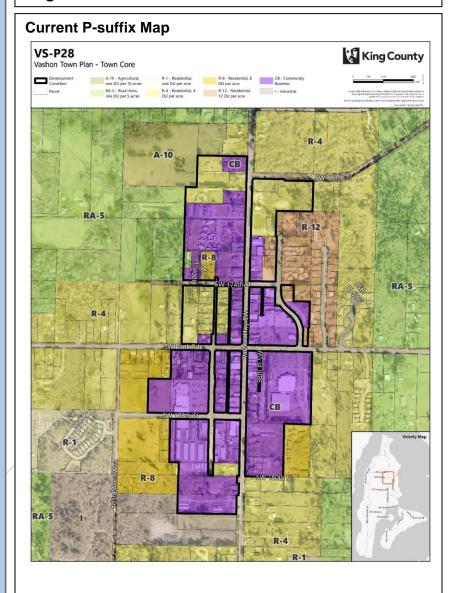
Use of Site/Property

Current: Downtown Previous: Downtown

Adopted P-Suffix Map



Condition: Vashon Plan Town Core Design Regulations



Site Information

Year of Adoption: 1996 (Amended in 2005)

Affected Parcel(s)
124 CB-Zoned parcels

Zoning History

Current: CB

Previous: CB

Land Use

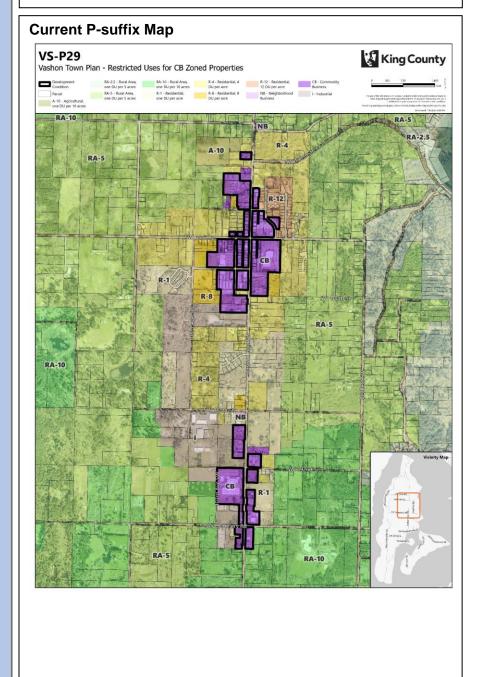
Current: Downtown

Previous: Downtown





Condition: Property with Community Business zoning shall be restricted to the listed specific land uses as set forth in Chapter K.C.C. 21A.08.



Site Information

Year of Adoption:

1996 (Amended in 2014)

Affected Parcel(s)

23 I-zoned parcels

Other Development

Conditions

SO-140

Zoning History

Current:

Previous:

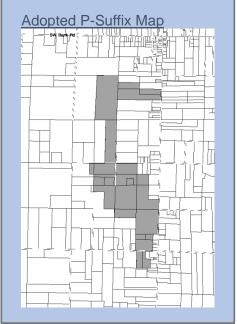
Land Use

Current: Various

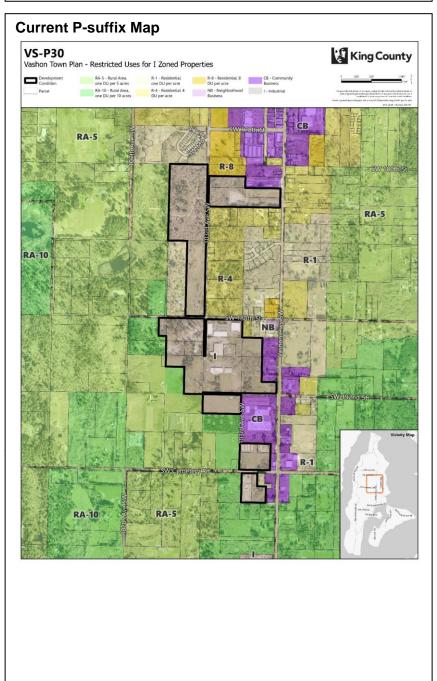
Industrial

Previous: Various

Industrial



Condition: Property with Industrial zoning shall be restricted to the listed specific land uses as set forth in Chapter K.C.C. 21A.08.



Site Information

Year of Adoption:

2017

Affected Parcel(s) 2923039148

Other Development Conditions

VS-P01 & SO-270

Zoning History

Current: R-4-P-SO

Previous: R-4-P-SO

Land Use

"rt" - rural town

Use of Site/Property

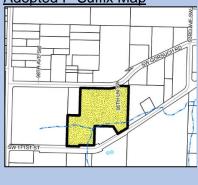
Current: Low Density

Residential

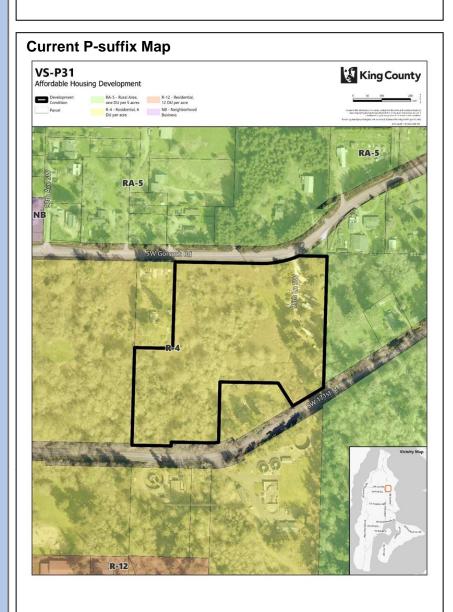
Previous: Low Density

Residential

Adopted P-Suffix Map



Condition: Development restricted to housing designated for low income.



Appendix 3: Vashon Groundwater Protection Special District Overlay (SO-140) Analysis

Summary:

Vashon Groundwater Protection Special District Overlay (SO-140) was adopted in 1997 to restrict uses on Vashon-Maury Island that have the potential to severely contaminate groundwater supplies and provide increased areas of permeable surface to allow for infiltration of surface water into groundwater resources. Since the Overlay's creation, King County adopted the Critical Aquifer Recharge Areas (CARA) code in 2004 which includes regulations for areas that have a high susceptibility to ground water contamination. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

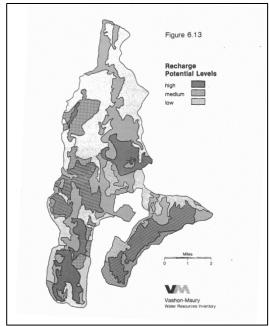
Background:

During the development of the 2017 Vashon-Maury Island Subarea Plan, the County identified the need to comprehensively review all of the existing p-suffix conditions and special district overlays on Vashon-Maury Island, including SO-140. Completion of this review was included as part of the scope of the 2024 Comprehensive Plan Update.

In 1994, the US Environmental Protection Agency designated Vashon-Maury Island a "sole source aquifer." These areas may have no alternative drinking water source(s) that could supply all those who depend on the aquifer for drinking water and therefore, are considered at high risk for contamination. Numerous policies and regulations have been adopted in King County over years that aim to protect groundwater resources on Vashon-Maury Island.

King County adopted SO-140 in its current form in 1997 as part of the Vashon Town Plan. The intent of the Overlay is to "preserve and protect the quality and quantity of groundwater for present and future use by reducing or eliminating impacts from land-use and associated population density and contamination sources." However, the regulations in the Overlay predate the Vashon Town Plan. The earliest reference to them was found in the 1986 Vashon Community Plan, where they were then titled "High Recharge Area P-Suffix Conditions." These conditions applied to high recharge areas as mapped in the Vashon-Maury Island Water Resources Study, also known as the 1983 Carr Report.

It was determined that the high recharge area mapping established in the 1983 Carr Report was the basis for the Overlay's adopted map. The areas in the darkest shade of the Carr Report map, identified as having high recharge potential, align with the parcels included in the Overlay.



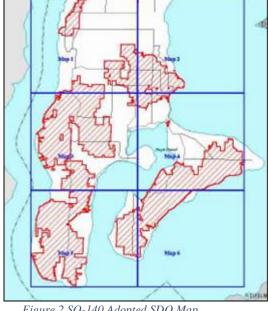


Figure 1 1983 Carr Report High Recharge Areas Map

Figure 2 SO-140 Adopted SDO Map

The Overlay prohibits 30 uses, primarily industrial uses, though not exclusively. The Overlay also requires commercial and industrial development proposals to retain 40 percent of the site in natural vegetation or be planted with landscaping to maintain predevelopment infiltration rates.

Relationship with CARA Regulations:

Since the adoption of SO-140 in 1997, King County has adopted CARA regulations. The CARA map designates critical areas into three categories of varying risk levels based on two factors:

- Drinking water areas (wellhead protections zones and sole source areas); and
- Recharge zones

Category I has the highest susceptibility risk to groundwater contamination, with Category II medium-risk, and Category III low-risk. The entirety of Vashon-Maury Island is covered by the CARA, with all three categories present.

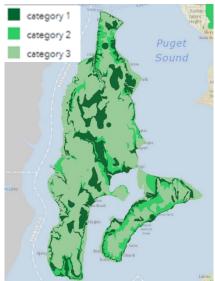


Figure 3 Vashon Maury Island CARA Map

Like the Overlay, each CARA category restricts and/or excludes certain types of land uses. The restricted uses which overlap between the Overlay and CARA regulations are small. Two uses are identified as overlapping between both codes:

- CARA category I and SDO-140 exclude petroleum pipelines
- CARA cat I/II/III and SDO-140 exclude refuse systems (radioactive waste/hazardous waste/solid waste

Additionally, the mapping for the Overlay does not accurately correspond with the CARA map. The high recharge zones as defined in the Carr report for the Overlay's mapping were delineated by using physical properties – soil permeability, subsurface permeability, slope, and vegetation. These data layers were categorized into high/low or high/medium/low mapped areas, then superimposed. The resulting layer was delineated into high, medium, or low recharge zones for Vashon-Maury Island.

The existing CARA map also uses a data layer based on physical properties for delineating high recharge zones. This data layer is called Areas Susceptible to Groundwater Contamination (ASGWC). Those properties are: soil type, surficial geology, and the depth to water data. Each of these data layers are categorized into high/medium/low mapped areas and superimposed. The resulting layer was delineated into high, medium, or low zones for Vashon-Maury Island. These zones are called "areas susceptible to groundwater contamination" yet also refer to recharge zones so high susceptible areas are synonyms with high recharge areas.

Due to the differences in how the maps delineated high recharge zones, many of the parcels restricted by the Overlay are listed as low risk by the CARA mapping.

Relationship with King County Code Regulations:

Vashon-Maury Island does not have any RB (Regional Business) zoned parcels – therefore any uses included in the SDO which are only permitted in the RB zone can be removed.

According to K.C.C. 21A.08.080.B.11. and 21A.08.100.B.15., I-zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use shall be prohibited. Vashon-

Maury Island is located outside of the Urban Growth Area, the use table attached identifies industrial uses which are prohibited under this regulation. Due to these uses already being prohibited on the island, the regulations are redundant and can be removed from the SDO.

Furthermore, all commercial and residential uses within unincorporated King County are required by K.C.C. Chapter 9.12 to implement Best Management Practices (BMPs) to prevent the discharge of pollutants to the environment. Enforcement actions can be taken against any business or resident in the county found to be in violation of K.C.C. Chapter 9.12.

Many of the uses restricted by the SDO have applicable BMPs which were developed since the Overlay's adoption that lower the risk to groundwater resources. Eliminating these uses from the Overlay would not remove groundwater protections with the BMPs in place.

Recommendation

Due to code changes and adoption of new regulations since the Overlay's adoption, the following uses are considered redundant or unnecessary and are recommended for removal:

- SIC 4581, airports, flying fields, and airport terminal services
- SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)
- SIC 4952, sewerage systems (including wastewater treatment facilities)
- SIC 7996, amusement parks
- SIC 0752, animal boarding and kennel services
- SIC 1721, building painting services;
- SIC 3260, pottery and related products manufacturing
- SIC 3599, machine shop services
- SIC 3993, electric and neon sign manufacturing
- SIC 7334, blueprinting and photocopying services
- SIC 8731, commercial, physical and biological research laboratory services
- SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size
- SIC 0752, public agency animal control facility
- SIC 2230, 2260, textile dyeing
- SIC 2269, 2299, textile and textile goods finishing
- SIC 2700, printing and publishing industries
- SIC 2834, pharmaceuticals manufacturing
- SIC 2844, cosmetics, perfumes and toiletries manufacturing
- SIC 2893, printing ink manufacturing
- SIC 3000, rubber products fabrication
- SIC 3111, leather tanning and finishing
- SIC 3400, metal products manufacturing and fabrication
- SIC 3471, metal electroplating
- SIC 3711, automobile manufacturing
- SIC 4600, petroleum pipeline operations

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive

Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. DNRP and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

Comparison of allowed Uses

companson of anowed of	505	1		
SDO Regulation	Permitted Zone District	CARA Restriction	Prohibited in Industrial Zone Outside UGA	Applicable Best Management Practices
Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification number and type:				
SIC 4581, airports, flying fields, and airport terminal services	A, F, RA, UR, R1- 8, R12-48, NB, CB, RB*, O, I	Not Restricted	Not Permitted	No
SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)	F, M, RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Restricted - Category 1,2,3	Not Permitted	No
SIC 4952, sewerage systems (including wastewater treatment facilities); and	RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Not Restricted	Permitted	Yes
SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by section B above	RB*, I	Not Restricted	Not Permitted+	No
SIC 0752, animal boarding and kennel services	RA, UR,NB, CB, RB*, O,	Not Restricted	Permitted	Yes
SIC 1721, building painting services;	RA, RB*, O, I	Not Restricted	Permitted	Yes
SIC 3260, pottery and related products manufacturing;	CB, RB*, I	Not Restricted	Permitted	Yes
SIC 3599, machine shop services	l .	Not Restricted	Permitted	Yes
SIC 3732, boat building and repairing;	I	Not Restricted	Not Permitted**	No

SIC 3993, electric and neon	RB*, I	Not	Permitted	Vos
sign manufacturing	ND,I	Not Restricted	Permitted	Yes
Sign manufacturing		Restricted		
SIC 4226, automobile storage	NB CB RB* I	Not	Permitted	No
services	, 02,	Restricted	. omittou	
SIC 7334, blueprinting and	NB, CB, RB*	Not	Permitted	Yes
photocopying services	IND, OD, IND	Restricted	Cirinto	103
priotocopying services		Restricted		
SIC 7534, tire retreading and	NB, CB, RB*, I	Not	Permitted	No
repair services	, - , ,	Restricted		
SIC 7542, car washes	NB, CB, RB*, I	Not	Permitted	No
5.6 7 6 12, 6d. Wd61166	, 65,	Restricted	i ommaod	
SIC 8731, commercial,	RB*, O, I	Not	Permitted	Yes
physical and biological	1,0,0,1	Restricted	i omittou	1 00
research laboratory services		restricted		
SIC 02, interim agricultural	A, F, RA, UR, I	Not	Permitted	Yes
crop production and livestock	Λ, Γ, ΙΟΛ, ΟΙΟ, Γ	Restricted	Cirinto	103
quarters or grazing on		restricted		
properties 5 acres or larger in				
size				
SIC 0752, public agency	F, RA, UR, RB*, I	Not	Permitted	Yes
animal control facility	F, NA, UN, ND , I	Restricted	remilled	les
		Restricted		
SIC 2230, 2260, textile	RB*, I	Not	Not Permitted	Yes
dyeing		Restricted	rtot i ominitod	. 00
		rtootriotod		
SIC 2269, 2299, textile and	RB*, I	Not	Not Permitted	Yes
textile goods finishing		Restricted		
010.0700	ND 00 00* 0	N. (D ''' 1	N/
SIC 2700, printing and	NB, CB, RB*, O,	Not	Permitted	Yes
publishing industries		Restricted		
SIC 2834, pharmaceuticals	 	Not	Not Permitted	Yes
manufacturing		Restricted	TTOT I CITIMEGA	100
inandractumg		restricted		
SIC 2844, cosmetics,		Not	Not Permitted	Yes
perfumes and toiletries		Restricted		
manufacturing				
SIC 2893, printing ink	/	Not	Not Permitted	Yes
manufacturing	7	Restricted		
SIC 3000, rubber products		Not	Not Permitted	Yes
fabrication		Restricted		
SIC 3111, leather tanning and	RR* I	Not	Permitted	Yes
finishing	, I	Restricted	- Citilitied	103
SIC 3400, metal products	1	Not	Permitted	Yes
manufacturing and		Restricted	l emilled	163
fabrication		Restricted		
	1	Not	Dormittod	Voc
SIC 3471, metal		Not	Permitted	Yes
electroplating		Restricted	Demoitte	Nie
SIC 3691, 3692, battery		Not	Permitted	No
rebuilding and manufacturing		Restricted		
SIC 3711, automobile		Not	Not Permitted	No
manufacturing		Restricted	Not remitted	NU
manufacturing		Restricted		

SIC 4600, petroleum pipeline operations	Restricted - Category 1	Not Permitted	No			
* RB (Regional Business) Zone is not present on Vashon-Maury Island + Racing and racing operations are permitted outside the UGA, while Amusement Parks are not.						
** Boat Building and Repairing is prohibited outside of the UGA only for vessels over 48' long						

Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation

December 2023



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I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan) was adopted by the King County Council in December 2017. The development of the Subarea Plan included a wide-reaching community engagement program, one result of which was the identification of increasing the amount of housing in the Vashon Rural Town that is affordable to low-income residents as a key priority.

To address this priority, the Subarea Plan included the Vashon Rural Town Affordable Housing Special District Overlay ("SO-270" or "Overlay"), a voluntary incentive meant to spur the creation of affordable housing within the Rural Town, the mixed-use center of Vashon-Maury Island. The incentive offers density bonuses – the ability to build between one and a half to four times the number of units that would be allowed under existing zoning, depending on the zone, in exchange for the provision of housing units affordable for households with incomes at or below 60 percent (for at least half of the units) and 80 percent (for the remainder of the units) of the area median income (AMI), as well as the installation of several water conservation features.

Ordinance 18623, which adopted SO-270, requires a series of written evaluations assessing the efficacy of the scope and standards of the Overlay in incentivizing the development of affordable housing within the Rural Town. This report is the fourth and final evaluation of the Overlay.

This report assesses whether SO-270 is meeting its purpose of increasing the amount of housing that is affordable to low-income households on the island. The assessment considered housing market trends, construction activity nationwide and in the region, and interest in use of the provisions in the Overlay. This analysis found that there are distinct advantages and disadvantages to SO-270 and maintains that there is a need for housing affordable for low-income households on Vashon-Maury Island. However, in the nearly six years since SO-270 was adopted, no projects have utilized its provisions. At this time, there is sufficient data to conclude that the lack of affordable housing development utilizing the provisions is due to the Overlay itself as opposed to larger market forces. Therefore, it is recommended to repeal the Overlay.

The 2022 update to the King County Comprehensive Plan included a new inclusionary housing program, King County Code (K.C.C.)³ Chapter 21A.48, for application in two urban unincorporated communities. The 2024 Comprehensive Plan proposes expansion of the voluntary provisions of this program to other parts of unincorporated King County. With the recommended repeal of the Overlay, this report also recommends applying the expanded voluntary program, with adjustments, to the Vashon Rural Town as a more effective way to support the housing goals of the Overlay and the Subarea Plan.

Lastly, the report takes a look at four other jurisdictions that use approaches to incentivize affordable housing. This evaluation found that use of incentives, including density bonuses, to support development of affordable housing is used in these other areas. This supports the recommendation to expand the voluntary inclusionary housing program to Vashon Rural Town.

³ K.C.C. [LINK]

¹ Ordinance 18623 [LINK]

² The boundary of the Vashon Rural Town is defined in the King County Comprehensive Plan. The Vashon Rural Town is served with more urban-type utilities and amenities than lands outside of the Rural Town, including more intensive multi-family residential, mixed-use, commercial, and industrial land uses.

II. Background

Department Overview: The Department of Local Services provides infrastructure and land use planning services to the residents of rural and urban unincorporated King County. The Permitting Division of the Department of Local Services processes, reviews, and issues land use and building permits for unincorporated areas of King County, including Vashon-Maury Island. Any land use application that utilizes SO-270 will be processed, reviewed, and issued by the Permitting Division.

Key Historical Context: In December 2017, the King County Council adopted the Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan) via Ordinance 18623. The purpose of the Subarea Plan was to update the 1996 Vashon Town Plan,⁴ and to develop longrange strategies informed and defined by the Island's unique aspirations and values to achieve the community's vision. The Subarea Plan, which is an element of the King County Comprehensive Plan, was developed with substantial public engagement and includes Island-specific policies, strategies, and action items addressing a broad range of topic areas, such as land use, housing, parks, and transportation.

A central theme that emerged throughout the extensive public engagement effort associated with the Subarea Plan in 2016 and 2017 was a desire to "increase the amount of housing in Vashon Rural Town that is affordable to low-income residents." There is broad consensus among Puget Sound housing experts that the region is experiencing a housing affordability crisis that also affects Vashon-Maury Island.⁶

Key Current Context: The Vashon Rural Town Affordable Housing Special District Overlay (SO-270) was adopted in December 2017 as a component of the Subarea Plan. As stated in K.C.C. 21A.38.270, the purpose of SO-270 is to incentivize the creation of affordable housing on certain parcels in the Vashon Rural Town in exchange for the opportunity to build more housing units than would be allowed under existing zoning, also known as a "density bonus." The Vashon-Maury Community Advisory Group, which served in an advisory capacity during the development of the Subarea Plan, considered alternatives to support delivery of affordable housing. Options explored included rezoning specific parcels for multi-family residential, expanding the Rural Town boundary to add parcels with limited or no wetlands, upzoning parcels that were previously designated as having potential R-12 zoning, and inclusionary zoning tools to mandate that private development include affordable housing in future developments. After considering the options, the Subarea Plan adopted policies that supported increasing affordable housing by using incentives and supporting development of accessory dwelling units.

Per K.C.C. 21A.38.270, any residential or mixed-use development on parcels in SO-270 that comply with the following key standards are eligible for density bonuses. (The full text of SO-270 is in Appendix B.)

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⁴ Ordinance 12395 [LINK] and 1996 Vashon Town Plan [LINK]

⁵ Vashon-Maury Island Community Service Area Subarea Plan, page 7 [LINK]

⁶ Ibid, page 35

⁷ Section 9 of Ordinance 18623

⁸ Vashon-Maury Island Community Service Area Subarea Plan, page 42 [LINK]

- At least 50 percent of units are affordable at or below 60 percent of AMI, with the remainder affordable at or below 80 percent of AMI.⁹
- Rates for rental units, including the average cost of essential utilities, are set at or less than 30 percent of maximum gross income at each income level. Sales prices for owner-occupied units are set at affordable rates based on income level.
- Affordable rental housing units must remain as affordable housing for a minimum of 30 years. Affordable owner-occupied housing units must remain as affordable housing for a minimum of 50 years.
- Incorporation of at least three water conservation measures, including one outdoor measure.
- · Connection to public water and sewer.

SO-270 includes parcels that are zoned R-1, R-4, R-8, R-12, and CB (Community Business). The following table summarizes the maximum density available in each zone:

Zoning	Base Density (dwelling units per acre)	SO-270 Maximum Density (dwelling units per acre)	
R-1	1	4	
R-4	4	8	
R-8	8	18	
R-12	12	18	
CB ¹⁰ in Vashon			
Rural Town "Gateway"	4 ¹¹	18 ¹⁴	

This is the fourth and final evaluation of the Overlay. 12 Ordinance 18623, Section 10 outlines that the final evaluation shall be completed within 90 days of the occurrence of one the following, whichever comes first:

a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or b. four years after the effective date of this ordinance.

No permits have been issued to date utilizing SO-270. Due to the COVID-19 pandemic, the timeline for completing the draft final evaluation was delayed beyond four years and 90 days of Ordinance 18623's effective date – which would have been March 24, 2022. In 2022, the King County Council approved the scope of work for the 2024 Comprehensive Plan to include the final evaluation of the Vashon Rural Town Affordable Housing Special District Overlay.¹³

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⁹ The 2022 AMI for a family of four in King County is \$134,600 (King County Housing Authority). 80 percent AMI is \$95,300; 60 percent is \$77,640.

¹⁰ mixed use only

¹¹ Development condition VS-P26 sets density at four dwelling units per acre, with a maximum density of 18 dwelling units per acre if provisions of SO-270 are applied. Development condition VS-P29 sets a maximum residential density for mixed use development in the Community Business zone within the Vashon Rural Town, not including the "Gateway" area, to eight units per acre. SO-270 provisions do not apply to CB-zoned property outside of the Gateway.

¹² Preliminary evaluations were issued in 2018 [LINK], 2019 [LINK], and 2020 [LINK].

¹³ Motion 16142 [LINK]

Report Methodology: This report was produced by Department of Local Services. and includes input from the Housing, Homelessness and Community Development Division of the King County Department of Department of Community and Human Services and the Regional Planning Section of the Office of Performance, Strategy and Budget. Data on existing permits was gathered from the Permitting Division's permit database, with additional information about housing affordability from the U.S. Department of Housing and Urban Development's data sets.

III. Report Requirements

This section is organized to align with the requirements for this report outlined in Ordinance 18623, Section 10.

A. Assess the Efficacy of SO-270 Scope and Standards in Achieving the Overlay's Purpose of Incentivizing Affordable Housing Within the Vashon Rural Town

SO-270 has not resulted in the creation of any new affordable housing units in the Rural Town since its adoption in December 2017. Enough time has passed to determine that SO-270 has not met its purpose. It is difficult to determine whether this is due to the inefficacy of the scope and standards of SO-270 or external factors due to the length of time it takes to develop affordable housing units. However, analyzing data on housing market trends and indicators provided by the U.S. Department of Housing and Urban Development shows that from 2017-2022, the market saw an increase in construction of new multifamily and single detached housing developments nationwide. The Puget Sound region also experienced an increase in housing units in the period 2011 to 2020.

This data suggests that market forces supported development during this period, although it is not clear if this extended to affordable housing projects which involve different funding sources. A pre-application request in 2019 for a 41-unit affordable housing project utilizing SO-270 suggests that at least one affordable housing developer has been exploring SO-270 as a means to create affordable housing units. A second preapplication meeting on the same project was held in 2021, and a community meeting was held in August 2023. The overlay requires that the developer holds a community meeting at least 30 days prior to submitting a permit application.

This represents the most progress that has been made to-date on the use of the overlay since it was adopted and at the time of writing, no additional inquiries have been made regarding SO-270. With these facts considered, there is enough evidence to determine that SO-270 does not effectively provide the incentives needed to support affordable housing development in Vashon-Maury Island.

¹⁴ A typical market-rate residential development project takes at least two to three years from conception to completion. However, the development of income-restricted affordable housing units, regardless of whether density bonus or other incentive programs are utilized, often requires the coordination of multiple funding sources and the fulfillment of administrative requirements that can add one to three years to the project timeline.

¹⁵ Housing Market Indicators Monthly Update December 2022 [LINK]

¹⁶ There was a brief halt to new construction in the second quarter of 2020 due to the COVID-19 pandemic.

¹⁷ Puget Sound Regional Council, Regional Housing Needs Assessment [LINK]

B. Recommendations to Retain, Amend or Repeal the Special District Overlay

This report recommends that the Vashon Rural Town Affordable Housing Overlay be repealed. There is sufficient data to conclude that the lack of affordable housing development utilizing SO-270 is due to the Overlay itself, as opposed to larger market forces. Maintaining SO-270 at this time would not be valuable, as nearly six years have passed since its adoption and no new affordable housing units have been created. Modifications considered that would make SO-270 more attractive to developers would result in regulations too similar to the existing countywide Inclusionary Housing program, which also provides density bonuses for affordable housing development.

The 2024 Comprehensive Plan proposes expanding the voluntary Inclusionary Housing Program provisions to other parts of unincorporated King County. This proposed change would include developments in the medium- and high-density residential zones and commercial zones in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. This updated program would provide a countywide approach to incentivizing affordable housing development in King County and includes provisions that are anticipated to more effectively support the housing goals of the Vashon-Maury Island Subarea Plan than SO-270. Therefore, this program is recommended to replace the repealed Overlay.

As part of the new expanded voluntary Inclusionary Housing program, it is recommended to only allow use of the program for 100 percent affordable projects. This is intended to 1) align with the current 100 percent affordable project requirements to receive density bonuses under the Overlay, 2) ensure better compatibility with existing development, and 3) support the most critical housing needs, in response to public input.

It is also recommended to limit the height bonuses for application in the two Rural Towns to reflect that, while the Rural Towns have urban zoning classifications, they have built environments that have developed over time differently from urban unincorporated King County. In addition to recommending adopting provisions in the Inclusionary Housing program to apply to Vashon Rural Town developments, complementary, but separate, code and zoning map amendments are proposed in the 2024 Comprehensive Plan to limit the 'bulk" of new development in Vashon Rural Town, regardless of whether it includes affordable housing units. This is to respond to community input received on the Public Review Draft of the 2024 Update.

C. Examination of the Advantages and Disadvantages of the Special District Overlay

Advantages

- SO-270 applies to parcels that were identified using criteria including potential for development or redevelopment for new housing. This ensures that developers interested in creating affordable housing will be directed to parcels where new development is likely to be successful.
- The bonus density associated with SO-270 is proportionate to each parcel's base zoning. The Subarea Plan includes a vision for Vashon Rural Town and the methodology for calculating the density bonus is intended to result in a scale of future development that is consistent with the vision for land use in Vashon Rural Town.

All Overlay parcels are within the Vashon Rural Town, which is the focus area for all new
multifamily residential development on Vashon-Maury Island, as directed by the Subarea
Plan. The Rural Town has the Island's highest density of employment opportunities,
transit routes, and other services that support and complement higher-density residential
buildings.

Disadvantages

- SO-270 is applicable only to developments that consist entirely of affordable units. This
 precludes the construction of affordable units in buildings with a mix of market-rate and
 affordable units from taking advantage of the density bonus, which would most likely
 exclude any private, market rate developers. The Rural Town is unlikely to see a large
 influx of subsidized housing given limited affordable housing funds and competition with
 urban areas that are closer to jobs and services.
- SO-270 has a structure similar to the Inclusionary Housing program but requires compliance with more stringent requirements to qualify for bonuses that provide less additional density.
- SO-270 references specific rates of water usage in its required water conservation features – for example, "install all bathroom faucets with 1.5 gallons per minute or better," and "install all kitchen faucets not to exceed two gallons per minute." In the future, more water-efficient features may be available, and the requirements included in SO-270 may represent suboptimal levels of water conservation technology, undercutting the water conservation benefit.
- The need for affordable housing is region-wide. Affordable housing units on Vashon-Maury Island would likely attract interest from around the region, and SO-270 does not guarantee that Island residents would be prioritized for new affordable units.

D. A Review of the Relationship Between the Parcels that the Special District Overlay Applies To and Potable Water Supply

During development of the 2024, Vashon-Maury Island community members expressed concern about the impacts to water availability if density is allowed to increase through incentivizing development of affordable units.

There are 246 parcels subject to SO-270 and they are all are located within Water District 19's service area. The majority of the parcels subject to SO-270 are within 200 feet of an existing water main. However, this does not imply automatic approval of a domestic water supply service. The number of water units assigned to a given parcel will dictate how many units are buildable on each site. A Certificate of Water Availability will only be issued after District review and a determination of serviceability is completed for an individual parcel. A development will only be able to construct as many units as the number of water units assigned to the parcel allows, regardless of the potential density if provisions under SO-270 are used.

Some new water shares are being released for potable water connections. Additionally, some of the shares that have been released over time have not been used and are transferable to other sites. This may provide some opportunities for application of the shares to support construction of affordable housing. Multi-family units are allocated a portion of a share, rather than a full share, which will support development of an increased number of units, when compared to allocating shares to single detached units.

E. The Public Benefits and Risks of Retaining or Repealing SO-270

Analysis of Overlay identified the following public benefits and risks of its retention or repeal:

Public Benefits of Retaining SO-270

The primary public benefit of retaining SO-270 is to maintain an additional incentive program to provide affordable housing on Vashon-Maury Island. SO-270 provides more options available for affordable housing developers to consider in addition to the Inclusionary Housing program.

Public Risks of Retaining SO-270

This report identifies no significant risks in retaining SO-270. The low historic level of building permit activity in Vashon Rural Town coupled with Water District 19's recent moratorium on new potable water connections are expected to decrease the risk of the incentive causing unmanageable growth. A small risk does exist that a developer will have interest in building affordable housing units in Vashon Rural Town, consider SO-270's requirements too stringent, and invest elsewhere. However, affordable housing may still be built within Vashon Rural Town without the use of SO-270.

Public Benefits of Repealing SO-270

SO-270 is a voluntary incentive, which means the presence of the Overlay does not diminish the development potential of any parcel compared to its value prior to SO-270's adoption. However, repealing SO-270 and relying on the Inclusionary Housing program would improve regulatory clarity and consistency by having one unincorporated-wide approach for incentivizing affordable housing. The Inclusionary Housing program is also less stringent than SO-270, which has the potential for creating more affordable housing than would otherwise be built on the Island.

Additionally, SO-270 requires that 100 percent of the units are affordable and is prescriptive on the proportion of units that must be allocated for households at two different income levels relative to area median income. While the inclusionary housing provisions also allocate the proportion of units that must be affordable by household income levels relative to AMI, a broader range and mix of incomes can be considered. This provides flexibility for developers when considering return on investment on a project. In addition, as a proportion of units in a development may be market rate under the inclusionary housing provisions, there is likely a broader set of developers that may use the program compared with those that build 100 percent affordable developments.

Public Risks of Repealing SO-270

Repealing SO-270 would present a risk to the public only in the case that the feasibility of a proposed affordable housing development in the Rural Town is solely dependent on the specific bonus densities provided by SO-270. However, the requirements in SO-270 are so high, that it is unlikely that such a project would be developed. Therefore, there is limited public risk associated with repealing SO-270.

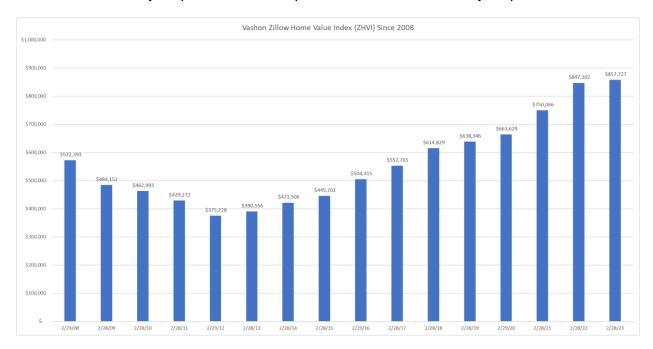
F. The Current Need for Affordable Housing on Vashon-Maury Island, Including for Households with Incomes at or Below Thirty Percent of AMI

Data indicate that approximately 16 percent of households on Vashon-Maury Island have a household income at or below 30 percent of AMI, including 32 percent of renter households.¹⁸

In 2019, an estimated 28 percent of Islanders experienced a housing cost burden (paying more than 30 percent of income for housing costs), including 51 percent of renters and 74 percent of renters with a household income at or below 30 percent of AMI.¹⁹ As of July 2019, according to King County Department of Community and Human Services, more than 250 people are on waiting lists for one of the 130 units in affordable housing developments on Vashon-Maury Island. In December 2022, construction began on a 40-unit affordable housing project called Island Center Homes, which will bring the total to 170 units. The development, led by affordable housing developer Vashon Household, is the first new affordable housing project on the Island since 2017. Anecdotal information indicates that some people interested in affordable housing may not put their name on a waiting list due to the long wait time.

Compounding this issue is the paucity of rental housing on Vashon-Maury Island – only 17 percent of the total number of housing units on Vashon are renter-occupied, compared with 44 percent across King County as a whole. Nearly 90 percent of housing units on the Island are single detached homes.²⁰

The following graph shows that house values on Vashon-Maury Island have shown a 40 percent increase over a five-year period and a 120 percent increase over a ten-year period.²¹



U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy [LINK]
 As of the writing of this report, 2019 is the latest year for which HUD Comprehensive Housing Affordability Strategy data was available.

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²⁰ US Census American Community Survey 2021 5-yr data (2017-2021)

²¹: "Housing Data, ZHVI All Homes (SFR, Condo/Co-op) Time Series, Smoothed, Seasonally Adjusted(\$). Zillow. (2023, February 10). Retrieved April 17, 2023 [LINK]

G. Infrastructure Capacity, Including Public Roads and Sewer

Vashon-Maury Island's road system is entirely rural and is characterized by low traffic volumes and congestion levels, with occasional spikes in traffic occurring during island festivals and when scheduled inbound ferry traffic arrives. There is currently no active traffic volume monitoring on Vashon Island because traffic volumes remain low relative to road capacities and intersection levels of service standards. All new development proposals within unincorporated King County are assessed according to the King County Transportation Concurrency Management Program to ensure that sufficient public facilities are in place to carry the traffic associated with a proposed development. Because traffic volumes are generally low on the Island, adverse impacts on transportation infrastructure caused by future development utilizing SO-270 are not expected.

The Vashon Treatment Plant serves a population of about 1,100 and treats approximately 150,000 gallons of wastewater per day and is designed to treat higher levels of flow.²²

Vashon Sewer District operates the sewage collection system in Vashon Rural Town that discharges to the County's Vashon Treatment Plant. New connections to sewer in the County's regional sewer system pay a capacity charge fee of \$72.50 per residential customer equivalent per month for 15 years to the County in addition to a monthly sewer fee and any charges from the local sewer agency. This fee is billed to the property owner. Adding new connections would increase the current customer base and service demands on the District's infrastructure. Per King County Code, new rent-restricted housing in multifamily structures in which at least 51 percent of units are affordable at 80 percent of AMI with affordability protections for at least 40 years are eligible for a capacity charge discount of 50 percent in most cases.²³ This factor could reduce barriers to the construction of affordable housing for developments that meet these criteria.

H. Potential Impacts to Affordable Housing Funding if SO-270 is Modified or Eliminated

By incentivizing the construction of housing that is 100 percent affordable (and thus unlikely to be a private, market rate developer), SO-270 increases the potential pool of applicants for existing sources of public funding of affordable housing developments. Modifications making SO-270 more attractive to developers may increase competition for existing sources of affordable housing funding, while making SO-270 less attractive could have the opposite effect. Eliminating SO-270 altogether could reduce the competition for existing affordable housing funding.

I. Ongoing Permit Applications Using the Special District Overlay and Feedback from Those Permit Applicants on the Efficacy of the Special District Overlay

The following data summarize the inquiries, applications, and permits related to SO-270 that the Permitting Division of the Department of Local Services has processed between the adoption of SO-270 in December 2017 and May 2023:

²² King County Wastewater Treatment Division [LINK]

²³ K.C.C. 28.84.050.O.3.b

- Overlay Application Inquiries at Permitting Division (e.g., phone calls or e-mails asking for information about the Overlay since its approval in 2017): One walk-in customer.
- Overlay-Related Pre-Application Meeting: One pre-application request²⁴ submitted (PREA19-0139; pre-application meeting completed on August 29, 2019). Applicants proposed utilizing SO-270 to construct a 41-dwelling unit workforce housing development on parcel 2923039148, currently zoned R-4 (Urban Residential, four dwelling units per acre). In their pre-application questions, applicants asked whether SO-270 waives the conditional use permit requirement for exceeding base density. A second pre-application meeting was held in 2021, and a community meeting was held in August 2023. The overlay requires that the developer holds a community meeting at least 30 days prior to submitting a permit application. As of October 2023, the applicant has not submitted a permit application.
- Overlay-Related Applications Filed: None.
- Overlay-Related Permits Issued by Permitting Division: None.

Because no permit applications were submitted, no feedback on the efficacy of SO-270 from permit applicants is available.

J. Evaluation of Whether Any Code Changes Are Necessary to Fulfill the Purpose of Special District Overlay-270

Per K.C.C. 21A.38.270, the purpose of SO-270 is "to provide an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town." In the nearly six years that it has been available, SO-270 has not been used to create new affordable housing units.

Analyzing data on housing market trends and indicators provided by the U.S. Department of Housing and Urban Development shows that, from 2017-2022, the market saw an increase in construction of new multifamily and single detached housing developments nationwide.^{25 26} The Puget Sound region also experienced an increase in housing units in the period 2011 to 2020.²⁷

This data suggests that market forces supported development during this period, although it is not clear if this extended to affordable housing projects. The filing of a pre-application request for a 41-unit affordable housing project utilizing SO-270 suggests that at least one affordable housing developer considered the provisions in the Overlay worth exploring. However, nearly four years have passed since the pre-application request and the project did not move forward, providing further indication that SO-270 itself does not provide the necessary incentives to support affordable housing development.

²⁴ Pre-application meeting requests are not considered permit applications.

²⁵ HUD, Housing Market Indicators Monthly Update December 2022 [LINK]

²⁶ There was a brief halt to new construction in the second quarter of 2020 due to the COVID-19 pandemic

²⁷ Puget Sound Regional Council, Regional Housing Needs Assessment

In 2022, King County adopted an Inclusionary Housing Program (K.C.C. Chapter 21A.48) for use in the Skyway-West Hill and North Highline subareas.²⁸ The program includes mandatory and voluntary provisions that offer density bonuses and other regulatory flexibilities (such as increases in building heights and reductions in requirements for parking) in exchange for providing on-site affordable units as part of a market-rate residential or mixed-use development projects. Additional incentives are provided when all units in a development meet affordability criteria.

The 2024 Comprehensive Plan proposes expanding the voluntary Inclusionary Housing Program provisions to other parts of unincorporated King County. This proposed change would include developments in the medium- and high-density residential zones and commercial zones in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. This updated program would provide a countywide approach to incentivizing affordable housing development in King County and includes provisions that are anticipated to more effectively support the housing goals of the Vashon-Maury Island Subarea Plan than SO-270. Therefore, this program is recommended to replace the Overlay.

During the 2023 comment period for the Public Review Draft of the 2024 Update, the Vashon-Maury Island community provided substantial input on proposed amendments to expand the Inclusionary Housing program in the Rural Town, along with comments on proposed amendments to other property-specific development conditions in the Rural Town. While community opinions were not unanimous, and comments sometimes were in conflict, the following themes were often raised:

- Affordable housing is needed, for current residents and people working for island businesses and service providers.
- Additional market rate units will be too expensive for island residents.
- Quality of life will be negatively impacted by increased densities.
- Water supply, infrastructure, and services cannot accommodate increased growth.
- A fee-in-lieu option²⁹ will not produce affordable units on the island.

Considering the input that was provided, it is recommended to make adjustments to the proposed application of the expanded Inclusionary Housing program in Vashon Rural Town.

The repeal of SO-270 is still recommended, as is the application of voluntary inclusionary housing provisions in zones where the provisions would apply in urban unincorporated King County and the Vashon and Snoqualmie Pass Rural Towns. In Vashon Rural Town, this includes R-4 (Urban Residential, four dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); CB (Community Business); O (Office); and NB (Neighborhood Business). However, instead of applying incentives to market-rate developments that include affordable units, the expanded inclusionary housing allowances for Vashon Rural Town are recommended to only apply for developments with 100 percent affordable units. This is would 1) align with the current the 100% affordable project requirements to receive density bonuses under SO-270, 2) ensure better compatibility with existing development, and 3) support the most

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²⁸ Ordinance 19555 [LINK]

²⁹ Under the adopted inclusionary housing program at K.C.C. Chapter 21A.48, a developer may request modifications to achieving affordable units, including paying a fee for construction of affordable units within the same subarea.
³⁰ Neighborhood Business-zoned parcels would be eligible for inclusionary housing incentives, although parcelspecific conditions may limit use the provisions..

critical housing needs, in response to public input. To further respond to community concerns, an existing area that has a maximum height limit of 35 feet is recommended to be extended to include all of Vashon Rural Town, and that buildings above two floors be required to "step back" the area above the second floor.

Adopted parcel-specific densities for mixed use development in the commercial area are recommended to be retained for application when affordable housing is not included in development proposals. In the "Gateway" area, this means four dwelling units per acre in mixed use development on three parcels. In the rest of the Community Business zoned areas in Vashon Rural Town, the maximum density without affordable units included is recommended to remain unchanged at eight dwelling units per acre. The recommended allowed maximum densities in the Rural Town under the Inclusionary Housing program would still be significantly lower than those that apply to similar zones in urban unincorporated King County; this is to acknowledge the scale of existing development in and rural nature of the Rural Town.

K. Information on Other Jurisdictions' Approaches to Incentivizing Development of Affordable Housing and an Evaluation of Whether Those Approaches Would be Appropriate on Vashon-Maury Island

This section contains findings from approaches to incentivizing affordable housing used outside King County. It reviews affordable housing codes, development regulations, and incentives from two Washington State jurisdictions (San Juan County and the City of Oak Harbor) and two out-of-state jurisdictions (the City of Ashland, Oregon and the City of Sebastopol, California) and their potential applicability to Vashon-Maury Island. The selection criteria for review included the following:

- Jurisdiction state Although land use and housing is regulated primarily at the local level, certain state laws, such as inclusionary zoning enabling statutes and mandatory housing elements in Comprehensive Plans, can influence local affordable housing development incentives. In the event state statutes were found to influence the design or performance of local housing incentives, either positively or negatively, two jurisdictions were sought outside of Washington State. The two Washington State jurisdictions were selected to compare and contrast different in-state approaches to zoning incentives using the same enabling legislative structure. San Juan County was selected so that at least one county government other than King County was in the comparison pool.
- Size As of 2021, Vashon-Maury Island had a year-round population of approximately 11,000 people.³¹ Communities with 2021 populations of no more than 25,000 were identified as being comparable due to the Vashon-Maury Island's traditionally large summer population influx and to reflect the Island's unique position as a small, rural area within a major metropolitan county.
- Demographic, market, and/or socio-economic characteristic(s) similar to Vashon-Maury Island – Higher than average household incomes and home values, close proximity to employment centers experiencing moderate to high population growth, jurisdictions who

³¹ American Community Survey (ACS) 2021 5-year data [LINK]

self-identify as having rural or small-town character and influences, and an expanding regional economy were other factors used in the selection process.

Using the above criteria, this report evaluates four jurisdictions that have some comparability with attributes of Vashon-Maury Island. Methods of researching the jurisdictions' ordinances and housing policies included analysis of local development regulation and housing chapters of comprehensive plans, phone calls with planners and/or housing staff, and e-mail correspondence. Written and staff resources from the Municipal Research and Services Center (MRSC) in Seattle and A Regional Coalition for Housing (ARCH) in Bellevue were also utilized.

The affordable housing incentives in the jurisdictions analyzed for this report had a nominal impact on the number of affordable units actually constructed. There are many factors that influence the efficacy of affordable housing incentives, including location (e.g., urban, suburban, or rural), existing inventory, permitting timeframes, and other residential development regulations.

San Juan County, WA

- i) Population: 18,557³²
- ii) Incentive Type/Strategy: Density Bonus; Real Estate Excise Tax; Housing Fund; Expedited Review
- iii) Features of affordable housing incentives/strategy:
 - (1) Developers can receive a density bonus of up to 35 percent if they provide affordable housing units in their projects. The County customizes their incentives by offering different levels of density bonus based on the geographic area and existing development character. (San Juan County Code (SJCC) 18.30.200 through 18.30.300)³³
 - (2) Official zoning map identifies several activity centers/hamlets where base density can be exceeded for projects providing at least 25 percent of the total units as affordable units. (SJCC 18.30.200.D)
 - (3) In Olga Hamlet, a maximum of 15 affordable housing bonus units may be developed throughout the entire designated area (versus calculating the density bonus on a per parcel basis). (18.30.247)
 - (4) An Affordable Housing Trust Fund administered by the San Juan County Housing Bank, which is a program in the Community Development Department. (San Juan County Ordinance No. 3-2006)
 - (5) In 2018, the Real Estate Excise Tax was passed to tax the sale or transfer of real estate to fund public service and infrastructure projects, including affordable housing, in San Juan County.³⁴
- iv) Applicability to Vashon-Maury Island:
 - (1) The San Juan County Housing Trust Fund and the Real Estate Excise Tax are countywide programs. King County has equivalent initiatives.
 - (2) The activity centers/hamlets on San Juan Island share similar characteristics to the small communities of Burton and Dockton on Vashon-Maury Island. There has been community interest in allowing increased density and services in these

³² ACS 2021 5-year data

³³ San Juan County Municipal Code [LINK]

³⁴ Proposition No. 1 [LINK]

neighborhoods. However, increased density in these places would not be consistent with the Comprehensive Plan.

City of Oak Harbor, WA

- i) Population: 12,181³⁵
- ii) Incentive Type/Strategy: Density Bonus; Fee Waivers
- iii) Features of affordable housing incentives/strategy:
 - (1) In Planned Residential Developments (PRD), for each affordable unit provided, five additional market-rate units are allowed, up to 30 percent of base density. (City of Oak Harbor Municipal Code (OHMC) 19.31.090)³⁶
 - (2) PRD applicants have the option to include 10 percent or more of the total units in a project as affordable units to meet one of the mandatory PRD elements. (PRD's offer applicants regulatory flexibility in return for providing higher quality site and design features to encourage more complete and sustainable neighborhoods.) (OHMC 19.31.170)
 - (3) Oak Harbor's Development Service Department is required to grant certain fee waivers for low-income housing, upon notification to the mayor. The amount of the waiver is a percentage proportionate to the amount of the project that is low-income. (E.g., if project is 20 percent low-income housing, 20 percent of the total fee would be waived). (OHMC 3.64.501(3))
- iv) Applicability to Vashon-Maury Island:
 - (1) The King County Code exempts affordable housing projects from school impact fees.
 - (2) Comprehensive Plan policy H-131 encourages expediting permit review for affordable housing projects, but does not have a fee waiver program that compares to the City of Oak Harbor's automatic fee reduction. This could be a service that the County may wish to consider. However, the County's Permitting Division revenues are derived almost exclusively from permit fees, not General Fund money. The staff time, inspections, and other permitting expenses necessary to process affordable housing applications are equivalent to staff time for processing residential permit applications for market rate projects (if not more, due to time to review additional development requirements for affordable housing incentives, such as for review of applicability of provisions in the SO-270). If automatic fee waivers were instituted for affordable housing applications and a substitute revenue source is not identified to fund application processing, plan reviews, and related costs, there is potential to compromise the Permitting Division's service delivery.

City of Ashland, OR

- i) Population: 24,690³⁷
- ii) Incentive Type/Strategy: Density Bonus; Inclusionary Zoning; Housing Fund;
- iii) Features of affordable housing incentives/strategy:

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³⁵ ACS 2021 5-year data

³⁶ City of Oak Harbor Municipal Code [LINK]

³⁷ ACS 2021 5-year data

- (1) Where there are residential annexations proposed, the City requires that 15 or 33 percent of new units are to be affordable, depending on the affordability level. If the units are for very low-income households (at 60 percent of AMI) then 15 percent of the units are required. If the units are workforce housing (affordable to households earning the AMI) then 33 percent of the units are required. Developers can fulfill their affordable housing requirement by providing units onsite, off-site, or by contributing to an affordable housing fund. (City of Ashland Municipal Code (AMC) Chapter 18.5.8)³⁸
- (2) Developments receive a density bonus of two units for each affordable housing unit provided. The maximum bonus is 35 percent. (AMC 18.2.5.080)
- (3) The City of Ashland's Affordable Housing Trust Fund provides a source of revenue to support ongoing funding for housing projects or programs that address the housing needs of residents. (City of Ashland Ordinance 2966)³⁹
- iv) Applicability to Vashon-Maury Island:
 - (1) In the context of a county government as compared to a city, the mandatory inclusionary housing requirements associated with annexations would not be applicable, as Vashon-Maury Island is not in any city's potential annexation area.
 - (2) The City of Ashland's approach to supporting affordable housing primarily includes providing financial subsidies and federal grants to promote affordable housing services and development. This approach does not directly encourage construction of new units. As with other funding programs, this approach may not be feasible for a single, rural, unincorporated subarea of King County like Vashon-Maury Island. In addition, the federal grants are available to any qualifying jurisdiction. The King County Housing Authority and Department of Community and Human Services provide similar services at a larger scale than the services provided in the City of Ashland.

City of Sebastopol, CA40

- i) Population: 7,448⁴¹
- ii) Incentive Type/Strategy: Density Bonus; Housing Fund; Parking Reductions; Expedited Review; Inclusionary Zoning
- iii) Features of affordable housing incentives/strategy
 - (1) The City's inclusionary zoning ordinance requires that new residential developments with five or more units set aside 15 percent of the units for affordable housing. Developers can also choose to pay an in-lieu fee or provide off-site affordable housing units, subject to certain conditions. The inclusionary zoning requirement applies to all residential developments within the city, with certain exceptions for very low-density developments and certain affordable housing projects. (City of Sebastopol Municipal Code (SMC) 17.250.00)⁴²

³⁸ City of Ashland Land Use Code [LINK]

³⁹ City of Ashland Ordinance 2966 [LINK]

⁴⁰ In addition to the incentives offered in local government ordinances, the State of California provides bonus density incentives to affordable housing developers. This is a meaningful distinction to note when making comparisons to Washington State jurisdictions where such additional state incentives do not apply.

⁴¹ ACS 2021 5-year data

⁴² City of Sebastopol Municipal Code [LINK]

- (2) The Affordable Housing Linkage Fee Program for Nonresidential Development is a housing fund which provides revenue for affordable housing programs to people living with very low- and low-incomes. (SMC 3.64.00)
- (3) The City's density bonus code comes from the California State Density Bonus law which allows up to 35 percent bonus, depending on factors such as the level of affordability offered, and total units provided. Parking reductions and expedited review are also included.
- iv) Applicability to Vashon-Maury Island:
 - (1) The Affordable Housing Linkage Fee Program is a housing fund which is not used for construction of new housing projects. Instead, it is used to support programs and activities to expand housing opportunities to people living with low incomes. As such, it provides limited benefit in supporting new development. The program is funded by fees imposed on developers of nonresidential projects. Vashon-Maury Island has limited nonresidential development, making any potential fees earned through such a program in this community nominal. Additional fees required for nonresidential projects may also deter further development.
 - (2) Most of the new affordable housing construction over the past five years in the City of Sebastopol has come through state laws such as State of California Senate Bill 35 or the State of California Density Bonus law.⁴³ ⁴⁴ Senate Bill 35 fast tracks affordable housing projects and removes certain discretionary reviews of permits from local jurisdictions.⁴⁵ These statewide laws may not be feasible or appropriate to adopt for a single, rural, unincorporated subarea of King County, like Vashon-Maury Island.

IV. Conclusion

There is sufficient data to conclude that the lack of affordable housing development is due to SO-270 itself, as opposed to larger market forces. No affordable housing units have been created in the nearly six years since its adoption, which may indicate that it may not be used in the future. One developer has attended preapplication meetings on a potential project for 41 affordable unit development project that would apply provisions in SO-270. The same developer held a community meeting in August 2023 that is required before submitting a permit application.

While it is encouraging to see recent pre-application activity, at the time of writing this report, it is not possible to say whether an application will be submitted and whether a project will result from this single potential project. For this reason, this report recommends that the Vashon Rural Town Affordable Housing Overlay be repealed. Proposed provisions in an expanded Inclusionary Housing program, included as part of the 2024 Comprehensive Plan, provides a countywide approach to incentivizing affordable housing development in King County. This report recommends applying the voluntary provisions of the Inclusionary Housing program to Vashon Rural Town when developments propose 100 percent affordable projects. This would support the goals of the Subarea Plan to increase affordable housing on the Island.

Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation

⁴³ Per 7/13/22 phone conversation with John Jay, Associate Planner for City of Sebastopol

⁴⁴ City of Sebastopol 2023 Housing Element [LINK]

⁴⁵ SB 35 [LINK]

Recommended adjustments in the application of the Inclusionary Housing program in the Rural Town, along with additional recommended amendments affecting development conditions, acknowledge and align with the current built environment in the community.

Should any developer wish to develop a project under the current SO-270 regulations, such as the project being explored under PREA19-0139, they have the option to vest a permit application under the current SO-270 provisions before they would be repealed.

If adopted, existing monitoring requirements of the Inclusionary Housing program will identify whether there is interest in application of the provisions, it results in delivery of affordable units, and there are changes needed to the program to improve its efficacy.

V. Appendices

A. Ordinance 18623, Section 10

- A. A written evaluation of the special district overlay, as adopted in section 9 of this ordinance, shall be conducted by the executive to assess the efficacy of its scope and standards in achieving the overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, and shall include recommendations to retain, amend or repeal the special district overlay. The evaluation shall examine the advantages and disadvantages of the special district overlay, including a review of the relationship between the parcels that the special district overlay applies to and potable water supply. Other factors the evaluation shall consider include, but are not limited to: the public benefits and risks of retaining or repealing the special district overlay; the current need for affordable housing on Vashon-Maury Island, including for households with incomes at or below thirty percent of area median income; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding if the special district overlay is modified or eliminated.
 - B. The evaluation shall include annual reports and a final report:
- 1. The executive shall conduct preliminary evaluations that include the information in subsection A. of this section, as well as the following information:
- a. a list and evaluation of ongoing permit applications using the special district overlay, and feedback from those permit applicants on the efficacy of the special district overlay;
- b. evaluation of whether any code changes are necessary to further the purpose of the special district overlay; and
- c. for the first annual report and the final report, information of other jurisdictions approaches to incentivizing development of affordable housing, and evaluation of whether those approaches would be appropriate to Vashon-Maury Island.
- d. The executive shall file three preliminary evaluation reports, and either a motion accepting each report or an ordinance proposing necessary code changes to further the purposes of the special district overlay. These reports shall be filed annually no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor. When the trigger for a final evaluation under subsection B.2.a. occurs, any subsequent annual reports shall not be required; and
- 2. A draft final evaluation shall be completed within ninety days of the occurrence of one the following, whichever comes first:
- a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or
 - b. four years after the effective date of this ordinance.
- C. The department shall produce a draft final evaluation including the information required in this section.
- D. The department shall include a public comment period for the department's draft evaluation described in subsection A. of this section. The public comment period shall be at least forty-five days from the date of publication in the Vashon-Maury Island newspaper of record. As part of this public comment period, the department shall:
- 1. Publish notice of the draft evaluation's availability in the Vashon-Maury Island newspaper of record that includes locations where the draft evaluation is available:

- 2. Request comments of the King County water district 19 and the Vashon sewer district:
- 3. Request comments from any developer that has applied for approval under the special district overlay provisions;
 - 4. Provide a copy at the local library;
 - 5. Provide an electronic copy on the department's website; and
- 6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.
- E. After the public comment period has ended, the department shall prepare a final evaluation of the special district overlay, incorporating or responding to the comments received. Within sixty days of the end of the end of the public comment period, the executive shall file a final evaluation report, a motion accepting the report, and an ordinance that implements any proposed changes to the special district overlay, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

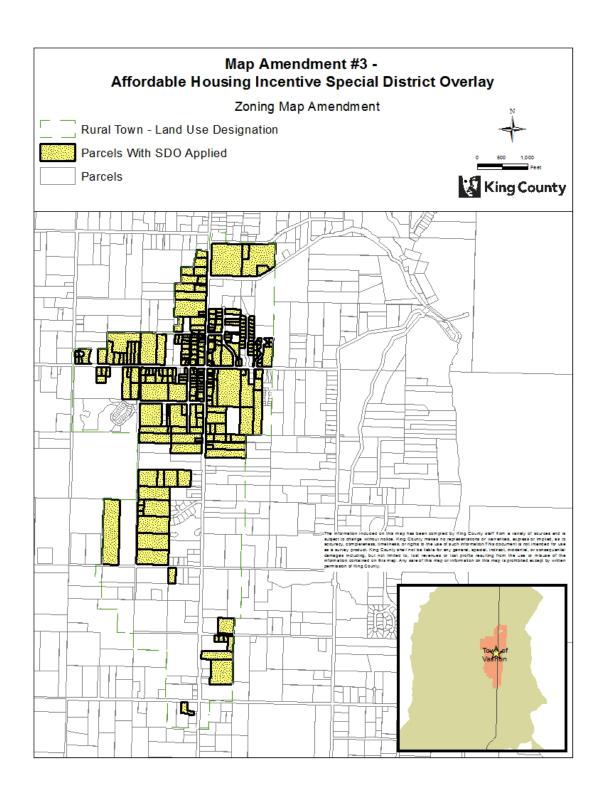
B. K.C.C. 21A.38.270 - Vashon Rural Town Affordable Housing Special District Overlay

- A. The purpose of the affordable housing special district overlay is to provide an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town. This special district overlay shall only apply on a voluntary basis to the parcels shown in Map Amendment #3 in Attachment B of Ordinance 18623. Use of the special district overlay is voluntary and these eligible parcels retain all existing development and land use rights and may exercise those without using this special district overlay.
- B. The special district overlay is eligible to be used by any residential or mixed use development that complies with the following standards:
- 1. A minimum of fifty percent of the units in each development shall be affordable to households with incomes at or below sixty percent of area median income, and the remainder of the units in each development shall be affordable to households with incomes up to a maximum of eighty percent of area median income;
- 2.a. Rents of rental units, including both rent and the average cost of essential utilities, shall be set at no greater than thirty percent of the maximum gross income for the applicable income level; or
- b. The sales price of owner occupied units shall be set so that they are affordable for income and asset qualified home buyers at the applicable income level. Prices shall be restricted based on typical underwriting ratios and other lending standards;
- 3. The development is located on an eligible parcel as shown in Map Amendment #3 in Attachment B to Ordinance 18623; and
- 4. The development adheres to all special district overlay standards listed in subsection C. of this section.
- C. All development shall comply with all applicable King County development regulations, including K.C.C. Title 9, K.C.C. Title 13, K.C.C. Title 14, K.C.C. Title 16, K.C.C. Title 17, K.C.C. Title 19A, K.C.C. Title 20, K.C.C. Title 21A, K.C.C. Title 23, K.C.C. Title 27 and K.C.C. Title 27A, except as follows:
 - 1. The maximum density shall be as follows:
- a. any parcel zoned R-1 may develop up to a maximum density of four dwelling units per acre;
- b. any parcel zoned R-4 may develop up to a maximum density of eight dwelling units per acre;
- c. any parcel zoned R-8 or R-12 may develop up to a maximum density of eighteen dwelling units per acre;
- d. any mixed use development in the Community Business (CB) zone that contains a residential component may develop up to a maximum density of eighteen dwelling units per acre;
- 2. To reduce the impacts of a new development on potable water supplies, the development shall incorporate at least three of the following water conservation measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement:
 - a. mulch landscape beds with two inches organic mulch;
 - b. use grass type requiring less irrigation and minimal maintenance;
- c. use Xeriscape landscape techniques on seventy-five percent or more of site landscaped area;
- d. landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements, which means they are drought tolerant;
 - e. install subsurface or drip systems for irrigation with timers;

- f. install a rainwater collection system, such as a cistern, that reduces water consumption for irrigation by fifty percent annually;
- g. provide one-hundred percent of landscaping water use with captured precipitation or reused water purified without the use of chemicals;
- h. install smart scheduling technology. This strategy counts for a maximum reduction of thirty percent provided all landscape water use is controlled by a soil moisture sensor control system or a weather-based irrigation control system;
- i. reduce total indoor and outdoor water consumption by at least twenty-five percent over standard practices;
- j. provide water submetering for each unit or entire building where central hot water systems are used;
 - k. install all bathroom faucets with 1.5 gallons per minute or better;
 - I. install all showerheads not to exceed 1.75 gallons per minute;
 - m. install all kitchen faucets not to exceed two gallons per minute;
- n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1 for dual flush;
- o. install no-cartridge waterless urinals or 1/8 gallon urinals and high efficiency toilets as noted above in all common areas; or
- p. install point-source, on-demand or recirculation pump hot water systems, where appropriate;
 - 3. All new units must connect to public water and public sewer;
- 4. Affordable housing units shall remain as affordable housing for a minimum of fifty years for ownership affordable housing units and for a minimum of thirty years for rental affordable housing units, starting from the date of final certificate of occupancy for the development;
 - 5. Developments shall be landscaped as follows:
- a. when seventy-five percent or more of the units in the development consists of townhouses or apartments, the development shall provide perimeter landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouse or apartment projects;
- b. when less than seventy-five percent of the units in the development consists of townhouses or apartments, the development shall provide landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouses or apartments on the portion or portions of the development containing the units, but if buildings containing the units are more than one hundred feet from the development's perimeter, the required landscaping may be reduced by fifty percent; and
- c. all other portions of the development shall provide landscaping or retain trees in accordance with K.C.C. chapter 21A.16;
- 6. Developments shall provide one off-street parking space per unit. The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas. Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met; and
- 7. All developments shall provide on-site recreation space at a minimum of fifty percent of the levels required in K.C.C. chapter 21A.14.
- D. Use of the incentive in this section requires an affordable housing covenant recorded against the property as a condition of issuance of any construction permit or recording of a subdivision.
- E. The department is authorized to enforce the requirements of this section, including those pertaining to sale and rental affordability and other requirements of the covenant, through judicial action or administrative action under Title 23.

- F. A preapplication meeting shall be required for developments using the special district overlay in this section.
- G. As part of the preapplication process and before filing an application with the department, the applicant shall hold at least one community meeting in accordance with K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035, the applicant shall:
 - 1. Include in the mailed notice:
 - a. the name of the affordable housing developer;
 - b. the total number of planned dwelling units;
 - c. preliminary architectural renderings of buildings;
 - d. preliminary site plan;
- e. the dates, times and locations of community informational meetings about the development;
- f. contact information including names and phone numbers for the developer or applicant; and
 - g. a county contact person or agency;
- 2. Conduct the meeting or meetings in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development; and
- 3. Prepare and install a four-foot notice board that must be placed in a conspicuous location on the property proposed for development. The board shall be installed no later than the date the mailed notice for the community meeting is sent and shall remain in place until the development application is abandoned or when the permit is issued.
- H. An application for a development under the special district overlay in this section shall be considered complete when the information required under K.C.C. 20.20.040, as well as the following information and studies have been submitted and are adequate to review the proposal:
 - 1. A proposed development plan and draft covenant that includes:
 - a. the number of dwelling units that are part of the development;
 - b. a description of the affordability levels for the units;
 - c. the duration of the affordability of the units;
- d. the number of off-street parking spaces, and documentation of the director's decision on any requests to reduce the number of spaces;
- e. the requirements and process for income limits and income verification, in accordance with federal, state and county standards;
 - f. the specific water and energy conservation measures proposed;
- g. the consequence of any failure to satisfy the requirements of the covenant, which consequences shall include, but not be limited to, specific performance and disgorgement of any revenue that resulted from a rental or sale price that exceed that allowed by the covenant; and
- h. an acknowledgement that King County can enforce the covenant through a judicial action or K.C.C. Title 23; and
 - 2. Any necessary information identified through the preapplication process.

C. Map of Vashon Rural Town Affordable Housing Special District Overlay⁴⁶



⁴⁶ Ordinance 18623, Attachment B, Map Amendment 3

Equity Analysis

December 2023



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Introduction

A. Overview

With a triple focus on equity, housing, and climate change, the 2024 Update (Update) of the King County Comprehensive Plan (Plan) has the potential to connect everyone in King County with greater opportunity and the resources they need to thrive over the next 20 years. This can only be achieved through policies and implementation actions that consider: how access to opportunity and resources are currently distributed across the County; which people and places are disproportionately burdened in accessing resources; and what the barriers to accessing opportunity and resources are.

The proposals within the Update are built on a framework of equity analysis and impact review to achieve this kind of understanding. This Equity Analysis was created to document and describe disproportionate burden in access, costs, and health outcomes related to the Plan that communities face, and how, considering these inequities, Plan proposals can help relieve the burdens and break down barriers to support equitable outcomes for all.

The following sections describe the existing conditions in terms of disparate access to indicators of the Determinants of Equity for priority populations, ^{2, 3} within King County as well as unincorporated King County; how the Update process was designed to evaluate equity impacts and engage priority populations; and reviews the equity impacts of the Plan proposals.

B. Components of the Equity Analysis

1. Current Conditions

This section of the Equity Analysis provides a baseline snapshot of demographics across King County, with a focus on unincorporated King County at the time of the writing of this document. The Current Conditions section includes key takeaways about priority populations and communities disparately impacted in accessing the Determinants of Equity. This framework supports the equity impact review⁴ of Plan proposals. Development of the Current Conditions section was supported by the: 2022 Comprehensive Plan Performance Measures Report;⁵ Appendix B Housing Needs Assessment for the Plan, including the racially disparate impacts analysis; Determinants of Equity Baseline Report;⁶ and Determinants of

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¹ The 2024 Update includes proposed changes to: the Plan (including policies, narrative, and work plan actions); land use designations and zoning classifications; and development regulations in the King County Code (K.C.C.).

² Priority populations include populations that, because of their race, class, gender, primary language spoken, and place of birth, are more likely to experience health or resource disparities.

³ Per K.C.C. 2.10.210, "'Determinants of equity' means the social, economic, geographic, political and physical environment conditions in which people in our county are born, grow, live, work, and age that lead to the creation of a fair and just society. Access to the determinants of equity is necessary to have equity for all people regardless of race, class, gender, or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential. ..."

⁴ An equity impact review is a process to identify, evaluate, and communicate the potential impact - both positive and negative - of a policy or program on equity.

⁵ 2022 Comprehensive Plan Performance Measures Report [LINK]

⁶ Determinants of Equity Baseline Report [LINK]

Equity Data Tool.⁷ Additional United States Census Bureau and King County-produced data also support the analysis.

2. Process Review

This section provides an overview of executive branch efforts to increase process equity in community engagement supporting the Update and in the Update process itself. It includes a summary of how the Update process was revised to invite more process equity and evaluate for equity impacts throughout Plan development. This section provides an overview of public engagement and shares results of that engagement relative to priority populations, which helped inform the development of proposals in the Update. The Process Review section also describes deeper community engagement through the formation and workplan of the 2024 Comprehensive Plan Equity Work Group (Equity Work Group). The Equity Work Group was formed to represent and center communities in unincorporated King County historically underrepresented in comprehensive planning processes, including Black, Indigenous, and other People Of Color (BIPOC) communities; immigrants; refugees; members of lower income households; people that speak a language(s) other than English; people with disabilities; youth; LGBTQIA+ people; and/or those who identify as women. See Appendix A for list of the Equity Work Group's members and Appendix C for their priorities.⁸

3. Proposal Review

This section reviews the distributional equity impacts of the Plan proposals. Equity impacts are reviewed for groups of thematically related proposals through the lens of community priorities for equitable outcomes identified by the Equity Work Group. The proposal review section summarizes the equity impacts on populations and places disproportionately affected by Plan proposals, building from the Current Conditions section.

4. Appendices and Supporting Materials

Three appendices to the Equity Analysis provide information about the Equity Work Group's membership and further detail and documentation of the proposal review and Equity Work Group's priorities. Appendix A provides a list of the members. Appendix B contains detailed equity impact summaries for each scope topic reviewed as a part of the equity impact review. Appendix C shares a summary of the Equity Work Group's priorities and input that was instrumental in shaping housing proposals in Plan, the Current Conditions section, and public engagement.

⁷ Determinants of Equity Data Tool [LINK]

⁸ LGBTQIA+ Communities include Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, and other members of sexual and gender diverse communities.

Current Conditions

A. Introduction

This section will provide important context about the people living and working in King County, with a focus on unincorporated King County, including detail on urban and rural unincorporated areas.⁹

As a part of King County's effort to center historically underrepresented groups within the Update, each sub-section of this chapter will focus on priority populations that have not shared the benefits of King County's relative wealth and security. While these priority populations vary in place and demographics depending on the policy area being analyzed, each sub-section will discuss differential experiences by race, place, and income; or, as a proxy for the communities negatively affected by or historically excluded from land use planning, in areas with the highest populations of BIPOC communities, low-income households, immigrants, refugees, and people speaking a language(s) other than English.¹⁰

King County conducted a countywide survey in fall 2022, during early development of the Plan. The survey included two options that participants could choose to take: a housing survey or a climate survey; they could also opt to take both surveys. Each subsection will begin with comments or stories from priority population survey participants describing their lived experiences.

B. A Note about Reporting Terminology and Demographics

Language evolves as the spectrum of human identities unfolds, and society gains consciousness about harmful or inappropriate descriptions of social constructs like race and gender. Surveys that collect information about people's racial, ethnic, gender, and sexual identities, like those produced by the Census Bureau and other government entities, are generally slower to evolve and struggle to keep up with how people describe their identities.

This report uses a variety of terms related to race and ethnicity informed by the data sources the data is pulled from. Race and ethnicity categories used in this document are based on standard U.S. Census reporting categories. Some terms for race and ethnicity categories used in this document differ from how they are presented in Census Bureau data. Notably, this document refers to individuals reporting "Hispanic and Latino/a/e" identity instead of "Hispanic or Latino", as the category appears in Census Bureau data, to intersect gender and gender non-conformity in a linguistically appropriate way. Some data sources used within this section do not reflect this terminology because the related tables or graphics were sourced externally or do not reflect the full spectrum of racial and ethnic categories. Wherever possible, data for Hispanic and Latino/a/e residents is reported as a race category, though it is reported separately as "ethnicity" in current Census Bureau questionnaires. Individuals identifying with multiple racial identities are reported as "Multiracial" in this document and correlate to the Census Bureau's "Two or more races" category. For brevity in some

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⁹ The Growth Management Act and the King County Comprehensive Plan use three planning geographies: urban areas, rural areas, and designated Natural Resource Lands. Because of data limitations, this report includes Natural Resource Lands as part of the rural area.
¹⁰ King County Geographic Information Systems Center creates an annual "equity score" index of census tracts, for identifying

¹⁰ King County Geographic Information Systems Center creates an annual "equity score" index of census tracts, for identifying sub-county representation of these priority populations. [LINK]

graphics, "American Indian and Alaska Native" and "Native Hawaiian and Pacific Islander" are abbreviated as "AIAN" and "NHPI," respectively.

Some sections of this document reference the surveys used to support public comment on Plan proposals. These surveys included demographic questions to relate the responses received to priority populations and King County's demographics. The survey instruments used a wider variety of race categories, differentiating South Asian and Middle Eastern/Northern African populations, and employed a wider spectrum of gender identities than currently collected in Census Bureau surveys. Where possible, survey data has been re-aggregated to compare to Census Bureau data.

C. Unincorporated King County – People and Equitable Communities

1. Stories from Priority Populations Describing Their Lived Experience from the Fall 2022 Comprehensive Plan Survey

The following comments about King County residents' experiences are excerpted from open responses to the fall 2022 surveys on housing and climate change provided by BIPOC survey respondents and respondents who completed the survey in languages other than English. Responses have not been edited for punctuation or grammar.

- We know that neighborhoods that were redlined (i.e. Rainier Valley, Central District) have less tree coverage than other neighborhoods. The county should prioritize planting trees in these neighborhoods, as well prioritize helping low income residents in these areas to access air conditioning for their homes.
- I chose this response because the jobs that we have do not pay us more and besides paying the rent, we have to pay bills and also food, clothing, shoes, toilet paper, toothpaste, and more things and besides if you have a car something breaks on the car and the most important thing if you have a car the gas and if you do not have a car paying for transportation. There are too many expenses and in addition the expense of paying a doctor because you get sick from so much stress or desperation from having to pay rent month after month.
- There is absolutely NO workaround that will make me non-Disabled. Disabled people like myself will ALWAYS need vehicles to meet our basic needs. Every attempt to de-center cars must be met with guidance and direction from Disabled people on what types of supports and infrastructure we need to get around independently. Disabled people need cars. We will always need cars. And we need accessible parking spots near the entrance of all public spaces, and we need parking spots included in our low income and accessible housing.
- For me it is important that my daughters are near places of education like libraries, community centers, parks; places in which to live together healthily.
- Affordable places for lower income, multi-generational families near services are non-existent.
- Black people have been forgotten during this time of redlining and exclusion. Opportunities and resources for blacks have been extremely limited!
- I only recently moved into a co-op building. However, my search showed me how scarce housing is for anyone not in a nuclear family. This includes smaller families, multigenerational families, and non-traditional families.

 Per person, community members that are disabled, LGBTQ+, BIPOC, immigrants have disproportionately less access to wealth and income that would allow them to pay rent higher than \$1000/month. Many end up having to live communally to afford cheaper rent, despite this being less accommodating of their health and safety needs.

2. Demographic Overview, Race, and Place

In 2023, over 2.3 million people are living in King County. The majority, 89 percent, of King County's population lives in cities and towns, while about 250,000 residents live in unincorporated King County. ¹¹ Within unincorporated King County, about 119,000 people live in urban areas, while more than 127,000 people live in the rural area. ¹²

The decade of 2010 to 2020 was a period of historic growth for King County, bookended by the Great Recession and early economic recovery in 2008-2010 and the COVID-19 pandemic in 2020. These two generational events, and the economic boom experienced between them, strongly affected King County's socio-economic landscape, compounding existing inequities for the county's most vulnerable populations, and influencing where people live.¹³

King County's population grows through "natural increase" (births minus deaths) and from net migration (people moving to King County minus those leaving). People moving to King County is the main driver of population growth. Between 2019 and 2020, natural increase was responsible for approximately 40 percent of population growth, while net migration contributed 60 percent of growth. While these general trends were disrupted by the COVID-19 pandemic and have been slow to recover to pre-2020 rates, recent trends demonstrate a rebound in migration, and increasing births, despite lower birth rates, following national trends. Is

Figure 1 below shows population and recent growth for King County. In the table, the first percentage represents that racial group's share of 2020 population, while the parenthetical percentage reports the share of that community in 2010. The percentage of BIPOC populations increased over the decade from 39 percent to 46 percent of the total population. On net, population growth between 2010 and 2020 in King County and in each unincorporated sub-geography was entirely from BIPOC communities. King County will continue to diversify in coming decades.

¹¹ Office of Financial Management, April 1st Population Estimates, 2022

¹² U.S. Census Bureau, Decennial Census, 2020

¹³ Public Health – Seattle- & King County, COVID-19 Race and Ethnicity Data, 2023 [LINK]

¹⁴ Washington Office of Financial Management, Components of Population Change, 2020 [LINK]

¹⁵ U.S. Census Bureau, Annual and Cumulative Estimates of the Components of Resident Population Change for Counties, 2023 [LINK]

Figure 1: Population in King County and Selected Subareas, 2020 and (2010)¹⁶

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,269,675 (1,931,249)	246,269 (226,833)	118,720 (104,674)	127,549 (122,159)
Black/African American	7% (6%)	5% (5%)	10% (9%)	1% (1%)
American Indian/ Alaska Native	1% (1%)	1% (1%)	1% (1%)	1% (1%)
Asian	20% (14%)	13% (9%)	21% (17%)	5% (3%)
Native Hawaiian/ Pacific Islander	1% (1%)	1% (<1%)	1% (1%)	<1% (<1%)
Another Race	1% (<1%)	1% (<1%)	1% (<1%)	1% (<1%)
Multiracial	7% (4%)	7% (4%)	7% (5%)	7% (3%)
Hispanic/Latino/a/e	11% (9%)	9% (7%)	12% (10%)	7% (4%)
White alone, not Hispanic	54% (65%)	64% (74%)	48% (58%)	79% (88%)

While unincorporated King County has a higher share of White residents than the whole county, BIPOC communities make up a greater share of the population in urban unincorporated areas (52 percent) than the county average (46 percent). This is particularly true for Black and African American and Hispanic/Latino/a/e residents, and in communities like Skyway-West Hill and North Highline. Figure 2 shows the distribution of population by race in 2020 for major urban unincorporated areas. Highlighted cells indicate where the share of population is greater than the county average.

¹⁶ U.S. Census Bureau, Decennial Census, 2010 and 2020

Figure 2 Urban Unincorporated Area Population by Race, 2020¹⁷

	Former Bear Creek UPD ¹⁸	East Federal Way	East Renton Highlands	Fairwood	North Highline	Skyway-West Hill
Total Population	11,027	22,876	6,621	23,958	20,725	17,295
Black/African American	2%	7%	2%	7%	14%	27%
American Indian/ Alaska Native	0%	1%	1%	0%	1%	1%
Asian	41%	16%	10%	21%	20%	28%
Native Hawaiian/ Pacific Islander	0%	2%	0%	1%	1%	1%
Another Race	0%	1%	1%	1%	0%	1%
Multiracial	4%	7%	8%	8%	6%	7%
Hispanic/Latino/a/e	6%	14%	9%	9%	23%	10%
White alone, not Hispanic	47%	54%	70%	53%	34%	25%

Figure 3 provides additional detail about location, density, and movement of people by racial identity across King County over the last 20 years. Each series of maps shows the share of the total population by race located within a census tract, for example, the share of Native Hawaiian and Pacific Islanders living within that specific area out of the King County's total Native Hawaiian and Pacific Islander population. The "most dispersed" tracts symbolize the bottom 25 percent of tracts for population of a given racial group, while the "least dispersed" tracts illustrate the top 25 percent of tracts for where that population resides. The three snapshot years allow comparison for how different populations have grown and dispersed through time.

Some observations from the maps include:

- The displacement and migration of Black and African American communities from central and south Seattle and Skyway-West Hill further south in King County, and growth of African immigrant communities around SeaTac and west of the I-5 corridor.
- Greater representation of American Indian populations on or near Muckleshoot Tribal lands.
- Migration of Native Hawaiian and Pacific Islanders from West Seattle, North Highline and Burien to Kent, Federal Way, and Auburn.

¹⁷ U.S. Census Bureau, Decennial Census, 2020

¹⁸ The Former Bear Creek Urban Planned Development (UPD) is comprised of the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods, east of Redmond.

- Widespread growth of Asian communities throughout King County, and increasing density in eastside cities, and from Skyway-West Hill, to Tukwila, Renton, and Kent.
- Dispersal of Hispanic/Latino/a/e populations in the Snoqualmie Valley, at the northeastern edge of the Urban Growth Area and in southwestern King County.
- Presence of White, non-Hispanic/Latino/a/e populations at the peripheries of the Urban Growth Area and coastal areas.

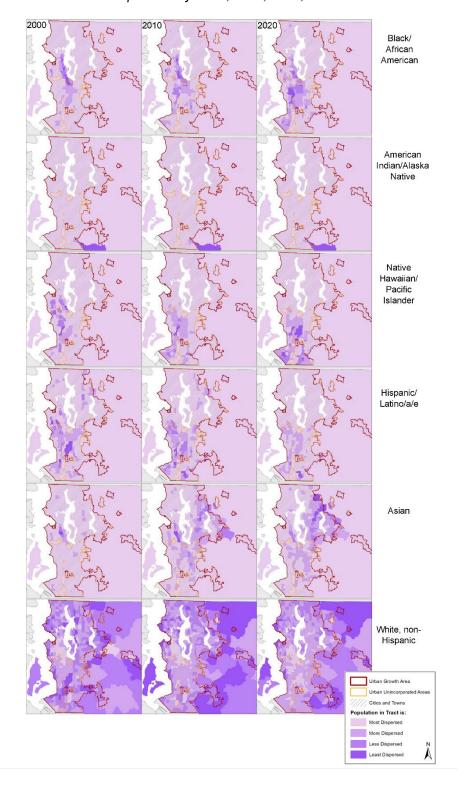


Figure 3: Distribution of Population by Race, 2000, 2010, and 2020¹⁹

3. Age + Sex

The median age in King County is 37.²⁰ Median age varies by race, as shown in Figure 4. BIPOC residents are on average younger than White King County residents.

Figure 4: Median Age by Race in King County, 2019²¹

	Median Age
White alone, not Hispanic	41.8
King County Average	37.0
Asian	35.5
American Indian/Alaska Native	34.4
Black/African American	32.6
Native Hawaiian/Pacific Islander	30.9
Another Race	28.1
Hispanic/Latino/a/e	28.0
Multiracial	22.2

Median age has increased slightly since 2010 and will continue to rise as the population ages over the planning period. Figure 5 shows the decennial population age distribution for King County between 2020 and 2050 to approximate the composition of the population over the course of the planning period for the Update.

¹⁹ US Census Bureau, Decennial Census, 2020

²⁰ U.S. Census Bureau, American Community Survey 5-year data, 2019

²¹ U.S. Census Bureau, American Community Survey 5-year data, 2019

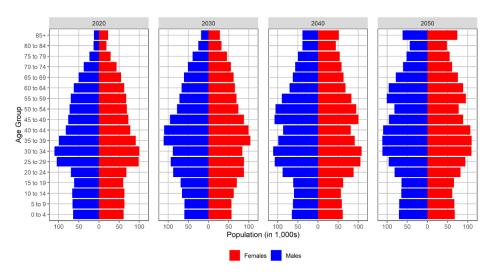


Figure 5: Age of King County Population, 2020 through 2050²²

The evolution of the shapes through time in Figure 5 illustrates how the aging of people currently aged 25 to 64 will contribute to increases in the average and median age over the next 30 years.

As shown in Figure 6, currently the county youth population under age 18 is 20 percent of the total population. Older adults over the age of 65 comprise 13 percent of the total population. Unincorporated King County has a higher share of youth population than the county as a whole, and approximately the same share of older adults.

Figure 6: Youth and Older Adult Pop	oulation in King County, 2019 ²³
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	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Population under 18	448,094 (20%)	74,327 (24%)	27,952 (24%)	46,375 (24%)
Population over 65	284,332 (13%)	41,726 (13%)	15,743 (13%)	25,983 (14%)

By 2045, the youth population is forecasted to decrease slightly to approximately 18 percent of the population, while the elder population is anticipated to grow to 20 percent of the total population.²⁴

Numerically, there are more men in King County than women, although proportionately, they are even. Figure 7 shows how there is limited variation in this trend across unincorporated King County, although rural King County has a slightly higher representation of women.

²² Washington Office of Financial Management, Growth Management Population Projections 2023 [LINK]

²³ U.S. Census Bureau, American Community Survey 5-year data, 2019

²⁴ Washington Office of Financial Management, Growth Management Population Projections 2023 [LINK]

Comprehensive gender data including non-binary and intersex populations is unfortunately lacking at a local level.

Figure 7: Population by Sex, 2019²⁵

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Female Population	1,094,894 (50%)	156,587 (50%)	58,990 (50%)	97,597 (50%)
Male Population	1,100,608 (50%)	153,644 (50%)	58,845 (50%)	94,799 (50%)

4. Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, Plus (LGBTQIA+) Communities²⁶

As noted in the Age and Sex section above, the Census Bureau provides limited detail about gender diversity.

In 2020, approximately three percent of people in King County households were in same-sex relationships; unincorporated King County had a lower share of people in same-sex relationships, approximately one percent.²⁷ These demographics underreport sexual diversity within King County's population because the Census Bureau excludes single individuals, LGBTQIA+ individuals in opposite-sex relationships, individuals living in group quarters, and household dependents in its reporting.

5. Household Size and Group Quarters Populations

Ninety-eight percent of King County's population lives within a household, alone or with their family, in a house, an apartment, or a mobile home. Two percent of the population lives in a group quarters facility, a shared living arrangement where individuals reside and are often affiliated with, or receive services from, an organization that manages the property. In unincorporated King County, nearly 100 percent of the population lives within households, as group quarters facilities are more commonly in cities. Figure 8 shows the population in King County geographies living in households and group-quarters facilities.

²⁵ U.S. Census Bureau, American Community Survey 5-year data, 2019

²⁶ As an evolving acronym, the plus symbol includes all other identities on the gender and sexuality spectra not included already.

²⁷ U.S. Census Bureau, American Community Survey 5-year data, 2020

²⁸ U.S. Census Bureau, 2020 Census Group Quarters, 2021 [LINK]

Figure 8: Population in Households and Group Quarters Facilities by Type, 2020²⁹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,269,675	246,269	118,720	127,549
Total Population in Households	2,225,338 (98%)	245,224 (>99%)	118,146 (>99%)	127,078 (>99%)
Total Group Quarters Population ³⁰	44,337 (2%)	1,045 (<1%)	574 (<1%)	471 (<1%)
Institutionalized population:	11,035 (25%)	260 (25%)	41 (7%)	219 (46%)
Correctional facilities for adults	2,734 (25%)	0 (0%)	0 (0%)	0 (0%)
Juvenile facilities	468 (4%)	105 (40%)	3 (7%)	102 (47%)
Nursing facilities/Skilled- nursing facilities	7,548 (68%)	121 (47%)	32 (78%)	89 (41%)
Other institutional facilities	285 (3%)	34 (13%)	6 (15%)	28 (13%)
Noninstitutionalized population:	33,302 (75%)	785 (75%)	533 (93%)	252 (54%)
College/University student housing	17,679 (53%)	0 (0%)	0 (0%)	0 (0%)
Military quarters	204 (1%)	0 (0%)	0 (0%)	0 (0%)
Other noninstitutional facilities	15,419 (46%)	785 (100%)	533 (100%)	252 (100%)

In King County and unincorporated King County, the group quarters population is split between institutional facilities and non-institutional facilities at approximately 25 percent and 75 percent, respectively. This trend is more skewed in urban unincorporated King County where 93 percent of the group quarters population lives in non-institutional settings. In rural King County, the group quarters population is more evenly split but in an opposite trend, with 54 percent of group quarters population living in institutional facilities.

There are approximately 917,800 households in King County. The average household size for King County in 2020 was 2.42 persons per household, up slightly from 2010 (2.40 persons per household).³¹ Figure 9 shows the average household size for King County

²⁹ U.S. Census Bureau, Decennial Census, 2020

³⁰ Group Quarters population is comprised of people living in institutions and people living in noninstitutional group living settings.

³¹ U.S. Census Bureau, Decennial Census, 2010 and 2020

geographies. Households in unincorporated King County are larger on average than the county as a whole.

Figure 9: Average Household Size, 202032

County Area	Average Household Size- People
Urban Unincorporated King County	2.80
Unincorporated King County	2.78
Rural King County	2.76
King County Average	2.42

The map in Figure 10 shows how average household size varies around King County. In the map, census tracts are divided into quartiles, with the darkest shaded tracts representing the quarter of all tracts with the highest average household sizes.

³² U.S. Census Bureau, Decennial Census, 2020

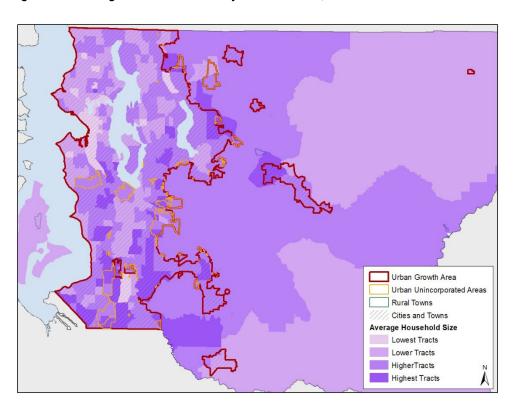


Figure 10: Average Household Size by Census Tract, 2020³³

Multigenerational households have three or more generations of family members living together. Alternatively, they are defined as households composed of at least two adult generations, or where members of non-consecutive generations (e.g., grandparents and grandkids) live together. As King County diversifies and ages, multigenerational households are expected to increase, affecting the housing stock needed to accommodate this population. In 2021, seven percent of King County's population lived in multigenerational households. While the geography of analysis for this trend does lend well for isolating unincorporated areas, trends by geographic subarea are reported in Figure 11. Multigenerational households house a greater share of population in southern King County.

Figure 11: Population in Multigenerational Households, 2021³⁴

County Area	Share of people living in multigenerational households
South King County	13%
King County	7%
Seattle	4%
East King County	5%

³³ U.S. Census Bureau, Decennial Census, 2020

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³⁴ U.S. Census Bureau, Public Use Microdata Sample 5-year data, 2021

6. Immigrants and Refugees

As shown in Figure 12, 18 percent of unincorporated King County residents were born outside of the United States. The share of foreign-born residents is higher in the urban unincorporated area than in rural King County, and in King County overall.

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Total Immigrants + Refugees	507,576	57,226	29,940	27,286
% Immigrants + Refugees	23%	18%	25%	14%

The foreign-born population varies across urban unincorporated King County both in presence and in the countries the population emigrated from. Figure 13 shows that Skyway-West Hill, North Highline, the former Bear Creek Urban Planned Development (UPD), and East Renton Highlands have greater shares than the county average (23 percent) of people born outside of the United States. Following county trends, Asian immigrants make up a majority of the foreign-born population in the former Bear Creek UPD, Fairwood, and Skyway-West Hill. Fairwood, North Highline, and Skyway-West Hill have a greater share of African immigrants than county average (eight percent). East Federal Way, East Renton Highlands, and North Highline have a greater share of immigrants from Latin America than county average (17 percent). Following settlement patterns for the Native Hawaiian and Pacific Islander population, East Federal Way and North Highline have a greater share of immigrants from Oceania than the county average (two percent). Finally, the former Bear Creek UPD, East Federal Way, and East Renton Highlands have a larger share of European immigrants than county average (13 percent).

Figure 13: Foreign-born Population in Urban Unincorporated Areas, and Place of Birth, 2019³⁷

	Former Bear Creek UPD	East Federal Way	East Renton Highlands	Fairwood	North Highline	Skyway- West Hill
Total Population	13,239	18,877	6,463	20,236	18,617	14,083
Total Immigrants + Refugees	4,166	4,010	1,615	3,692	6,391	4,867
% Immigrants + Refugees	31%	21%	25%	18%	34%	35%

³⁵ U.S. Census Bureau, American Community Survey 5-year data, 2019

³⁶ The Former Bear Creek Urban Planned Development (UPD) is comprised of the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods, east of the city of Redmond.

³⁷ U.S. Census Bureau, American Community Survey 5-year data, 2019

	Former Bear Creek UPD	East Federal Way	East Renton Highlands	Fairwood	North Highline	Skyway- West Hill		
Place of Birth for Foreign Born Residents:								
Europe	19%	34%	24%	12%	7%	2%		
Asia	61%	33%	46%	59%	38%	68%		
Africa	4%	3%	0%	13%	9%	14%		
Oceania	1%	3%	0%	0%	3%	2%		
Latin America	7%	23%	23%	12%	42%	13%		
North America	9%	4%	8%	4%	1%	1%		

Data on specific nationalities for people born outside of the United States is not provided by the Census Bureau for small geographies to preserve confidentiality. Thus, important details on communities within the major continental areas listed above are not available to include in these materials.

7. Language and Limited English Proficiency

Over 120 languages are spoken across King County.³⁸ Figure 14 shows the population of residents over the age of five who speak a language other than English at home and the share of people who have limited English proficiency.

Figure 14: Population Speaking a Language Other than English at Home and Limited English Proficiency, 2019³⁹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population (over age 5)	2,067,175	290,974	110,288	180,686
Population speaking a language other than English at home	574,339	65,689	36,388	29,301
	(28%)	(23%)	(33%)	(16%)
Population with Limited English Proficiency	220,241	24,102	15,502	8,600
	(11%)	(8%)	(14%)	(5%)

³⁸ U.S. Census Bureau, American Community Survey Public Use Microdata Sample, 2021

³⁹ U.S. Census Bureau, American Community Survey 5-year data, 2019

While nearly a quarter of unincorporated King County residents speak languages other than English, one in three urban unincorporated residents are speaking languages other than English at home. Urban unincorporated residents are also more likely to have limited English proficiency. Over 40 percent of residents in East Renton Highlands, North Highline, and Skyway-West Hill speak a language other than English at home, and nearly a quarter of the population over age five in North Highline and Skyway-West Hill have limited English proficiency.⁴⁰

Detailed language information is not available for smaller geographies like census tracts, but a dataset with a coarser geography that breaks up King County into 16 smaller subareas provides detail on sub-county language variation, approximating unincorporated King County.⁴¹ Figure 15 presents the fifteen most commonly spoken languages in King County and unincorporated King County.

Figure 15: Most Commonly Spoken Languages, 2019⁴²

Rank	King County	Unincorporated King County
1	Spanish (24%)	Spanish (32%)
2	Chinese (15%)	Vietnamese (9%)
3	Vietnamese (6%)	Chinese (8%)
4	Tagalog and Filipino (5%)	Tagalog and Filipino (6%)
5	Hindi (4%)	Russian (4%)
6	Russian (4%)	Somali (3%)
7	Korean (4%)	Ukrainian (3%)
8	Japanese (3%)	Punjabi (3%)
9	French (2%)	Hindi (2%)
10	Somali (2%)	Korean (2%)
11	Ukrainian (2%)	Amharic (2%)
12	Amharic (2%)	Japanese (2%)
13	Punjabi (2%)	French (2%)

⁴⁰ U.S. Census Bureau, American Community Survey 5-year data, 2019. Percents represent the share of people speaking the named language out of all individuals speaking languages other than English.

⁴¹ Detailed language data is sourced from the American Community Survey Public Use Microdata Sample (PUMS) data. PUMS data is reported by Public Use Microdata Areas (PUMAs), which are assembled from census block level data and approximate areas with a population of approximately 100,000 people. While PUMAs include population living in incorporated areas, this disaggregated data allows for comparisons of language speakers in different areas within King County. The unincorporated data in Figure 15 includes a selection of PUMAs in King County that overlap the unincorporated area.

⁴² U.S. Census Bureau, American Community Survey Public Use Microdata Sample 5-year data, 2019

Rank	King County	Unincorporated King County
14	Arabic (2%)	Arabic (2%)
15	Telugu (2%)	Khmer (1%)

While the four most common languages after English are the same in King County and unincorporated King County, differences between the lists show how the distribution of languages spoken varies by place, reflecting the location of different cultural communities. Unincorporated King County has a greater proportion of people speaking Somali, Ukrainian, Punjabi, Amharic, and Khmer than King County as a whole, reflecting specific immigrant or cultural communities within the unincorporated area.

8. Health and People with Disabilities

The average life expectancy at birth in King County in 2020 was 81 years old. ⁴³ This is higher than the national average of 77 years. ⁴⁴ The data described in this section shows that rates of serious health conditions vary by race. As a result, life expectancy varies by race and place within King County, as have recent declines in life expectancy from the effects of the COVID-19 pandemic. ⁴⁵ Figure 16 reports on life expectancy by race for King County in 2020. Life expectancies for Native Hawaiian and Pacific Islander, American Indian and Alaska Native, and Black and African American residents are lower than the county average. Life expectancy for Asian residents is higher than the county average and life expectancy for Hispanic/Latino/a/e residents is slightly higher than average.

Figure 16: Life Expectancy at Birth by Race, 2020⁴⁶

Race	Average Life Expectancy	
Asian	84.7	
Hispanic/Latino/a/e (of any race)	81.4	
White alone, not Hispanic	81.1	
King County Average	80.8	
Black/African American	76.6	
American Indian/Alaska Native	71.4	
Native Hawaiian/Pacific Islander	70.5	

⁴³ Public Health – Seattle- & King County, Washington State Vital Statistics, 2022 [LINK]

⁴⁴ Centers For Disease Control, Provisional Life Expectancy Estimates for 2020, 2021 [LINK]

⁴⁵ Public Health – Seattle- & King County, Life Expectancy at Birth, 2023 [LINK]

⁴⁶ Public Health – Seattle- & King County, Washington State Vital Statistics, 2022 [LINK]

As race and place are correlated because of the legacy of racially restrictive and exclusive housing policies, life expectancy at birth also varies by place. The map in Figure 17 displays life expectancy by Health Reporting Area. In the map, red indicates the lowest life expectancy values, while blue indicates higher values. In general, southern King County experiences lower life expectancies at birth than the county average and communities in Seattle and on the eastside of King County.

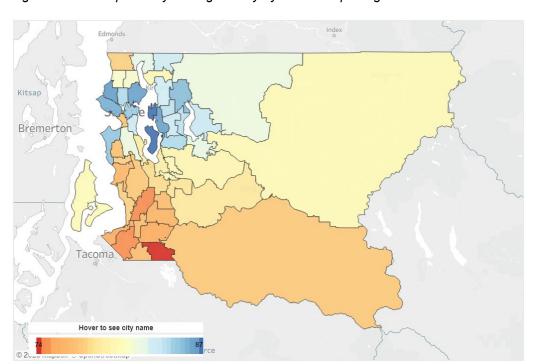


Figure 17: Life Expectancy in King County by Health Reporting Area⁵⁰

Public Health – Seattle & King County reports a wealth of data on health impacts and disparities by race. Figure 18 reports on health disparities by race for a sampling of indicators directly influenced by land use and the built environment. The health indicators shown come from multiple sources that have differing levels of detail by race.

⁴⁷ King County Department of Natural Resources and Parks, Impact of Redlining and Racist Real Estate Practices on King County Residents, 2023 [LINK]

⁴⁸ Public Health – Seattle- & King County, Life Expectancy at Birth, 2023 [LINK]

⁴⁹ Health Reporting Areas are assembled from census tracts by Public Health – Seattle- & King County to approximate cities and subareas.

⁵⁰ Public Health – Seattle- & King County, Life Expectancy at Birth, 2020 [LINK]

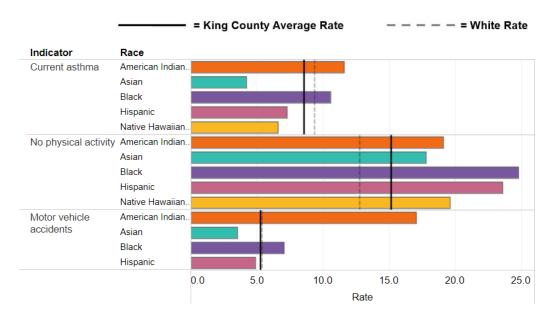


Figure 18: Health Disparities by Race, 2020⁵¹

While the rates of disparities differ by indicator, specific racial groups have disparate health outcomes for rates of asthma (American Indian and Alaska Natives and Black and African Americans have higher rates of asthma): participation in physical activity or exercise in the last year (all non-White racial groups are more likely to have not participated in physical activity than the county average and White residents); and death from car crashes (American Indian and Alaska Natives and Black and African Americans have higher rates of death).

Nearly ten percent of King County residents live with a disability. ⁵² Ambulatory disabilities affect approximately five percent of King County residents, and about four percent of residents have a cognitive disability or cannot live independently. About three percent of residents have a hearing disability and about two percent have a vision disability.

Figure 19 shows how the percent of the population with a disability varies by race and ethnicity. American Indian and Alaska Native residents have the most disproportionate rates of disability, followed by Black and African American, and Native Hawaiian and Pacific Islander residents. Examining disability trends by place, rural residents have slightly lower rates (nine percent) of disability than the county average, while urban unincorporated residents have slightly higher rates (ten percent). Within urban Unincorporated King County, East Federal Way, North Highline, and Skyway-West Hill have higher rates of disability.⁵³

⁵¹ Public Health – Seattle- & King County, Communities Count Health Disparities Dashboard 2019 [LINK]

⁵² U.S. Census Bureau, American Community Survey 5-year data, 2019

⁵³ U.S. Census Bureau, American Community Survey 5-year data, 2019

Figure 19: Percent of Population with a Disability by Race and Ethnicity, 2019⁵⁴

Race and Ethnicity	Percent of the Population with a Disability
American Indian/Alaska Native	17%
Black/African American	12%
Native Hawaiian/Pacific Islander	11%
White alone, not Hispanic	11%
King County	10%
Multiracial	9%
Hispanic/Latino/a/e (of any race)	7%
Asian	6%
Another Race	6%

9. Income, Poverty, and Employment

On average, King County workers have higher incomes than other counties in Washington and the United States, though income varies by race and place within King County. Figure 20 shows how median household income varies by race in King County. Median incomes for households headed by Black and African American residents are roughly half of the median incomes for White, non-Hispanic households. American Indian and Alaska Native households earn only slightly more than half of White households' median income.

Figure 20: Median Household Income by Race and Ethnicity, 2019⁵⁵

Race and Ethnicity	Median Household Income
Asian	\$109,400
White alone, not Hispanic	\$101,265
King County Median	\$94,974
Multiracial	\$80,414
Native Hawaiian/Pacific Islander	\$75,568

⁵⁴ U.S. Census Bureau, American Community Survey 5-year data, 2019

⁵⁵ U.S. Census Bureau, American Community Survey 5-year data, 2019

Race and Ethnicity	Median Household Income
Hispanic/Latino/a/e (of any race)	\$66,244
Another Race	\$57,387
American Indian/Alaska Native	\$52,404
Black/African American	\$49,846

Figure 21 shows median incomes for King County geographies in 2019. While unincorporated King County incomes average higher than the county as a whole, income disparities exist in urban and rural areas.

Figure 21: Median Household Income by Place, 2019⁵⁶

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Median Household Income	\$94,974	\$113,702	\$90,395	\$126,002

Figure 22 displays median household incomes by census tract. In the map, tracts are divided into quartiles. The darkest shaded tracts are in the top one-quarter of all tracts for median income in King County. Lower median incomes are more frequent in the core of the Urban Growth Area, and in central and southern King County. Urban unincorporated neighborhoods have some of the lowest median incomes of all places in King County. Median household income in North Highline was about \$58,500 and about \$71,000 in Skyway-West Hill in 2019.

⁵⁶ U.S. Census Bureau, American Community Survey 5-year data, 2019. Values in sub-county geographies reflect an average of census tract median incomes for the stated geography.

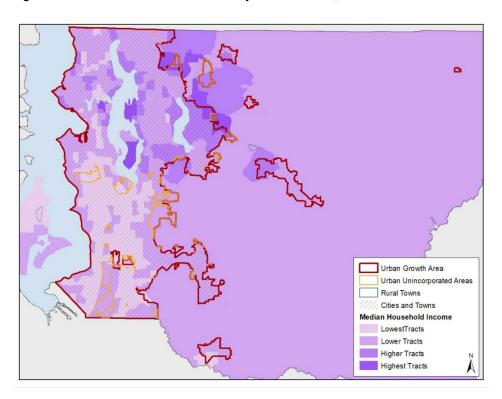


Figure 22: Median Household Income by Census Tract, 2019⁵⁷

Similar disparities in poverty are also seen by race and place. Figure 23 shows the percent of population by race living below the Federal Poverty Level. BIPOC residents have higher rates of below-poverty level incomes than White residents. Black and African American residents experience rates of poverty four times higher than White, non-Hispanic people, with rates among American Indian and Alaska Native residents three times higher.

Figure 23: Population Earning Below Federal Poverty Level by Race, 2019⁵⁸

Race and Ethnicity	Percent of Population Below Federal Poverty Level
Black/African American	24%
American Indian/Alaska Native	19%
Another Race	16%
Hispanic/Latino/a/e (of any race)	14%
Native Hawaiian/Pacific Islander	14%
Multiracial	11%

⁵⁷ U.S. Census Bureau, American Community Survey 5-year data, 2019

⁵⁸ U.S. Census Bureau, American Community Survey 5-year data, 2019

Race and Ethnicity	Percent of Population Below Federal Poverty Level		
King County	9%		
Asian	9%		
White alone, not Hispanic	6%		

Figure 24 shows the percent of population by race living below 200 percent of the Federal Poverty Level for unincorporated King County geographies. Census data demonstrates that a greater share of urban unincorporated residents live below 200 percent of the federal poverty level than in the county overall.

Figure 24: Population Living at 200 percent of the Federal Poverty Level or Lower, 2019⁵⁹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Percent of Population below 200% Federal Poverty Level	19%	16%	23%	12%

As shown in Figure 25, residents in unincorporated King County are more likely to have low wage jobs than the county average. For reference, in 2019, the minimum wage in King County was \$14.49, or about \$30,100 a year for full time workers. Almost half of workers in urban unincorporated King County are earning \$40,000 a year or less, under \$20 per hour.

Figure 25: Share of Jobs by Annual Earnings, 201960

	Earnings			
	Less than \$15,000	\$15,000- \$40,000	More than \$40,000	
King County	14%	22%	65%	
Unincorporated King County	21%	27%	52%	
Urban Unincorporated King County	20%	29%	51%	
Rural King County	22%	24%	55%	

⁵⁹ U.S. Census Bureau, American Community Survey 5-year data, 2019. Given King County's higher costs of living and wages than the national average, 200 percent of the federal poverty level provides a more complete picture of people living in poverty, but this specific statistic is not calculated by race in a standard table.

⁶⁰ U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) Data 2019 [LINK]

Income levels are related to educational achievement.⁶¹ Figure 26 illustrates how educational attainment varies across King County geographies. Adults in unincorporated King County, particularly urban unincorporated King County, have disproportionately attained fewer college degrees or post-graduate degrees compared to King County as a whole.

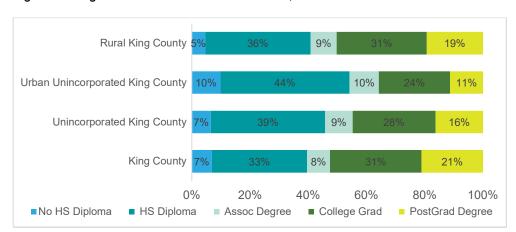


Figure 26: Highest level of Education Achieved, 201962

Income is one measure of a household's stability. Households may endure periods of time where they need assistance in purchasing food or other resources. Households receiving SNAP, or Supplemental Nutrition Assistance Program, benefits is a standard measure of a household's food security. Like the population living below the federal poverty level, urban unincorporated households received SNAP benefits at higher rates (11 percent) than the county average (eight percent). Residents in the rural unincorporated King County received SNAP benefits at a lower rate (four percent) than county average. ⁶³

10. Key Takeaways

- Unincorporated King County continues to racially diversify with a higher share of White residents than King County as a whole.
- Urban unincorporated King County has a higher share of BIPOC population than King County as a whole, with greater shares of Black/African American, Hispanic/Latino/a/e, and Asian populations than the county average.
- More Black and African American communities particularly reside in Skyway-West Hill, compared to other places throughout the county.
- Hispanic/Latino/a/e communities particularly reside in North Highline, compared to other places throughout the county.
- People aged under 18 (youth) currently comprise one-fifth of King County's population, while those over 65 (older adults) are 13 percent of the population. This dynamic is anticipated to change dramatically by 2045, with youths projected to

⁶¹ U.S. Census Bureau, American Community Survey 5-year data, 2019 [LINK]

⁶² U.S. Census Bureau, American Community Survey 5-year data, 2019, in the graphic HS abbreviates "high school."

⁶³ U.S. Census Bureau, American Community Survey 5-year data, 2019

- represent 18 percent of the population, and older adults representing one-fifth of the population.
- Unincorporated King County households are larger on average than the county overall.
- A quarter of urban unincorporated King County residents are immigrants and refugees, a greater share than rural King County or the county overall.
- Urban unincorporated King County residents are more likely to speak a language other than English at home and have a higher rate of limited English proficiency than King County residents overall.
- While higher than the national value, life expectancy in King County varies by race and place. On average, communities in southern King County have shorter life expectancies than northern and eastern county communities. Native Hawaiian and Pacific Islander, American Indian and Alaska Native, and Black and African American residents have the lowest average life expectancy.
- Median age differs by race in King County. On average, White residents are older than BIPOC residents countywide.
- Black and African American and American Indian and Alaska Native households have median household incomes of approximately half that of White, non-Hispanic households.

D. Unincorporated King County – Housing and Healthy Communities

1. Stories from Priority Populations Describing Their Lived Experience from the Fall 2022 Housing Survey

The following comments are excerpted from open responses provided by BIPOC survey respondents and respondents who completed the survey in languages other than English to the fall 2022 survey on housing. Responses have not been edited for punctuation or grammar.

- Because I am a single mother and I am the one who covers the expenses and the rents are
 very high, one cannot pay for a place alone to give my children a home. At this moment I rent
 a room and I share a bathroom, kitchen, and washing machines with those who live in the
 home. I would like to have my own place and privacy.
- They knock down old buildings that were economical. They build modern but prices that middle income people cannot pay... they take them out of the neighborhoods and make them get together in dangerous and high-crime areas.
- We desperately need small houses with a backyard for kids and pets. Tiny families are forced
 to buy big houses that they don't need and cannot afford and such houses are wasting a lot of
 energy. Energy efficiency is also very important.
- As an immigrant it can be really difficult to get a home loan with most banks.
- The high cost of housing is the #1 barrier to home ownership for me. Also the excessively competitive nature of the housing market and my inability to compete with people who can offer to pay in cash or put down large amounts of cash. These are often white people with generational wealth who cannot afford other localities or wealth people from outside the state or country. These people wield economic power I do not have as a result of multi generational

structural racism and inequality.

When I became disabled in 2015 I could afford my apartment for me and my kids. Since then
I got run out by rent increases. Luckily my sister owned an older my on her property she lets
me live in.

2. Housing Supply and Underproduction

While King County experienced record population growth from 2010 to 2020, and despite high permitting volumes for new units, housing supply has struggled to keep pace with population growth. As stated in the 2022 Comprehensive Plan Performance Measures Report, from 2010 to 2020, for every 100 new adult residents in King County, 44 new households were formed, but only 40 housing units were added. ⁶⁴ This trend was more pronounced in unincorporated King County, where 27 households were formed for every 100 adult residents added, but only 21 housing units were constructed. When household growth outpaces the development of housing units, housing scarcity increases, which exacerbates affordability issues.

In 2020, King County had nearly 970,000 housing units.⁶⁵ Figure 27 shows the distribution of units in detached and multifamily homes for King County and unincorporated geographies.

Figure 27: Total Housing Units and Shares by Structure Type, 2020 ⁶⁶	Figure 27:	Total Housing	Units and	Shares b	v Structure	Type.	2020 ⁶⁶
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	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Housing Units	969,234	92,937	43,799	49,138
Single Detached Units	54%	83%	71%	90%
Multifamily Units	46%	17%	29%	10%

Figure 28 shows net units permitted (new units minus demolished units) between 2000 and 2020 by the structure type of housing units.

⁶⁴ King County 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

⁶⁵ U.S. Census Bureau, Decennial Census, 2020

⁶⁶ U.S. Census Bureau, Decennial Census, 2020, American Community Survey 5-year data, 2021

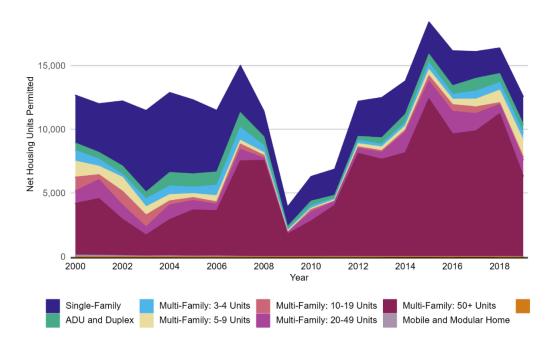


Figure 28: Net Housing Units Permitted by Unit Type, 2000-2020⁶⁷

Multifamily units, including duplex and accessory dwelling units (ADUs), made up the bulk of new units developed between 2010 and 2020, although this trend varied by place, as shown in Figure 29.⁶⁸

Figure 29: Housing Units Permitted by Type, 2010-2020⁶⁹

	Single-detached Units 2010-2020	Multifamily Units 2010-2020
King County	20%	80%
Unincorporated King County	83%	17%
Urban Unincorporated King County	80%	20%
Rural King County	100%	0%

As shown in Figure 30, nearly 50 percent of the housing units added from 2010 to 2020 were studio and one-bedroom homes; 35 percent of homes added had four or more bedrooms.

⁶⁷ Puget Sound Regional Council, Residential Permit Database, 2022 [LINK]

⁶⁸ Washington Office of Financial Management, April 1 Estimates of Housing Units, 2022 [LINK], Puget Sound Regional Council, Residential Permit Database, 2022 [LINK]

⁶⁹ Puget Sound Regional Council, Residential Permit Database, 2022 [LINK]

Figure 30: Housing Units by Number of Bedrooms, 2010-2020⁷⁰

	Housing Units 2010	Housing Units 2020	Housing Units 2010-2020
No bedroom	4%	7%	29%
1 bedroom	17%	17%	17%
2 bedrooms	27%	24%	7%
3 bedrooms	30%	27%	11%
4 bedrooms	18%	19%	24%
5 or more bedrooms	5%	6%	10%

As evidenced by the permitting trends in Figure 29, because of lower zoned densities in unincorporated King County, single detached homes with more bedrooms are more prevalent in King County's housing supply. This is demonstrated in Figure 31, which shows the change in housing units by bedrooms for unincorporated King County. Seventy-nine percent of units in unincorporated King County added between 2010 and 2019 had three or more bedrooms. While this trend matches the larger household sizes of households in unincorporated King County, new units are more commonly owner-occupied units, and new ownership units are priced out of reach for lower income households.

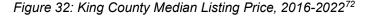
Figure 31: Housing Units Added by Number of Bedrooms, from 2010-2019⁷¹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
No bedroom	29%	6%	10%	4%
1 bedroom	12%	6%	10%	5%
2 bedrooms	9%	9%	9%	8%
3 bedrooms	13%	24%	16%	27%
4 bedrooms	26%	42%	44%	41%
5 or more bedrooms	10%	13%	12%	14%

 $^{^{70}}$ U.S. Census Bureau, American Community Survey 5-year data, 2020

⁷¹ U.S. Census Bureau American Community Survey 5-year data, 2010, 2019. This table reflects a different time period than previous tables to overcome census tract geography differences between 2010 and 2020. Tracts were used to compose this table to reflect unincorporated geography details.

The median price for a home in King County has increased dramatically, by about 50 percent, from \$565,000 in July 2016 to \$850,000 in March 2022, as shown in Figure 32. This significantly increases wealth for existing homeowners but puts homeownership beyond reach for many renters in King County.



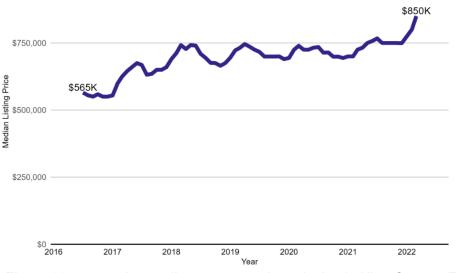


Figure 33 reports the median gross rent by unit size in King County. The median gross rent for King County in 2020 was approximately \$1,800 a month. Rent prices vary across King County, but median rents in urban unincorporated and rural King County are similar to the county median.⁷³

⁷² Federal Reserve Bank of St. Louis, Median Listing Price in King County, WA, 2022 [LINK]

⁷³ U.S. Census Bureau, American Community Survey 5-year data, 2020

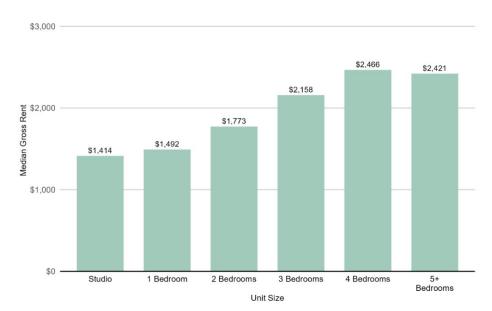


Figure 33: Median Gross Rent, 202074

Figure 34 shows how rents have increased over time, 41 percent from 2015 to 2021. The median rent is currently unaffordable for many households. To illustrate, a single person with an income of 50 percent of King County's Area Median Income (AMI)⁷⁵ in 2022 (\$41,720) can afford a monthly rent of about \$1,040, almost \$400 less than the median gross rent for a studio apartment. A household of four with an income of 50 percent AMI (\$59,560) can afford a monthly rent of about \$1,490, about the cost of the median one-bedroom apartment.

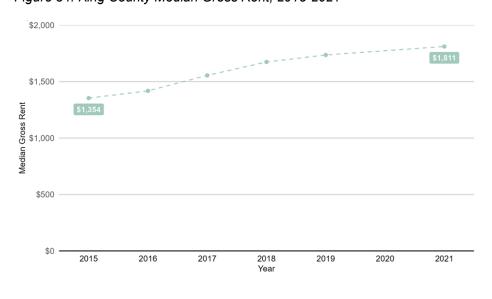


Figure 34: King County Median Gross Rent, 2015-2021⁷⁶

⁷⁶ U.S. Census Bureau American Community Survey 1-year data, 2015-2021. 1-year data not available for 2020.

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⁷⁴ U.S. Census Bureau, American Community Survey 5-year data, 2020

⁷⁵ The annual household income the U.S. Department of Housing and Urban Development calculates for each metropolitan region. This figure differs from King County's median household income.

The cost of housing and unaffordability of market rate housing for those making less than county median income highlights the importance of income-restricted (or income-based) housing. King County has about 65,900 income-restricted housing units, including permanent supportive housing, which is over six percent of all housing units in King County.⁷⁷ Some units are produced through regulatory incentives, but the significant majority are funded through a mix of local, state, federal, and philanthropic funding, tax credits, private debt, and rent from residents. Generally, units restricted at or below 60 percent of AMI are rental units, while units restricted to 60-100 percent AMI are a mix of homeownership and rental units. Over half of King County income-restricted units are for households between 51 to 80 percent AMI. Approximately 26 percent of income-restricted housing units serve households at or below 30 percent AMI.78 Figure 35 tallies the income-restricted housing in King County by affordability to standard income groupings.

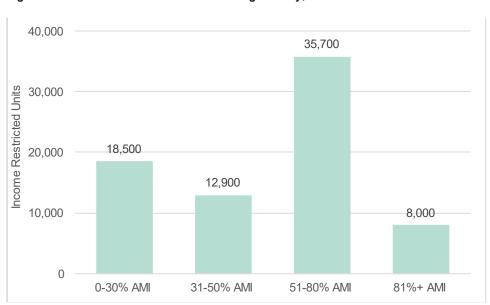


Figure 35: Income-Restricted Units in King County, 2020⁷⁹

Income-restricted units in unincorporated King County are primarily in the urban unincorporated area. Unincorporated King County has approximately 3,027 income-restricted units.80 Units for households at 0 to 30 percent AMI make up a significantly smaller portion of income-restricted units in unincorporated King County (11 percent) compared to King County as a whole (26 percent). Approximately 70 percent of income-restricted units in unincorporated King County are for households between 51 to 80 percent AMI. There are no income-restricted units in unincorporated King County for households at or above 81 percent AMI.81 Figure 36 shows the distribution of income-restricted units in unincorporated King County.

⁷⁷ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

⁷⁸ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020
 King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

⁸¹ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

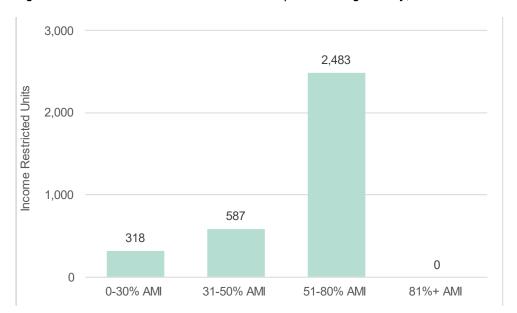


Figure 36: Income-Restricted Units in Unincorporated King County, 202082

3. Housing Need and Affordability

King County needs a mix of rental and ownership housing to respond to the diverse needs of its population. Most King County households own their home (57 percent) rather than rent (44 percent). Unincorporated King County residents are more likely to be homeowners, regardless of the size of their household. Homeownership rates are much higher in unincorporated King County than the county as a whole, with about 63,800 households living in a home they own (82 percent) and about 13,900 households renting (18 percent). Urban unincorporated households are more likely to rent their home than rural households; about one-third of urban unincorporated households rent their home.⁸³

Housing tenure (renting vs. owning) varies by race. Figure 37 displays tenure by race for King County and Figure 38 displays the same data for unincorporated King County. In King County and unincorporated King County, most White households (61 percent and 88 percent, respectively) and Asian households (58 percent and 75 percent) own their homes. In King County and unincorporated King County, Black and African American households (72 percent and 57 percent, respective of geography) and households of other races not listed (68 percent and 61 percent) are more likely to rent than own their homes. Most American Indian and Alaska Native, Native Hawaiian and Pacific Islander, and Multiracial households in unincorporated King County own their homes (53 percent, 81 percent, and 66 percent, respectively). Native Hawaiian and Pacific Islander households are nearly four times more likely to own their home in unincorporated King County than countywide.

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King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020
 U.S. Census Bureau, American Community Survey 5-year data, 2020

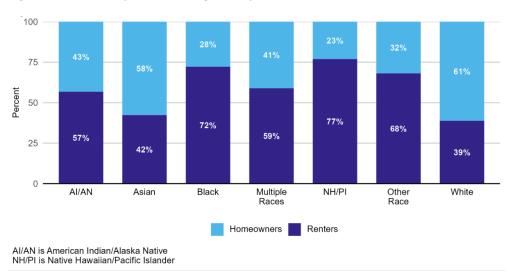
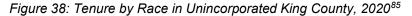
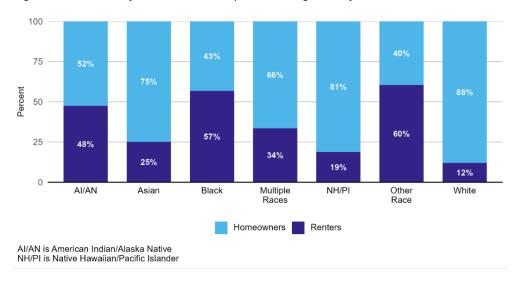


Figure 37: Tenure by Race in King County, 202084





Tenure varies by disability. While 38 percent of people in households in King County live in rental units, 43 percent of people living with a disability in King County live in rental units.⁸⁶

Homeowners in King County tend to have higher incomes than renters. Households below 100 percent of AMI are more likely to rent their home. Figure 39 shows the number of households owning and renting their homes by percent of AMI, for all of King County. Figure 40 displays the same data for unincorporated King County.

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⁸⁴ U.S. Census Bureau, American Community Survey 5-year data, 2020

 $^{^{85}}$ U.S. Census Bureau, American Community Survey 5-year data, 2020

⁸⁶ U.S. Census Bureau, Public Use Microdata Sample 5-year data, 2020

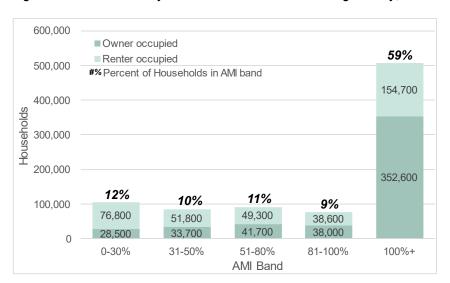
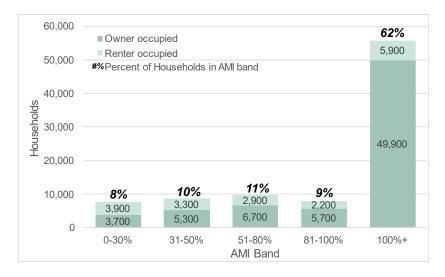


Figure 39: Households by Tenure and AMI Levels in King County, 201887

Figure 40: Households by Tenure and AMI Levels in Unincorporated King County, 201888



Data shows that King County is experiencing a gap in the supply of affordable homes by income. As population and household incomes have increased between 2010 and 2020, more households were able to afford housing in the area and of the type of their choice. Private landlords and home sellers responded to this increase in high income households by raising prices, especially with a limited housing supply. Comparing the distribution of households by AMI band in Figure 39 and Figure 40, unincorporated King County has a similar share of households to the county as a whole between 31 percent and 100 percent of AMI, and a smaller share of households below 30 percent of AMI.

Policymakers commonly use the concept of cost burden to describe whether housing supply is affordable to households by income. A household paying 30 percent or more of its income

⁸⁷ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁸⁸ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

for housing (including utilities) is considered cost burdened.⁸⁹ Households paying 50 percent or more of income are considered severely cost burdened.⁹⁰ Figure 41 shows how cost burden varies across King County geographies. While cost burden is less prevalent in unincorporated King County, urban unincorporated King County has a slightly higher rate of cost burden than the county average.

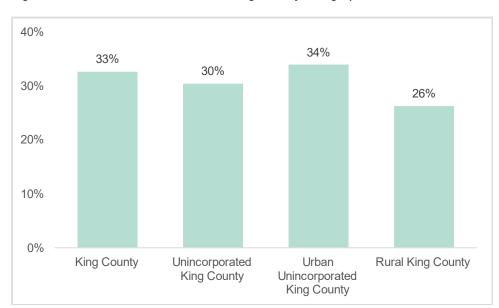


Figure 41: Levels of Cost Burden for King County Geographies, 201891

Cost burden is common and particularly limiting for households at the lowest income levels, where little income is leftover for other household expenses or savings. Figure 42 shows how rates of cost burden and severe cost burden affect lower income households more severely in King County. Trends for unincorporated King County are similar.⁹²

⁸⁹ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data Background, 2023

[[]LINK]

90 US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data Background, 2023

[[]LINK]

91 US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

92 US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

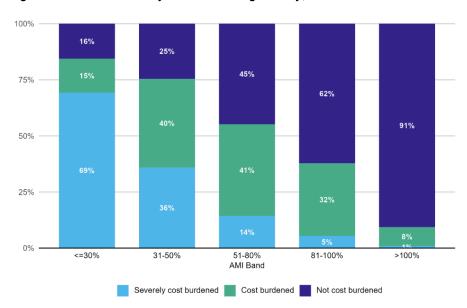


Figure 42: Cost Burden by Income in King County, 201893

Renters are more likely to pay a greater share of their income towards housing than homeowners. Figure 43 shows how rates of cost burden differ by tenure in King County. Rates of cost burden are slightly higher for unincorporated King County renters (45 percent).⁹⁴

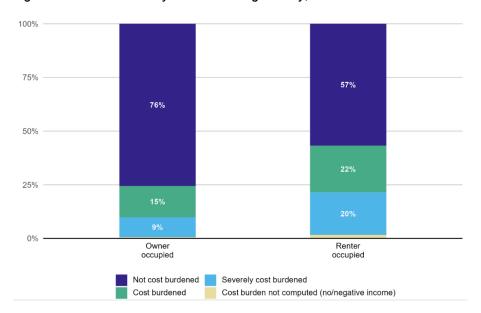


Figure 43: Cost Burden by Tenure in King County, 201895

⁹³ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁹⁴ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁹⁵ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

Cost burden varies in prevalence by race as well. More than half of Black households in unincorporated King County are cost burdened or severely cost burdened (52 percent). About a quarter of White households in unincorporated King County are cost burdened (27 percent). Unlike other racial groups, there is a significant disparity in cost burden rates for Pacific Islanders when comparing King County and unincorporated King County. Approximately 40 percent of Pacific Islanders are cost burdened in King County, compared to about 24 percent of Pacific Islanders in unincorporated King County. More than one-fifth of American Indian and Alaska Native households are severely cost burdened in King County and unincorporated King County (22 percent and 21 percent, respectively). Asian households are more likely to be severely cost burdened in King County compared to unincorporated King County (13 percent and eight percent, respectively). Figure 44 and Figure 45 show how rates of cost burden vary by race in King County and unincorporated King County, respectively.

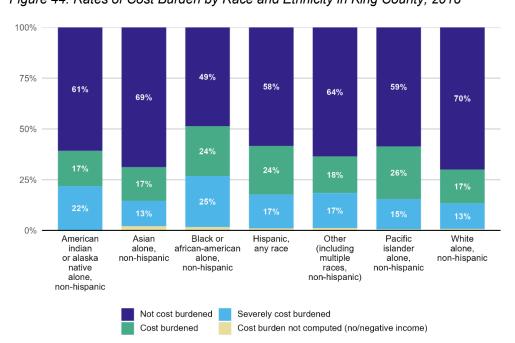


Figure 44: Rates of Cost Burden by Race and Ethnicity in King County, 201896

⁹⁶ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

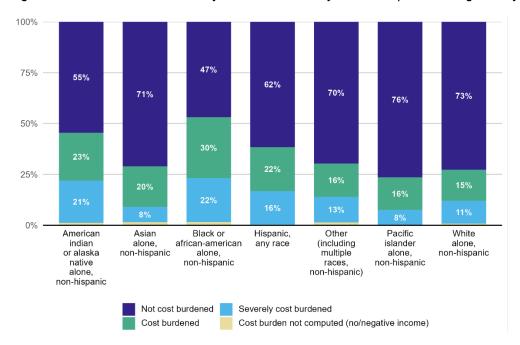


Figure 45: Rates of Cost Burden by Race and Ethnicity in Unincorporated King County, 201897

Shortages in affordable housing contribute to homelessness rates. The 2022 Point-In-Time count of people experiencing sheltered and unsheltered homelessness on a given night identified nearly 13,400 individuals experiencing homelessness in King County, a 14 percent increase over the 2020 Point-In-Time count. 98 Racial disparities are seen in the experience of homelessness, as shown in Figure 46. American Indian and Alaska Native, Black and African American, Native Hawaiian and Pacific Islander, Hispanic/Latino/a/e, and for Multiracial people make up a higher share of the homeless population than of the total population of King County. This correlates to the lower incomes or higher housing cost burdens that these communities also face.

Figure 46: Race and Ethnicity Differences in Population Experiencing Homelessness, 202299

Race and Ethnicity	Percent of the Homeless Population	Percent of King County Population 100
Black and African American	25%	7%
American Indian and Alaska Native	9%	1%
Asian	2%	20%
Native Hawaiian and Pacific Islander	4%	1%

⁹⁷ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁹⁸ King County Regional Homelessness Authority, Point in Time Count, 2022 [LINK]

⁹⁹ King County Regional Homelessness Authority, Point-In-Time Count, 2022 LINK, U.S. Census Bureau, Decennial Census, 2020

¹⁰⁰ Totals differ from previous sections where Hispanic/Latino/a/e identity is presented as a race category. In this presentation, Hispanic/Latino/a/e individuals are reported in racial categories to match the race/ethnicity groupings in the Point-In-Time data.

Race and Ethnicity	Percent of the Homeless Population	Percent of King County Population 100
Multiracial	13%	10%
Hispanic/Latino/a/e (of any race)	17%	11%
White	48%	56%

The Point-In-Time Count of people experiencing homelessness is an undercount of the actual number of people experiencing homelessness in King County. In 2021, King County developed an alternative approach using social services data, which counted approximately 40,800 people experiencing homelessness in King County.¹⁰¹

4. Displacement Risk

Displacement describes a pattern in which households move involuntarily from their existing home as a result of factors such as housing market forces, disinvestment in communities of color, changing neighborhood preferences, redevelopment projects and new investments, and migration of cultural communities. Displacement can indicate a threat to stability for individuals and communities, placing residents at risk for not only a loss of home, but the loss of connection to their community. The Puget Sound Regional Council's Displacement Risk Mapping Tool displacement risk by census tract is shown in Figure 47.

¹⁰¹ King County Department of Community and Human Services, Performance Measurement and Evaluation Division, Integrating Data to Better Measure Homelessness, 2021 [LINK]

¹⁰² King County Department of Community and Human Services, Skyway-West Hill and North Highline Anti-Displacement Strategies Report, 2021 [LINK]

¹⁰³ Puget Sound Regional Council, Displacement Risk Mapping, 2023 [LINK]

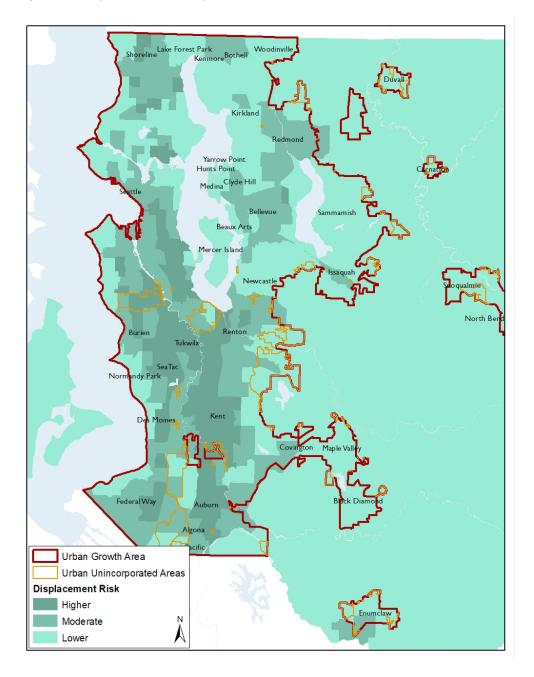


Figure 47: Displacement Risk by Census Tract, 2023¹⁰⁴

Currently, 57 percent of King County households live in areas with moderate to higher risk for displacement. BIPOC households are at a higher risk for displacement than White households. Figure 48 shows how displacement risk varies in unincorporated King County. Portions of urban unincorporated King County are identified as higher displacement risk areas, including some neighborhoods within both North Highline and Skyway-West Hill, confirming comments King County has received from the community in those

¹⁰⁴ Puget Sound Regional Council, Displacement Risk Mapping, 2023 [LINK]

neighborhoods.¹⁰⁵ Additionally, portions of East Federal Way and Fairwood are identified as moderate displacement risk areas, along with other portions of Skyway-West Hill and the remainder of North Highline. Forty-two percent of unincorporated King County's development capacity is in areas with at least moderate risk of displacement, indicating that a significant portion of future development could pose a displacement threat to existing communities without complementary anti-displacement actions.¹⁰⁶

Figure 48: Households by Displacement Risk, 2020107

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Lower Risk	43%	78%	56%	98%
Moderate Risk	40%	13%	26%	2%
Higher Risk	17%	8%	18%	0%

5. Residential Mobility

While the displacement risk index is helpful for identifying people and places who may be at risk for displacement, less data is available on who has been displaced and where they have moved. Census data reports on who has moved within King County and generally where they moved from in the last year. Figure 49 displays King County residents who have moved in the last year by race, either within King County or from outside the County. BIPOC residents were more likely to move into or around King County than the county average.

¹⁰⁵ Comments referenced include input from the Equity Work Group and comments received in surveys.

¹⁰⁶ Calculated by overlaying development capacity from the Plan land capacity analysis with displacement risk mapping.107 Puget Sound Regional Council, Displacement Risk Mapping, 2023 [LINK]; U.S. Census Bureau, Decennial Census, 2020

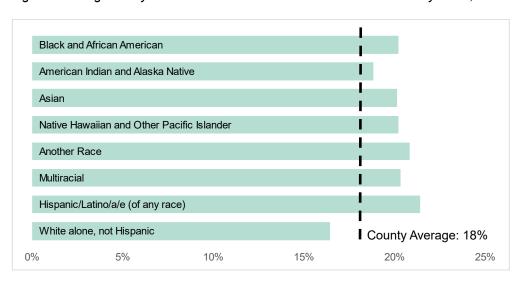


Figure 49: King County Residents Who Have Moved in the Last Year by Race, 2021¹⁰⁸

Nationally, lower income households move disproportionately more than higher income households. 109 A recent study drawing upon credit score data sheds some light on moving trends by socio-economic status in King County before the COVID-19 pandemic. 110 The study found that King County households with moderate socio-economic status, measured by credit score, were most likely to move overall and that households with lower socio-economic status were more likely to move out of King County. Higher socio-economic status households were more likely to move within their existing neighborhood, but least likely to move overall. Figure 50 reports on the destinations of movers by socio-economic status (Low, Moderate, Middle, High), grouped by King County subarea based on their origin. 111

¹⁰⁸ U.S. Census Bureau, American Community Survey, 2021

¹⁰⁹ U.S. Census Bureau, American Community Survey, 2021

¹¹⁰ Hwang, Jackelyn, Bina P. Shrimali, Daniel C. Casey, Kimberly M. Tippens, Maxine K. Wright, Kirsten Wysen. 2022. "Who Moved and Where Did They Go? An analysis of residential moving patterns in King County, WA between 2002–2017." Federal Reserve Bank of San Francisco Community Development Research Brief 2023-01 [LINK]

¹¹¹ This study uses credit scores (Equifax Risk Scores) as a proxy for socio-economic status. Credit scores reflect creditworthiness to private credit companies and lenders, and do not necessarily conflate with income or other indicators of economic status but are intended as an indicator of financial stability.

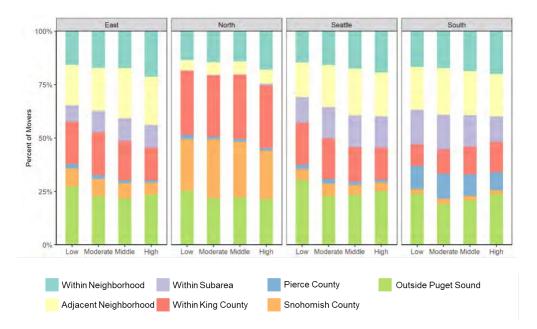


Figure 50: Destination of King County Movers by Socio-Economic Status, 2012-2017¹¹²

6. Access to Opportunity

The Plan promotes a future where all King County residents have access to the services and conditions they need to thrive, regardless of where they live of who they are. The Puget Sound Regional Council's Opportunity Index is one measure of whether the current conditions in neighborhoods provide access to the services and amenities that promote opportunity for residents. The Index identifies census tracts with very low, low, moderate, high, and very high access to opportunity. A map of access to opportunity is shown in Figure 51.

Hwang, Jackelyn, Bina P. Shrimali, Daniel C. Casey, Kimberly M. Tippens, Maxine K. Wright, Kirsten Wysen. 2022. "Who Moved and Where Did They Go? An analysis of residential moving patterns in King County, WA between 2002–2017." Federal Reserve Bank of San Francisco Community Development Research Brief 2023-01 [LINK] Note: Legend labels have been recreated to replace a poor quality graphic, and some legend titles have been edited for clarity in the context of this report.
113 Seattle 2035 Growth and Equity, Analyzing Impacts on Displacement and Opportunity
Related to Seattle's Growth Strategy, May 2016. Seattle Office of Planning and Community Development, Page 14 Table 4.
[LINK]

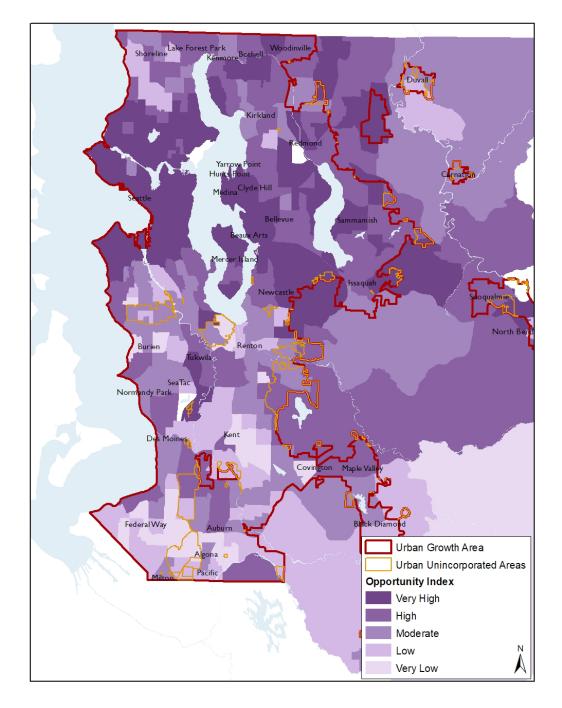


Figure 51: Access to Opportunity by Census Tract, 2019¹¹⁴

Access to opportunity varies in unincorporated King County, as shown in Figure 52. In King County overall, 17 percent of households have low or very low access to opportunity. Unincorporated King County geographies have higher rates of households living in areas with low or very low access to opportunity. Portions of East Federal Way and Skyway-West

¹¹⁴ Puget Sound Regional Council, Opportunity Mapping Tool, 2019 [LINK]

Hill experience lower access to opportunity, though neighboring tracts in these neighborhoods have greater access to opportunity.

Figure 52: Households by Levels of Access to Opportunity, 2020¹¹⁵

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Very High	40%	12%	13%	11%
High	24%	28%	24%	32%
Moderate	17%	30%	35%	25%
Low	11%	15%	16%	14%
Very Low	6%	9%	13%	5%
Unclassified ¹¹⁶	2%	7%	0%	13%

7. Access to Amenities, Transit, and Healthy Communities

The previous section describes access to opportunities broadly. This section describes access to some specific amenities or services that are important for healthy and thriving communities.

Open Space

King County maintains a regional and local park system and a network of open space of over 28,000 acres where residents can recreate in a variety of ways, in addition to the park and open space networks maintained by cities and the State of Washington within King County. Seventy-nine percent of King County residents live within a 15-minute walk or roll to open space. Convenient access to parks and open space varies by race and place within the county. Figure 53 shows the share of county residents by race who lack convenient park access. Native Hawaiian and Pacific Islander, Black and African American, Hispanic and Latino/a/e, and Asian residents are living with less access to parks and open space than the county average.

¹¹⁵ Puget Sound Regional Council, Opportunity Mapping Tool, 2019 [LINK]

¹¹⁶ The Opportunity Index combines five separate indices comprised of multiple indicators. For some areas, missing data prevented the creation of one of the indices, and as a result, the overall index, mapped here, has no access to opportunity classification. These areas have been labeled "unclassified" in this map.

¹¹⁷ King County Department of Natural Resources and Parks, About King County Parks, 2023 [LINK]

¹¹⁸ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

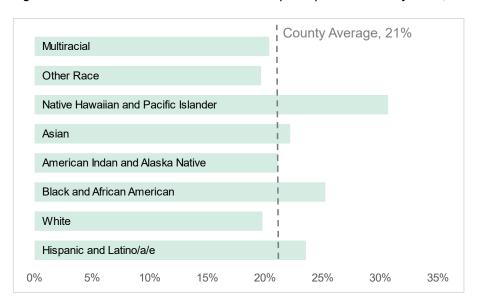


Figure 53: Residents with Limited Park and Open Space Access by Race, 2020¹¹⁹

Park and open space access also varies by place. Only 49 percent of urban unincorporated King County residents enjoy adequate parks access, compared to 66 percent or rural residents, and 81 percent of city residents. Urban unincorporated King County residents are disproportionately limited in park and open space access.¹²⁰

Healthy Food Options

Residents of neighborhoods lacking a nearby grocery store or fresh food vendor face more barriers in accessing a nutritious diet. While proximate access to a neighborhood store does not mean that the food available will be culturally accessible for all residents, examining where residents face barriers to accessing food can indicate where residents may be underserved and in need of support. As shown in Figure 54, 83 percent of King County residents live within proximity (a half-mile in urban neighborhoods with limited car ownership, one mile in other urban neighborhoods, five miles in rural areas) to a grocery store, small grocer, or produce vendor.

¹¹⁹ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]; Trust for Public Lands, ParkServe, 2018

¹²⁰ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]; Trust for Public Lands, ParkServe, 2018

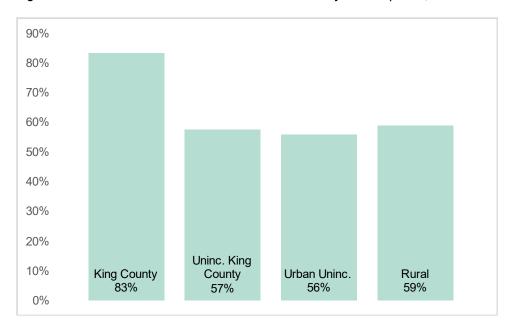


Figure 54: Percent of Residents with Access to Healthy Food Options, 2020¹²¹

Data shows that disparities in healthy food access appear to be most pronounced for American Indian and Alaska Native King County residents. It is challenging to draw additional conclusions about food access by race and income from a distance-based analysis and traditional data sources, because of the intersection of race, income, and values about residential neighborhood choice. A more affluent household can elect to live further from dense, mixed use-areas with grocery and other food stores but may be less affected by the distance from a store because of their relative ability to cover transportation costs. Alternatively, households of specific cultural communities may struggle to access culturally relevant foods, despite having proximate access to a store. 122

Transit

Eighty-five percent of new King County housing units added between 2014 and 2020 was located near transit stops. In 2020, 51 percent of King County single detached homes, and 85 percent of multifamily units, were within a quarter mile of transit. 86 percent of units in King County's subsidized housing database are near transit. As shown in Figure 55, the share of housing near transit in urban unincorporated King County lags behind cities.

¹²¹ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

¹²² King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

¹²³ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

¹²⁴ Rural housing units are not analyzed in this chart as public transportation is considered an urban service.

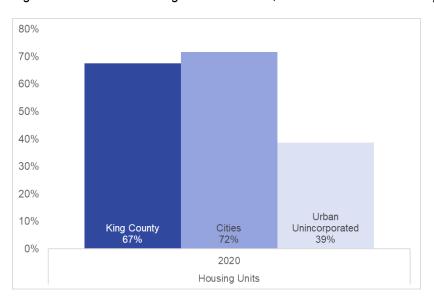


Figure 55: Share of Housing Units within a Quarter Mile of a Transit Stop, 2020¹²⁵

Living far from work can be a choice, or a result of where a household can afford to live. Long commutes reduce the amount of time workers have for activities often dependent on car travel. Approximately 16,000 workers (two percent) in King County travel 90 minutes (one way) or more to their job. Long commutes are more prevalent for residents in south King County and Vashon-Maury Island, Black and African American residents, and residents with a disability. 126

Internet

Equitable access to information and services via the internet is a fundamental equity and social justice goal. As access has grown from service expansions, technology improvements, and smartphone use, the share of households without internet access at home has dropped from 16 percent in 2014, to six percent in 2021. 128

Households without internet access at home are more likely to have lower incomes. Households making less than \$50,000 are nearly six times less likely to have internet at home. Figure 56 shows how home internet access varies across King County.

¹²⁵ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

¹²⁶ Public Health – Seattle- & King County, Communities Count, 2020 [LINK]

¹²⁷ King County, Determinants of Equity Data Tool, 2023 [LINK]

¹²⁸ U.S. Census Bureau, American Community Survey 5-year data, 2014 and 2021 [LINK]

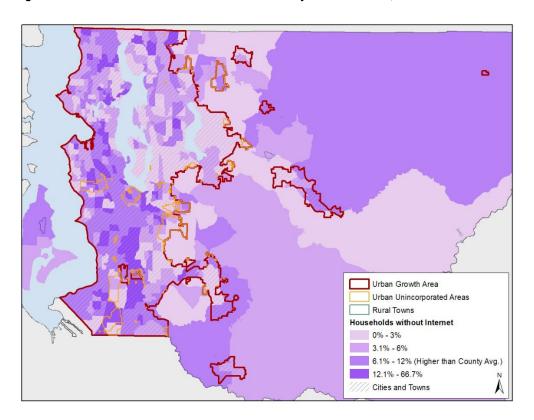


Figure 56: Households without Internet Access by Census Tract, 2021¹²⁹

Despite infrastructure gaps for broadband internet service in unincorporated King County, particularly in the rural area, ¹³⁰ according to Census data, more households in the rural area have internet access at home than urban unincorporated King County or the County overall. Five percent of urban unincorporated households do not have internet access at home, although this varies by subarea. Skyway-West Hill (11 percent), North Highline (eight percent), and East Federal Way (seven percent) have a higher share of households without internet access at home than county average (six percent). ¹³¹

Cultural Organizations

Neighborhoods are more than a collection of homes and businesses. Strong, vibrant neighborhoods have places and organizations that build community and strengthen resilience. Cultural communities and organizations face displacement as members are displaced or when rents for community spaces or anchor businesses and organizations rise too quickly, and become unaffordable, especially for volunteer or non-profit organizations, or small businesses.

King County government and the cities in King County provide support for cultural organizations and support cultural planning at varying levels to build social cohesion, celebrate and bolster unique identity, and support economic growth. 132 While King County

¹²⁹ U.S. Census Bureau, American Community Survey 5-year data, 2021

¹³⁰ King County Broadband Access Study, 2020 [LINK]

¹³¹ U.S. Census Bureau, American Community Survey 5-year data, 2021

¹³² 4Culture, King County Cultural Health Study, 2021[LINK]

government supports cultural communities and organizations through 4Culture, ¹³³ a multitude of informal, mutual aid, and non-profit and community development organizations serving communities within the unincorporated area directly support different enclaves, interests, and neighborhoods. ¹³⁴ Cultural organizations were strongly affected by the COVID-19 pandemic. A recent statewide study by ArtsFund found a significant drop in arts and cultural workforce and attendance and participation in cultural activities and events in 2021 as organizations and events came back from the pandemic, although donations to organizations has rebounded somewhat. ¹³⁵ BIPOC-identifying cultural organizations were particularly spotlighted in the wake of consciousness-raising racial justice protests and the murder of George Floyd in Minneapolis during the spring and summer of 2020, leading to increases in revenue; however, this attention lessened in 2021, with organizations average operating revenue falling below 2019 levels. ¹³⁶

8. Findings from Fall 2022 Housing Survey

Below are some key findings from the standardized questions of the Plan's fall 2022 housing survey.

- Increasing affordable housing units (in particular for very low-income and extremely low- income households, or those that make between 0 and 50 percent of the area median income) is a priority for 71 percent of respondents.
- "Middle housing" types, such as accessory dwelling units (56 percent), cottage housing (50 percent), and townhomes (43 percent) were the top three housing types that respondents were interested in seeing in their neighborhoods.
- The two biggest barriers to homeownership are having or building a down payment (57 percent) and the monthly payments (44 percent).
- The top concerns for building near transit and employment centers are noise (79 percent), pedestrian safety (61 percent), and air pollution (59 percent).

9. Key Takeaways

- Recent housing development in unincorporated King County has primarily been detached housing; about 20 percent of units developed were multifamily.
- Recent housing production in unincorporated King County has disproportionately been single detached homes with a higher number of bedrooms.
- Despite the relatively high number of new units permitted countywide, housing development has struggled to keep up with population growth. Household growth has outpaced housing growth between 2010 and 2020.
- Countywide, the median listing price for homes has increased almost \$300,000, or 50 percent, between 2016 and 2022. Median rent has increased over 40 percent between 2015 and 2021.

^{133 4}Culture, About 4Culture, 2023 [LINK]

¹³⁴ 4Culture, cultural development authority, is a public authority created by King County to support, advocate for and preserve the cultural resources of the region in a manner that fosters excellence, vitality and diversity and its primarily supported by lodging tax revenues (K.C.C. chapter 2.49) [LINK].

¹³⁵ ArtsFund, COVID Cultural Impact Study, 2021 [LINK]. Note that this study focuses on visual and performing arts organizations and focuses on statewide trends.

¹³⁶ ArtsFund, COVID Cultural Impact Study, 2021 [LINK].

- Black and African American, low-income, and renter households are disproportionately affected by cost burden, meaning they are more likely to pay more than 30 percent of household income towards housing costs.
- Despite being more likely to be renters across King County, BIPOC households have disproportionately higher rates of homeownership in unincorporated King County.
- Residents of some neighborhoods within North Highline and Skyway-West Hill are at higher risk of displacement. The remainder of North Highline, other portions of Skyway-West Hill, East Federal Way, and Fairwood are at moderate risk for displacement.
- Residents in urban unincorporated King County have less proximate access to transit, parks and open space, and healthy food options than King County residents overall, and more so for Black and African American, Native Hawaiian and Pacific Islander, and Hispanic and Latino/a/e residents.

E. Unincorporated King County – Climate and Frontline Communities

Data and analysis in this section draws from the 2020 Strategic Climate Action Plan. ¹³⁷ It also draws from analyses completed in support of Plan proposals related to climate change, the environment, and frontline communities. Frontline communities are the people who face the direct impacts of adverse climate, natural hazards, or other threats, earliest and more acutely because of intersecting inequities. ¹³⁸

While the population groups comprising frontline communities vary by the specific climate threat, climate change is a threat multiplier and exacerbates existing social and economic inequities. The root causes of existing inequities like racial segregation, poverty, and lacking living wage employment, affect social and economic factors. These factors include the ability of a household to afford housing, food, and healthcare, and compound a person's existing health conditions making them more vulnerable to climate change threats. Historic and existing social inequities and racism affect the ability of frontline communities to respond, recover, and be resilient in the face of climate-related hazards. They can also limit the ability of BIPOC and low-income frontline community members to participate in or benefit from actions taken to reduce greenhouse gas emissions, including actions that improve energy efficiency in homes, expand transit access, or support vehicle electrification. Because climate change will magnify current inequities, many of the populations described earlier in this document, such as BIPOC communities, low-income households, and people speaking a language(s) other than English, are those most affected by climate threats.

¹³⁹ King County Climate Action Team, King County 2020 Strategic Climate Action Plan, 2020 [LINK]

¹³⁷ King County Climate Action Team, King County 2020 Strategic Climate Action Plan, 2020 [LINK]

¹³⁸ Frontline Communities are defined in the Strategic Climate Action Plan as: those communities who are disproportionately impacted by climate change due to existing and historic racial, social, environmental, and economic inequities, and who have limited resources and/or capacity to adapt. These populations often experience the earliest and most acute impacts of climate change, but whose experiences afford unique strengths and insights into climate resilience strategies and practices. Frontline communities include Black, Indigenous, and People of Color (BIPOC) communities, immigrants and refugees, people living with low incomes, communities experiencing disproportionate pollution exposure, women and gender non-conforming people, LGBTQIA people, people who live and/or work outside, those with existing health issues, people with limited English skills, and other climate vulnerable groups. [LINK]

1. Stories from Priority Populations Describing Their Lived Experience from the Fall 2022 Climate Survey

The following comments are excerpted from open responses to the fall 2022 survey on climate change provided by BIPOC survey respondents and respondents who completed the survey in languages other than English. Responses have not been edited for punctuation or grammar.

- Both apartment complexes I have lived in due to concerns about appearance have banned the
 use of passive cooling tactics and window AC units. Our building is surrounded by streets that
 absorb heat.
- The closest bus stop to my home is more than a mile away and my neighborhood lacks sidewalks. We need a bus to come through often, and more sidewalks for safety.
- Disabled people often need to use disposable things. We often need to own and drive cars in
 order to be safe from public germs and attend our frequent doctor appointments. Changes to
 protect the environment should always be for the general population, and not equally applied
 to all groups. You need to establish an advisory council of disabled folks to advise you on
 when your changes for benefit of the environment are encroaching on the capacity for
 Disabled folks to stay alive. Only Disabled people have this knowledge.
- I've never seen my plants and trees struggle so much during summer. I am worried about wildfires and sea-level rise.
- Recent free public transportation, made me feel such a pang because young adults are struggling harder that youth. I hate how help for young adults is just cut off. So much struggle 21-30.
- I walk on a sidewalk to pick up my daughter from daycare every day. I use a stroller. I am worried about being hit at intersections and store entrances every day. We need more driver education and police enforcement of pedestrian laws.
- It is important that King County prioritize those neighborhoods and communities that are most impacted by heat. People living outside are extremely vulnerable and I have personally assisted people suffering from heat exhaustion in my neighborhood. We need more resources in neighborhoods that have seen chronic divestment.
- A lot of programs focus on homeowners. What about renters. What can they do to improve cooling conditions inside rentals?

2. Climate Threats in Unincorporated King County

Extreme Heat

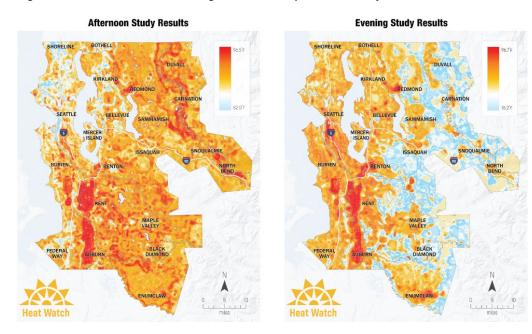
The average summer temperature across Washington has increased 1.3 degrees Fahrenheit between 2000 and 2021. Monitoring stations in Seattle and Snoqualmie have logged even higher average increases of over two degrees. The built environment and the natural landscape affect the severity of heat events. Areas with more paved surfaces, less

¹⁴⁰ University of Washington, Office of the State Climatologist, PNW Temperature, Precipitation, and SWE Trend Analysis Tool, 2023 [LINK]

¹⁴¹ University of Washington, Office of the State Climatologist, PNW Temperature, Precipitation, and SWE Trend Analysis Tool, 2023 [LINK]

vegetation, and more industrial uses contribute to the "urban heat island" effect, a phenomenon where urbanized areas absorb heat and hold on to it longer than other places. 142 Figure 57 shows how surface temperatures during the hottest part of the dally (left image) remain high in the evening (right image) in urban areas with less vegetation.

Figure 57: Afternoon and Evening Surface Temperatures, July 27, 2020¹⁴³



Places shaded in the deepest orange to red on the right-side of the maps have the greatest heat retention. Extreme heat poses the greatest risk for children, older adults, outdoor workers such as those in agriculture and construction, people experiencing homelessness, low-income households, people who are socially isolated, pregnant women, and people with chronic medical conditions, including mental health conditions. 144

To examine this, Figure 58 overlays the evening temperature map (the right-side map in Figure 57) with the Social and Economic Vulnerability Index developed by Public Health – Seattle & King County and with the Urban Growth Area. 145 Southern King County is most strongly affected by heat retention and a high level of social and economic vulnerability. Communities along the industrial Duwamish and Green River Valleys, near Sea-Tac Airport, and on the Enumclaw Plateau are particularly affected by extreme heat and disproportionate social and economic vulnerability.

 ¹⁴² CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [LINK]
 ¹⁴³ CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [LINK]

¹⁴⁴Public Health - Seattle & King County, Blueprint for Addressing Climate Change and Health [LINK]

¹⁴⁵ The Social and Economic Risk Index (SERI) was specifically designed to describe vulnerabilities to COVID-19, the index is helpful for describing populations that would be most vulnerable to destabilizing climate or life events because of systemic racism, immigration status, employment sector, poverty, limited ability to speak English, limited education, and large household size. High SERI scores represent the highest level of risk or vulnerability, lower scores indicate lower risk.

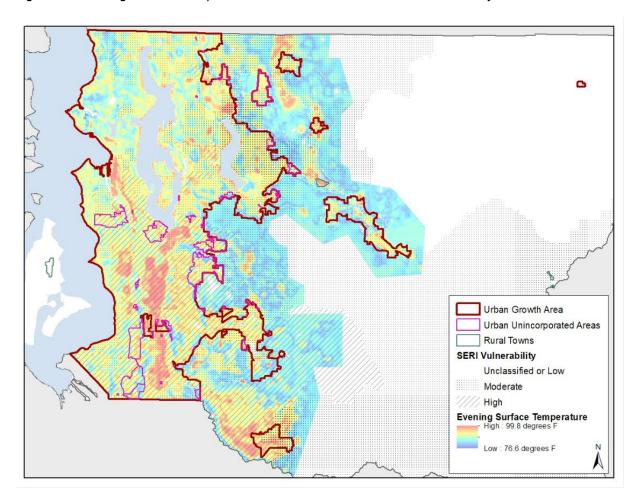


Figure 58: Evening Surface Temperatures and Social and Economic Vulnerability¹⁴⁶

Wildlands and Wildfire

Development at the eastern edge of the Urban Growth Area, around Cities in the Rural Area, ¹⁴⁷ and in the rural area is in greater contact with open spaces, habitat networks, and forested lands. The transition from urban areas to wildlands is called the wildland-urban interface (WUI). ¹⁴⁸ Figure 59 displays a map of the WUI.

¹⁴⁶ CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [LINK]; Public Health – Seattle- & King County, Social and Economic Risk Index, 2020

¹⁴⁷ Cities in the Rural Area are incorporated areas substantively surrounded by the Rural Area, including Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish, and Snoqualmie

¹⁴⁸ US Fire Administration, Wildfire and the Wildland Urban Interface (WUI) [LINK]

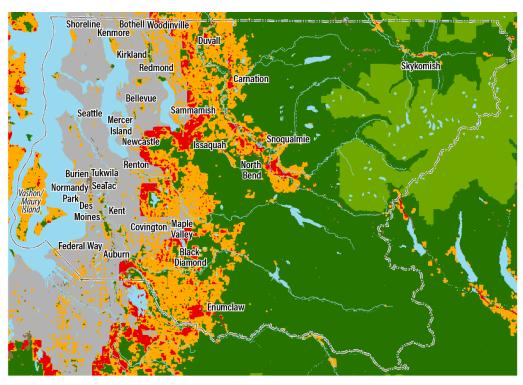


Figure 59: Wildland-Urban Interface, 2020¹⁴⁹





A sociodemographic analysis of residents in the WUI developed for the Wildfire Risk Reduction Strategy¹⁵⁰ found that more than 350,000 county residents live in the WUI, with the majority of those residents identifying as white (68 percent). Other demographic groups include Asian (16 percent), Multiracial (six percent), Black and African American (four percent), and American Indian and Alaska Native (one percent). More than 50 languages are spoken by residents within the WUI, and approximately 75 percent speak English only, about the same as the county average. The median income in the WUI is \$122,300, higher than the county median. Approximately 17 percent of the population living in the WUI has physical or cognitive disabilities that may limit their ability to evacuate quickly during a wildfire.¹⁵¹

During fire season, wildfire smoke affects people across King County, but certain populations are affected more severely. Those at the greatest risk for health impacts from wildfire smoke are people 65 years of age and older; children; pregnant people; outdoor workers; and those

¹⁴⁹ King County Wildfire Risk Reduction Strategy, 2022 [LINK]

¹⁵⁰ Developed as part of implementation of the 2020 Strategic Climate Action Plan, the Wildfire Risk Reduction Strategy is a set of 12 recommended actions to improve preparedness, response, and recovery as the potential for wildfire increases in Western Washington due to climate change [LINK]

¹⁵¹ King County Wildfire Risk Reduction Strategy, 2022 [LINK]

who have a respiratory disease or illness, heart disease, or diabetes. Because of structural inequities between race, income, and health, adverse health impacts from wildfire smoke exposure are more likely to be experienced by BIPOC communities, people with low incomes; and people living in areas with poor air quality (e.g., near industrial areas or highvolume transportation corridors).

Flooding and Sea Level Rise

Approximately 2,500 housing units and over 6,400 people are currently located within the 100-year floodplain in unincorporated King County. 152 About 75 percent of this development is within rural King County. 153 Residents within the floodplain are more likely to be Hispanic or Latino/a/e or White (non-Hispanic) than residents outside of the floodplain or the county average. 154 Climate-induced storms are increasing in frequency and intensity, raising the risk of flooding and landslides, as well as exposure to water-borne pathogens and mold. 155

Data shows that sea level has increased by nine inches since 1899. 156 Sea levels in Seattle are expected to rise by nearly seven inches by 2050 and by two feet by the end of the century, increasing risk to public health and property from more frequent coastal flooding and storm surges. 157 The greatest impacts of sea level rise in unincorporated King County will be along Vashon-Maury Island and in low lying communities along river valleys like South Park.

In establishing its Sea Level Rise Risk Area in 2020, 158 King County counted approximately 850 buildings at risk of more frequent flooding or facing risk for flooding from sea level rise. 159 The number of full-time residents of coastal properties within the Sea Level Rise Risk Area is relatively small (estimated at less than 500 residents in unincorporated King County), but the risk to groundwater contamination from saltwater and from pollution from potentially inundated septic systems, which are disproportionately more common in unincorporated King County, threatens the broader public health. 160

3. Environmental Health Disparities

While King County is relatively healthy in national comparisons, disparities in health outcomes across King County communities are significant and becoming more pronounced over time. 161 Risk for adverse health outcomes is a product of a community's general vulnerability due to socio-economic factors and existing health conditions, and the overall

¹⁵² Based on GIS analysis of 2020 census blocks in the 100-year floodplain.

¹⁵³ Estimate based on U.S. Census Bureau, Decennial Census, 2020 block-level estimates

¹⁵⁴ Estimate based on U.S. Census Bureau, Decennial Census, 2020 block-level estimates

¹⁵⁵ Crimmins, A., J. Balbus, J.L. Gamble, et al., The Impacts of Climate Change on Human Health in the United States: A Scientific Assessment. U.S. Global Change Research Program, 2016; cited in: Public Health - Seattle- & King County, Blueprint for Addressing Climate Change and Health [LINK]

¹⁵⁶ King County, 2020 Update to the 2016 Comprehensive Plan, Sea Level Rise and Land Use Regulation Code Study, 2020 [LINK]

157 Public Health – Seattle- & King County, Blueprint for Addressing Climate Change and Health [LINK]

¹⁵⁸ The Sea Level Rise Risk Area is adopted in King County Code Title 21A to regulate development for properties located in areas adjoining the current coastal high hazard area on Vashon-Maury Island. The Risk Area recognizes that coastal flooding will expand inland with sea level rise, affecting areas that may not experience flooding today.

¹⁵⁹ King County, 2020 Update to the 2016 Comprehensive Plan, Sea Level Rise and Land Use Regulation Code Study, 2020 [LINK]

¹⁶⁰ Estimate based on U.S. Census Bureau, Decennial Census, 2020 block-level estimates; King County, 2020 Update to the 2016 Comprehensive Plan, Sea Level Rise and Land Use Regulation Code Study, 2020 [LINK] Source for disproportionate septic systems in King County. Public Health - Seattle- & King County, King County On-site Sewage Systems (OSS) and Social Vulnerability Dashboard, 2023 [LINK]

¹⁶¹ Life expectancy at birth for the United States was 76.3 years in 2021. (World Bank, 2023 [LINK]). In King County life expectancy at birth was 81.6 years. (Public Health - Seattle- & King County, 2023 [LINK]).

severity of the environmental threat. 162 Existing systemic disparities in exposure and health outcomes by race, place, and income will be exacerbated by health impacts from climate change. 163 Locally created tools show how environmental exposure to health risks and vulnerability to future threats vary across King County.

The Washington Environmental Health Disparities Map produced by the Washington State Department of Health provides a composite index of health risks from environmental exposures that strongly relate to land use and transportation. The environmental exposures comprising the index include diesel exhaust particulate matter emissions (PM 2.5), ozone concentration, particulate matter concentration (PM 2.5), proximity to heavy traffic roadways, and toxic releases from facilities. Figure 60 shows how risk from environmental exposures varies across King County.

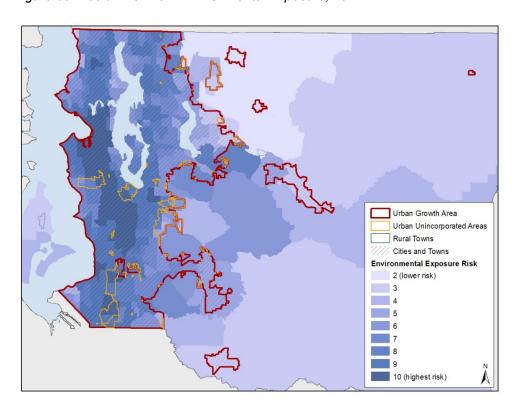


Figure 60: Health Risk from Environmental Exposure, 2022¹⁶⁵

Portions of urban unincorporated neighborhoods in East Federal Way, North Highline, and Skyway-West Hill experience some of the highest exposure risk levels in the county from environmental toxins. Nearly 60 percent of King County residents live in an area with a risk index score of eight or above. This is true for only 31 percent of rural residents, but 64 percent of urban unincorporated residents live in areas with risk scores over eight. Residents from BIPOC communities face disparate risk of environmental exposure: 62 percent of

¹⁶² Washington State Department of Health, Washington Environmental Health Disparities Map, 2022 [LINK]

¹⁶³Crimmins, A., J. Balbus, J.L. Gamble, et al., The Impacts of Climate Change on Human Health in the United States: A Scientific Assessment. U.S. Global Change Research Program, 2016; cited in Public Health – Seattle- & King County, Blueprint for Addressing Climate Change and Health [LINK]

¹⁶⁴ Washington State Department of Health, Washington Environmental Health Disparities Map, 2022 [LINK]

¹⁶⁵ Washington State Department of Health, Washington Environmental Health Disparities Map, 2022 LINK

BIPOC residents across King County live in neighborhoods with a risk index score of eight or above, compared to 53 percent of White non-Hispanic residents. 166

To aid targeted community response and resource allocation during the height of the COVID-19 global pandemic, Public Health – Seattle & King County created an index designed to identify where communities most vulnerable to COVID-19 for social and economic reasons were located. While the Social and Economic Risk Index (SERI) was specifically designed to describe prerequisite vulnerabilities to COVID-19, the index is helpful for describing populations that would be most vulnerable to destabilizing climate or life events because of systemic racism, immigration status, employment sector, poverty, limited English proficiency, limited education, and large household size. High SERI scores represent the highest level of risk or vulnerability; lower scores indicate lower risk. Figure 61Figure 61 shows how SERI values vary across King County.

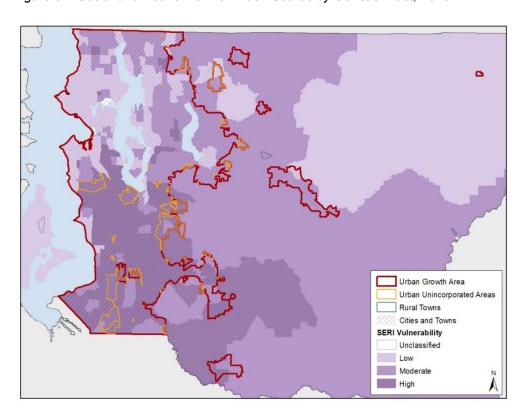


Figure 61: Social and Economic Risk Index Scores by Census Tract, 2020¹⁶⁸

High SERI census tracts are disproportionately located in south and southeast King County. Census tracts in Central and North Seattle, Vashon-Maury Island, and the eastern shore of Lake Washington have lower SERI scores, and census tracts with moderate SERI scores are primarily located in North and East King County and rural areas of South King County. Urban unincorporated communities in East Federal Way, East Renton, North Highline, and Skyway-

¹⁶⁶ U.S. Census Bureau, Decennial Census, 2020

¹⁶⁷ Public Health – Seattle & King, Social & Economic Inequities in COVID-19 Testing and Outcomes in King County Census Tracts, 2021 [LINK]

¹⁶⁸ Public Health – Seattle- & King County, Social and Economic Risk Index, 2020

West Hill, and rural communities in the Enumclaw Plateau and east of Kent and Black Diamond face greater vulnerability.

4. Findings from Fall 2022 Climate Survey

Below are some key findings from the standardized questions of the Plan's fall 2022 climate survey.

- Of the climate concerns listed, 75 percent of respondents indicated they were concerned about wildfire smoke and other forms of air pollution, 63 percent noted extreme heat.
- Of the outcomes respondents wanted to see in their neighborhoods, almost 75
 percent of respondents were interested in a thriving environment overall, while twothirds of respondents were interested in increased energy efficiency or increasing
 access to renewable energy. 60 percent of respondents were interested in affordable
 and efficient alternatives to driving.
- On participants' preferred actions to respond to extreme heat: almost three-quarters
 of respondents were interested in affordable in-home solutions for energy efficiency,
 cooling systems, or air quality. Nearly half of respondents were interested in more
 trees in their neighborhood.
- The top three actions to reduce driving: easier access to fast and affordable public transit (63 percent); safe walking and biking options (60 percent); affordable housing options closer to family, work, or school (41 percent).

Key Takeaways

- Climate change and environmental threats compound existing inequities, meaning that while locations and the people affected will vary by the nature of the threat (e.g., flooding, extreme heat, or wildfire), communities already experiencing economic or social vulnerabilities from racial segregation, poverty, income inequality, or limited social capital will be disproportionately affected by climate change.
- Central and South King County residents face greater health risks from environmental exposures than other subareas within the county. Communities in North Highline, Skyway-West Hill and East Federal Way are most disproportionately burdened in unincorporated King County.

Process Review

This section describes how the Plan was updated, including specific points where staff evaluated or worked to address process equity.

A. Overview

The Update is rooted in the value of making King County a welcoming community where every person can thrive. ¹⁶⁹ In support of this, the Update included significant efforts to ensure that the County is addressing the most pressing long-range planning needs of the community – particularly for those who have been historically underrepresented in the comprehensive planning process. To ensure a more equitable process, the Update focused on:

- Centering the voices of those who are BIPOC, immigrants, and/or refugees, and other intersectional populations, including those who earn less than 80 percent of the area median income, people with disabilities, seniors, LGBTQIA+ people, and/or those who identify as women;
- Advancing Recommendations from King County equity cabinets;¹⁷⁰ and
- Partnering with community-based organizations.

Executive staff strove to meet the "County engages in dialogue" level of community engagement with these priority populations, as outlined in the King County Office of Equity and Racial and Social Justice's Community Engagement Guide, 171 with:

- two-way channels of communication;
- multiple interactions;
- the advancement of solutions to complex problems; and
- the creation of an advisory board and community partnerships.

Staff from the King County Office of Equity and Racial and Social Justice were instrumental in supporting Executive staff colleagues with strategies, coaching, and meeting facilitation to review and analyze the existing Plan update process and achieve engagement and process equity goals.

1. Analysis of the Previous Process

The previous process of developing a Plan update had been opaque, with limited opportunities for public input. Public comment would be elicited in the beginning of the process (through the Docket)¹⁷² and close to the end of plan development (with the release of a draft of the Executive Recommended Plan or "Public Review Draft"). Public comments and additional changes would be incorporated into a final Executive Recommended Plan, which would then submitted to County Council for consideration. The King County Council

¹⁶⁹ 2024 Update Scope of Work, Motion 16142, Attachment A [LINK]

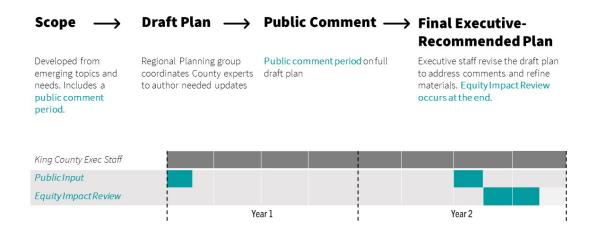
¹⁷⁰ Climate Equity Community Task Force, Mobility Equity Cabinet, Open Space Equity Cabinet, and King County Immigrant and Refugee Commission.

¹⁷¹ King County Community Engagement Guide [LINK]

¹⁷² The Docket is an opportunity for the public to request changes to the Plan, land use designations, and development regulations. [LINK]

holds a separate public input process as the Plan is reviewed and finalized. As Figure 62 shows, the opportunities to allow the community into the plan development decision making process were limited in this structure. In addition, these opportunities for input were highly dependent on the community being proactive about staying informed and having the capacity and resources to do so.

Figure 62: Comprehensive Plan Update Process – 2022 and Earlier



To find opportunities to make engagement around development of Plan updates more accessible and equitable, Executive staff conducted a power mapping analysis of the Plan update process, which identifies levels of power and influence at different points in a decision-making process. The power mapping analysis included identifying key development phases, deliverables, and decision-making points for the preparation of the Executive Recommended Plan. It included identifying the interested parties and decision makers that influenced the Plan's development at each stage of the process. This power mapping analysis offered some key observations about process equity and the review of distributional equity under the previous process. Insights gleaned around the previous process recognize it reflected

- Limited opportunity for community to learn about and influence Plan proposals (only during Plan scoping and after release of the Public Review Draft);
- Limited lasting community engagement (in addition to public engagement) to build capacity on comprehensive planning topics;
- Limited representation of priority populations;
- Heavy influence of County staff at all decision-making points;
- Well-resourced and most influential parties receive higher levels of engagement; and
- Evaluation of equity impacts occurs after the work was mostly compete.

These observations led to changes in the Update process discussed in the next section.

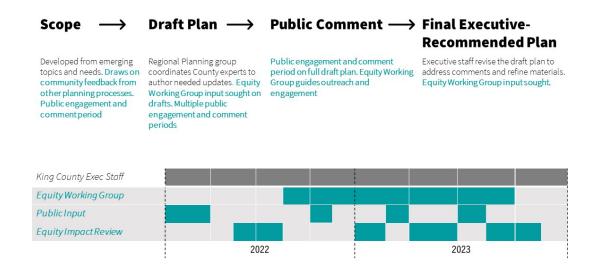
2. Key Interventions

The power mapping analysis led Executive staff to design a revised process for the Update with specific interventions to improve process equity through community access to the process and the consideration of distributional equity impacts throughout Plan development. These revisions are illustrated in Figure 63 below. The process for the Update was revised in four critical ways to make it more collaborative, accessible, and equitable:

- 1. <u>Increased opportunities for public input</u> during the development of Plan proposals. Executive staff created two additional opportunities for public input during the development of Plan proposals: 1) the Update was the first time that the County offered the option of a survey to share input on the direction of the proposals after the scope was approved by the Council; and 2) it was also the first time that the general public received an early concept of draft proposals for review and input, prior to the release of the full Public Review Draft. The early concepts proposal document was translated into eight different languages and circulated to multiple County email lists that included hundreds of thousands of recipients.¹⁷³
- Diversified and more accessible methods of participation. To lower barriers to participation, Executive staff used digital surveys, virtual meetings, an open house meeting with all ages activities and language interpretation, and partnership with community-based partners for creating awareness of and gaining public input on the Plan.
- 3. <u>Incorporation of community engagement</u> in addition to public engagement. To encourage ongoing two-way dialogue, build capacity through multiple interactions on complex topics, and center community input in development of the Plan, Executive staff formed the Equity Work Group. This is an advisory body of community leaders who represent communities historically underrepresented in comprehensive planning processes, to collaborate on development of the Update.
- **4.** Continuous equity impact reviews through different stages of Plan development. Figure 63 lists key interventions intended to increase process equity or evaluate equity impacts of proposals during Plan development.

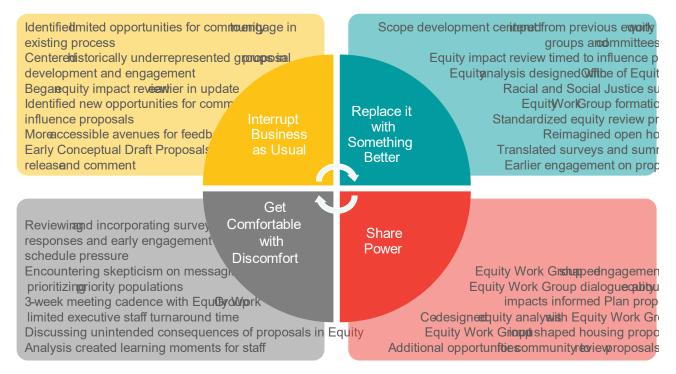
¹⁷³ More information on the outreach methods is provided in the Public Participation Summary for the 2024 update.

Figure 63: 2024 Comprehensive Plan Update Process



Inside the framework of these major engagement process changes, Executive staff implemented a series of smaller adjustments whenever an opportunity arose to make the work more collaborative, accessible, and equitable to community. These micro-interventions were assessed by Executive staff through the Office of Equity and Racial and Social Justice's four Pro-Equity Compacts: interrupting business as usual, replacing it with something better, sharing power, and getting comfortable with discomfort. Figure 64 below groups the specific interventions by Equity Compact.

Figure 64: Equity Interventions by Equity Compact



3. Results

The following sections discuss the public response from the public to the process changes; the Equity Work Group's role and influence on the process and proposal development; and, lessons learned and recommendations for future exploration.

B. Public Engagement

In early 2022, Executive staff in Regional Planning applied for and received a federal American Rescue Plan Act grant to assist with implementing language access strategies for the Update. These language access strategies were critical to successfully hearing from communities who have been historically excluded from the comprehensive planning process -- due to either lack of access to information about proposals or lack of support in reviewing the proposals.

The grant funds were used to provide interpreters for six languages at all public meetings (virtual and in-person), as well as the translation of key written materials in eight languages. These languages reflected the top six languages spoken in unincorporated King County (Spanish, Chinese, Korean, Vietnamese, Somali, and Russian), as well as the inclusion of two additional languages (Khmer, Samoan) for surveys and the summary of the proposals, at the suggestion of the Equity Work Group.

In addition, County staff worked with graphic designers and public engagement consultants to create audience-friendly, inclusive, and accessible materials for explaining key concepts and inviting community members to participate.

Executive staff also sought to inform the general public of the Update process and proposals through email newsletters, social media, newspaper advertisements, blogs, posters, and multilingual radio interviews.

1. Overall Results

The revised public engagement process for the Update led to an overall increase of input from the public compared to previous updates. Consistent with the Growth Management Act requirement for early and continuous public participation in Plan updates, over 1.5 million quantifiable points of engagement occurred throughout scoping and development of the Update.¹⁷⁴

Figure 65 shows approximately how the amount of public input differed between the Update and the 2020 Plan update. One of the most impactful changes to the Update process was the addition of short surveys as an alternative to attending a meeting or drafting an email to provide input. While similar numbers of meeting attendees and emailed comments were received for both Update engagement periods, the 2022 surveys greatly increased written comment. Survey responses accounted for 92 percent of all written comments, and provided a means for county staff to identify comments from priority populations in order to center their input, as a series of optional demographics questions was included at the end of each survey.

¹⁷⁴ Please note that these points of engagement are not necessarily specific to of level of engagement, nor are they necessarily unique touch points, as there is often overlap between email lists, meetings, and social media.

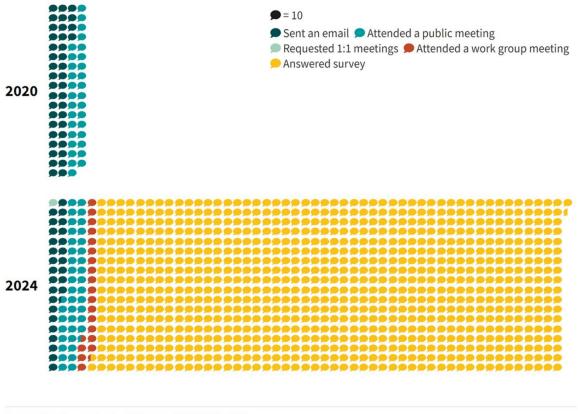


Figure 65: Estimated Public Participation during the 2020 and 2024 Updates

Source: King County Regional Planning (2022-2023, 2020)

The demographic data provided by survey respondents allowed Executive staff to disaggregate survey results by race, income, gender, location, language, and other factors to better contextualize responses and understand patterns. Weekly review of response data and results also helped Executive staff to monitor demographic participation and tweak outreach methods to ensure a representative proportion of responses from priority populations. Throughout each engagement period, adjustments were made to the engagement strategies to better engage populations with lower response rates.

Figure 66 below reports the demographics of all survey participants who chose to share their demographic information, compared to the overall King County (KC) and Unincorporated King County (UKC) population. Some of the categories are marked "N/A" for "not available" because there is no comparable census data available.

Figure 66: Public Comments by Race, Gender, Income, Migration, Disability

Demographic Categories	Percent of Population		
	Survey	KC	UKC
Race			
White, Caucasian (of European descent)	68%	54%	64%
Black/African American	6%	7%	5%
Latino/ Latinx or Hispanic	7%	11%	9%
Asian/ Asian American	8%	20%	13%
South Asian/ South Asian American	2%	included i	
Native Hawaiian or Pacific Islander	2%	1%	1%
American Indian or Alaska Native	4%	1%	1%
Middle Eastern or North African	2%	N/A	N/A
Biracial/Multiracial	2%	7%	7%
Gender			
Woman	50%	50%	50%
Man	37%	50%	50%
Prefer not to say	9%	N/A	N/A
Non-binary/Genderqueer/Gender Fluid	3%	N/A	N/A
Transman	0.4%	N/A	N/A
Transwoman	0.4%	N/A	N/A
Write in	1%	N/A	N/A
Income			
\$200k or more	20%	17%	20%
\$150-199k	11%	11%	13%
\$100-149K	24%	19%	21%
\$75-99k	15%	12%	12%
\$50-74k	13%	14%	13%
\$35-49K	8%	9%	8%
\$25-34k	4%	5%	5%
\$15-24k	3%	5% 5%	4%
\$10-14k	1%	3%	2%
Less than \$10k	2%	4%	3%
·	2 /0	4 /0	3 /
Migration*			
Our people are from this land for time immemorial/ many generations	67%	77%	82%
I and/or my family came to this county in the last 70 years	26%	23%	18%
None of the above	8%	N/A	N/A
Disability**			
Serious difficulty walking or climbing stairs	21%	5%	4%
Deaf, hard of hearing, or have serious difficulty hearing	16%	3%	3%
Physical, mental, or emotional condition that causes serious difficulty			
concentrating, remembering, or making decisions	20%	4%	4%
Physical, mental, or emotional condition that causes serious difficulty doing			
errands alone such as visiting a doctor's office or shopping	13%	4%	4%
Blind, low vision, or have serious difficulty seeing even when wearing		. , 0	
glasses	5%	2%	2%
Difficulty dressing or bathing	3%	2%	2%
Other Disability	22%	N/A	N/A

^{*}The survey questions asked did not correspond precisely to standard reporting categories for foreign born population. Survey responses designed to identify individuals and households born outside of the United States are compared to Census data for the population born outside of the United States.

2. Public Participation

Public comment periods netted over 10,000 written comments from the public during the development of proposals phase, and over 700 written comments during the Public Review Draft public comment period. Over 550 residents attended the five virtual and in-person events throughout the Update. Public comments are quantified in Figure 67 below.

^{**} The survey responses in this section reflects whether the individual or anyone in their household identified with any of the following conditions. The census numbers for King County and Unincorporated King County reflects individuals who identify with the following conditions.

Figure 67: Public Participants by Plan Phase

Phase	Public Participants
Development of the	10,000+ public participants
Proposals (June 2022 –	3,300+ unique participants (fall survey)
May 2023)	1,900+ unique participants (Early Concepts)
• •	150+ participants (in-person and virtual events)
	50+ hours of Equity Work Group meetings
Public Review Draft	740+ public participants
(June – July 2023)	3,300+ unique participants (Public Review Draft survey)
,	400+ participants (in-person and virtual events)
	20+ hours of Equity Work Group meetings

To facilitate Executive staff's consideration of survey results and public comment, survey responses were compiled after each survey and organized by scope topic area and priority population status. Summaries of multiple choice or short form responses and raw long form comments were shared with department staff to inform proposal development. The surveys were designed to give respondents the opportunity to provide approval ratings on specific proposals so that staff could better calibrate overall response to a proposal. The following sections provide a high-level overview of each survey's content and when during the Update survey input was considered to influence the Plan proposals.

Fall Survey

During September and October of 2022, Executive staff conducted its first public opinion survey for the Plan. Two surveys were offered regarding housing and climate change, with demographic questions imbedded in both. A group of Executive staff and Equity Work Group members vetted the questions and answer choices to ensure accessibility and relevance to the plan development. The surveys were then translated into the top six languages spoken in King County (Spanish, Chinese, Vietnamese, Korean, Somali, and Russian) to increase accessibility, and shared widely via King County media channels, ethnic media, and through a partnership with a community-based organization. Small incentives (\$6 gift cards for locally owned restaurants in unincorporated King County) were offered to survey participants. Executive staff attended multiple community events to promote and encourage survey participation and raise awareness of the Update.

Each survey included multiple-choice questions and space for respondents to provide openended responses. Results from these surveys are summarized earlier in the sections Findings from Fall 2022 Housing Survey, and Findings from Fall 2022 Climate Survey. The results from the fall survey set were shared among Executive staff to influence development of the early conceptual draft proposals and Public Review Draft.

Early Conceptual Draft Proposals

During February 2023, the Executive published the early conceptual draft proposals for the 2024 Comprehensive Plan to get public input on the initial direction of the proposals. Members of the public were encouraged to respond with their reaction to the proposals via filling out a short input survey, sending in an email, or participating in virtual townhall meetings. The draft conceptual proposals and the survey were translated into the top six languages spoken in King County, Khmer, and Samoan.

Email and townhall commenters had the opportunity to provide open-ended comments. Respondents to the input surveys also had space to provide open-ended responses. Each survey respondent was asked to provide: 1) an approval score on a scale of 0 to 100 that

ranked how satisfied they were with the direction of the proposals (a score of 100 meaning complete satisfaction); and 2) additional details and comments about their chosen score in an open response section. Survey results and emailed comments were shared with department staff to influence development of the proposals in the Public Review Draft.

Public Review Draft

On June 1, 2023, the Executive released the Public Review Draft of the Plan. The 45-day public comment period provided an important opportunity to continue to build relationships with community, to ensure that key proposals were clearly communicated with the public, and to receive and incorporate public input into the final proposals – especially from those who have been historically excluded or underrepresented in previous comprehensive planning processes. Based on input received from previous surveys, the Public Review Draft survey was designed to be as accessible as possible by:

- Dividing up the material into separate surveys grouped by the four focus areas of the Update (pro-equity, housing, climate change & environment, and general planning);
- Guiding participants to respond to specific proposals, rather than large topic areas (e.g., climate change);
- Offering simple approve/disapprove/unsure ratings, as well as optional open response sections for each proposal to allow for differing levels of engagement; and
- Allowing participants to skip questions if desired.

The survey and a summary of the proposals were translated into the top six languages spoken in King County, Khmer, and Samoan. Survey participants were asked to rank proposals from each focus area, within specific proposal topics. The Public Review Draft comment period and survey were promoted at remote and in person events held to raise awareness of the Update, in addition to email and King County media channel promotion. Responses from this survey and emailed comments received were considered in the finalization of the proposals for the Executive Recommended Plan.

C. Community Engagement & Equity Work Group

1. Formation

The process improvements to expand the reach and accessibility of public involvement in the 2924 Update netted levels of public interest, engagement, and input that vastly superseded previous Updates. To reach the community engagement goal of "County engages in dialogue," the Update process required means for sustained conversation with community for deep conversations to help facilitate the advancement of solutions to complex problems, in addition to general public engagement. The power mapping analysis revealed not only the limited role for the public in shaping the development of the Plan, but also the need for developing community capacity to engage on complex conversations about comprehensive planning topics. The formation of the Equity Work Group was driven by this need for deeper community engagement (two-way dialogue, building capacity, and centering community input) focused on the needs and interests of priority populations disproportionately affected by Plan proposals, while building understanding and awareness of comprehensive planning more generally.

Equity Work Group members would gain the opportunity to experience the evolving Update process to build understanding of comprehensive planning topics, and to provide direct input to shape the direction and content of equity impact review, plan proposals, and engagement efforts. The Equity Work Group's experience would also inform future efforts to move Plan engagement up the community engagement continuum and increase process equity.

2. Composition

The Equity Work Group was comprised of 15 individuals representing communities and places historically underrepresented in King County's comprehensive planning efforts. While representation was not proportional to the demographic distribution with unincorporated King County, all Equity Work Group members were members of BIPOC communities, and many members were residents or worked in different geographic communities within unincorporated King County, including North Highline, Skyway-West Hill, and East Federal Way. Members included participants of other King County equity cabinets or convened work groups, as well as individuals recommended by community-based groups engaged in King County's equity and racial and social justice work. Members were compensated for their participation at standard compensation rates for 2022-23.

3. Workplan

The Equity Work Group met 16 times between September 2022 and October 2023. Staff from various County Executive departments (department staff) attended to better understand the lived experience of community members, participate in more nuanced discussions of community input, and discuss the potential equity impacts of proposals.

In December 2022, the Equity Work Group approved a workplan (Figure 68) to outline its efforts and priorities for 2023. The Equity Work Group identified three focus areas to maximize their influence and build upon the interests and strengths of its members: housing proposals, the equity impact review process, and public engagement efforts.

The Equity Work Group's efforts supporting public engagement on the Update began with review and advisement on public engagement survey content. Members were also critical in advocating for in person engagement, identifying and attending community events for tabling opportunities, and shaping and attending the Public Review Draft open house.

To support deeper discussion on the housing proposals, the Equity Work Group met for several educational sessions to learn about land use and housing planning and to delve into specifics about affordable housing issues within King County. In conversation, staff from the Department of Community and Human Services (DCHS), Department of Local Services, Regional Planning, and the Office of Equity and Racial and Social Justice learned which community hopes, values, fears, and shared experiences were important to consider to ensure equitable outcomes in the housing proposals.

These early conversations also led the Equity Work Group to begin crafting a series of questions to help County staff evaluate and consider equity implications of Plan proposals as part of the equity impact review of the Update. To further the spirit of two-way channels of communication and multiple interactions, department staff provided responses to the Equity Work Group's questions as well as to follow-up questions. This iterative process encouraged both County staff and Equity Work Group members to collaborate in looking for opportunities and identifying unintended consequences to strengthen the proposals.

Figure 68: Equity Work Group 2023 Workplan

Approved Workplan Component	Approved Workplan Description	Equity Work Group Activities
Public Engagement	in various aspects of the public	Provided input on scoping and early concepts draft proposal survey questions
	engagement efforts for the comprehensive plan.	Provided input and prioritized events and locations for in person engagement on Public Review Draft
		Hosted King County staff at community events and centers
Equity Impact Review	The Work Group will provide feedback on current conditions and community context to integrate racially disparate	Provided input on current conditions report content
	impacts and illuminate missing data to tell a more compelling story about the conditions in unincorporated King	Developed standard Equity Analysis Question and guiding prompts
	County. Members of the Work Group will also develop a set of questions in dialogue with county staff to ensure that plan proposals are centering equity.	Provided review of and input on King County staff equity analysis
Housing Proposals	Work Group members will engage in dialogue with county staff to ensure that the selected proposals for the	Engaged in initial topic discussions with King County staff subject matter experts
	affordable housing strategies centers equity and community needs. Work Group members will have an	Identified community priorities for housing proposal prioritization
	opportunity to access additional data, complete background readings, review policy and code language, and provide feedback to staff members throughout the development of affordable housing strategies.	Provided input on housing proposals in the early concepts and Public Review Draft

4. Priorities

The Equity Work Group's efforts to develop the equity analysis questions revealed its priorities for pro-equity and anti-racist outcomes of plan proposals. These priorities form the lens through which equity impacts are analyzed in the Proposals Review section below.

Specific to the housing proposals, the Equity Work Group identified the people, land use, and neighborhood qualities that should be centered in proposal development to achieve equitable outcomes.

Each set of priorities are listed in Figure 69.

Figure 69: Equity Work Group Priorities

Priorities

Equitable Outcome Priorities	Address and repair structural, racial inequities from land use polices and disparities in the Determinants of Equity
	Encourage and support equitable, thriving existing communities
	Safe and responsible growth for new residents and businesses
	Removing barriers for those most directly affected by structural, racial inequities
	Expand opportunities for racial equity and social justice
	Policies, programs, and investments that balance the negative consequences
Housing Proposal Priorities	Centering the needs and experiences of youth, elders, immigrant communities, and families, particularly multigenerational and single parent families
	Creating mixed-income neighborhoods
	Cultural preservation and strengthening existing communities, including small businesses and community organizations
	Creating opportunity for transit and open space access
	Creating mixed-use neighborhoods

5. Input on Plan Process and Proposal Development

Beyond shaping the equity impact review process, the Equity Work Group provided input that influenced public engagement, the development of the Plan, and the Update process. The Equity Work Group's input was collected through its regular meetings, follow-up surveys, and in its review of staff responses to the equity analysis questions. A summary of the Equity Work Group's priorities and detailed input on housing proposals is contained in Equity Analysis Appendix C.

Figure 70 below describes how the Equity Work Group's workplan influenced the Update process and proposal development. The table shows how the input was supported by work already in progress or integrated to the planning process or Plan proposals or could potentially be supported by new bodies of work that are not currently resourced. The intent of this was to demonstrate where the current proposals advance the Equity Work Group's input, as well as highlight areas where the proposals could go further. The Equity Work Group's input influencing the Update process and proposal development was largely received before the release of the Public Review Draft and through August 2023, before proposals were finalized for the Executive Recommended Plan. The table in Figure 70 reflects language about and characterization of Plan proposals included in the Public Review Draft, reflecting the timing of the Equity Work Group's process and the development of this table for the Equity Work Group's review.

Figure 70: Equity Work Group Input and Executive Staff Response

Themes from Equity Work Group	Executive Staff Response
1 Engagement and data	New Strategies
and often in the process, and recognize housing struggles and displacement prevent people from engaging	 Ensure Comprehensive Plan Work Plan Action ¹⁷⁵ regarding improving comprehensive planning engagement reflects input Include data input and framing in equity impact review of the 2024 Update Amend housing policies to include equitable engagement processes Add new definitions in the Comprehensive Plan for historically underserved and historically underrepresented communities Work already underway Program - Building a database of evictions filed in King County since 2015 Policy - Requires the County to use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes, in its planning processes, including the development, update, and implementation of King County plans Study - In the Equity Impact Review of the 2024 Update: 1) include stronger community input and context and 2) use visuals to illustrate complex issues Current and Proposed Comprehensive Plan policies¹⁷⁶ King County shall initiate and actively participate in regional efforts to advance solutions that address critical affordable housing needs of all economic segments pursuant to the countywide housing growth targets and other goals established through the Countywide Planning Policies, such as adopting tenant protections, creating mandatory and incentive programs, and developing funding initiatives. King County shall invite jurisdictions, community members, private sector and housing representatives to identify and implement solutions.
2 Inclusionary Housing	New Strategies
 Prioritize requiring affordability within new development Bonus programs that increase over time Incentivize developments that plan to house more lower-income households (Below 50-80% AMI) Low income/fixed income policies for seniors or elders Preferences for strong incentives and mandatory inclusionary zoning, Preference for community preference policies, excluding areas with limited BIPOC residents erases their existence and struggle Enact an Multifamily Tax Exemption (MFTE) program (include a higher affordability limit with MFTE renewal) 	 Study – Include a Comprehensive Plan Work Plan Action to evaluate whether to expand the mandatory inclusionary housing and/or community preference development regulations to other areas of unincorporated King County (beyond the current areas in Skyway-West Hill and North Highline). Currently, only the voluntary portion of the inclusionary housing regulations is proposed two be expanded into other geographies (all of urban unincorporated King County and the Vashon and Snoqualmie Pass Rural Towns). Study – Include a Comprehensive Plan Work Plan Action to explore MFTE program feasibility for unincorporated King County. Current and Proposed Comprehensive Plan policies King County shall take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in housing and help protect cultural communities for Black, Indigenous, and People of Color by supporting cultural institutions, community hubs, and using community preference programs for affordable housing that helps people with a connection to the local community remain in or return to their community of choice.

The Comprehensive Plan Work Plan directs additional actions the County will take after adoption of the 2024 Update to: 1) further implement and refine the plan, and/or 2) continue work on issues that arose during plan development but there was not sufficient time or resources to complete the work prior to adoption.

176 "Current and Proposed Comprehensive Plan Policies" includes applicable policies in the 2024 Update, either as currently adopted or as proposed in the Public Review Draft, that are responsive to the actionable themes in the Equity Work Group's input. This version of the polices does not reflect the final language as proposed in the Executive Recommended Plan.

Themes from Equity Work Group	Executive Staff Response
3 Middle Housing	New Strategies
 Middle housing posed as a solution for lower income households with incomes too high for subsidized housing Concept of "fitting in" to existing (single family) neighborhoods is less important than developing housing supply Access to nearby green/garden space, access to transit, and pedestrian safety are important middle housing considerations Middle housing options focused for the rural area Incentivize renting ADUs/middle housing to lower income households 	 Development Regulations - Expand the middle housing regulations to include density bonuses to incentivize middle housing developments near transit. Current Comprehensive Plan policies King County shall provide opportunities for development of middle housing to increase housing supply affordable to all incomes.
4 Specific Population Needs	New Strategies
 Prioritize affordable housing for the lowest income residents Incentivize lower-AMI affordable housing to developers (Policies to) Limit or prevent destabilizing rent increases Prioritize policies that create homeownership opportunities for BIPOC residents More clearly define "low-income" to effectively serve populations 	 Update appropriate policy language to include multigenerational families as priority populations BIPOC ownership: Add disparate impact data/language to narrative and support in policy Work Already Underway
 Draw out data on multigenerational households Connect/lift-up how middle housing can provide flexibility for multigenerational household that locating senior housing near low-income housing or childcare Necessary to discuss housing for elderly and disabled residents 	 Program - DCHS is working with the Community Planning Workgroup (CPW) to develop recommendations for implementation for a potential King County Equitable Development Initiative (EDI). The CPW has identified an annual \$100 million need for possible EDI implementation. Policy - Existing support for equitable ownership opportunities in Skyway-West Hill & North Highline subarea plans Development Regulation - Existing mandatory and voluntary Inclusionary Housing program in Skyway-West Hill & North Highline
	Current and Proposed Comprehensive Plan policies
	 King County shall prioritize funding for affordable housing projects that: a. Provide low-barrier housing designed to meet the needs of homeless households and other high-need households; b. Provide accessible housing to people with behavioral health, cognitive, physical, or developmental disabilities; c. Create homeownership opportunities for households at or below 80 percent area median income to build generational wealth and promote housing stability; d. Are located near high-capacity transit to give residents access to job opportunities and services; e. Are in areas with communities at risk of displacement and as shortage of affordable housing; f. Reflect an equitable regional distribution of funding; and g. Are inclusive community-driven projects developed and stewarded by and in collaboration with historically underserved communities facing displacement pressures and disparate health and economic outcomes. King County shall encourage the use of universal design in the development of affordable housing, family-sized housing, and market rate housing to create housing units that are accessible to seniors and people with disabilities.
	 King County shall support development of new affordable housing units that include a sufficient number of two-, three-, and four-bedroom units to meet space needs of anticipated households and to promote culturally relevant housing options. King County shall take intentional actions that repair harms to Black, Indigenous, and People of Color households from past and current racially exclusive and discriminatory land use and housing practices that result in racially disparate impacts such as development patterns, disparate homeownership rates, disinvestment in lower-income communities, and infrastructure availability. Density bonuses and other incentives for the development of affordable housing shall be available within unincorporated urban areas, with a focus on affordable rental and homeownership housing in commercial areas. Bonuses shall be periodically reviewed and updated, as needed, to ensure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary housing requirements that may be adopted. King County shall prioritize funding for affordable housing projects that: a. Provide low-barrier housing designed to meet the needs of homeless households and other high-need households;

Themes from Equity Work Group	Executive Staff Response
	 b. Provide accessible housing to people with behavioral health, cognitive, physical, or developmental disabilities; c. Create homeownership opportunities for households at or below 80 percent area median income to build generational wealth and promote housing stability; d. Are located near high-capacity transit to give residents access to job opportunities and services; e. Are in areas with communities at risk of displacement and as shortage of affordable housing; f. Reflect an equitable regional distribution of funding; and g. Are inclusive community-driven projects developed and stewarded by and in collaboration with historically underserved communities facing displacement pressures and disparate health and economic outcomes. King County shall prioritize community-driven development of permanently affordable homeownership and rental projects led by community-based organizations and community land trusts.
5 Non-land Use Tools	New Strategies
 Support community-based organizations in developing capacity for working with developers Advocate for policies that increase the housing supply at the state and federal level Develop a fund that supports community care and solutions to homelessness and displacement Create or facilitate an equity source that defers principal repayment as long as affordability levels are maintained and better yet increased with time 	 Motion – Advocate for adding requests for more funding and/or additional revenue authority for affordable housing to the state and federal legislative agendas¹⁷⁷ Current and Proposed Comprehensive Plan policies King County shall prioritize funding for affordable housing projects that: a. Provide low-barrier housing designed to meet the needs of homeless households and other high-need households; b. Provide accessible housing to people with behavioral health, cognitive, physical, or developmental disabilities; c. Create homeownership opportunities for households at or below 80 percent area median income to build generational wealth and promote housing stability; d. Are located near high-capacity transit to give residents access to job opportunities and services; e. Are in areas with communities at risk of displacement and as shortage of affordable housing; f. Reflect an equitable regional distribution of funding; and g. Are inclusive community-driven projects developed and stewarded by and in collaboration with historically underserved communities facing displacement pressures and disparate health and economic outcomes. King County shall work with community members, cities, the private sector, and service providers to establish new, countywide funding sources, and urge the federal and state government to adopt new funding sources, for affordable housing development, acquisition, rehabilitation, preservation, and operating costs. King County shall promote equitable outcomes in communities most impacted by racially exclusive and discriminatory land use and housing practices by supporting, in partnership with impacted communities, equitable access to resources, such as surplus properties and affordable housing financing.
6 Preventing displacement of existing residents and businesses	New Strategies
 Refer to "displacement" more broadly as "community displacement" Refer to "thriving" communities rather than "healthy," if "healthy" is used define it Connect residential/business displacement more broadly as cultural displacement Supporting housing co-ops as a community stabilizer Prioritize requiring affordability within new developments Emphasize stabilization of significant or legacy businesses Require considering equity impacts upfront in implementing land use policy Limit barriers to home-based and commercial childcare—Incentivize childcare centers in new housing developments, remove existing zoning/land use barriers 	 Update polices to support equitable and community-driven development Work already underway Program – Encourage and incentivize culturally relevant childcare programming to increase affordability and address childcare access deserts Program – Eviction database Policy – Existing anti-displacement policy framework in Skyway-West Hill & North Highline subarea plans Policy – 2024 Comprehensive Plan proposal to incorporate an anti-displacement policy framework for all unincorporated areas

¹⁷⁷ The County's legislative agenda is a list of key issues that the County prioritizes in its work with the state and federal governments. There are separate state and federal legislative agendas, both of which are approved by motion annually by the King County Council.

Themes from Equity Work Group	Executive Staff Response
Themes from Equity Work Group	LACCULIVE Clair Response
 Expand rent caps and rental assistance programs to people with income above limits, but struggle with market rates 	 Development Regulation – Existing mandatory and voluntary Inclusionary Housing and Community Preference program in Skyway-West Hill & North Highline Development Regulation – 2024 Comprehensive Plan proposal to expand voluntary Inclusionary Housing program to all of urban unincorporated King County and the Vashon and Snoqualmie Pass Rural Towns
	Current and Proposed Comprehensive Plan policies
	 King County shall take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in housing and help protect cultural communities for Black, Indigenous, and People of Color by supporting cultural institutions, community hubs, and using community preference programs for affordable housing that helps people with a connection to the local community remain in or return to their community of choice. King County policies, programs, and strategies shall recognize the role and importance of small and locally owned businesses in community stability and creating opportunity for Black, Indigenous, and People of Color (BIPOC); immigrants
	and refugees; the LGBTQIA+ community; women; and other historically underrepresented groups. • King County shall protect cultural resources, prevent their displacement, and promote expanded cultural opportunities for its
	residents and visitors in order to enhance the region's quality of life and economic vitality.
	 King County shall encourage and support community based and community led efforts to develop and retain existing small and local businesses and resilient communities. These efforts may include: a. Priority hire programs that create middle-wage employment in disadvantaged communities; b. Ensuring public investment decisions protect culturally significant economic assets and community anchors; and c. Engaging communities directly affected by economic development activities in planning, decision-making, and implementation.
	 King County shall coordinate with a broad range of partners, organizations, businesses, and public sector agencies to support the development of business innovation districts and other community stabilization initiatives to help prevent the displacement of Black, Indigenous, and People of Color (BIPOC), immigrant and refugee, LGBTQIA+, and lower income communities. King County shall prioritize funding for community and economic development projects that: a. Benefit households at or below 80 percent area median income;
	 b. Create equitable opportunities for economic prosperity, good health, safety, and connection to community; c. Reflect an equitable regional distribution of funding; and d. Meet the needs of historically underserved communities facing economic pressures and disparate heath and economic outcomes.
	 King County shall encourage the development of new housing models that are healthy and affordable by providing opportunities within the unincorporated urban area and near commercial areas. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, community-driven development projects, affordable owner-built housing, land trusts and cooperative ownership structures for rental and ownership housing, co-housing, and other innovative developments.
	Density bonuses and other incentives for the development of affordable housing shall be available within unincorporated urban areas, with a focus on affordable rental and homeownership housing in commercial areas. Bonuses shall be periodically reviewed and updated, as needed, to ensure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary housing requirements that may be adopted.
	 King County should provide opportunities for incorporation of the principles of healthy communities and housing, climate resiliency, and sustainability into policy initiatives on housing, affordable housing, and community development in unincorporated areas.
	 King County shall actively promote and affirmatively further fair housing in unincorporated King County through its housing programs, and shall participate in efforts with its partners to further fair housing in its regional role promoting housing affordability and choice and access to opportunity for communities that experience disproportionate rates of housing discrimination and communities that bear the burdens from lack of investment and access to opportunity.
	 King County shall prohibit restrictive covenants or other land use, permitting, or property conditions that limit the ability of persons from protected classes (as defined in the King County Fair Housing Ordinance) to live in residences of their choice. King County shall ensure that there is sufficient zoned capacity in the unincorporated urban areas zoned to accommodate King County's housing need allocations and provide a range of affordable, climate resilient housing types, including higher

Themes from Equity Work Group	Executive Staff Response
	 density single detached homes, duplexes, triplexes, fourplexes, townhouses, apartments, manufactured housing, cottage housing, accessory dwelling units, and mixed-use developments. King County shall support and implement programs and policies that increase housing stability and help to prevent and reduce homelessness, such as permanent supportive housing, emergency rental assistance, short-term rental assistance, diversion assistance, eviction prevention, and mortgage default and foreclosure counseling. King County shall support: a. Rental assistance, eviction prevention, and other programs that provide tenants with the resources and information to successfully navigate landlord-tenant disputes; and b. Legislation that increases tenants' access to safe, affordable, healthy, and stable housing.

D. Future Opportunities for Process Change

The power mapping analysis helped shape the revised Update process. It also revealed longer term opportunities to shift how comprehensive planning is conducted in King County to achieve additional process equity and downstream distributional equity.

Power mapping identified that a key shortcoming of the previous process was the lack of continuous capacity building and knowledge retention on land use and comprehensive planning issues. During Plan updates, there is a concerted effort to stir community interest and solicit input, but that engagement ceases after the Plan update is completed. This means that a large amount of energy is expended every five or ten years to raise consciousness and build trust and understanding, but that the investment of resources and energy and the time community expends to participate is not continuously or carried over to the next process. A continuous process for community capacity building and engagement on land use and comprehensive planning would help bridge this knowledge and engagement gap. This would help to ensure community voices are centered in the planning process and to make efficient use of engagement investments by King County and the community. Equity Work Group members emphasized that partnerships with community-based organizations could be an effective way to create more durable relationships and retain knowledge.

There are also opportunities to better resource plan updates. Process improvements that center community in engagement, such as partnering with community-based organizations for more authentic participation and providing comprehensive translation of documents and interpretation at meetings, require additional time and resources to fund and staff these efforts than currently exist.

Relatedly, considerable effort was expended to create surveys that provided a more accessible means for commenting on the Plan, and as a result, the volume of public comment increased sharply. While survey input was processed and shared with Executive staff drafting Plan proposals, time between Plan phases and available resources were insufficient to respond to detailed comments provided by respondents and perform detailed opinion analysis. Future Plan updates need to be planned with adequate time and resources to fully process, absorb, and respond to voluminous public comment resulting from more equitable engagement.

While these kinds of long-term changes to the comprehensive planning process would constitute next steps in transforming the County's engagement process, the formation of the Equity Working Group as a body supporting the Update and the group's input on the existing planning process were essential in helping to conceive process improvements that could build a more equitable process to support future Plan updates. Some Equity Work Group members expressed interest in the opportunity to build upon their experience with the Update to continue the effort to transform the planning process.

Proposal Review

The following section considers the equity impacts of the proposals included in the Update. Earlier sections describe how process equity impacts were evaluated in designing the Update process, in conducting engagement, and through the work of the Equity Work Group. This section evaluates the impacts to distributional and cross-generational equity from the proposals in the Plan.

A. Context

As a 20-year planning document focused on expanding access to opportunity for everyone living or working in King County, the Plan plays an essential role in achieving King County's Fair and Just Principle.¹⁷⁸ Implementing pro-equity and anti-racist practices and policies within the Plan and through the process was a focus of the Update. As such, the Update is aligned with mandates for plans and budgets to incorporate equity and social justice values, as well as goals to analyze equity impacts for decision-making and to improve the scope and effectiveness of efforts to ensure that all communities receive information and have the opportunity to shape County policies and services.

The process for reviewing equity impacts of Plan proposals is rooted in the strategies and tools developed by the King County Office of Equity and Racial and Social Justice, including being informed by the equity impact review process and the Determinants of Equity Data Tool. 179,180 Staff from the King County Office of Equity and Racial and Social Justice were essential to guiding Executive Staff colleagues in crafting a robust equity impact review specifically for the Plan that aligned with equity impact review tools and resources. While the process for analyzing equity impacts in the Update was developed with the Equity Work Group, other aspects correlate to the stages of the equity impact review process, including: identifying people and places disproportionately affected by plan proposals, understanding community priorities, understanding impacts to the Determinants of Equity for decision making, and future implementation monitoring.

The Plan is a broad policy document providing a framework for the natural and built environment through managing urban, rural, and natural resource land uses; housing supply; transportation networks; and the provision of infrastructure and services. Upstream to individual outcomes, the Plan indirectly affects educational access, employment access, and outcomes related to peoples' health, well-being, and safety. While the Plan in whole influences all Determinants of Equity, the Update, with focus areas of equity, housing, and climate change, most directly affects the following Determinants by affecting the location and intensity of development:

- Healthy bult and natural environments,
- · Neighborhoods,
- Housing, and
- Transportation.

More information on how Plan proposals affect access to these Determinants of Equity is shared in the "Summary of equity impacts and outcomes" and "Monitoring Equity Impacts

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¹⁷⁸ K.C.C. Chapter 2.10

¹⁷⁹ Equity Impact Review Process, King County Office of Equity, Racial and Social Justice, 2016. [LINK]

¹⁸⁰ King County, Determinants of Equity Data Tool, 2023 [LINK]

and Plan Performance" sections below. The "Current Conditions" section details current performance relative to equity indicators tied to the Determinants, and the people and places disproportionately affected in accessing these Determinants of Equity.

B. Methodology

1. Process

Department staff's review of the equity impacts of Plan proposals was conducted in partnership with the Equity Work Group. As a part of its work plan, the Equity Work Group designed a framework to guide Departmental staff as they conducted the equity impact review of the proposals. The framework included an overarching equity analysis question and guiding prompts for department staff to use to analyze the potential outcomes of the proposals. This framework was rooted in the Equity Work Group's priorities for a more equitable future that can be created through Plan implementation. It reflected that this type of planning can help create that future, and that well-intended planning policies and interventions can also have unintended, inequitable consequences if the solutions aren't coordinated and if equity impacts go unevaluated. The question and prompts are as follows:

How do the proposed changes in this Scope Topic address or repair structural, racial inequities from land use policies, or known disparities in the Determinants of Equity?

- Which specific communities and populations will be affected by the changes? Be explicit about positive and negative impacts and consequences.
- How do the changes encourage and support equitable, thriving existing communities? Some characteristics of equitable communities highlighted by the Equity Work Group include:
 - o Well-resourced
 - o Economic equity
 - Thriving in place
 - Affordable housing
 - Food equity
- How do the changes encourage or discourage safe and responsible growth for new residents and businesses?
- How do the changes remove or create barriers for those most directly affected by structural, racial inequities?
- Are there unintended consequences?
- How do the proposed changes expand opportunities for racial equity and social justice?
- Are there policies, programs, and investments that balance the negative consequences?

Department staff provided responses to the equity analysis question and associated analysis of potential equity impacts for each topic area (discussed more in Subsection 2 Level of Analysis below). This analysis included how the proposals: affect priority populations and places, relate to and further access to relevant Determinants of Equity, balance for unintended consequences, and contribute to the stability of existing communities. This review of equity impacts was performed by department staff at the "80 percent" draft stage so

that staff could refine proposals in consideration of Equity Work Group input on equity impacts in the Executive Recommended Plan.

Department staff responses were then reviewed by Equity Work Group members, who provided questions and input to staff on the quality of their responses, including additional concepts, people, and places to consider within the Plan proposals. This part of the review took place as department staff were finalizing proposals for the Public Review Draft Plan. Department staff reviewed the input, responded to questions, and shared how the group's input had been or could be incorporated back into the proposals for the Executive Recommended Plan and the equity impact review.

The discussion of proposal equity impacts incorporates department staff's initial equity impact review, Equity Work Group input, and responses from department staff on addressing equity impacts in finalizing Plan proposals. This methodology, combined with level of analysis for the equity impact review, described in the next section, allowed for broad but comprehensive understanding of equity impacts of plan proposals as they evolved from the Plan Scope of Work to the Executive Recommended Plan.

2. Level of Analysis

With the myriad changes included in the Plan, equity impacts are not analyzed for each proposal or edit. Instead, staff evaluated 12 groups of "scoping topics" corresponding to the approved Scope of Work for the Update. 181,182 Each scoping topic included multiple proposed changes. This roll-up at the scoping topic scale allowed the analysis to consider cumulative effects of equity impacts rather than the limited impact of an individual proposed change, while still having enough specificity to inform and shape the proposals. For example, how the County supports retention and development of mature and old growth forests has limited scope and impact on most geographies and populations; but when considered along with other changes to environmental regulations, a larger picture of equity effects and outcomes can emerge. Figure 71 below lists the scoping topics and related issue areas analyzed as a part of the equity impact review.

¹⁸¹ Motion 16142, Attachment A [LINK]

¹⁸² There are 15 scoping topics in the approved Scope of Work, but only 12 were evaluated in this Proposal Review analysis. Individual issue areas from Scope Topics I.B. and IV.E. were folded into the analysis of other applicable scoping topics due to their overlapping nature. Scope Topic IV.F. was not included in this analysis because those issues were addressed via a separate equity review as part of the Area Zoning and Land Use Studies element of the 2024 Update.

I. Focus Area: Pro-Equity

Scoping Topic Early Concepts

A. Reduce housing and business displacement and advance equity for those who are Black, Indigenous, People of Color, immigrants, and/or refugees, especially those who also earn less than 80 percent of the area median income

- 1. Support housing stability and mitigate and prevent residential displacement in unincorporated King County through strategies that increase access to affordable housing for historically underrepresented populations who experienced systemic racism or discrimination in accessing housing opportunity. Some examples include:
 - a. incentivize projects that promote housing stability, prevent displacement, and promote equitable development as part of King County's financing of affordable housing;
 - b. support **community-driven development** projects, including prioritization for affordable housing and community development investments;
- c. support strategies to address racially disparate impacts for Black, Indigenous, and People of Color households such as increasing home ownership and supporting community-driven development;
- d. require County participation in regional tenant protection efforts, including County support of programs and strategies that prevent eviction and provide rental assistance;
- e. County partnership with others to preserve and improve the quality of manufactured housing communities in unincorporated King County;
- f. support reuse of nonresidential buildings, such as extended stay hotels, as permanent supportive housing; and
 - create a **voluntary inclusionary housing incentive program** for unincorporated King County modeled after recently adopted voluntary and mandatory inclusionary housing regulations for Skyway-West Hill and North Highline. The program would offer density bonuses and other regulatory flexibilities (such as increases in building heights and reductions in requirements for parking) in exchange for providing on-site affordable units as part of a market-rate residential or mixed-use development project. The program would apply to residentially and commercially zoned properties in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. A "fee-in-lieu" of construction of affordable units with market-rate units and offsite development options would be incorporated in the program. This program would update and replace the current Residential Density Incentive Program and the Vashon Rural Town Affordable Housing Special District Overlay.
- 2. Support actions to mitigate and prevent **cultural displacement**, such as community-driven affordable housing, protections of cultural institutions and community gathering spaces, and supporting culturally appropriate childcare.
- 3. Support actions, such as business innovation districts and community stabilization initiatives, to mitigate and prevent **economic displacement of businesses** and to recognize the role of small businesses in creating opportunity for Black, Indigenous, and People of Color; immigrants and refugees; the LGBTQIA+ community; women; and other historically underrepresented groups.
- 4. Require the County to work with other jurisdictions, agencies, and partners to encourage a **wide range of housing affordable at all income levels** to equitably meet the needs of a diverse population. This includes those who are Black, Indigenous, People of Color, immigrants, and refugees; those who those who also earn less than 80 percent of the area median income; and other intersectional populations, such as people with disabilities, seniors, LGBTQIA+ people, and women. Strategies could include community-driven developments and land trusts, affirmative marketing plans, and gathering input from these culturally specific communities in the pre-development phase to ensure the housing is welcoming and appropriate.

Additional items from Scope I.B. Integrate a pro-equity and anti-racist policy framework:

- 1. Require intentional, targeted actions, such as adopting zoning practices that increase the types and/or density of housing allowed, that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices that resulted in racially disparate impacts (including development patterns, disparate homeownership rates, disinvestment in communities, and infrastructure availability).
- 2. Support equitable development projects and investments (such as community-driven development for affordable housing, local businesses, and community facilities) in areas most directly impacted by structural racism and discrimination, at a higher risk of displacement. This will work to improve access to economic and health opportunities for significant populations of communities experiencing disparities in life outcomes.
- 3. Require engagement with historically underrepresented populations to advance community-driven development, implementation, and evaluation of countywide affordable housing goals, policies, and programs.

C. Improve health equity outcomes in communities with the greatest and most acute needs

- 1. Require the County to improve access to local parks and green spaces in Opportunity Areas where disparities exist due to historic and ongoing underinvestment.
- 2. Support equitable and sustainable healthy food access to make **locally grown**, **healthy**, **and culturally relevant foods** available and reflective of King County communities and traditionally underserved and/or socially disadvantaged farmers (as defined by the USDA). Support the development of and collaboration with programs that produce and distribute affordable and healthy foods, provide nutrition incentives, and increased ability to use food assistance benefits.
- 3. Change "marijuana" terminology to "cannabis," to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
- 4. Support actions that limit disproportionate concentrations of **retail sales and advertisement of tobacco and cannabis** in areas with high percentages of youth and/or residents who are Black, Indigenous, and People of Color.
- 5. Prioritize investments in strategies and programs that support young people in reaching their full potential, such as through programming that builds life, academic, and employment skills.
- 6. Support actions for and investments in culturally relevant and equitable health and human service delivery, such as behavioral health services and facilities.
- 7. Support incorporating **people-centered design** that includes principles of patient-centered, recovery-oriented, and trauma-informed care in County-owned or -funded regional health and human services facilities, behavioral health facilities, emergency shelters, transitional and permanent supportive housing, and affordable housing.
- 8. Require a feasibility analysis for possible creation of a **regional network of public hygiene**, **sanitation**, **and drinking water facilities**. This proposal is in response to a 2024 Update "mini Docket" request. The feasibility analysis would consider issues such as community needs, whether such facilities should be designated as essential public facilities, possible County and non-county roles and/or partnerships, infrastructure needs, and potential costs and funding options. The study would be used to inform future Comprehensive Plan updates.
- 9. To help reduce health impacts on frontline communities and vulnerable populations from **extreme heat in urban heat islands**, encourage the use of passive cooling approaches and energy efficient cooling technologies in residential developments in the urban unincorporated area.

Scoping Topic	Early Concepts	

II. Focus Area: Housing

Scoping Topic	Early Concepts
A. Comprehensive housing policy review and update	 Incorporate requirements of House Bill 1220, including policies addressing housing needs and racially disparate impacts; details to be determined until guidance and recommendations are available from the Washington State Department of Commerce. Adopt a King County Housing Needs Assessment; details are to be determined as analysis continues and more information is provided by the State later in 2023. Align policies with current housing strategies, practices, and resources and regional housing funding guidelines and priorities. See more details in the Housing subsection B. below and in the Pro-Equity section above. Update affordable housing income levels in the Plan and the Code to use consistent terminology and standards when incentivizing and regulating affordable housing and affordability levels. Clarifying housing income bands will increase the transparency of incentives and resource distribution within affordable housing projects in King County.
B. Improve affordable housing supply, especially for those who are Black, Indigenous, People of Color, immigrants, and/or refugees and that earn less than 80 percent of the area median income	 Require monitoring of progress towards meeting countywide housing targets, countywide affordable housing needs, and eliminating disparities in access to housing and neighborhood choice. Require updates to countywide and King County strategies when they are not resulting in adequate affordable housing to meet the countywide need. Through the Growth Management Planning Council (GMPC), require regional planning, coordination, and accountability that supports affordable housing efforts across the county, including actions towards and monitoring of implementation of the Regional Affordable Housing Task Force report. ¹⁶³ Prioritize working with other jurisdictions, agencies, and partners to support an equitable distribution of affordable housing and supportive services countywide as outlined in the County's Equity and Social Justice Strategic Plan; Best Starts for Kids Implementation Plan; Health Through Housing Implementation Plan; Veterans, Seniors and Human Services Levy Implementation Plan; Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund Plan; and other housing and human services-related implementation plans. In County-funded affordable housing subsidy programs, prioritize affordable housing projects that serve individuals and households at or below 50 percent of area median income for homeownership projects, and/or in areas where there is a severe shortage of affordable housing. Encourage regional land use and investment strategies that support mixed-use and mixed-income urban developments as a way to help racially and economically integrate neighborhoods, increase housing and transportation choices throughout King County, and improve housing stability for people of all incomes. This includes land use strategies such middle housing and inclusionary housing intensity or people of all incomes. This includes land use strategies such middle housing and inclusionary housing affordable housing projects and advocating for incentives
C. Expand housing options	 Incentivize development of new affordable housing that includes sufficient two-, three-, and four-bedroom dwelling units to meet space needs of anticipated households and promote culturally relevant housing options. Expand housing options by increasing the types of housing allowed in low-density urban residential zones to support development of middle housing, which is typically more affordable than traditional single-detached homes. Allow outright duplex, triplex, and fourplex multifamily developments in all residential zones in unincorporated King County. Limit building heights to 35 feet in lower-density zones, to support compatible development with existing neighborhoods. Adjust minimum and maximum lot widths to keep scale of buildings small to support multiple units and improved affordability. Reducing landscaping and on-site recreation requirements, and reduce parking requirements, to incentivize development of the middle housing types and improve affordability. Allow outright apartments (five units or more) in lower-density zones if the site allows. Expand allowed SEPA exemptions to match those allowed in state law. This change would exempt the following types of development from SEPA review if the project is below a certain size: single-detached residential, multifamily residential, barn, loafing shed, farm equipment storage, produce storage, packing structure, office, school, commercial, recreational, service, storage building, parking facilities, and fill or excavation. Expanding the exemptions will help reduce time and costs of permitting such developments, which can help support the region's wide range of housing needs and goals.

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¹⁸³ Regional Affordable Housing Task Force Final Report and Recommendations as adopted by Motion 15372

III. Focus Area: Climate Change & the Environment

Scoping Topic Early Concepts

A. Alignment with and advancement of 2020 Strategic
Climate Action Plan to reduce greenhouse gas emissions, support sustainable and resilient communities, and prepare for climate change

- 1. Create a new Comprehensive Plan **climate change Guiding Principle** and associated policy direction that requires the County to reduce greenhouse gas emissions, advance climate equity, and prepare for climate change impacts consistent with the Strategic Climate Action Plan.
- 2. Require climate solutions that result in equitable outcomes that benefit **frontline communities**; see more details in the Pro-Equity section above.
- 3. Update **greenhouse gas emissions reductions targets** to match those in the Countywide Planning Polices and the King County Strategic Climate Action Plan. Require King County to regularly assess and report on countywide greenhouse gas emissions.
- 4. Require development regulations and programs that reduce energy use, increase the use of renewable energy, and **phase out fossil fuel use** in the built environment. Require programs to prioritize access and affordability for frontline communities. Encourage energy utilities to provide fossil fuel reduction strategies. Set fossil fuel use reduction goals for County operations and require fossil fuel elimination action plans that, for example, identify strategies to replace fossil fuel usage with renewable electricity sources.
- 5. Support actions, such as increasing methane capture and use at King County owned landfills and wastewater treatment facilities, that remove barriers for and maximize use of **renewable natural gas** to decrease reliance on greenhouse gas-emitting carbon fuels.
- 6. Integrate consideration of equity and social justice impacts in the siting of **renewable energy technologies**.
- 7. Promote investment in **equitable transit-oriented development** to help reduce emissions from the transportation sector. This includes prioritizing the inclusion of housing affordable to households earning less than 80 percent of the area median income in transit-oriented development on King County Metro property; considering land use, inclusionary housing, anti-displacement measures, and community characteristics when planning bus rapid transit investments; and partnering with regional affordable housing funders to align resources, when possible, to advance regional housing development goals.
- 8. Support expansion of private **electric vehicle** use, including opportunities to improve equitable access to electric vehicle information, incentives, and charging infrastructure. This could include providing information in multiple languages about access to and the economic benefits of electric vehicle ownership, supporting electric carsharing programs in underserved communities, and supporting increased federal or state rebates for households with low incomes for the purchase or leasing of electric vehicles.
- 9. Require the County to take steps to plan for and reduce **wildfire impacts** in wildland-urban interface in unincorporated King County. Encourage cities in the wildland-urban interface to conduct wildfire risk assessment and planning. Support actions to improve forest health and wildfire resilience on forest lands. Amend clearing and grading regulations to allow for vegetation management to reduce wildfire risk near residential buildings. Collaborate with regional partners to reduce landslide and flooding risks resulting from wildfire damage and associated impacts. Support actions that reduce health impacts of wildfire smoke. Support actions for community wildfire education and preparedness.
- 10. Support actions and programs that provide frontline communities skill development for and access to living-wage green jobs, such as increasing County employment on-ramps that lead to green jobs and careers.
- 11. Support actions and programs that increase waste prevention, reuse, recycling, and composting to improve resource conservation and lead toward the goal of achieving cost-effective **zero waste of resources**, such as supporting innovative technologies that can recover more useful materials and adopting regulations that make waste prevention and recycling easier to do.

Additional items from Scope I.B. Integrate a pro-equity and anti-racist policy framework:

- 1. Require climate solutions that result in equitable outcomes that benefit **frontline communities**. Require prioritizing and supporting ongoing partnerships with frontline communities in co-development and implementation of County climate planning, policies, and programs. Require investment in and enabling of culturally and linguistically contextualized climate change engagement and community education with frontline communities. Require work with regional partners to advance climate equity.
- B. Integrate and implement Clean Water, Healthy Habitat goals
- 1. Strengthen requirements for shoreline development to be located and designed to avoid the need for future **shoreline stabilization** over the life of the structure, consistent with recent state-level legislative changes and current practices. Allow new or replacement structural shoreline stabilization only when a geotechnical report confirms a time-sensitive need for the stabilization. In such cases, require the use of nonstructural shoreline stabilization measures first, then soft structural shoreline stabilization if nonstructural solutions are not feasible; new or replacement hard structural stabilization (including bulkheads) would only be allowed in limited circumstances. Create more clarity on the thresholds for stabilization repair and replacement. Encourage shoreline development to be set back enough from steep slope and erosion hazards to protect them over the life of the development, not just at the time of construction.
- 2. To further **protect environmental quality and important ecological functions**, require implementation of the County's fish passage restoration program, Land Conservation Initiative, ¹⁸⁴ and Clean Water and Healthy Habitat strategic plan. ¹⁸⁵
- 3. Support restoration and enhancement of flood storage, flood conveyance, and ecological functions through **floodplain management actions that provide multiple benefits**, rather than a singular outcome. Other benefits flood risk reduction projects may include are resiliency to climate change, consistency with King County's equity and social justice goals, improvements to habitat, expanded recreation access, or improvements to viability of farming or forestry land uses in the vicinity.
- 4. Review and update of the County's **critical areas regulations**, using best available science, such as: reviewing riparian, aquatic, and/or alluvial fan regulations; stream, wetland, and/or Critical Aquifer Recharge Area (CARA) mapping; climate change considerations; and species and habitats of local importance.
- 5. Amend Critical Areas code and Clearing and Grading code to allow for **management of beaver dams**. This would allow for actions to reduce or mitigate the impacts or hazards of beaver dams, including but not limited to removal of a beaver dam or portion of a beaver dam; the installation, maintenance, adjustments, replacement, and removal of beaver dam devices; and removal of sticks and other debris accumulated against beaver dam devices.

¹⁸⁴ King County Land Conservation Initiative [LINK]

¹⁸⁵ King County Clean Water Healthy Habitat [LINK]

Scoping Topic	Early Concepts
	6. Support actions for regional collaboration on stormwater management planning, regulations, and funding to prioritize regional stormwater system improvements where cost-effectiveness and the benefits to communities and ecosystems are the greatest, regardless of jurisdictional boundaries.
C. Increase land conservation	 The GMPC is currently considering possible changes to the Four-to-One program. Some of the changes being evaluated include whether to allow: reduced open space dedication for lands with high ecological value, facilities to be located in the rural area, nonresidential developments, multifamily developments, and projects along the Urban Growth Area boundary as set by previous joint planning agreements rather than the original 1994 boundary. If changes are recommended by the GMPC, the Comprehensive Plan and King County Code would also need to be amended accordingly. Those changes will be determined when the GMPC completes its review; a draft of the GMPC recommendations are anticipated to be published in March for possible action in May, which would then be included in the Public Review Draft of the 2024 Update. Update Transfer of Development Rights (TDR) program regulations. Allow urban open space acquired using conservation futures tax funding to become TDR sending sites. Clarify study requirements for impacts of using TDRs to increase base densities in formal subdivisions. Incentivize preservation of vacant marine shoreline parcels without hard structural stabilizations by providing bonus sending site TDRs. Remove exemption for calculating greenhouse gas emission impacts of increased densities resulting from urban TDR receiving sites. Support strategies for and investment in development and retention of future old growth corridors, including landowner incentives and land conservation tools such as TDRs, conservation easements, and acquisition.
	Additional items from Scope I.B. Integrate a pro-equity and anti-racist policy framework:
	1. Support improving access to farmland for traditionally underserved and/or socially disadvantaged farmers , and update associated County agricultural planning processes to ensure agriculture remains economically viable for all farming communities.

IV. General Updates

Scoping Topic	Early Concepts
A. Implement unincorporated area- related changes from the CPPs	 Adopt new housing and jobs growth targets for unincorporated King County, as established in the Countywide Planning Policies. Designate the Skyway and White Center Unincorporated Activity Centers as countywide centers, allowing them to be prioritized for additional infrastructure investments. The Puget Sound Regional Council's (PSRC) VISION 2050¹⁵⁶ states that funds managed by the PSRC will be directed toward designated regional and countywide centers. The Countywide Planning Policies identified Skyway and White Center Unincorporated Activity Centers as candidate centers. This would formalize that action. In 2022, the Washington State Legislature passed SB 5593, ¹⁵⁷ which allows, but does not require, counties to utilize Urban Growth Area exchanges when specific conditions are met. This would allow lands currently in the Urban Growth Area to be removed in exchange for rural lands added to the Urban Growth Area in areas pressured by patterns of development that exceed available, developable urban lands. The Countywide Planning Policies would need to be amended in order use this allowance in King County. The GMPC is currently evaluating whether to recommend allowing such exchanges. If recommended, the Comprehensive Plan and King County Code would also need to be amended accordingly. Those changes will be determined when the GMPC completes its review; a draft of the GMPC recommendations are anticipated to be published in March for possible action in May, which would then be included in the Public Review Draft of the 2024 Update. Support coordination with cities adjacent to the Rural Area and Natural Resource Lands to ensure that the development review process for large mixed-use developments in a city mitigates impacts on unincorporated areas, such as to prevent increased traffic, maintain rural character, and protect environmentally sensitive areas. When evaluating and implementing its land use policies, programs, investments, and practices, req
	4. Improve tribal coordination based on recommendations developed with tribal governments and consistent with new state requirements; details are to be determined pending additional engagement with the Tribes.

¹⁸⁶ A multicounty policy making body for King, Pierce, Snohomish and Kitsap counties; [LINK]. The PSRC oversees the multicounty planning policies in VISION 2050. [LINK] ¹⁸⁷ Engross Substitute Senate Bill 5593 [LINK]

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Scoping Topic	Early Concepts	ICHSIVE
B. Implement Subarea Planning Program	 As part of the 2024 Update, the County is developing and will adopt a Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan, as well as implementing land use and zor changes and development regulations. This subarea plan will apply to the entire Community Service Area and will replace the current Fall City Subarea Plan. More information about those proposals a how to provide feedback on them can be found at https://publicinput.com/SnoValleyNEKC. As required by the Vashon-Maury Island Community Service Area Subarea Plan, update property-specific zoning conditions Vashon-Maury Island. More information about those proposals and to provide feedback on them can be found at https://publicinput.com/vashonsubarea. The King County Department of Local Services is working with community members to co-create an improved process to develop Community Needs Lists. This work is ongoing, and potential charare to be determined. Update the subarea planning schedule to reflect a recent change in state law that puts comprehensive planning on a 10-year update cycle. The updates will ensure there is a break in subarea planning support development of those 10-year updates. 	nd now ges
C. Update transportation policies.	1. Support transportation services and facilities that equitably provide mobility services to communities with the greatest need as noted in the Pro-Equity section above.	
Modifications to transit-related policies contemplated in the 2024 KCCP update are those to reflect already-adopted updates to County transit policies, including as part of Ordinance 19367.	 Support investments that improve safe, equitable, and accessible opportunities for public transportation services, pedestrians, bicyclists, car and van pools, and other alternatives to single occup vehicles – especially where the needs are greatest – such as providing fixed or flexible transit services, safe and accessible bus stops, sidewalks, road shoulders, and bike lanes. Support the state traffic safety goal of zero deaths and serious injuries by collaborating with other agencies, emergency service providers, and road users to prioritize the elimination of these type of crashes. Support health and safety by incorporating complete streets infrastructure in the County roadway standards. 	int
	Additional items from Scope I.B. Integrate a pro-equity and anti-racist policy framework:	
	 Support transportation services and facilities that equitably provide mobility services to communities with the greatest need, especially populations who are Black, Indigenous, and People of Color; immigrants, and/or refugees; and other intersectional populations. Evaluate displacement risks resulting from transportation programs, projects, and services. Support provision of accessible and culturally appropriate information about and opportunities for engagement on transportation services, infrastructure, and planning, including for Black, Indigenous, and People of Color; immigrant and refugee populations; and other intersectional populations. 	
D. Review rural and natural resources regulations	 Update Farm, Fish, Flood policies to ensure that, when implementing flood risk reduction and habitat projects, there remains sufficient land within Agricultural Production Districts available to support for term viability of commercial agriculture. While implementing the Growth Management Act mandates to preserve Agricultural Production Districts for commercial agriculture uses, these updates recognize that 1) the ability to advance salmon recovery in these areas is important to honoring and sustaining the rights held by the State of Washington and Indian tribes as sovereign trustees for fish, wildlife, at other aquatic resources, and 2) restoring floodplain processes and mitigating flood risks are necessary to ensure human health and protect public safety. The County will continue to support the Snoqualmie Valley Farm, Fish, Flood work, but will not create similar processes in other Agricultural Production Districts. Instead, the County will more quickly and efficiently implement the Farm, Fish, Flood goals in all Agricultural Production Districts based on the lessons learned from the Snoqualmie Valley work. In that vein, the 2024 update commits the County to utilize a review process that considers a watershed context for projects sponsored by the King County Department of Natural Resources and Parks, Water and Land Resources Division, in Agricultural Production Districts where a habitat or floodplain restoration project may result in reducing the amount of land available for farming; the process will identify ways to balance the goals of agricultural production, habitat quality, and floodplain and ecological functions in individual projects. Modify regulations to clarify where resorts are allowed in the Rural Area, consistent with County policies that support protection of Rural Area and Natural Resource Lands, and in acknowledgment or infrastructure limitations in such areas. In response to a 2022 Docket request, limit impacts of materials processing uses, such as clari	e nd
	accessory to a mineral use, only allow processing of onsite and/or nearby (within three miles of the site) materials; and additional requirements for sites in the rural area, including storage limitations (up 3,000 cubic yards), ensuring code compliance requirements (landscaping, nonresidential land use standards, and grading permits), and requiring that materials be primarily from rural and resource land ensure it is a rural-dependent use. 4. In response to a 2022 Docket request and to help reduce impacts of mining operations , create phasing requirements that limit the size of each phase, such as: on sites 100 acres or less, each phase	
	would be limited 25 acres; and on sites more than 100 acres, each phase would be limited to 50 acres, and any areas of greater than 25 acres would be required to have setbacks twice as large as would be otherwise required. Regardless of size of the site, a third phase would not be able begin until reclamation on the first phase is substantially complete. Uses, buildings, and storage of equipment or materials not directly related to an approved mining use, reclamation plan, or accessory use would be expressly prohibited.	
	5. Disallow mixed use developments on Neighborhood Business (NB) and Office (O) zoned properties in the Rural Area, except in Rural Towns. These zoning classifications are applied to parcels both urban and rural areas. A range of uses are allowed within those zones, with a focus on commercial uses. However, multifamily housing (apartments, townhouses, and group residences) is also allowed if part of a mixed-use development. The allowed residential densities of these developments currently range from eight to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the Rural Area, where the general growpattern and established density limits range from one home per 2.5 to 10 acres (depending on the applicable rural zoning classification).	.

¹⁸⁸ Vashon-Maury Island Community Service Area Subarea Plan, VMI CSA Workplan Action 1 [LINK]
189 Community Needs Lists help implement subarea plans and identify specific actions such as programs, services, or capital improvements that respond to community-identified needs. [LINK]

Scoping Topic

Early Concepts

6. Disallow new **Urban Planned Developments** (UPDs) in unincorporated King County. There are no current UPDs; previously established UPDs have either been annexed into cities or been redesignated to conform to standard King County zoning and development regulations. Additionally, there are no remaining large, undeveloped unincorporated urban areas that would be suitable for future UPDs.

C. Equity Impact Review of Plan Proposals

This section summarizes the equity impacts of proposals in the Public Review Draft. Impacts are organized by the concepts within the equity analysis question and guiding prompts. These priorities for equitable communities are summarized in Figure 69.

The narrative below abridges detailed analyses completed for individual scope topics described in Figure 71, and input shared by the Equity Work Group in dialogue with department staff. Detailed summaries for each scope topic that describe specific populations disproportionately affected by the proposals, related Determinants of Equity, unintended consequences of proposals that mitigate for those consequences, Equity Work Group input, and relevant performance indicators from the Determinants of Equity data tool and comprehensive plan performance measures, are contained in Appendix B Equity Impact Review of Plan Proposals Summary Tables.

1. Summary of equity impacts and outcomes

Proposals address and repair structural, racial inequities from land use policies and disparities in the Determinants of Equity

The Update proposals most directly affect the Healthy Built and Natural Environment, Housing, Neighborhoods, and Transportation Determinants of Equity. The Plan, as the guiding document for unincorporated King County's zoning and future land use has a direct role in addressing and repairing harms of racialized housing and land use policies and practices that are detailed in the Housing Needs Assessment (Appendix B) of the Update. Historical restrictions on home lending to specific neighborhoods based on their racial composition along with restrictive covenants that prevented Black, Asian, Hispanic/Latino/a/e, and other prospective homebuyers from living in their neighborhood of choice has had downstream effects, including preventing intergenerational wealth transfer, and devaluation of and disinvestment in neighborhoods with greater shares of BIPOC residents. ¹⁹⁰ The results of these practices are evident today in disparities in homeownership rates and housing cost burden between BIPOC and white households, the overrepresentation of communities of color and immigrants in neighborhoods with limited economic opportunity and greater environmental pollution, and higher rates of poverty among BIPOC communities than for White residents. ¹⁹¹

The Plan advances housing proposals that encourage land use and investment strategies that support mixed-use and mixed-income urban developments, such as an expanded supply of middle housing, transit-oriented development, and increased affordable housing development for lower income households. While land use solutions can expand housing choice for lower income households, additional funding is necessary to significantly increase affordable housing stock, particularly for households earning less than 30 percent of area median income. In urban unincorporated King County, where population and employment growth are focused, the lack of diversity of housing types limits housing choice and supply. Scare housing choice and supply leads to increased housing prices that are unaffordable for households with lower incomes. Plan proposals encourage developing mixed-income and mixed-use housing to racially and economically integrate neighborhoods and promote access to opportunity for people of all income levels. This is particularly important for urban

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¹⁹⁰ King County, 2024 Comprehensive Plan Appendix B: Housing Needs Assessment, 2023

¹⁹¹ King County, Determinants of Equity Data Tool, 2023 [LINK]

unincorporated King County where residents have less access to parks and open space and transit amenities than other urban residents. 192

Climate change is creating wide-ranging impacts on King County communities and the Puget Sound region. While climate change affects everyone in King County, not everyone is affected equally. Climate change is a threat multiplier that exacerbates existing social and economic inequities driven by environmental injustice, institutional racism, and economic inequality. Historic and existing social inequities and racism impact the ability of BIPOC communities to respond, recover, and be resilient in the face of escalating climate-related hazards. These inequities can also limit the ability of BIPOC communities, low-income households, people speaking a language(s) other than English, and immigrant and refugee communities to participate in or benefit from actions taken to reduce greenhouse gas emissions, including actions that improve energy efficiency in homes, expand transit access, or support vehicle electrification.

Supporting the recommendations of the Strategic Climate Action Plan, Plan proposals formalize King County's commitment to climate equity, requiring proposed climate solutions that result in equitable outcomes that benefit frontline communities, supporting partnerships with community, and co-development of planning and proposals. Specific climate proposals aimed at improving access to the Determinants of Equity that disproportionately affect frontline communities include:

- prioritizing financial investments and partnerships toward community-driven climate planning processes;
- funding pathways for BIPOC communities, including youth, to access living-wage green careers;
- supporting the food system through the King County Local Food Initiative, farmland access, and representation of underserved or socially disadvantaged farmers; 193
- expanding transit access; and
- creating opportunities for equitable access to electric vehicles, charging infrastructure, and utility assistance to support an equitable renewable energy transition.

Proposals encourage and support equitable, thriving existing communities, and, proposals encourage safe and responsible growth for new residents and businesses

The Current Conditions section of this report outlines structural and racial inequities and disparities related to land use and Determinants of Equity that existing communities experience. As evidenced by the focus on anti-displacement proposals in the Plan Scope of Work, the benefits of growth are not equitably distributed to existing communities and can have destabilizing effects on communities that are increasingly vulnerable to displacement. Displacement can be direct, such as residents or businesses dislocated by redevelopment of a property; from economic pressure, like rising rents or property values and taxes in redeveloping neighborhoods that pressure existing communities' relocation to more affordable areas; or from the erosion of neighborhood cultural anchors (businesses, community organizations, and meeting spaces) that connect and sustain cultural

¹⁹² King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [LINK]

¹⁹³ Socially disadvantaged is aligned with U.S. Department of Agriculture language, which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women. [LINK]

communities and are displaced directly or indirectly for economic reasons. Populations most vulnerable to displacement are low- and fixed-income households, and renters intersecting with BIPOC, immigrant, refugee, and LGBTQIA+ identities. Places most vulnerable to displacement in unincorporated King County include North Highline, Skyway-West Hill, and East Federal Way. 194

The Plan advances proposals that attempt to balance the need to accommodate growth with strengthening existing residents' and businesses' ability to thrive in their community of choice in multidimensional ways. Proposals strengthen language committing King County to identifying and evaluating physical, economic, and cultural displacement risk in land use and transportation policymaking and implementation. Proposed economic development policies recognize the role of cultural anchors and small, local businesses in creating place and supporting existing communities, and commit the County to supporting community-based efforts to enable resiliency through public investments that protect culturally significant assets and priority hire programs. County-led workforce development efforts are proposed to be informed by communities lacking access to economic opportunity to ensure alignment with community needs and work to build personal and systemic resiliency.

Existing needs for affordable housing and overall housing supply are outlined in the Housing Needs Assessment and adopted in the allocation of housing need to unincorporated urban King County. Housing proposals expanding middle housing options aim to respond to supply shortages that exacerbate housing affordability and provide opportunities to address the racialized gap in homeownership. Inclusionary housing proposals encourage the development of affordable housing along with market rate housing. Code changes also propose to streamline permitting for emergency housing, including emergency shelters, microshelter villages (tiny homes), safe parking sites, and permanent supportive housing.

Proposals remove barriers for those most directly affected by structural, racial inequities

Plan proposals center the needs of communities living in neighborhoods where patterns of disinvestment have limited access to opportunity and the Determinants of Equity. Plan proposals expand housing choices by lowering barriers to constructing middle housing options, which can provide new opportunities for homeownership or serve as anti-displacement measures in urban unincorporated neighborhoods where BIPOC communities that have been harmed by the legacy of racist housing practices and policies disproportionately live. Proposals also incentivize affordable housing development for low-income households that disproportionately endure higher levels of cost burden.

Residential and employment growth in the Plan is focused in urban unincorporated areas where high-capacity transit is planned or currently available, to improve access to transportation and employment. Additionally, the Plan proposes to apply to the Growth Management Planning Council to designate the White Center and Skyway Unincorporated Activity Centers as countywide centers, which could enable additional future transportation infrastructure funding for those neighborhoods. Focusing growth near transit, encouraging transit-oriented development, and enhancing access to transportation helps to improve transportation choices and access to transit in communities in need.

¹⁹⁴ Puget Sound Regional Council, Displacement Risk Mapping, 2023 [LINK]

The Update includes proposals that address urban parks in unincorporated King County. Plan proposals align with the Land Conservation Initiative to preserve open space and prioritize access for communities with disproportionately limited access to parks and open space.

Collectively, the proposals aim to build strong, vibrant neighborhoods by increasing opportunity for local businesses through an expanded customer base, by providing employment opportunity in neighborhoods, by adding everyday services and housing, and by influencing how County services like parks and transit are provided.

Proposals expand the racial equity and social justice planning framework

In addition to the opportunities for racial equity and social justice for individuals disproportionately burdened in accessing opportunity to the Determinants of Equity described above, proposals expand opportunity for racial equity and social justice downstream of the Plan by embedding equitable engagement and explicit consideration of equity impacts in King County's land use planning, policies, programs, investments, and practices.

Policy language on community engagement throughout the Plan has been amended to prioritize engagement with disproportionately affected or priority populations and to strive for decision making with community. Polices encourage culturally relevant communications, translation for people with limited English proficiency, and partnership with community-based organizations. The Plan also proposes a revised policy on engagement and consultation of Indian tribes that respects tribal sovereignty and elevates Tribes as planning collaborators in a more proactive way.

Proposals balance negative consequences through policies, programs, and investments

While policy changes and other Plan proposals are well intentioned, positive actions can have unintended consequences. Taken together, the Plan proposals seek to neutralize the negative consequences of some proposals with other proposals and action items. Antidisplacement measures are crucial in stemming the displacing forces that growth and redevelopment can bring to communities at risk of displacement. Adding significant investment through new development can cause residential and commercial rents and property values to rise from the real and perceived value of these investments, destabilizing vulnerable existing communities. Community members have also expressed concerns about "green gentrification" from the addition of parks and transit amenities that enrich neighborhoods. To offset these potential impacts. Plan proposals call for ensuring that these kinds of amenities or investments respond to community needs, through proactive, culturally sensitive community engagement in planning and design. In housing anti-displacement measures, affordable housing incentives work to ensure that new affordable units accompany market rate development. Opportunities for middle housing development can help homeowners with low incomes stay in their homes through revenue generation, enable multigenerational families to stay together, and relieve redevelopment pressure on limited commercial areas. Cultural anchor preservation and priority hire policies recognize the destabilizing effects growth can have on communities and create opportunity for community preservation within new development.

Equity Work Group members were supportive of anti-displacement measures in Plan proposals, but shared doubt about whether the measures were enough to balance meaningfully enough against displacement pressure as quickly as development occurs.

Equity Analysis Page 98 While it is a tenet of growth management in Washington state that "growth pays for growth" in terms of the costs of infrastructure and development impacts, the economic system the Plan operates within does not necessarily return value equally to the communities it is extracted from. It is not an assumption of the Plan that growth will cure disparities in access to opportunity or the Determinants of Equity. Instead, it is an assumption of the Plan that growth can be harnessed to help correct for or balance out negative consequences and aid in the repair for the lingering effects of past injustices. Proposals have been informed not just by where unincorporated King County is expected to grow, but also where existing access to the Determinants of Equity is lacking. As a long range policy framework, the Plan will shape King County's progress over time, but does generally cannot implement actions to substantively address community needs in the short term.

The Plan presents a strong vision for environmental preservation and restoration, and for climate preparedness and resiliency. Aligning the Plan with the updated 2020 Strategic Climate Action Plan prioritizes frontline communities and climate justice. Land and environmental conservation measures contribute to a healthy natural environment and aim to alleviate disparities in environmental pollution burden, access to open space, and support the food system. One consequence of climate preparedness actions and environmental conservation can be new or increased costs, like purchases of equipment or home improvements, or taxes and fees necessary to implement programs. At a systemwide level, regressive taxation systems and upfront costs pose barriers to widespread access and could leave behind low-income households and renters with fewer resources or less autonomy in their housing or transportation choices. Programs that implement the Plan's climate goals will require sensitivity to ensure that investments in cost sharing are aimed towards lower income households disproportionately affected by new costs. This is also supported by other policies requiring equity impact reviews and prioritizing frontline communities' voices in decision making.

The pro-equity and anti-racist future envisioned by Plan proposals and downstream implementation requires intensive community engagement, including culturally appropriate and linguistically accessible communications. These transformations require additional resourcing and time for capacity building with community and materials development. While this is not a negative consequence, it challenges a large bureaucracy like King County to effectively work across departments, make decisions, and be responsive to community.

D. Monitoring Equity Impacts and Plan Performance

As compiled in the Current Conditions section of this report, many data resources were used to evaluate populations and places disproportionately affected by the Plan proposals. The 2022 Comprehensive Plan Performance Measures Report informed the scope of the Update, and reviewed plan performance across 16 standardized measures by race and place, wherever practicable. Housing proposal development was directly supported by the Housing Needs Assessment, including the analysis of racially disparate impacts, in Appendix B of the Plan and the 2019 Analysis of Impediments to Fair Housing Choice. Both the Performance Measures Report and data from the Housing Needs Assessment overlap with the indicators evaluated in the Office of Equity and Racial and Social Justice's Determinants of Equity Report, which was updated in 2023 by the Determinants of Equity Data Tool. 197

¹⁹⁵ King County, 2022 Comprehensive Plan Performance Measures Report. [LINK]

¹⁹⁶ King County, 2019 King County Analysis of Impediments to Fair Housing Choice. [LINK]

¹⁹⁷ King County, The Determinants of Equity, 2015. [LINK], King County, Determinants of Equity Data Tool, 2023. [LINK]

These sources will be periodically updated and will inform future Comprehensive Plan updates.

The set of indicators in the Determinants of Equity Data Tool presents a standardized framework for identifying disparate impacts across diverse programs and time. While a variety of Determinants of Equity indicators have been helpful to determine populations disproportionately affected by specific Plan proposals, Figure 72 below lists the Determinants of Equity most relevant to the Update, and the indicators related to those determinants most germane to identifying disparately affected populations related to Plan proposals. Evaluating performance on these indicators in future performance monitoring will help identify whether progress is being made in decreasing disparities.

Figure 72: Comprehensive Plan Related Determinants of Equity and Indicators

Determinant of Equity	Indicator
Healthy Built and Natural Environment	Environmental Pollution Burden
Neighborhoods	Displacement Risk
Housing	Housing Affordability (cost burden)
	Homelessness
Transportation	Transit Access

Conclusion

Since adoption of its first Comprehensive Plan under the Growth Management Act in 1994, King County has made tremendous gains in the preservation of rural areas and natural resource lands by focusing growth within the urban area and supporting it with urban services. Unfortunately, the benefits of these policies have not been shared equally across communities in unincorporated King County.

The 2024 Update, focused on strengthening the Plan's pro-equity, housing, and climate change proposals, was informed by the structural inequities and legacy of racist policies and practices that have led to disparate access for BIPOC communities, households with low-incomes, immigrants, refugees, and people speaking a language(s) other than English; to the resources and opportunities needed to thrive and feel welcomed within people's neighborhood of choice.

Proposals advanced as a part of the Update seek to help address and repair structural racial inequities from land use policies and disparities in the Determinants of Equity, balance for negative consequences, and support existing communities while accommodating new growth. Proposal development included explicit and intentional equity impact review at multiple stages throughout the Plan's development and was supported by deep engagement with the Equity Work Group, ushering a new level of community involvement into the Update process. The Equity Work Group was central in improving community engagement and evolving engagement towards the "County engages in dialogue" level on King County's Community Engagement Continuum.

The Plan update process included many public engagement innovations aimed to increase process equity. Engagement activities were designed to be more accessible and centered priority populations' inclusion by lowering barriers to access in location, language, and methods. Opportunities were provided earlier on in proposal development, increasing the public's ability to influence Plan proposals.

The challenges of removing structural barriers to accessing the Determinants of Equity and repairing for generations of harm from institutional racism may seem overwhelming. As a long range, 20-year plan guiding the shape of King County's built and natural environments, changes downstream may not come quickly enough for the people most affected by injustice and disparate access to resources. The consequences of not making changes to help address these shortcomings, however, would be much more harmful, and the Update pushes King County along the path towards justice, equitable communities, and a future where all residents have the resources and access to opportunity they need to thrive. The work to continue to help remove these barriers and undo these harms will also occur through other ongoing and future County plans, programs, and services, as well as future Plan Updates.

Appendices

E. Equity Work Group Membership

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F. Equity Impact Review of Plan Proposals Summary Tables

This section contains detailed summaries for each of the twelve scoping topics that formed the basis for the equity impact review of plan proposals. Each summary table includes the Executive staff's review and input from the Equity Work Group.

Scope Topic: General Planning - Implement Countywide Planning Policies

People and Places Disproportionately Affected

- People at higher risk for displacement: Low-income households and BIPOC communities in urban unincorporated King County, specifically Black/African American, Asian, Hispanic/Latino/a/e population groups, particularly in North Highline, Skyway-West Hill, and East Federal Way; immigrants, and people with limited English proficiency
- Sovereign Indian tribes have had marginal access or inclusion in past countywide planning efforts

Affected Determinants of Equity

- Housing
- Healthy Built and Natural Environment
- Jobs and Jobs Training
- Transportation
- Neighborhoods
- Parks and Natural Resources

Related Proposals or Topics

- Comprehensive Housing Policy Review and Update
- Expand Housing Options
- Improve Affordable Housing Supply
- Rural and Natural Resources Regulations

Unintended Consequences of Action

- Directing growth towards urban places can destabilize existing communities at risk for displacement
- Affordable housing provision frequently depends on market rate growth, which is good for creating mixed-income communities, but growth can have a destabilizing effect

Scope Topic: General Planning - Implement Countywide Planning Policies

 Annexation can be viewed as unloading underserviced, diverse urban areas to cities

Mitigating Actions and Strategies

- Anti-Displacement strategies
- Inclusionary housing proposals
- Culturally relevant communications
- Equity impact reviews
- Power sharing and community role in decision making

Equity Work Group Input

- Mitigating proposals and strategies are insufficient in supporting existing communities, including growth, which has been entirely from BIPOC communities (on net).
- Voluntary inclusionary housing will not construct enough affordable units to meet need.
- There is no MFTE style program to incentivize private landowners to allow lowincome or affordable rentals on their properties.
- There is not enough support in King County government at the moment to support entities to build 100% affordable developments in unincorporated King County.

- Displacement risk
- Access to open space
- Housing Affordability
- Housing supply compared to growth

Scope Topic: General Planning – Implement Subarea Planning Program

People and Places Disproportionately Affected

- Affordable housing supply on Vashon-Maury Island and in the Snoqualmie Valley/Northeast King County is limited, disproportionately affecting low-income people and renters, who face higher levels of cost burden than county average
- Black/African American residents are more likely to be renters in these subareas
- Sovereign Indian tribes have been marginalized in past planning efforts

Affected Determinants of Equity

- Healthy Built and Natural Environment
- Neighborhoods
- Housing
- Parks and Natural Resources
- Community Economic Development

Related Proposals or Topics

- Expanding Housing Options
- Improve Affordable Housing Supply
- Implement Countywide Planning Policies
- Anti-displacement Strategies

Unintended Consequences of Action

- Delivery on Community Needs Lists is dependent on county funding
- Rural densities can prohibit more affordable housing types
- Changes in comprehensive planning schedule lead to a longer timeline for completing all subarea plans and a longer cadence between updates

Mitigating Actions and Strategies

- Community Needs Lists
- Culturally relevant communications
- Collaboration with cities and service providers
- Power sharing and community role in decision making

Equity Work Group Input

- Community needs lists and subarea planning outreach need to center the people who don't usually show up to virtual town halls.
- Community participation in subarea planning should be resourced to authentically engage with impacted communities.
- Need to implement tools to invest in existing communities that want to thrive in place and age in place.
- The costs of displacement are communities that lack small businesses and entrepreneurs that bring character, culture, and meaning.

Scope Topic: General Planning – Implement Subarea Planning Program

- Equity Work Group input about consideration of BIPOC communities and the erasure of Indian tribes within communities with limited populations of these residents was a learning moment for staff in understanding equity impacts.
- A 10 year schedule will give planners the time to be intentional about 1) Their outreach to communities that will be positively and adversely affected by changes, 2) Have culturally relevant and translation services available for outreach efforts with BIPOC communities, 3) Work off of a thoroughly compiled needs list that is reflective of the whole community in the subarea.

- Displacement risk
- Access to open space
- Housing Affordability

Scope Topic: General Planning – Rural and Natural Resources Regulations

People and Places Disproportionately Affected

- By limited parks and open space access: urban unincorporated King County, Black/African American residents, Hispanic/Latino/a/e residents, and Native Hawaiian/Pacific Islander residents
- High agricultural land costs pose a barrier particularly for BIPOC and young or beginning farmers
- Proposals will aid salmon recovery, which is important for Indian tribes to fully exercise their sovereignty and associated treaty rights
- Proposals benefit the natural environment and working natural resource lands, upstream from most King County communities
- Limited affordable housing opportunity for low-income households and renters working in the rural area

Affected Determinants of Equity

- Healthy Built and Natural Environment
- Housing
- Access to Parks and Natural Resources
- Food Systems
- Community Economic Development

Related Proposals or Topics

- Implement Countywide Planning Policies
- Implement Clean Water Healthy Habitat Goals

Unintended Consequences of Action

- Limiting growth in the rural area and on natural resource lands increases the value of urban land and housing costs
- Limiting mixed use development on commercially zoned rural parcels decreases housing capacity

Mitigating Actions and Strategies

- Expanding Housing Options
- Improve Affordable Housing Supply
- Green Jobs Strategy

Equity Work Group Input

- It is critical that adequate resources be apportioned to any planning and implementation efforts for community engagement and co-design and creation processes and not be in the marketing and outreach budgets by default.
- Equitable development and growth always come with unintended consequences. Thus the need to resource those most impacted to be at the table early and often.

Scope Topic: General Planning – Rural and Natural Resources Regulations

• The elimination of Urban Planned Developments and the disallowing of additional Mixed use neighborhood business and office zones in rural areas can have the unintended consequence of reducing the possibility to grow thriving communities in places that are not convenient to existing commercial centers that have staples such as daycares, grocery stores, health clinics, and community centers.

- Access to open space
- Housing affordability

Scope Topic: General Planning - Transportation

People and Places Disproportionately Affected

- Places disproportionately affected by a lack of public transportation access: urban unincorporated King County
- People and places disproportionately affected by environmental pollution burden: BIPOC residents, low-income residents, unsheltered residents, urban unincorporated King County
- People disproportionately affected by transit policies: Transit-dependent populations, population with disabilities
- People disproportionately affected by traffic-related deaths and injury: American Indian/Alaska Native residents, Black/African American residents

Affected Determinants of Equity

- Transportation
- Healthy Built and Natural Environment

Related Proposals or Topics

- Implement Countywide Planning Policies
- Strategic Climate Action Plan Alignment

Unintended Consequences of Action

- Focus on non-automotive travel can appear as leaving out populations in areas where transit access does not exist or is very limited, or those who require a personal vehicle for travel
- Limited transportation funding sources to implement equitable service provision
- Actual or perception of gentrification risk from infrastructure investment

Mitigating Actions and Strategies

- Metro service guidelines prioritizing access for priority populations
- Prioritization of snow removal routes that serve transit-dependent populations
- Culturally relevant communications in public engagement
- Directing active transportation investments toward neighborhoods priority populations disproportionately reside
- Flexible transportation service programs for "last mile" travel where transit service is lacking

Equity Work Group Input

Appreciation for the County's recognition of the need to support travel that isn't
through driving and "complete streets." By taking a more human-centered design
and approach to planning "other-than-driving" modes of travel, these proposals can
help facilitate the holistic growth and health of communities. More folks will be
encouraged to walk on safer, unpolluted roads and develop a strong social

Scope Topic: General Planning - Transportation

infrastructure in the process. Leaning into public transit and infrastructure would benefit all.

- Supporting opportunities to travel through other modes than driving alone: it's not just access to economic opportunities (also cultural spaces, community, etc.).
- Priority interest in minority owned planning/design/construction companies that would respond to transit-related RFPs in neighborhoods/areas with large minoritized populations.
- "Culturally appropriate" information could be dispersed and workshopped directly with community orgs and businesses in the affected areas

- Equitable access to transit
- Mode split, increasing use of alternatives to single occupant vehicle travel
- Environmental pollution burden
- Distribution of regional trails

Scope Topic: Climate Change and Environment – Implement Clean Water, Healthy Habitat Goals

People and Places Disproportionately Affected

- Proposals primarily benefit the natural environment, literally upstream from most King County communities
- Proposals will aid salmon recovery, which is important for Indian tribes to fully exercise their sovereignty and associated treaty rights
- People and places disproportionately affected by environmental pollution burden: BIPOC residents, low-income residents, unsheltered residents, urban unincorporated King County
- People and places disproportionately affected by limited parks and open space access: urban unincorporated King County, Black/African American residents, Hispanic/Latino/a/e residents, Native Hawaiian/Pacific Islander Residents

Affected Determinants of Equity

Healthy Built and Natural Environment

Related Proposals or Topics

Strategic Climate Action Plan Alignment

Unintended Consequences of Action

- Increased taxes, rates, fees to pay for program operation that may not be progressively applied
- "Green gentrification" from rising property values or perceived worth of new climate-friendly infrastructure investments
- Barriers to adoption for systemwide changes (e.g., vehicle electrification, renewable energy) could leave behind renters and low-income households with fewer resources or less autonomy in housing/transportation choices

Mitigating Actions and Strategies

- Land Conservation Initiative opportunity areas
- Stormwater Parks
- Green Jobs Strategy
- Anti-Displacement strategies
- Culturally relevant communications
- Climate preparedness focused on frontline communities

Equity Work Group Input

 While many impacts from these proposals affect the rural area, urban North Highline and Skyway-West Hill, which are on the Duwamish River and Lake Washington respectively. Portions of East Federal Way and East Renton are also adjacent to or include riverways. These clean water and flood planning proposals could also be applied to urban areas as well.

Scope Topic: Climate Change and Environment – Implement Clean Water, Healthy Habitat Goals

- Having the right to land or a garden in the place of residence is important for emotional health and a green space helps to keep the space cooler in addition to having plants cleans the air.
- Ensuring stormwater drainage in urban centers of UKC is able to handle one time devastating events that cost millions in damages and displace priority populations.
- More conversations are needed directly with the community with both youth, adults and seniors.

- Environmental pollution burden
- Access to open space

Scope Topic: Climate Change and Environment – Strategic Climate Action Plan Alignment

People and Places Disproportionately Affected

• Climate change is a threat multiplier that exacerbates existing social and economic inequities driven by environmental injustice, institutional racism, and economic inequality. Disproportionately affected populations map to populations experiencing lack of access to amenities from historical disinvestment and opportunities to build intergenerational wealth, including places where BIPOC communities, households with low-incomes, and people with limited English proficiency disproportionately reside. Urban unincorporated King County, particularly North Highline, Skyway-West Hill, and East Federal Way specifically have greater representation of disproportionately affected populations.

Affected Determinants of Equity

- Healthy Built and Natural Environment
- Access to Parks and Natural Resources

Related Proposals or Topics

- Implement Clean Water Healthy Habitat Goals
- Implement Countywide Planning Policies
- Improve Health Equity Outcomes
- Increased tree canopy
- Wildland-urban interface proposals

Unintended Consequences of Action

- Implementation necessitates additional communication and engagement with frontline communities
- Increased taxes, rates, fees, or costs of implementation may not be progressively applied
- "Green gentrification" from rising property values or perceived worth of new climate-friendly infrastructure investments
- Barriers to adoption for systemwide changes (e.g., vehicle electrification, renewable energy) could leave behind renters and low-income households with fewer resources or less autonomy in housing/transportation choices

Mitigating Actions and Strategies

- Sustainable and Resourced Frontline Communities and Climate Equity proposals
- Green Jobs Strategy
- Cultural relevant communication proposals
- Wildfire Risk Reduction Strategy
- Heat pump pilot program

Equity Work Group Input

Scope Topic: Climate Change and Environment – Strategic Climate Action Plan Alignment

- Youth are a priority population. Schools and educational programs need investment to elevate a just transition from extractive economies and invest in regenerative processes.
- Equity comes in when we center marginalized voices, considering communities
 who often fall victims of unintended consequences due to economic stability and
 their inability to keep up with the environmental changes or advancement, like
 electrification.
- Unintended consequence of talking about transit-oriented development but not
 providing efficient and safe transit that goes to where people need to go. People
 drive cars because they don't have transportation choices that get them where they
 need to go in a reasonable time, especially for most people living in suburban and
 rural areas.
- Parking is important for many low-income and immigrant workers who drive for work or cannot access multiple jobs via transit.
- Need to work with city, state, and federal partners to repair, maintain, upgrade, and build infrastructure (red tape and delays) that will help to mitigate the effects of climate change in areas, especially those feeling effects from these one time events (ex. King tides in South Park).
- Places with identified past harms from highways or other forms of infrastructure and business have been built and negatively affect existing communities are opportunities.
- Electrification is important, but there needs to be acknowledgement that hybrid is a good alternative to all-electric vehicles as infrastructure at the moment does not have the capacity to have charging stations for everyone to have electric vehicles.
- There needs to be acknowledgement of preserving local food production and acknowledging there may be food insecurity as our environments become warmer, colder, or more weather volatile.

- Environmental pollution burden
- Tree canopy
- Access to open space and parks

Scope Topic: Climate Change and Environment – Increase Land Conservation

People and Places Disproportionately Affected

- By limited parks and open space access: urban unincorporated King County, Black/African American residents, Hispanic/Latino residents, Native Hawaiian/Pacific Islander Residents
- High agricultural land costs pose a barrier particularly for BIPOC and young or beginning farmers
- Proposals benefit the natural environment and working natural resource lands, upstream from most King County communities

Affected Determinants of Equity

- Healthy Built and Natural Environment
- Access to Parks and Natural Resources
- Strong and Vibrant Neighborhoods
- Community Economic Development

Related Proposals or Topics

• Strategic Climate Action Plan Alignment

Unintended Consequences of Action

 "Green gentrification" from rising property values or perceived worth of new park, open space, or trail investments

Mitigating Actions and Strategies

- Land Conservation Initiative opportunity areas for prioritizing open space investments and Conservation Futures funding
- Green Jobs Strategy

Equity Work Group Input

- Acknowledge Tribal and local BIPOC leadership should be acknowledged.
- Include support for career pathways for those that can't afford to volunteer.
- Prioritize local food production, preserve productive agriculture lands from development, and be aware that climate change will affect crop yields, not just access to agriculture lands. There may need to be access to programs that help compensate for losses if folks are not aware of or able to access Federal programs.
- A substantial share of population that works in agriculture are undocumented immigrants and the sensitivity that it takes to outreach with these communities is more important than sending out King County employees with logos and official vehicles.
- Landowner incentives should include an anti-displacement lens. Rebate programs should be responsive to all communities and other incentives should be used if certain demographics are not benefitting.

Scope Topic: Climate Change and Environment – Increase Land Conservation

- Be aware of cultural differences and immigration status when performing outreach to priority populations.
- Urban unincorporated King County needs open space and greenery as much as we need to preserve old growth forests, agriculture lands, rural areas, and nature preserves.

- · Access to open space and parks
- Tree canopy

Scope Topic: Housing – Comprehensive Housing Policy Review

People and Places Disproportionately Affected

- People disproportionately affected by cost burden: low-income residents that are more likely to be Black/African American residents, Hispanic/Latino/a/e residents, and American Indian/Alaska Native residents, renters
- Households who have disproportionately low rates of homeownership:
 Black/African American households and residents identifying as "a race not listed"

Affected Determinants of Equity

- Housing
- Neighborhoods
- Healthy Built and Natural Environments

Related Proposals or Topics

- Expand Housing Options
- Affordable Housing Supply
- Anti-Displacement Strategies
- Implement Countywide Planning Policies

Unintended Consequences of Action

- Affordable construction mandates could have a chilling effect on development, and stall needed housing development, particularly affordable units, and investment
- Displacement risk from redevelopment
- Real or perceived gentrification risk from redevelopment or infrastructure investment

Mitigating Actions and Strategies

- Anti-displacement proposals
- Tenant Protections
- Power sharing and community role in decision making
- Expanding housing options to build a greater variety of housing types
- Voluntary affordable housing incentives
- Community preference program

Equity Work Group Input

- It would be helpful to show actual household incomes or type of jobs so it's more relatable to lay readers
- The needs for housing and jobs should be put into a context of enabling wealth and
 asset building for historically marginalized communities. Stable housing near jobs,
 good education and transit or transportation access, small business location in
 neighborhoods with strong markets, and access to healthcare are privileges that
 historically have aided the better off segments of our society. This Comprehensive

Scope Topic: Housing – Comprehensive Housing Policy Review

Plan Update is being specific and explicit about equity so that historic disparities in asset creation can be offset with more intentional proposals.

- Lift up housing types or mixes that positively support intergenerational connections for household with extended families- e.g., locating senior housing near low-income housing/childcare or homeownership opportunities for larger or extended families.
- Zoning and building code requirements should not make home-based childcare more restricted or infeasible, to support immigrant households and culturally competent childcare needs.
- Community-based organizations collaborating with developers in housing development need support for capacity development so they can equitably engage with the developer. Often, the housing developer has much greater experience with projects financing and processes than the community-based organization partner. Ideally, the CBO can gain some form of tangible equity, like land or acquisition funding or predevelopment funding to bring to the table to be treated as a true real estate partner in addition to mission collaboration.

- Housing affordability
- Displacement risk
- Housing supply compared to growth

Scope Topic: Housing – Improve Affordable Housing Supply

People and Places Disproportionately Affected

- People disproportionately affected by cost burden: low-income renters that are more likely to be Black/African American residents, Hispanic/Latino/a/e residents, and American Indian/Alaska Native residents
- Places where most residents earn less than 80 percent of area median income including North Highline and Skyway-West Hill

Affected Determinants of Equity

- Housing
- Neighborhoods
- Healthy Built and Natural Environments

Related Proposals or Topics

- Expand Housing Options
- Affordable Housing Supply
- Anti-Displacement Strategies
- Improving Health Equity Outcomes

Unintended Consequences of Action

- Redevelopment can destabilize vulnerable communities and neighborhoods leading to displacement
- Increasing requirements on developers and development can have a chilling effect on development, preventing supply increases
- Affordable housing provision frequently depends on market rate growth, which is good for creating mixed-income communities, but can have a destabilizing effect

Mitigating Actions and Strategies

- Anti-displacement proposals
- Community preference program
- · Power sharing and community role in decision making
- Expanding housing options to build a greater variety of housing types

Equity Work Group Input

Overlap with other housing and anti-displacement topics

- Housing affordability
- Displacement Risk

Scope Topic: Housing – Expand Housing Options

People and Places Disproportionately Affected

- People disproportionately affected by cost burden: low-income residents, particularly renters, that are more likely to be Black/African American residents, Hispanic/Latino/a/e residents, American Indian/Alaska Native residents
- Households who have disproportionately low rates of homeownership:
 Black/African American households and residents identifying as "a race not listed"

Affected Determinants of Equity

- Housing
- Neighborhoods
- Healthy Built and Natural Environments

Related Proposals or Topics

- Improve Affordable Housing Supply
- Anti-Displacement Strategies
- Improving Health Equity Outcomes

Unintended Consequences of Action

 Redevelopment can destabilize vulnerable communities and neighborhoods leading to displacement

Mitigating Actions and Strategies

- Anti-displacement proposals
- Community preference program
- · Power sharing and community role in decision making
- Subarea plan community needs lists
- Priority Hire policies

Equity Work Group Input

- Clearly define "low-income" for clarity to developers. Suggest relating low-income to the definition for free and reduced lunch.
- Prioritize homeownership for people of color

Measurement

- Housing affordability
- Displacement Risk
- Housing supply compared to growth
- Homeownership rates

Scope Topic: Pro-Equity – Anti-Displacement

People and Places Disproportionately Affected

- Places disproportionately affected by displacement risk: North Highline, Skyway-West Hill. Moderate risk: East Federal Way, Fairwood and unincorporated Auburn, Enumclaw, Redmond, and Renton
- People disproportionately affected by cost burden: low-income residents that are more likely to be Black/African American residents, Hispanic/Latino/a/e residents, American Indian/Alaska Native residents, and renters

Affected Determinants of Equity

- Housing
- Neighborhoods
- Healthy Built and Natural Environments

Related Proposals or Topics

- Expand Housing Options
- Affordable Housing Supply
- Implement Subarea Planning Program

Unintended Consequences of Action

- Over-correction in requiring affordable construction could have a chilling effect on development, and stall needed housing development, particularly affordable units, and investment
- Real or perceived gentrification risk from redevelopment or infrastructure investment

Mitigating Actions and Strategies

- Public-private partnerships
- Power sharing and community role in decision making
- Subarea plan community needs lists
- Priority hire policies
- Cultural displacement policies

Equity Work Group Input

- Concerning economic displacement of businesses, emphasize historically significant or legacy businesses where applicable.
- Proposals that promote large-scale development or attract big corporations could potentially disadvantage local small businesses, leading to closures and loss of community character.

Measurement

Housing Affordability

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Scope Topic: Pro-Equity – Anti-Displacement

• Displacement Risk

Scope Topic: Pro-Equity – Improve Health Equity Outcomes

People and Places Disproportionately Affected

- By environmental health burdens: BIPOC residents, low-income residents, unsheltered residents, urban unincorporated King County
- By extreme heat and smoke: youth, older adults, outdoor workers, people with respiratory illness (including American Indian/Alaska Native residents, Multiracial residents), unsheltered residents, south King County and urban unincorporated King County
- By lack of restroom access: youth, older adults, families with children, low-income and unsheltered residents
- By limited parks and open space access: urban unincorporated King County, Black/African American residents, Hispanic/Latino/a/e residents, Native Hawaiian/Pacific Islander Residents
- By limited food access or food insecurity: youth, women, Black/African American residents, Hispanic/Latino/a/e residents, low-income residents, urban unincorporated King County

Affected Determinants of Equity

- Healthy Built and Natural Environments
- Food Systems
- Health and Human Services
- Parks and Natural Resources

Related Proposals or Topics

- Strategic Climate Action Plan Alignment
- Implement Countywide Planning Policies
- Increased tree canopy
- Wildland-urban interface proposals

Unintended Consequences of Action

- Perception of "targeted universalism" as in conflict with population health, i.e., that focusing on interventions for the most burdened takes away from interventions for everyone
- Increased taxes, rates, fees for program operation that may not be progressively applied
- Perception of "green gentrification" from rising property values or perceived worth of new climate-friendly infrastructure investments
- Additional housing costs from improved amenities (e.g., air conditioning)

Mitigating Actions and Strategies

- Upfront costs mitigate for downstream healthcare costs that are avoided
- Increasing housing supply near transit
- Heat pump grants
- Wildfire Risk Reduction Strategy

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Scope Topic: Pro-Equity – Improve Health Equity Outcomes

Land Conservation Initiative

Equity Work Group Input

- Health equity related topic descriptions and proposals could be better defined to build greater understanding.
- Engaging impacted communities and incorporating their perspectives and needs into decision-making can help to ensure that the benefits of the changes are equitably distributed and that any negative impacts are minimized.
- Proposals feel reactive and passive.
- Proposals that can balance for negative consequences: targeted workforce development, culturally responsive services, restorative justice and community healing initiatives, affordable and accessible childcare, and addressing biases and systemic discrimination.

Measurement

- Environmental pollution burden
- Access to open space and parks
- Food insecurity
- Access to healthy food retail
- Asthma among adults and youth
- Life expectancy

G. Equity Work Group Priorities & Summary of Comments on Housing Proposals

The following two documents are intended to provide a snapshot of the Equity Work Group's priorities and perspectives on the 2024 Comprehensive Plan proposals.

- The first document "Compilation of 2024 Comprehensive Plan Equity Work Group Priorities" – is from the Equity Work Group itself. It has been written and approved by the majority of Equity Work Group members and showcases the Work Group's priorities - based on input from learning sessions, guiding equity questions, and retreat consensus building activities.
- The second document, "Summary of Equity Work Group Comments on Housing Proposals" is a document that was written by King County staff that has been included as an attachment to the first document, at the request of Equity Work Group members. It is intended to provide additional nuance and depth to the first document by sharing direct comments from the Equity Work Group members on specific themes.

Compilation of 2024 Comprehensive Plan Equity Work Group Priorities

Our hope for this Comprehensive Plan update is that the explicit focus on equity and repairing historic disparities and injustices will be met with intentional policies that create a more livable community for all. As current King County residents, we want the King County of 2044 to be a welcoming community where everyone can thrive - whether they are young or elderly; a current resident or a recent immigrant or refugee; a single-parent household or a multi-generational family. Given the time and capacity available for this process, the group focused on shaping 2024 Update proposals related to equity impact review, housing proposals, and public engagement strategies. We encourage continued development and engagement directly with equity and justice focused community groups and tribal nations.

Priority considerations for all proposals

As King County continues to grow over the next twenty years, we envision a place where growth is placed in the context of enabling wealth- and asset-building for historically marginalized communities. Access to stable housing near career opportunities, good schools, transportation choices, thriving small businesses, and healthcare are not privileges for the few, but available to all.

We understand that equitable development and growth always come with unintended consequences to people and the environment. This is why it is critical to resource meaningful community engagement -- to make sure that those who are most impacted have the opportunity to be at the table early and often. Part of this includes sharing decision making and resources. Another part includes increased support for community-based knowledge and leadership of existing strategies and work -- for instance Black Lives Matter or Landback (in association with Missing and Murdered Indigenous Relatives) -- and reports or calls to action generated by community.

To help community members, decision makers, and County staff center equity and assess unintended consequences -- we designed a framework for reviewing equity impacts of Comprehensive Plan proposals. This reflects themes from our shared experiences with structural inequities, disparate impacts, affected communities, and inequitable outcomes resulting from previous long-range planning efforts.

Figure 1. Framework for considering equity implications



Policy Priorities

The Comprehensive Plan and accompanying land use regulations create the foundation for producing and preserving affordable housing and thriving, equitable neighborhoods. The following priorities reflect what we see as core community needs and equity considerations.

Increase the supply of affordable housing

- Prioritize requiring affordability in new development and anti-displacement for existing residents
- · Expand mandatory inclusionary housing
- Support community preference and Multifamily Tax Exemption programs
- Diversify housing options, including opportunities for those not typically served

Adjust for specific population needs

- Address the gap for households that do not qualify for subsidies but cannot afford market rate housing
- Prioritize housing, services, and opportunities for the lowest income households, including stabilization and community cohesion to confront climate change and any inequities
- Create homeownership opportunities for Black, Indigenous, and People of Color and community managed spaces
- Support housing and services for the elderly residents and people with disabilities
- Support multigenerational households through mixed use and middle housing development, including incentivizing ethical development that is responsive to and ideally led by the community

Prevent the displacement of existing communities

- Focus on cultural displacement, connecting the impact of residential and business displacement with a sense of belonging in neighborhoods, green spaces, and rural places
- Protect tenants and residents from destabilizing rent, tax, and service increases; climate change; and other impacts. This includes job loss and other economic impacts through resourcing, living wages, support for community cohesion, and other strategies
- Emphasize stabilization of significant or legacy businesses
- Support housing co-ops as a community stabilizer
- Incentivize renting accessory dwelling units and middle housing to lower income and households at-risk of displacement

Invest in data, engagement, and nonland-use tools

- Support community-based organizations in developing capacity for working with developers and implementing development
- Outreach on affordable housing should be by and for community with an understanding of the history, direction, and community needs - including evaluation that centers the knowledge and experiences of the community
- Analysis should not just focus on the majority or solely rely on numerical methodologies with understanding extended to all communities
- Require support for meaningful engagement and address equity impacts in implementing land use policy
- Advocate for policies that increase the housing supply at the state and federal level and compliance that is responsive to tenants and the community
- Include support for community driven equity and justice including data sovereignty, community benefit agreements, and paid support in areas that matter to community, such as engaging with the environment or communitybased solution generation

About

The 2024 Comprehensive Plan Equity Work Group has met roughly once every three weeks throughout late 2022 and 2023 to center community needs and interests in the Plan. The Work Group is comprised of 15 individuals representing organizations, communities, and places historically underrepresented in King County's comprehensive planning efforts.

Bao NguyenLalita UppalaSpencer LauEric AlipioLa Tanya VH DuBoisSteven LewisEverly FaleafineNimco BulaleTony To

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Compilation of Equity Work Group Comments on Housing Proposals

The following table contains housing-related comments from the various Equity Work Group members from September 23, 2022, to July 17, 2023. There are three types of comments: 1) comments shared in post-meeting surveys, 2) comments shared as part of the Equity Analysis response for housing, and 3) paraphrased comments/questions shared during large group discussions in meetings.

A few things to note:

- Any written comment from an Equity Work Group member has been included verbatim (or with slight modifications to provide context - e.g. "Yes to question 1"). While each comment was assigned to a single section, repeated comments on the same subject have been included to show increased levels of interest/emphasis from the group.
- Paraphrased questions from the Equity Work Group also include paraphrased answers from staff in italics for reference

Comments are organized into 7 topic areas for ease of navigation: 1) connecting the dots, 2) displacement, 3) non-land use tools, 4) specific population needs, 5) middle housing, 6) inclusionary housing, and 7) data collection & community outreach.

Topic Area

Comments



Connecting the dots

GENERAL

Housing policy work should link to transit and job and services access (11/18/2022)

Breaking down silos between programs that grow income and provide housing opportunity supports both aims. (12/09/2022)

"Great to see links to the ESJ Strategic Plan, Determinants of Equity Report, and Climate Resiliency Plan referenced." (Equity Analysis Response)

"The elimination of Urban Planned Developments and the disallowing of additional Mixed use neighborhood business and office zones in rural areas reduces the possibility to grow thriving communities in places that are not convenient to existing commercial centers that have staples such as daycares, grocery stores, health clinics, and community centers. These policies also encourage far commutes for folks that work in cities, especially if transit is inconvenient. Rural UKC should not have sprawling urban planned or mixed use developments, but disallowing these encourages suburban sprawl and reduces the amount of affordable housing for people who live in these communities already. Having these zones close to existing cities that have urban developments or mixed use neighborhoods is more common sense than taking these tools out of your tool box now and wishing you had them a few years from now." (Equity Analysis Response)

EQUITY CONSIDERATIONS

"Good to see connection between health disparities and location of where BIPOC communities reside." (Equity Analysis Response)

"Really appreciate connecting housing, historic harms, and equity in this section. Also listing the full range of housing affordability from very low to moderate incomes shows scope and scale of supply problem." (Equity Analysis Response)

"The needs for housing and jobs should be put into a context of enabling wealth and asset building for historically marginalized communities. Stable housing near jobs, good education and transit or transportation access, small business location in neighborhoods with strong markets, and access to healthcare are privileges that historically have aided the better off segments of our society. This Comp Plan Update is being specific and explicit about equity so that historic disparities in asset creation can be offset with more intentional policies." (Equity Analysis Response)

RESIDENTIAL DISPLACEMENT



Observing patterns of gentrification in the Black community, from Seattle to Puyallup, gentrification in Skyway – people have already been displaced, how can we provide the housing needed? (10/17/2022)

Displacement

Suggestion to refer to displacement more broadly as "community displacement" (10/17/2022)

Has there been any discussion about housing co-ops to prevent community dissolution? (12/09/2022) This has been of interest in the past, but this is not a strategy KC has funded much in the past. There has been strong interest and encouragement of Community Land Trusts. Finance for co-ops is difficult, and they can become exclusive without public monitoring or structuring to prevent exclusivity.

King County should prioritize requiring affordability within new development (1/20/2023)

BUSINESS DISPLACEMENT

"In response to economic displacement, King County should emphasize historically significant or legacy businesses where applicable." (Equity Analysis)

"In point 3 concerning economic displacement of businesses- perhaps emphasize historically significant or legacy businesses where applicable- e.g Earl's Barbershop in the CD in Seattle or the Salvadoran Bakery in White Center." (Equity Analysis)

"The Pro Equity and Anti-racist paragraphs in each section address my concern about unintended consequences of promoting growth in the unincorporated and PAA areas. Just hope the implementation phases will require equity consideration upfront and earlier in the process. That being said, we can't expect equity without growth." (Equity Analysis Response)

CULTURAL DISPLACEMENT

In addition to residential displacement, King County should consider ways to prevent cultural displacement (1/20/2023)

"One thing I'd like to explore in more detail is how to support actions to mitigate and prevent cultural displacement. In particular, we need to support culturally appropriate childcare. Many immigrant childcare providers have in-home childcare in their homes which is a source of income for the household and a much-needed culturally competent service to the respective communities. Zoning and building code requirements should not make this use more restricted or not feasible. I'm interested to explore what kind of incentives are available for having childcare centers on the ground floor of new housing developments." (Equity Analysis Response)

Cultural displacement is not discussed. What kind of growth is going to happen, who do you want to inhabit that area? There are residents currently here who want to thrive, don't drive them into pierce county. Open spaces are very important to communities and need to be preserved and businesses are going to go away. (3/22/2023)

SUPPORTING EXISTING RESIDENTS

The work is not moving as quickly as people are being moved due to displacement (3/3/2023)

Observation that County staff are taking time acknowledging what community is already aware of, and that the bigger question is "now what?" (10/17/2022)

How will the County invest in the unincorporated urban areas of King County? How will the County partner meaningfully and with honest intent on slowing displacement in unincorporated urban areas of King County and how will there be recognition that distinct communities already exist that need to be interacted with and nurtured? If folks (White or BIPOC) are displaced from unincorporated King County, where do they go, and is it more or less convenient to their places of business, worship, and activities of enjoyment? (12/13/2023)

Noticing people have already been displaced, how can needed housing be provided? (1/20/2023)

"The equity response does a good job about identifying 1) The priorities of King County to create a wealthier tax base in urban UKC by investing capital and changing zoning in these areas, 2) Which will have the "unintended consequence" of displacing the BIPOC communities attempting to thrive in place, 3) So a city will annex these areas to benefit the "wealthier and whiter" populations already residing in these areas to allow them to "thrive"." (Equity Analysis Response)

"As written, the proposals do not equitably support existing communities to thrive. If population growth has been 100% from by BIPOC people, why are we not supporting BIPOC people? Why is it an unintended consequence that BIPOC people cannot live in urban UKC?" (Equity Analysis Response)

"Prefer using 'thriving' as opposed to 'healthy' - county gets to be the savior and our communities get to be disempowered. It means existing condition is unhealthy. I'm

ambivalent because of gentrification and impact of marketplace on growth policies. Somewhere between prioritizing private investment and equitable policies. We need to be clear upfront that we need to have mitigation for market forces that we will not be able to control." (3/3/2023)

EVICTION/RENTAL DISCRIMINATION

How is KC dealing with rental discrimination by race or credentials that may be burdensome for immigrants or refugees? (12/09/2022) A "fair housing" report (Analysis of Impediments to Fair Housing Choice) that is updated every five years is currently being updated. This is separate from the comprehensive plan update, but findings from the report do influence policy. King County tenant protection staff can be tapped for this group

It would be great to expand these kinds of programs (rent caps, assistance programs) to people with incomes above income limits but that still struggle to afford market rates. (12/09/2022)

"Please do update us on the "Analysis of Impediments to Fair Housing Choice" that was mentioned, and if possible bring on board some people that can speak about rental discrimination." (12/13/2023)

Concerns re: eviction especially for fixed income households (10/17/2022)

Concerns of eviction especially for those on fixed incomes (1/20/2023)



Non-Land Use Tools

FUNDING/ADVOCACY

Suggesting a fund for community care to prevent housing displacement and houselessness (11/18/2022)

"We cannot solve affordable housing locally through taxes; federal funds and advocacy are necessary. Advocate for policies that increase supply (by increasing density and allowed housing types)" (12/09/2022)

"I forget who said it, but there was a comment on federal and advocacy actions necessary to make meaningful change in our communities regarding inclusionary housing. I definitely agree with that sentiment and think that as much as King County can be doing with neighboring counties to garner federal support would be amazing. As we've all thought/mentioned before, we will probably be crossing this bridge again if we don't make that meaningful change in our systems that we all hope to see – middle and inclusionary housing included." (12/13/2023)

COLLABORATION/PARTNERSHIPS

"In terms of promoting collaboration and partnerships, it's important to be explicit about "fair and equitable" agreements. Often times in mixed use development partnerships among non-profits, it is assumed that there is shared mission for the general good. Though this is true, often times the housing developer has much greater experience with project financing and processes than the community-based organizational partner. The CBO's should be supported with capacity funding so they can equitably engage with the developer. Ideally, the CBO can gain some form of tangible equity, like land or acquisition funding or predevelopment funding to bring to the table to be treated as a true real estate partner in addition to mission collaboration." (Equity Analysis Response)



Specific population needs

LOW-INCOME HOUSEHOLDS

Need to prioritize incentivizing this group with developers

"Important to incentivize lower AMI affordable housing to developers" (10/17/2022)

King County should prioritize affordable housing for lowest income residents (1/20/2023)

"County staff have a lot of insight on which brackets of AMI need more assistance, but no policies or suggestions on how to address this. Incentives do not exist for developers and property managers to prioritize lower income AMI folks access to properties. Public funded housing scantly exists to address the housing need in the communities, especially where the market has dropped the ball." (12/13/2023)

"For lower income levels, it can be extremely hard for families to continue renting a place after some time, are there policies put in place to prevent too high of renting price rises? I understand rent control is illegal in Washington, but it can be easy for landlords to have workarounds that raise prices unreasonably for families." (12/13/2023)

Need to better define "low income" to more effectively serve this community

Discussion on how the standard housing data indicators are not inclusive of other costs, do not include the felt reality or relative difficulty of living on a lower/fixed income (10/17/2022)

"The standard housing data indicators are not inclusive of other costs, do not include the felt reality or relative difficulty of living on a lower/fixed income" (1/20/2023)

The "low-income" aspect of "low-income housing" needs to be better defined. (1/20/2023)

"If developers are to implement low- income housing the definition of low income can be led by a personal interpretation. Therefore, low-income must be clearly defined. The failure to do so leads to continued displacement of minorities and low- income residents out of that city area. This should reflect the income of occupants pertaining to the free and reduced lunch definition of low income. To utilize the median income would not be equitable or fair to all residents." (Equity Analysis Response)

MULTI-GENERATIONAL HOUSEHOLDS

"Multigenerational households are represented in the data, but not often specifically pulled out. King County can take steps to draw out data on multigenerational families to ensure they're a part of our policy considerations." (12/09/2022)

"Noted a connection to missing middle housing forms that can be flexible or accommodating to multigenerational households" (12/09/2022)

"It would be good to mention housing types or mix that positively support intergenerational connections for household with extended families- eg. locating senior housing near low-income housing/childcare or homeownership opportunities for larger or extended families." (Equity Analysis Response)

"I want to lift up housing types or mixes that positively support intergenerational connections for household with extended families- eg. locating senior housing near low-income housing/childcare or homeownership opportunities for larger or extended families." (Equity Analysis Response)

RENTERS/HOMEOWNERS

Do affordable housing strategies include ownership opportunities and keeping people in their homes, and how rent control fits in? (12/09/2022) Affordable housing strategies include both affordable rental and ownership strategies, anti-displacement strategies that are aimed at keeping people in their homes or neighborhoods, and repair grants/financing strategies to help keep people in their homes. Property tax exemptions also exist for some low-income households

"The feedback on taking homeownership by People of Color is well taken." (Equity Analysis Response)

"Homeownership for people of color" (Equity Analysis Response)

MISCELLANEOUS

"It is necessary to focus more on rural areas for middle housing and salaries since they pay differently in each area and that means a decrease in income" (2/17/2023)

"It is still necessary to talk about housing for the elderly, housing for people with disabilities, land space in the house to have vegetal garden" (2/17/2023)



housing

GENERAL ELEMENTS

"Thinking about ways to help folks caught between incomes too high for subsidized housing but that cannot afford market rate housing - missing middle housing posed as one solution" (10/17/2022)

"Supporting Duplexes/Triplexes and streamlining regulations. Building fitting into single family neighborhoods - That is not an important priority to me; increased housing is more important than "fit" in an area, 4. Elements that are important to me are access to nearby green/outdoor space and useful transit, and updates to infrastructure to increase pedestrian safety." (2/17/2023)

"Do you support more duplexes, triplexes and fourplexes? Yes! Do you support removing barriers to the development middle housing? Yes. Do you want these buildings to fit well

in single family neighborhoods? Yes. Are there any other elements we should consider as to create incentives for middling housing? Not yet" (2/17/2023)

"Duplexes/Triplexes definitely. Yes, it's critical that as we increase density that we maintain affordability across all market segments. There is no financial equity source to support development of middle housing. We need to create or facilitate equity source that defers principal repayment as long as affordability levels are maintained and better yet increased with time. Payoff principal at time of sale, refi, or restructuring of the property." (2/17/2023)

EQUITY CONSIDERATIONS

"They have all of the information and data and once again there are politics and policies that are not so equitable that they have to manage as well as trying to get on the right track. Despite missing middle housing not focusing on specifically lowest income households, there should still be incentives & policies put in place that can make it more affordable & easier for those populations to get housing as well, this can be in conjunction with other policies." (12/13/2023)

"Regarding missing middle, adding more structures to a property or ADUs should recognize that these solutions are less likely to generate income and address affordability as units for extended family or friends. Wonder if a strategy could be implemented to incentivize renting to lower income households" (12/09/2022)

"I appreciate how they highlighted it can increase units but not necessarily create affordable options/not reaching folks with low incomes" (12/13/2023)

"So long as we do not sugar coat that missing middle as is currently written only helps landowners then it is acceptable. Missing middle strategies will most likely allow landowners to house their family, friends, and close contacts. If we want to use missing middle strategies to help the housing issues that are present in King County, there needs to be an additional step for incentivizing private landowners to rent out additional space to folks in the community." (12/13/2023)

"Missing middle forms will be most helpful for multigenerational households that already own property vs. affordability for renters" (12/09/2022)

"In terms of generational wealth accumulation, a lack of home ownership is one of the (if not the) biggest hinderance for people. Creating and prioritizing middle housing is a step in the right direction. In addition to inclusionary housing, there could always be more pushes to create middle housing." (12/13/2023)

"Looks good to me. I worry about the displacement of renters in single family homes currently and where they will end up, especially in unincorporated areas. Will the creation of middle housing displace BIPOC families if they do not own their property? How are we ensuring that communities of color are not sold to developers and gentrified as people from out of state move in or cultural centers are removed?" (2/17/2023)



INCENTIVE STRUCTURE

King County should prioritize requiring affordability within new development (1/20/2023)

Bonus programs that increase over time - more bonus or deeper affordability? (1/20/2023)

"When speaking about development, incentives should be flipped, to incentivize developments that plan to house more lower AMI households than those in the 50%-80%+ ranges. Are we considering low-income/fixed-income housing policies for seniors and elders who need rentals?" (12/13/2023)

"How can we make sure that the incentive is high enough for developers to include enough affordable housing with new developments? What is considered a good threshold especially noting the limitations and challenges with the voluntary program?" (12/13/2023)

MULTI-FAMILY TAX EXEMPTION (MFTE)

Is there a way to provide higher affordability limit as MFTE is renewed? Thinking that as debt is financed over time, that presents an opportunity to increase affordability (12/09/2022) KC does not have a MFTE program, but this is a helpful comment to guide the implementation of an MFTE program.

"Do more discussion on potential policy options such as MFTE and incentive zoning with inclusionary zoning" (12/13/2023)

MANDATORY INCLUSIONARY

"The amount of developments or entities that will choose to voluntarily allow for inclusionary housing will probably be low. There is no MFTE style program to incentivize private land owners to allow low-income or affordable rentals on their properties. There is not enough support in King County government at the moment to assist to support entities to build 100% affordable developments in UKC." (Equity Analysis Response)

"I don't have anything to contribute more than what I shared in the meeting/breakout room, but a main observation and concern is the voluntary nature and no community preference feels risky, as many others have also expressed, as strong incentives and a mandatory component in more areas, and some sort of community preference consideration seems like a strategy to advance stability and affordability. Also if the previous residential incentive program was underutilized, and a recommendation from that code study includes mandatory IH, I'm curious how some of those study recommendations are or aren't chosen to move forward here." (2/17/2023)

"One thing that stood out to me was that inclusionary housing policies will include only a voluntary inclusionary housing option. I know we discussed this during at our meeting and more specifically in our small groups, but what would it look like to explore making it mandatory? I also want to reiterate that the proposed inclusionary housing policies are strong and make big strides in terms of equity, but hope that we can see" (2/17/2023)

COMMUNITY PREFERENCE

"Having voluntary inclusionary housing is fine, forcing it without an MFTE infrastructure would be disastrous. Eliminating community preference altogether rubs salt in the wound for communities like Skyway and White Center who have faced displacement of BIPOC populations to South King County and Pierce County because housing is too expensive. Saying that Vashon Island doesn't qualify because there are too many retired white people living on the island says the Latinx population trying to survive doesn't matter. How will affordable housing stock created by inclusionary housing policies be tracked by King County so that these properties ensure long-term or perpetual affordable housing on site?" (2/17/2023)

"The proposals are comprehensive and inclusive of many solutions. 2. Where appropriate (places where existing residents face the high risk of displacement) preference policies should be included as part of the voluntary inclusive housing. Also coordinating with transit planning options to reconnect displaced households with transit to access jobs and services. 3. This is the first time that equity is being incorporated into the corpus of Comp Plan policies that I am aware of so its real progress. More resources to directly engage communities at the front end of future update processes is critical to sustain this effort. 4. They certainly are beginning to but more connections between housing, climate change/health, and transit would be helpful with future updates." (2/17/2023)



Data
Collection &
Community
Engagement

DATA COLLECTION

Question whether KC tracks when developers choose not to build affordable housing, or do we track incentives that developers use. (12/09/2022) KC tracks the use of developer incentives. A fee-in-lieu (for developers to pay into a fund instead of providing affordable units on site) will be going into effect in North Highline and Skyway as a part of recently adopted subarea plans. Determining that the fee is high enough is political and difficult to address through policy

Who is being surveyed in the data county staff cite-does it include people with extremely low or no income? (12/09/2022) Yes, the survey includes all households, though county staff share concerns about these groups' underrepresentation in the data.

Is King County collecting stories from the community? (12/09/2022) King County held a survey in September and October which collected lots of qualitative feedback and personal stories that we plan to include in policy making and represent in our equity analysis. We need to process the data and share It with King County staff. We plan to complete that in the first few months of 2023.

Interest in community collecting data from community voices. (1/20/2023)

"Perhaps in section on AMI's, it would be helpful to show actual household incomes or type of jobs so it's more relatable to lay readers even though this is policy document" (Equity Analysis Response)

COMMUNITY ENGAGEMENT

Outreach about affordable housing by/for the people who benefit. (1/20/2023)

"The term "healthy" in second bullet needs to be defined or explained. First I think just introducing the concept and impacts of lack of accounting for equity or lack of it is a breakthrough and the first step to restructure how Comp Plans will be updated iteratively over time. A robust and resourced community engagement plan ahead of future updates is essential. The current process is rushed at best but understandable given fixed timeline. But this cannot continue into future updates without tokenizing the process. Kudos to the staff and Workgroup members for making things work with the cards we've all been dealt." (2/17/2023)

"Don't let the majority be the thing in trend analysis- also important to discuss multiple themes. Prioritize UKC comments- the pop the policies will affect" (3/3/2023)

Real engagement is in person-feeling heard, especially if community is speaking languages other than English (3/3/2023)

Displacement and housing struggles prevent people from engagement, especially folks who have previously been discriminated against. Displacement means is hard to find where people are (now) w/o community knowledge- hard to engage people who we can't find (3/3/2023)

"The diversity of KC is glaring in this section. It is critical that adequate resources be apportioned to any planning and implementation efforts for community engagement and co-design and creation processes and not be in the marketing and outreach budgets by default." (Equity Analysis Response)

"Hope the GMPC is equitably represented." (Equity Analysis Response)

"Good to identify GMPC in point 2. Need to get upstream as much as possible." (Equity Analysis Response)

"Yes, we need community participation in subarea planning, and we need to resource their participation so they can authentically engage with impacted communities." (Equity Analysis Response)

"Equitable development and growth always come with unintended consequences. There is the need to resource those most impacted to be at the table early and often." (Equity Analysis Response)

Public Participation Summary

December 2023



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Overview

The process of the 2024 update to the King County Comprehensive Plan (2024 Update) has been rooted in the value of making King County a welcoming community where every person can thrive. In support of this value, the 2024 Update included significant public participation efforts to ensure that the County is hearing about and addressing the most pressing long-range planning needs of the community – particularly for those who have been historically underrepresented in the planning process. ²

To support early and continuous engagement throughout the 2024 Update process, and as established in the Scope of Work for the 2024 Update,³ Executive staff developed a multiphase public participation work program, with a focus on:

- Centering the voices of those who are Black, Indigenous, People of Color (BIPOC), immigrants, and/or refugees, and other intersectional populations, including people who earn less than 80 percent of the area median income, people with disabilities, seniors, LGBTQIA+ people, and/or those who identify as women; and
- Partnering with King County equity cabinets⁴ and community-based organizations.

¹ 2024 Update Scope of Work; Motion 16142, Attachment A [LINK]

² Historically underrepresented groups or populations are communities of people whose experiences, opinions, and life outcomes have intentionally or indirectly not been sought out or reflected in planning processes. Historically underrepresented groups often include Black, Indigenous, and other People of Color communities; immigrants; refugees; people living with low incomes; people speaking a language(s) other than English; women and gender non-conforming individuals; and LGBTQIA+ people.

³ Motion 16142, Attachment A [LINK]

⁴ Climate Equity Community Task Force, Mobility Equity Cabinet, Open Space Equity Cabinet, and King County Immigrant and Refugee Commission

The work program for the 2024 Update strove to meet the "County engages in dialogue" level of community engagement as outlined in the King County Office of Equity and Racial and Social Justice Community Engagement Guide,⁵ with:

- two-way channels of communication;
- multiple interactions;
- advancing solutions to complex problems; and
- creating an advisory board and community partnerships.

As required by King County Code 20.18.160, Executive staff posted information online about the Comprehensive Plan and the 2024 update, the update schedule, opportunities for public involvement and ways to provide input, and the range of proposals under consideration by the County. Information and project updates at key milestones were also provided, as appropriate, via a variety of methods, such as the Comprehensive Plan email list, other County email lists, social media, and hard-copy materials at key locations.

Notably, each of these efforts included the use of language access strategies, including but not limited to materials translated into six or more languages, interpretation services, and use of illustration and graphic design for key materials.

Plan Development

The public engagement landscape in King County in January of 2022 was drastically different than the last major Comprehensive Plan Update in 2016. The COVID-19 pandemic reshaped the channels and gathering places for the general population, as well as the general attitude towards government. While public response rate to land use planning issues had always been based on the subject matter, existing methods of outreach (e.g., zoom meetings, engaging with same people and groups that participated in other recent planning efforts, reusing existing email lists, etc.) were no longer generating the same engagement result.

County demographics have also shifted over the last decade to include more and more people of color, immigrants, refugees, and those who speak English as a second language. While County government had been growing its digital audience through email lists and social media over the last several years to better meet the resident needs, the Comprehensive Plan mailing lists tended to skew towards those who have previously participated in the land use planning process.

Finally, there were also a number of King County public engagement efforts happening concurrent with the 2024 Update – including two subarea planning efforts (Snoqualmie and Vashon), a fair housing survey, and a climate change survey that had the potential to ask overlapping questions from the same audience.

⁵ ' King County Office of Equity and Racial and Social Justice Community Engagement Guide [LINK]

2024 Update Engagement Approach

During early development of the scope of work for the 2024 Update, Executive staff worked with community members to identify the strategies for consulting, informing, and involving the community throughout the entire planning process. A few themes that emerged from those conversations included:

- ✓ Importance of investing in outreach and <u>building relationships</u>
- ✓ Importance of having a mix of strategies for different communities
- ✓ Importance of recognizing that people have <u>time constraints</u> and will <u>need help</u> <u>understanding</u> the materials (beyond just language)
- ✓ Importance of <u>focusing on depth</u> as well as breadth

Process Improvements

Based on this input, as well as further research and analysis, Executive staff revised the process for the 2024 Update in four key ways to make it more collaborative, accessible, and equitable:

- 1. Increased opportunities for public input during the development of Plan proposals. Executive staff created two additional opportunities for public input during the development of Plan proposals. The Update was the first time that the County offered the option of a survey to share input on the direction of the proposals after the scope was approved by the Council. It was also the first time that the general public received an early concept of draft proposals for review and input, prior to the release of the full Public Review Draft. The early concepts proposal document was translated into eight different languages and circulated to multiple County email lists that included hundreds of thousands of recipients.
- 2. <u>Diversified and more accessible methods</u> of participation. To lower barriers to participation, Executive staff used surveys, virtual meetings, an open house meeting with all ages activities and language interpretation, and partnership with community-based partners for creating awareness of and gaining public input on the Plan.
- 3. <u>Incorporation of community engagement</u> in addition to public engagement. To encourage ongoing two-way dialogue, build capacity through multiple interactions on complex topics, and center community input in development of the Plan, Executive staff formed the 2024 Comprehensive Plan Equity Work Group (Equity Work Group), which is an advisory body of community leaders who represent communities historically underrepresented in comprehensive planning processes, to collaborate on development of the Update.
- **4.** Continuous equity impact reviews through different stages of Plan development.

To better navigate these changes with new target audiences, Executive staff took an iterative and data-driven approach to piloting new strategies. For example, Executive staff regularly monitored demographic data provided by survey respondents throughout the process to evaluate how effective certain engagement strategies were in reaching priority populations

and to tweak outreach methods to better engage populations with lower response rates. This resulted in Executive staff building a robust strategy around a proven method (email and townhall meetings) while also investing in small pilot projects and partnerships to better explore the contours of the post-COVID public engagement landscape.

Key Milestones

This section provides a summary of the resulting activities to date during the first three phases of the 2024 Comprehensive Plan Update, and a brief overview of what to expect in the fourth and final phase.

Phase 1: Scoping

During the scoping phase of the 2024 Update in early 2022, the County shared information about comprehensive planning and the 2024 Update and requested public input through the Docket. Based on the aforementioned guidance from community members during the shaping of engagement strategies for the 2024 Update, the scope was further informed by review of:

- Input from the Skyway-West Hill and North Highline subarea planning processes from 2018 through 2022; and
- Recommendations from the King County Immigrant and Refugee Commission, Mobility Equity Cabinet, Open Space Equity Cabinet, and Climate Equity Community Task Force.

Public engagement on the scope of the environmental review for the 2024 Update also occurred in Summer 2022.

Phase 2: Development of the Proposals

Throughout the development of the Executive Public Review Draft during mid-2022 through mid-2023, Executive staff engaged community through a number of methods, including the creation the Equity Work Group. Comprised of 15 individuals representing communities and places historically underrepresented in King County's comprehensive planning efforts, this group worked closely with Executive staff to incorporate equity considerations into the 2024 Update. The Group's work included: participating in educational sessions to expand their knowledge base; reviewing and providing input on housing proposals; and co-development and review of the equity impact review⁷ process for the 2024 Update. Additionally, the Equity Work Group was instrumental for shaping the community engagement methods for the 2024 Update, as well as identifying the groups that should be included in the engagement process.

Executive staff also created opportunities for the general public to stay informed and provide input to the work via website, social media, newsletters, emails, surveys, town hall meetings,

⁶ As required by Revised Code of Washington 36.70A.470, the Docket is the method for members of the public to formally request changes to the Comprehensive Plan, land use designations and zoning classifications, and development regulations. [LINK]

⁷ An equity impact review is a process to identify, evaluate, and communicate the potential impact - both positive and negative - of a policy or program on equity.

and ethnic media. Partnerships with local businesses and community-based organizations were also utilized at key project milestones to expand the reach of engagement with priority populations.

- After the scope was approved by the Council,⁸ Executive staff implemented a large-scale public awareness campaign in September and October 2022. This effort was centered around an opportunity for the public to provide input on the three main theme areas for the 2024 Update (equity, housing, and climate change). It included use of a partnership with a community-based organization that specializes in outreach to priority populations by trusted community leaders. This group organized place-based outreach at a local community BBQ, Little League games in the Skyway and White Center area, and partnerships with local barbershops to encourage residents to provide input while waiting in line.
- During February 2023, the Executive shared draft early conceptual proposals with the
 public and invited engagement with the County through a variety of channels about
 the concepts in the draft, including incentivized input survey and virtual town halls.
 Example of this effort was a partnership with a local bakery to provide incentives for
 those who participated in the survey, and a place-based outreach effort conducted in
 partnership with the members of the Equity Work Group and other community-based
 organizations such as the Silent Taskforce, Utopia Washington, and White Center
 Community Development Association to meet people where they were.

Phase 3: Public Review Draft Plan

The third phase of engagement began after the Public Review Draft of the 2024 Update was released on June 1 for a 45-day public review and comment period. The Public Review Draft was posted online; circulated to multiple County email lists that included hundreds of thousands of recipients; advertised in print, radio, and social media; and noticed on posters and handouts at key community locations. A summary of the proposals was also translated into eight languages. Engagement during this time to encourage public awareness of and input on the Public Review Draft included an open house at the Southgate Roller Rink in White Center, three virtual town halls, tabling at community-led events, working with ethnic media outlets and BIPOC social media micro-influencers, and partnering with community centers in neighborhoods that have been historically underrepresented in the planning process.

Phase 4: Council Review and Adoption

Following completion of the public comment period on the Public Review Draft, Executive staff reviewed public comments, evaluated in them in the context of the draft proposals, and made adjustments to the proposals to reflect public input, where appropriate. The Executive recommended plan was then finalized and submitted to the County Council in December 2023.

⁸ Motion 16142, Attachment A [LINK]

The Council's review, refinement, and adoption process throughout 2024 will include further public outreach and opportunities as part of its decision-making process. The Council's process will include the ability to submit written feedback, opportunities for verbal public comment, a formal public hearing before the Council, a 30-day notice of the public hearing date and a formal comment period, emailed notices of key milestones and opportunities for input, and a mailed notice to properties near proposed land use and/or zoning changes. The Council may also add additional opportunities as it sees fit to do.

Outcomes

The 2024 update built upon the relationship-building work of previous planning efforts, worked with community partners, increased the opportunities for public input, and diversified the methods for public input. As a result, the County had a more than of 1,500,000 "early and continuous" quantifiable points of engagement to and from the public throughout the first three phases of the 2024 Update process. Some of the key groups that were consulted and informed during this time include: Indian tribes, community-based organizations, County commissions and committees, other jurisdictions, and unincorporated area councils.

Public Input and Participation

The County received over 10,000 written comments from the public during the development of proposals phase, and over 700 written comments during the Public Review Draft public comment period. Over 550 residents attended the five virtual and in-person events throughout the 2024 Update. Public comments are quantified in Figure 1.

Figure 1: Public Participants by Plan Phase

Phase	Public Participants
Development of the	10,000+ public participants
Proposals (June	3,300+ unique participants (fall survey)
2022 – May 2023)	1,900+ unique participants (Early Concepts)
	150+ participants (in-person and virtual events)
<u>. </u>	50+ hours of Equity Work Group meetings
Public Review Draft	740+ public participants
(June – July 2023)	3,300+ unique participants (Public Review Draft survey)
	400+ participants (in-person and virtual events)
	20+ hours of Equity Work Group meetings

The Figure 2 shows approximately how the amount of public input differed between the 2024 Update and the 2020 Update. One of the most impactful changes was the addition of short surveys as an alternative to attending a meeting or drafting an email to provide input. While similar numbers of meeting attendees and emailed comments were received in both updates, the surveys greatly increased written comment received by the County. Survey responses accounted for 92 percent of all written comments and provided a means for staff to identify

¹⁰ King County Office of Equity and Racial and Social Justice Community Engagement Guide [<u>LINK</u>]

comments from priority populations to center their input, as a series of optional demographics questions was included at the end of each survey.

2024

2024

2024

Figure 2: Estimated Public Participation during the 2020 and 2024 Updates

Source: King County Regional Planning (2022-2023, 2020)

Throughout the course of these efforts, the County strove to ensure a demographically representative proportion of responses from the historically underrepresented priority populations to best center their needs in the Update process. The demographic data provided by survey respondents allowed Executive staff to disaggregate survey results by race, income, gender, location, language, and other factors to contextualize responses and understand patterns. Weekly review of response data and results also helped Executive staff to monitor demographic participation and adjust outreach methods to ensure representative proportions of responses from priority populations. Throughout each engagement period, adjustments were made to the engagement strategies to better engage populations with lower response rates.

Demographics

Figure 3 shows the demographics of all survey participants who chose to share their demographic information, compared to the overall King County (KC) and unincorporated King County (UKC) population. Some of the categories are marked "N/A" for "not available" because there is no comparable census data available.

Figure 3: Public Comments by Race, Gender, Income, Migration, Disability

Demographic Categories	Percent of Population		
	Survey	KC	UKC
Race	/		
White, Caucasian (of European descent)	68%	54%	64%
Black/African American	6%	7%	5%
Latino/ Latino/ Latinx or Hispanic	7%	11%	9%
Asian/ Asian American	8%	20%	13%
South Asian/ South Asian American	2%	included i	
Native Hawaiian or Pacific Islander	2%	1%	1%
American Indian or Alaska Native	4%	1%	19
Middle Eastern or North African	2%	N/A	N/A
Biracial/Multiracial	2%	7%	79
Gender			
Woman	50%	50%	50%
Man	37%	50%	50%
Prefer not to say	9%	N/A	N/A
Non-binary/Genderqueer/Gender Fluid	3%	N/A	N/A
Transman	0.4%	N/A	N/A
Transwoman	0.4%	N/A	N/A
Write in	1%	N/A	N/A
Income			
\$200k or more	20%	17%	20%
\$150-199k	11%	11%	13%
\$100-149K	24%	19%	21%
\$75-99k	15%	12%	12%
\$50-74k	13%	14%	13%
\$35-49K	8%	9%	8%
\$25-34k	4%	5%	5%
\$15-24k	3%	5%	49
\$10-14k	1%	3%	2%
Less than \$10k	2%	4%	3%
Migration*			
Our people are from this land for time immemorial/ many generations	67%	77%	82%
I and/or my family came to this county in the last 70 years	26%	23%	18%
None of the above	8%	N/A	N/A
Disability**			
Serious difficulty walking or climbing stairs	21%	5%	49
Deaf, hard of hearing, or have serious difficulty hearing	16%	3%	3%
Physical, mental, or emotional condition that causes serious difficulty		2,0	3,
concentrating, remembering, or making decisions	20%	4%	4%
Physical, mental, or emotional condition that causes serious difficulty doing	2070	770	- T /
errands alone such as visiting a doctor's office or shopping	13%	4%	49
Blind, low vision, or have serious difficulty seeing even when wearing	10 /0	70	4 /
dlasses	5%	2%	29
	3%	2% 2%	29
Difficulty dressing or bathing			
Other Disability	22%	N/A	N/A

^{*}The survey questions asked did not correspond precisely to standard reporting categories for foreign born population. Survey responses designed to identify individuals and households born outside of the United States are compared to Census data for the population born outside of the United States.

Language Access Strategies

In early 2022, Executive staff applied for and received a federal grant to assist with implementing language access strategies for the Update. These language access strategies were critical to successfully hearing from those communities who have been historically excluded from the comprehensive planning process, due to lack of access to information about proposals, or lack of support in reviewing the proposals.

^{**} The survey responses in this section reflects whether the individual or anyone in their household identified with any of the following conditions. The census numbers for King County and Unincorporated King County reflects individuals who identify with the following conditions.

The federal funds were used to ensure the presence of interpreters in six languages at all public meetings (virtual and in-person), as well as the translation of key materials in eight languages. These languages reflected the top six languages spoken in unincorporated King County (Spanish, Chinese, Korean, Vietnamese, Somali, and Russian), as well as the inclusion of two additional languages (Khmer, Samoan) for surveys and the summary of the proposals, at the suggestion of the Equity Work Group.

In addition, Executive staff worked with graphic designers and public engagement consultants to create friendly, inclusive, and accessible materials for explaining key concepts and inviting community members to participate.

Digital and Media Strategies

Executive staff also sought to inform the general public through email list-servs, social media, newspapers, blogs, and radio stations. Email remained the most effective way to communicate with the public, especially when coupled with engaging graphics and direct links to documents.

Community Partnerships

Figure 4 highlights some of the community partnerships that took place over the course of 2022-2023 to inform the community about the 2024 Update and provide an opportunity for residents to share their input.

Figure 4: Community Partnerships

Date	Community Partnerships
Sep 2022	Community BBQ (Skyway Park)
Sep 2022	Little League Games
Sep 2022	Barbershop Incentive
Feb 2023	Bakery Incentive (Puffy Pandy)
Jun 2023	Juneteenth Celebration (Skyway)
Jun 2023	Southgate Roller Rink (White Center)
July 2023	Community Centers (various)
July 2023	Social media micro-influencers

Outreach Activities

Figure 5 provides an illustrative list of the groups and methods utilized for outreach during 2022 and 2023.

Figure 5: Outreach Activities

Date		Activities
'22	Jan	eNews List (Comprehensive Plan)
		Commissions/Committees (Rural Forest)
		Community members
	Feb	Joint Rural Area Team (UACs)
		Commissions/Committees (Agriculture, Farm Fish Flood)
		Community members

Date		Activities		
	Mar	eNews List (Unincorporated Area News)		
		Tribes (Tulalip) Commissions/Committees (King County Equity Work Groups)		
		Joint Rural Area Team (UACs)		
		Community Service Area Townhalls (East Renton, Four Creeks)		
	A	Community Members		
	Apr	eNews List (Comprehensive Plan, Unincorporated Area, Snoqualmie Valley/NE King County Subarea Plan)		
		Commissions/Committees (Immigrant & Refugee, Climate Equity, Open Space Equity)		
•	Mari	Community Members eNews List (Comprehensive Plan, King County District 4)		
	May	Commissions/Committees (Metro Transit Equity, King County Equity)		
		Joint Rural Area Team (UACs)		
-		Community Members		
	Jun	eNews List (King County District 4) Commissions/Committees (Metro Transit Equity, King County Equity)		
		Indian Tribes (Snoqualmie, Muckleshoot, Puyallup, Samish, Squaxin, Stillaguamish, Suquamish, Tulalip)		
		Cities (Sammamish, Issaquah, Duvall, Skykomish, North Bend)		
		Community Events (Fall City) Community Members		
-	Jul	eNews List (Unincorporated Area News, King County District 3)		
		Joint Rural Area Team (UACs)		
	A	Community Events (Vashon)		
	Aug	eNews List (Comprehensive Plan, SEPA, King County District 3) Commissions/Committees (King County equity groups)		
		Media (Seattle Times)		
		Cities (Snoqualmie, Carnation)		
		Joint Rural Area Team (UACs) Community Events (Vashon)		
Sep eNews List (Comprehensive Plan, Unincorporated Area News, Anti-Displacement and Equi				
		Development, Businesses in unincorporated King County, OERSJ, Chambers and economic developers,		
		King County Comprehensive Plan, Local Business Help, Local Services Chamber Grants, Local Services Small Business Grant Recipients, Nonprofits Eligible for King County Surplus Property, North Highline		
CSA Subarea Plan, Skyway-West Hill CSA Subarea Plan, Snoqualmie Valley/NE King Co				
		Plan, and Vashon-Maury Island CSA Plan, District 2 news, District 4 news, District 7 news)		
		Commissions/Committees (Equity Work Group) Media (Seattle Times)		
		Cities (Snoqualmie, Carnation, Issaquah)		
		Joint Rural Area Team (UACs)		
		Community Events (Skyway/White Center) Social Media (Facebook, Instagram, NextDoor, Twitter)		
-	Oct	eNews List (Anti-Displacement and Equitable Development, North Highline CSA Subarea Plan, Skyway-		
		West Hill CSA Subarea Plan, Nonprofits Eligible for King County Surplus Property, Vashon-Maury		
		Island) Commissions/Committees (Equity Work Group)		
		Cities (Snoqualmie, Seattle)		
		Joint Rural Area Team (UACs)		
		Community Groups (Mountains to Sound, Snoqualmie Valley Hospital) Community Members		
•	Nov	Commissions/Committees (Equity Work Group)		
		Community Members		
	Dec	eNews List (Comprehensive Plan)		
'23	Jan	Commissions/Committees (Equity Work Group) eNews List (Anti-Displacement and Equitable Development, Businesses in unincorporated King County,		
		Chambers and economic developers, King County Comprehensive Plan, King County Comprehensive		
		Plan - PublicInput Subscribers, Local Business Help, Local Services Chamber Grants, Local Services Small Business Grant Recipients, Nonprofits Eligible for King County Surplus Property, North Highline		
		CSA Subarea Plan, Skyway-West Hill CSA Subarea Plan, Vashon-Maury Island CSA Plan, Snoqualmie		
		Valley/NE King County Subarea Plan)		
		Commissions/Committees (Equity Work Group)		
	Joint Rural Area Team (UACs) Community Members			
	Feb	eNews List (Comprehensive Plan, Unincorporated Area News, Anti-Displacement and Equitable		
		Development, Businesses in unincorporated King County, OERSJ, Chambers and economic developers,		
		King County Comprehensive Plan, Local Business Help, Local Services Chamber Grants, Local Services Small Business Grant Recipients, Nonprofits Eligible for King County Surplus Property, North Highline		
		CSA Subarea Plan, Skyway-West Hill CSA Subarea Plan, Snoqualmie Valley/NE King County Subarea		

Date		Activities
	Mar	Plan, and Vashon-Maury Island CSA Plan, District 3 news, District 4 news, District 6 news, District 7 news) Commissions/Committees (Equity Work Group) Townhalls & Focus Groups (Comprehensive Plan, Snoqualmie Valley/NE King County) Cities (Snoqualmie, Carnation, Issaquah) Joint Rural Area Team (UACs) Community Events (Skyway/White Center) Social Media (Facebook, Instagram, NextDoor, Twitter) Media (Radio El Rey) Community Members Cities (Carnation) Commissions/Committees (Equity Work Group, Washington Association of Water and Sewer Districts,
		Puget Sound Energy) Tribes (Tulalip, Snoqualmie, Suquamish) General Public
A	Apr	Commissions/Committees (Equity Work Group) Tribes (Snoqualmie, Suquamish) Community Members
٨	May	Commissions/Committees (Equity Work Group, Building Industry) Media (Vashon Beachcomber)
J	lun	eNews List (Anti-Displacement and Equitable Development, Businesses in unincorporated King County, Chambers and economic developers, King County Comprehensive Plan, King County Comprehensive Plan - PublicInput Subscribers, Local Business Help, Local Services Chamber Grants, Local Services Small Business Grant Recipients, North Highline Subarea Plan, Skyway-West Hill Subarea Plan, Snoqualmie Valley/NE King County Subarea Plan, Unincorporated Area News, Vashon-Maury Island Subarea Plan, District 2 news, District 3 news, District 4 news, District 6 news, District 7 news, District 8 news, District 9 news)
		Commissions/Committees (Equity Work Group, Rural Forest Commission) Townhalls & Focus Groups (Comprehensive Plan Virtual, Comprehensive Plan Open House, Snoqualmie Valley/NE King County)
		Cities (Snoqualmie, Carnation, Issaquah) Tribes (Muckleshoot)
		Joint Rural Area Team (UACs)
		Community Events/Meetings (Fall City Community Association, Snoqualmie Valley Mobility Coalition, Skyway Juneteenth Event) Social Media (Facebook, Instagram, NextDoor, Twitter) Media (Radio El Rey, Vashon Beachcomber, Renton Reporter, Kent Reporter, Covington Reporter, Snoqualmie Valley Record)
_	11	Community Members
J	lul	eNews List (King County District 9, Vashon-Maury Island subarea plan) Commissions/Committees (Equity Work Group, Agriculture Commission) Townhalls & Focus Groups (Vashon-Maury Island) Community Events/Meetings (Skyway Nia Festival, West Hill Community Association, Northshore Senior Center, North Bellevue Community Center) Social Media (Facebook)
A	Aug	eNews List (White Center Community Development Association) Commissions/Committees (Equity Work Group, Agriculture Commission, Boundary Review Board)

Equity Work Group

The engagement process improvements netted levels of public interest, engagement, and input that vastly superseded previous Updates. To reach the community engagement goal of "County engages in dialogue," the Update process required instituting a means for sustained conversation with community to support the "advancement of solutions to complex problems," as called for in the Community Engagement Continuum. ¹⁰ The formation of the Equity Work Group was driven by the need for deeper and broader engagement with

¹⁰ King County Office of Equity and Racial and Social Justice Community Engagement Guide [LINK]

historically underrepresented communities on their needs while building understanding and awareness of comprehensive planning more generally.

Creation of the Equity Work Group envisioned the opportunity for members to experience the evolving Update process to build understanding of comprehensive planning topics, and to provide direct input to shape the direction and content of equity impact review, plan proposals, and engagement efforts. The Equity Work Group's experience could also inform future efforts to move Plan engagement up the community engagement continuum and increase process equity.

Composition

The Equity Work Group was comprised of 15 individuals representing communities and places historically underrepresented in King County's comprehensive planning efforts. All Equity Work Group members were members of BIPOC communities, and many members lived or worked in geographic communities within unincorporated King County, including North Highline, Skyway-West Hill, and East Federal Way. Members were participants of other King County equity cabinets or convened work groups, or by recommendation of community-based groups engaged in King County's equity and racial and social justice work. Members were compensated for their participation at standard compensation rates for 2022-23.

Workplan

The Equity Work Group met 16 times between September 2022 and October 2023. Staff from various County Executive departments (Department staff) attended to better understand the lived experience of community members, participate in more nuanced discussions of community input, and discuss the potential equity impacts of Update proposals.

In December 2022, the Equity Work Group approved a workplan (Figure 6) to outline their efforts and priorities for 2023. The Equity Work Group identified three focus areas to maximize their influence and build upon their interests and strengths: housing proposals, the equity impact review Process, and public engagement efforts.

The Equity Work Group's engagement efforts began with review and advisement on public engagement survey content. Members were also critical in advocating for in person engagement, identifying and attending community events for tabling opportunities, and shaping and attending the Public Review Draft open house.

To support deeper discussion on the housing proposals, the Equity Work Group met for several educational sessions to learn about land use and housing planning and to delve into specifics about affordable housing issues within King County. In conversation, staff from the Department of Community and Human Services (DCHS), Department of Local Services, Regional Planning, and the Office of Equity and Racial and Social Justice learned which community hopes, values, fears, and shared experiences were important to ensure equitable outcomes in the housing proposals.

These early conversations also led the Equity Work Group to begin crafting a series of questions to help Department staff evaluate and consider equity implications of Plan proposals as part of the equity impact review of the Update. To further the spirit of two-way channels of communication and multiple interactions, department staff provided responses to

the Equity Work Group's questions as well as to follow-up questions. This iterative process encouraged both Department staff and Equity Work Group members to collaborate in looking for opportunities and identifying unintended consequences to strengthen the proposals.

Figure 6: Equity Work Group 2023 Workplan

Approved Workplan Component	Approved Workplan Description	Equity Work Group Activities
Public Engagement	Work Group members will have an opportunity to be lead and/or participate in various aspects of the public engagement efforts for the comprehensive plan.	Provided input on scoping and early concepts draft proposal survey questions Provided input and prioritized events and locations for in person engagement on Public Review Draft Hosted Executive staff at community events and centers
Equity Impact Review	The Work Group will provide feedback on current conditions and community context to integrate racially disparate impacts and illuminate missing data to tell a more compelling story about the conditions in unincorporated King County. Members of the Work Group will also develop a set of questions in dialogue with county staff to ensure that plan proposals are centering equity.	Provided input on current conditions report content Developed standard Equity Analysis Question and guiding prompts Provided review of and input on Department staff equity analysis
Housing Proposals	Work Group members will engage in dialogue with county staff to ensure that the selected proposals for the affordable housing strategies centers equity and community needs. Work Group members will have an opportunity to access additional data, complete background readings, review policy and code language, and provide feedback to staff members throughout the development of affordable housing strategies.	Engaged in initial topic discussions with Department staff subject matter experts Identified community priorities for housing proposal prioritization Provided input on housing proposals in the early concepts and Public Review Draft

Conclusion

The 2024 Update was an opportunity for King County to start a new conversation with members of historically underrepresented communities about how to best work together to plan for the future. The process improvements that were implemented helped to make public engagement on Plan development more collaborative, accessible, and equitable, resulting in more than 1,500,000 points of public engagement and over 10,000 comments received. There is still more work to be done to evaluate, identify, and implement the lessons learned from the 2024 Update and to continue to evolve the engagement process. However, these new diversified engagement strategies, community partnerships, and insights from the Equity Work Group lay a solid foundation for more equitable engagement in future Plan updates.



Photo of County staff and Equity Work Group members from June 2023 Open House at Southgate Roller Rink in White Center

2024 KCCP Community Outreach Summary

Format of This Document

This document summarizes the King County Council's community outreach process in 2024. It includes two main sections: 1) scheduled committee meetings, 2) a summary of outreach deliverables in coordination with committee meetings.

Goals

- 1. Provide opportunities for the Council to hear directly from community members on the Executive Recommended Plan and on Council-proposed amendments.
- 2. Meet legal requirements in Growth Management Act, King County Code, and the State Environmental Policy Act for the DEIS.

2023 Preparation Work

The KCCP will be transmitted to the Council on December 7th, with the first meetings in 2024 beginning on January 17th. Staff anticipates substantial work from and collaboration among different groups in the Council organization will be needed to prepare for the meetings. These groups primarily include the Communications team, ESJ staff, Policy staff, KCTV, and Committee Assistants, and may include individual District Office staff and administrative staff as needed.

Public Comment

Staff will be managing public comment throughout the 2024 KCCP Update process. There will be different avenues to receive comment, including the Council's comprehensive plan and committee email accounts, and written and verbal comments received during meetings. Written comments will be batched and provided to all member offices. Verbal comments will need to be transcribed and provided to all member offices. Comments submitted in languages other than English will be translated into English for Councilmembers to use.

For 2024, Policy staff will be cataloging public comments received, and providing information on how the proposal was changed subsequent to that comment (or that no change was made). District staff will be provided with the comments and charged with responding directly to any individual comment. The County will be responsible for responding to public comments to comply with the Shoreline Management Act and SEPA. Staff will coordinate with the Executive Branch to address this requirement. The cataloging of comments and subsequent changes will be part of the package created for, at a minimum, state approval of the Shoreline Master Program.

LSLU Meetings	Topics	Evening Meetings	Location/Topics
Jan 17	 Overview, Schedule, Process Snoqualmie Valley / NE King County Subarea Plan Chapter 11: Subarea Planning Map Amendments Equity Work Group Presentation 	Jan 18 6:30 start	 King County Council Chambers Open House, Presentation, Public Comment Topic: Overview, DEIS hearing
Feb 7	Chapter 1: Regional PlanningChapter 2: UrbanEquity Scoping Theme Items across chaptersLegislative Branch ESJ Methodology	Feb 8 6:30 start	 Covington City Hall Open House, Presentation, Public Comment Topic: TBD
Feb 21	Climate Change Scoping Theme Items across chaptersChapter 5: EnvironmentChapter 6: Shorelines		
Mar 6	Chapter 4: Housing and Human ServicesHousing AppendixHousing Scoping Theme Items across chapters	Mar 7 6:30 start	Riverview Educational Service Center, Duvall Open House, Presentation, Public
Mar 20	- Chapter 3: Rural and Resource Lands		Comment - Topic: Subarea Plan
Apr 3	 Chapter 7: Parks & Regional Trails Needs Report Chapter 8: Transportation & Transportation Needs Report/Arterials 	Apr 4 5:30 start	- Vashon Center for the Arts - Open House, Presentation, Public Comment
Apr 17	Chapter 9: FacilitiesCapital Facilities Plan AppendixChapter 10: Economic Development		- Topic: P-Suffix Changes, Shoreline changes
May 1	- Chapter 12: Implementation - Development Regulations		
May 15	- Brief the Striking Amendment	May 15	- Skyway-West Hill (tbd)
June 5	Review and consideration of striking and line amendmentsVote on Committee recommendation	6:30 start	Open House, Presentation, Public CommentTopic: Striker

Deliverables

ltem	Description	Timing	Reach
Electronic Newsletters (Enews)	A bi-monthly email sent to subscribers sharing updates on the County's Comprehensive Plan process. Information may include information on upcoming meetings and topics, where to find more information, how to comment, and key dates. Enews are issued regularly in line with upcoming LSLU meetings and major milestones. Enews could be translated into the top 6 non-English languages spoken, either automatically or through a link.	Bi-monthly. 1 week prior to each meeting, totaling about 20 messages between December 2023 and December 2024	There are currently 3,033 subscribers (and another 8,700 subscribers for the subarea plan). There are opportunities to expand these email distribution lists to a broader audience.
Targeted Digital Advertising/ Social Media	Digital advertising and social media can supplement other types of outreach and increase engagement. Materials, such as graphics with associated text, could be prepared and used on the County's social media accounts and distributed to members for use on their accounts. Digital advertising on these platforms can be used to engage audiences and focus on specific geographic regions where evening meetings occur.	1 to 2 weeks prior to evening meetings between January and May, the June 2024 Committee vote, and November 2024 public hearing	Varies, depending on advertising budget. This option can be tailored to focus on different geographies or specific populations (such as non-English speakers).
Website	Includes information about the comprehensive plan process, information to the Executive's transmitted plans, committee materials, schedule, public comment, hearing information, amendments and news The new website allows translation of the County's website to a number of other languages using Google translate.	The website would be ongoing through adoption. Updates would occur prior to committee meetings and key milestones.	Any interested party, including those receiving information through other communication avenues
Press Releases and Traditional Media	This includes coverage across print, broadcast, and online outlets. This would likely be timed with key milestones (such as committee vote or final passage) or evening events in local newspapers. Councilmembers, such as the LSLU Chair, could provide op-ed pieces on the KCCP for publication near key milestones.	Timed with evening meetings and key milestones (January through June 2024, November 2024)	Various newspapers, such as the Seattle Times, and locally-specific newspapers (Vashon Beachcomber, Snoqualmie Valley Record, and others), or news blogs (such as the South Sound Emerald or the White Center Blog)

Item	Description	Timing	Reach
Media and Location-Based Support for CM Offices	Councilmember offices may choose to complete additional district-specific engagement during the 2024 update in an effort to get information out on various networks. This may include District email lists, in person meetings, or other communications. Staff would prepare graphics, information or other materials for use by the offices.	Timed with evening meetings and key milestones (January through June 2024, November 2024)	Councilmember distribution lists
Public Hearing Notice	State law requires public notice to be mailed, posted, and published when map amendments that change a property's zoning or land use is proposed. These notices would be issued at least 30 days prior to the public hearing scheduled in November 2024. The notices would provide information on the hearing and summary of the changes, as well as direct those interested to the Council's website to find more detailed information and translated information.	October 2024	Seattle Times and locally- specific newspapers where map amendment changes are being proposed (such as the Snoqualmie Valley Record) Property owners in and within 500 feet of a proposed map amendment



Local Services and Land Use Committee

January 17, 2024

Agenda Item No. 9 Briefing No. 2024-B0004

Equity Work Group Presentation on 2024 Comprehensive Plan

Materials for this item will be available after the meeting.