



**King County**

**Area Land Use and Zoning Studies**

**King County Comprehensive Plan**

March 2022

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**Area Land Use and Zoning Study 1  
Fall City Industrial Parcel Area Study**  
March 2022

**I. OVERVIEW**

To consider whether parcel 1524079003 in the Fall City Rural Town should change zoning from Industrial (I) to Community Business (CB) to better orient with adjacent zoning and land uses.<sup>1</sup>

**II. BACKGROUND INFORMATION**

The parcel is an island of I zone immediately adjacent to but outside of the Snoqualmie Agricultural Production District and CB zoned areas which are a part of the Fall City Business District Special District Overlay (SDO) SO-260.<sup>2</sup> If the zoning change is granted, this parcel would join the SDO and its alternative wastewater system being currently formed.

Resulting from this zoning change is the parcel's ability to join the alternative wastewater system currently being designed for the parcels within the SDO, as is outlined in the policy section of this study.

**A. PARCEL INFORMATION**

Parcel 1524079003, 33360 SE REDMOND FALL CITY RD, FALL CITY, 98024

According to the King County Assessor Office, the highest and best use for this parcel if vacant is neighborhood business, and the highest and best use as improved currently is the present use. Though due to a limitation applied in a 1999 Fall City Subarea map amendment limiting uses to that of NB (Neighborhood Business), the highest and best use if vacant would be a neighborhood business.<sup>3</sup> The present use identified by the Assessor is a mobile home, though the current use is sales of prefabricated tiny homes, fences and other related products one could find at the outdoor portion of a standard hardware store or hardware store, both permitted in the NB but conditionally allowed in the SDO. The site also stores boats and recreational vehicles; it is undetermined whether this is an ongoing land use or temporary.

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<sup>1</sup> Parcel 1524079003 is shown as having a zoning classification of I on current King County zoning maps. A condition tied to the property from the 1999 Fall City Subarea Plan, Map Amendment Z-4(b) states the allowed uses would change from I to Neighborhood Business (NB) upon change of ownership. Ownership changed in 2018. This change has occurred automatically and no further process is needed.

<sup>2</sup> <https://kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx>

<sup>3</sup> See note 1.

The total land on this parcel is 31,140 square feet (0.71ac). The Comprehensive Plan designation is 'rt' (Rural Town). The current zoning classification is Industrial with a P-suffix development condition (I-P, FC-P02).<sup>4</sup>

Zoning to the north and east of Parcel 1524079003 is Agriculture (A-35, 35 acres minimum lot area), within the Snoqualmie Valley Agricultural Production District (APD). To the south is CB and within the SDO. The adjacent CB parcel is currently a automotive repair shop. To the west and across State Road (SR) 202 is a Residential (R-4, four dwelling units per acre) zoned area that is the Fall City Elementary School. The parcel has a provisional Industrial zone designation with the following condition (FC-P02): "Change the zoning map to an I zone and add a p-suffix condition with two conditions: the first that the on-site storage would be that as of today which would be uses such as boats, trailers or tractors and the second, if the ownership changes the uses would revert to NB zone."

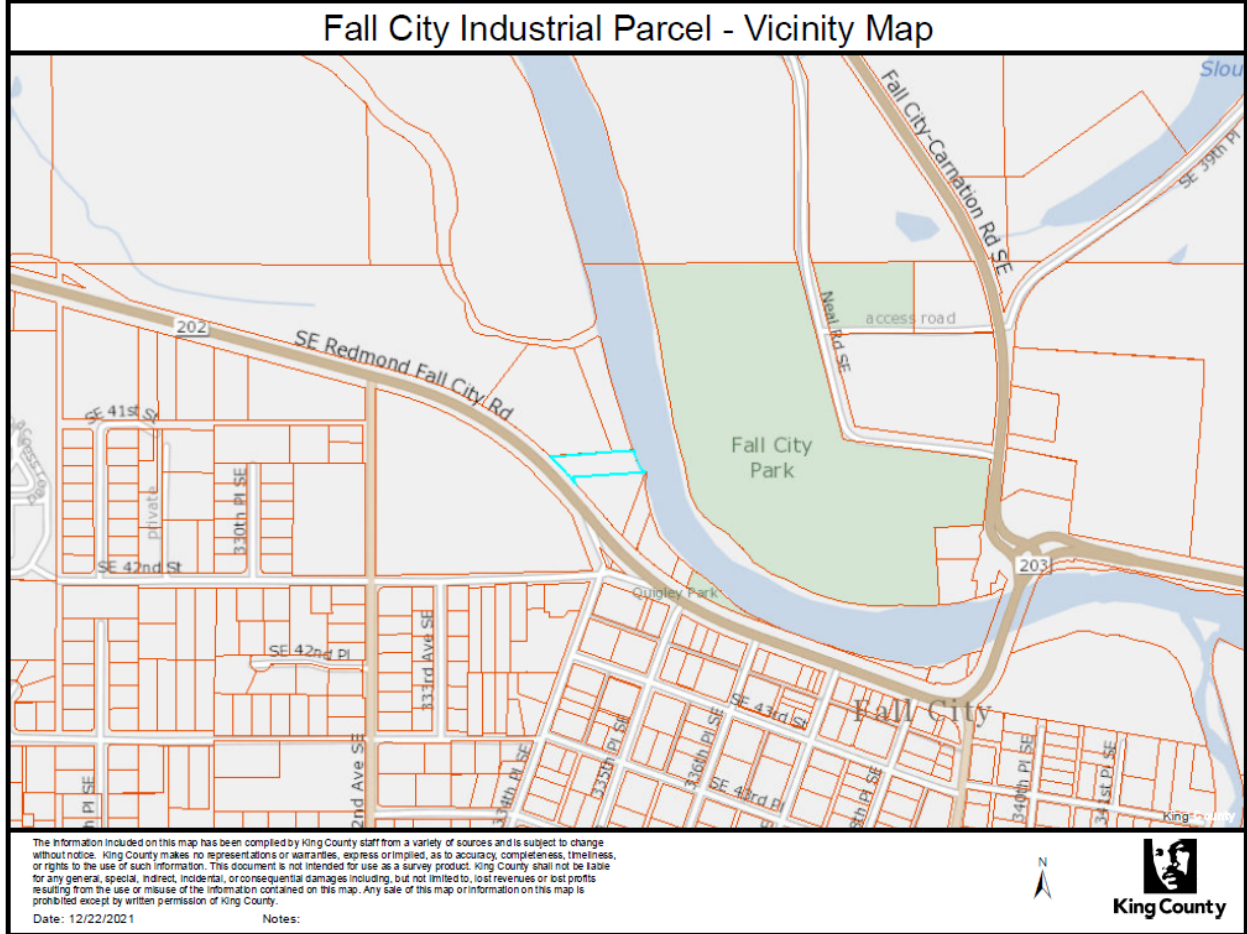
There are no valid cases of code enforcement that have been opened on this parcel as of February 1, 2022. No recent or relevant permits have been opened.

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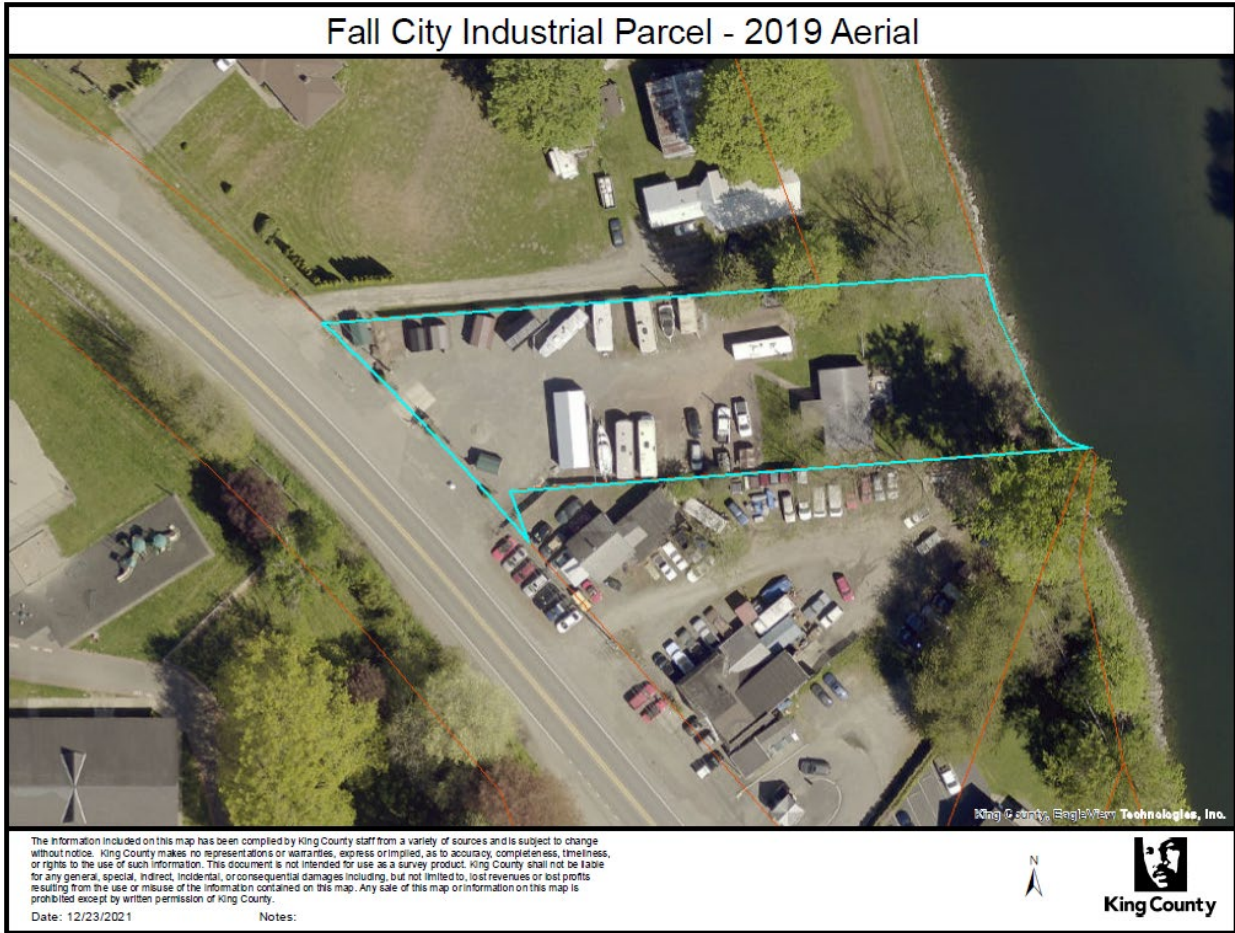
<sup>4</sup> <https://kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/Psuffix/FallCity/FC-P02.aspx>

**B. MAPS AND PHOTOS**

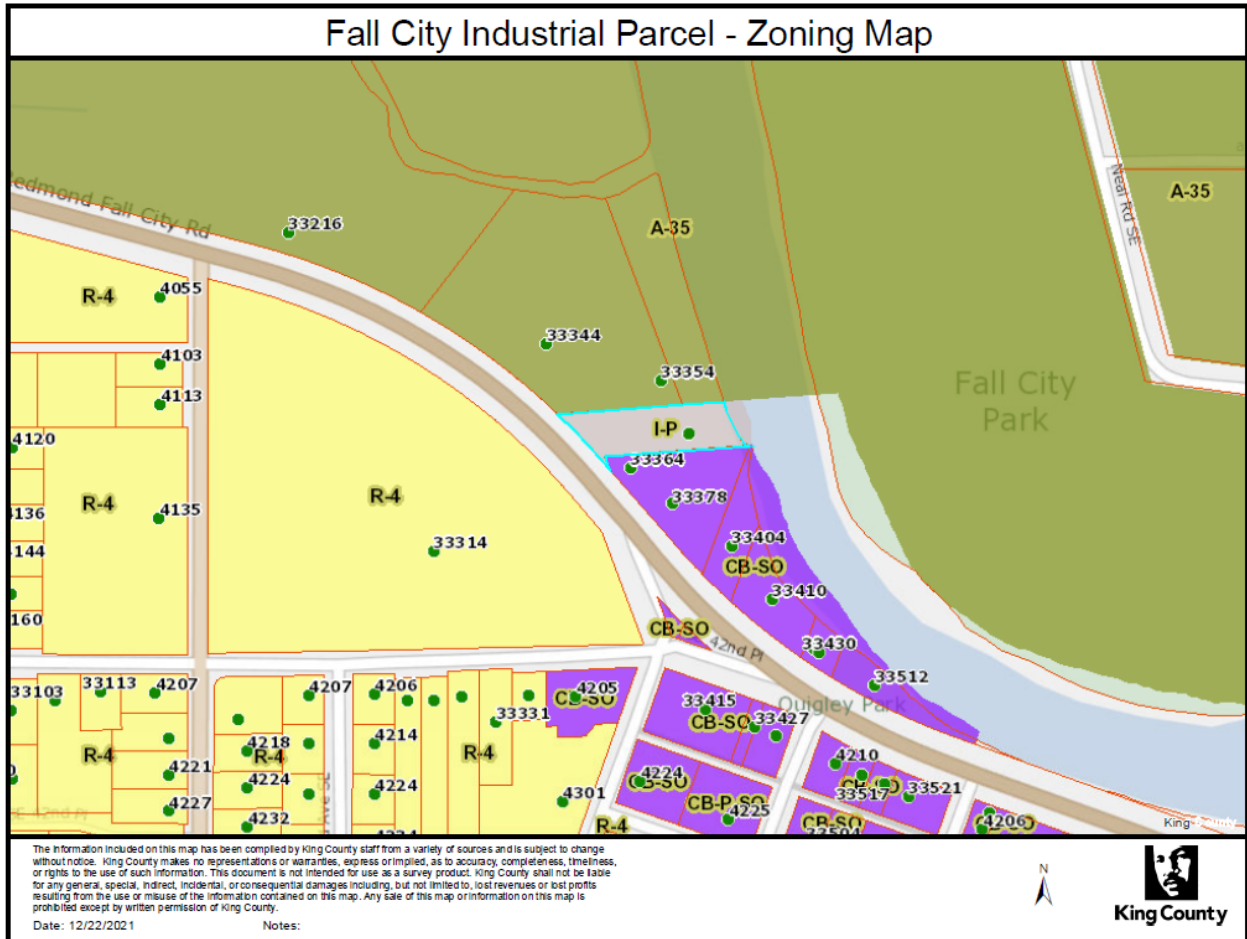
i. Vicinity Map:



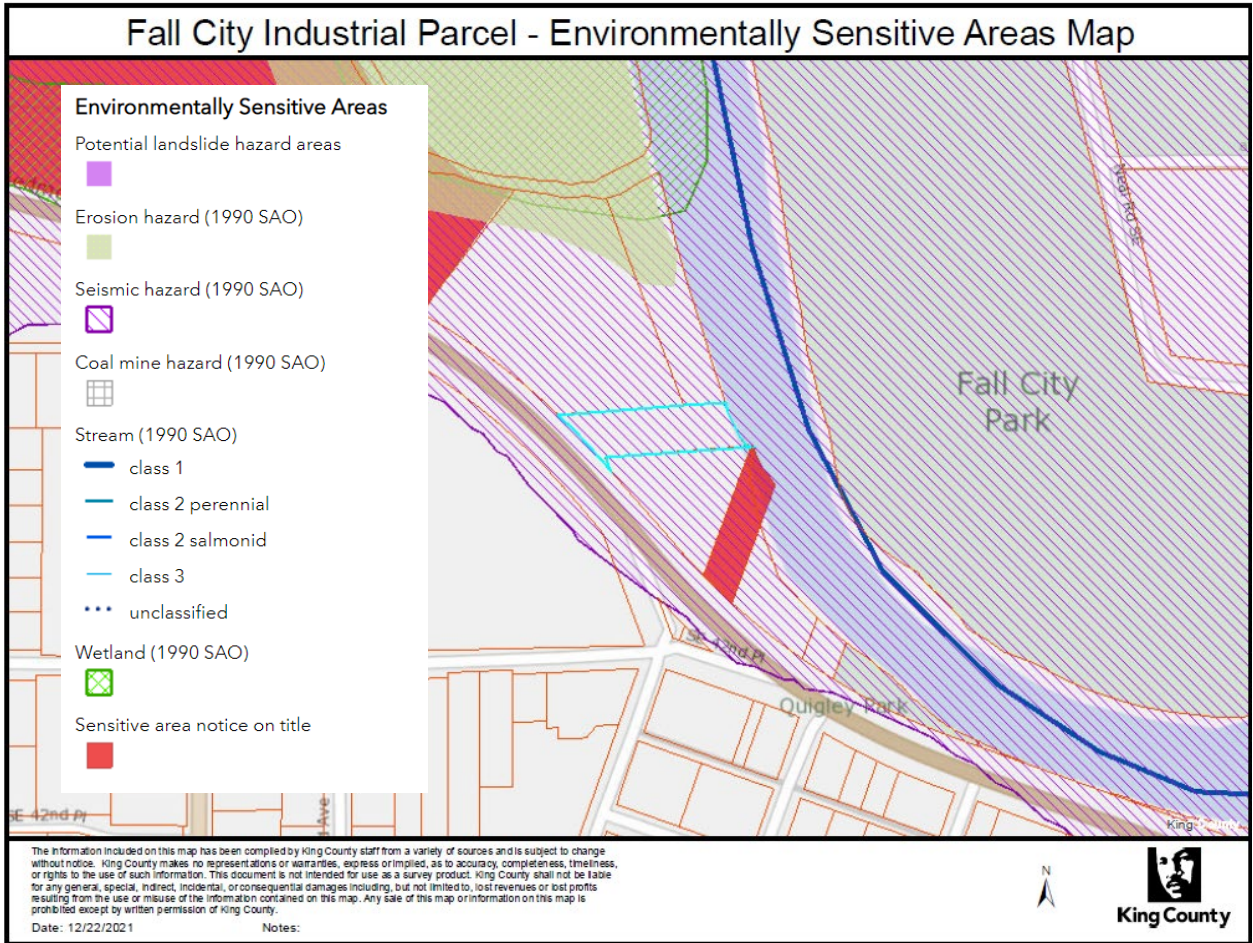
ii. Aerial Site Map:



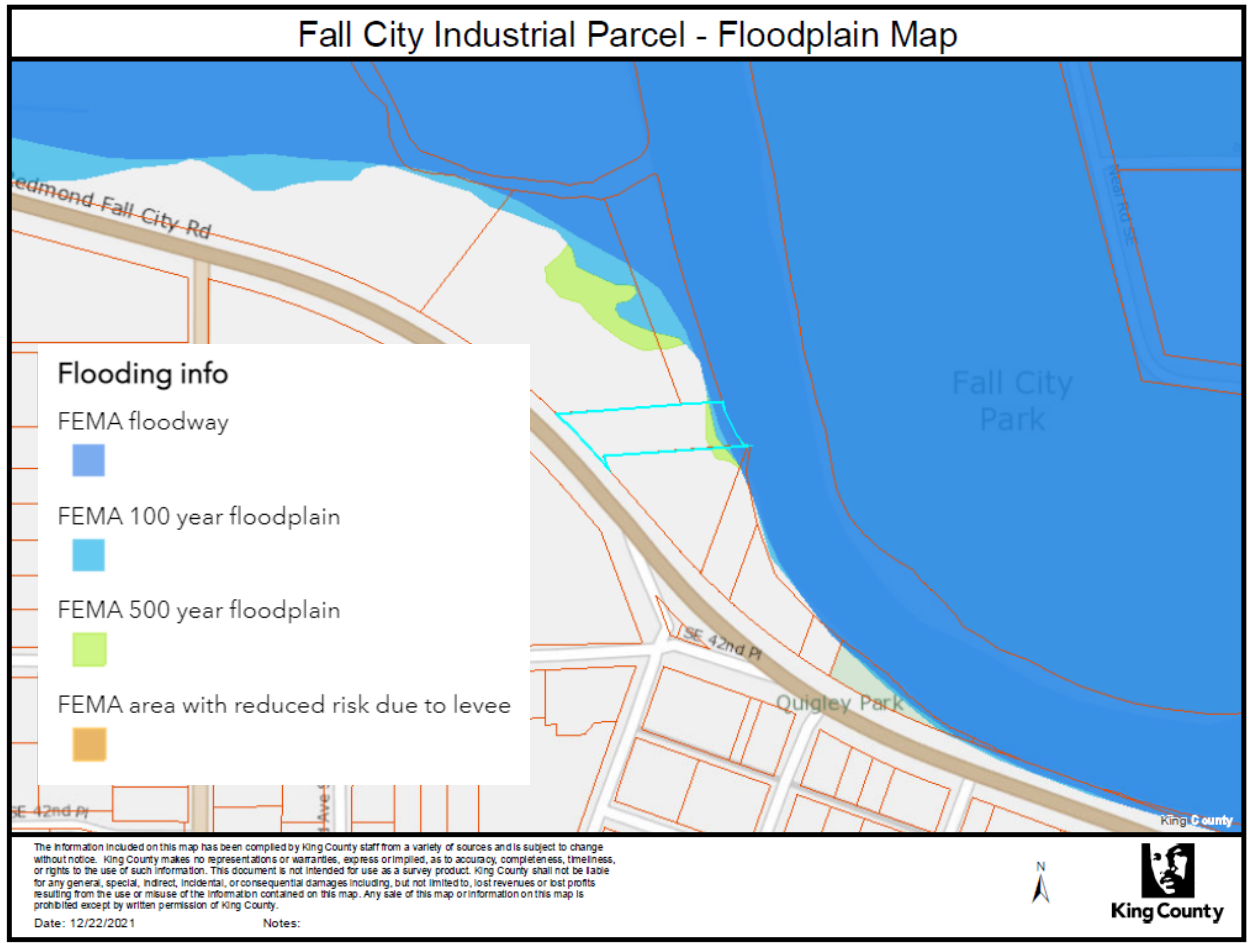
iii. Zoning Map:



iv. Environmentally Sensitive Areas Map:



v. Floodplain Map:



Photos: Site Visit – (photos from the King County Assessor)







**C. LAND USE INFORMATION**

From information gathered remotely Executive assumes the current uses on the site are mostly the sales of prefabricated tiny homes, fences and other related products one could find at the outdoor portion of a standard hardware store or hardware store, both permitted in the NB but conditionally allowed in the SDO. The site also stores boats and recreational vehicles; it is undetermined whether this is an ongoing land use or temporary. The site is currently occupied by a business owned by the landowner, the Fall City Trading Post. The business website is <https://fallcitytradingpost.com/>.

**Easements:**

There is one easement on the property. The easement was granted to the State of Washington Department of Game in 1959 to permit and allow the free and unrestricted passage over and use of the stream bank property by sport fishermen in order to fish in the Snoqualmie River, a 12 foot strip of land bordering and extending along the southwest side of the Snoqualmie River (Recording 5009987).

As a currently zoned Industrial parcel with Neighborhood Business allowed uses:

The below section illustrates allowed uses and required densities and dimensions of new developments if this parcel were to remain I with NB allowed uses and not join the SDO.

Allowed Use Comparison Between Current Zoning (I, limited to NB uses) and Potential Change (SO-260)

Use	NB	SO-260
Residential		
Single Detached	Not Allowed	Not Allowed
Townhouse	Permitted*	Not Allowed
Apartment	Permitted*	Permitted*
Community Residential Facility	Permitted*	Not Allowed
Senior Citizen Assisted Housing	Permitted*	Not Allowed
Residential Accessory Uses	Permitted*	Not Allowed
Home Occupation	Permitted*	Permitted*
Bed and Breakfast Guesthouse	Permitted*	Conditional*
Hotel/Motel	Not Allowed	Conditional*
Recreational/Cultural		

Use	NB	SO-260
Parks	Permitted	Permitted
Trails	Permitted	Not Allowed
Sports Club/Fitness Center	Conditional	Conditional
Amusement and Recreation Services	Permitted*	Conditional
Library	Permitted*	Permitted
Museum	Permitted*	Permitted
Arboretum	Permitted*	Permitted
Conference Center	Permitted*	Not Allowed
Bowling Center	Not Allowed	Conditional
<b>General Services</b>		
General Personal Services	Permitted	Permitted*
Cemetery/Columbarium/Mausoleum	Permitted*	Permitted
Day Care	Permitted	Permitted
Veterinary Care	Permitted*	Permitted
Automotive Repair	Permitted*	Not Allowed
Automotive Service	Permitted*	Not Allowed
Miscellaneous Repair	Permitted*	Permitted
Church/Synagogue/Temple	Permitted	Conditional
Social Services	Permitted	Permitted
Animal specialty services	Permitted	Permitted
Artist Studios	Permitted	Permitted
Interim Recycling Facility	Permitted*	Not Allowed
Dog Training Facility	Permitted	Not Allowed
Office/Outpatient Clinic	Permitted	Permitted
Specialized Instruction School	Permitted	Not Allowed
School District Support Facility	Permitted*	Not Allowed
Medical or Dental Lab	Not Allowed	Permitted
Nursing/Personal Care Facilities	Not Allowed	Permitted
Theater (movie or live performance)	Not Allowed	Conditional
<b>Government/business services</b>		
Public Agency or utility office	Permitted	Conditional
Police Facility	Permitted*	Conditional
Fire Facility	Permitted	Conditional
Utility Facility	Permitted	Conditional
Commuter Parking Lot	Permitted	Not Allowed
Private Stormwater Management Facility	Permitted*	Not Allowed
Vector Waste Receiving Facility	Permitted*	Not Allowed
Self-service Storage	Permitted*	Conditional
General Business Service	Permitted	Permitted
Professional Office	Permitted	Permitted
Automotive Parking	Permitted*	Not Allowed
Off-Street Required Parking Lot	Permitted*	Not Allowed
Commercial/Industrial Accessory Uses	Permitted*	Not Allowed
Helistop	Conditional*	Not Allowed
<b>Retail</b>		
Building Materials and Hardware Stores	Permitted	Conditional
Retail Nursery/Garden Center/Farm Supply	Permitted	Conditional
Department and Variety Store	Permitted*	Conditional

Use	NB	SO-260
Food Stores	Permitted	Permitted
Agricultural Product Sales	Permitted*	Not Allowed
Farmers Market	Permitted*	Not Allowed
Gasoline Service Stations	Permitted	Not Allowed
Eating and Drinking Places	Permitted*	Permitted
Drug Stores	Permitted	Permitted
Sporting Goods and Related Stores	Permitted*	Permitted
Book/Stationery/Video/Art Supply Stores	Permitted	Not Allowed
Hobby/Toy/Game Shops	Permitted	Permitted
Photographic/Electronic Shops	Permitted	Permitted
Florist Shops	Permitted	Not Allowed
Pet Shops	Permitted	Permitted
Remote Tasting Rooms	Not Allowed	Permitted
Liquor Store or Retail Store Selling Alcohol	Not Allowed	Conditional
Auto Dealers (indoor sales rooms only)	Not Allowed	Conditional
<b>Manufacturing</b>		
Food and Kindred Products	Permitted*	Not Allowed
Winery/Brewery/Distillery Facility II	Permitted*	Not Allowed
Winery/Brewery/Distillery Facility III	Conditional*	Not Allowed
Printing and Publishing	Permitted*	Not Allowed
<b>Resource</b>		
Agricultural Support Services	Permitted*	Not Allowed
Solar Energy Systems	Not Allowed	Permitted
Private Stormwater Facilities	Not Allowed	Permitted
Growing/Harvesting Crops	Not Allowed	Permitted*
Raising Livestock/Small Animals	Not Allowed	Permitted*
Wind Turbines	Not Allowed	Conditional
<b>Regional</b>		
Jail	Special	Not Allowed
Jail Farm/Camp	Special	Not Allowed
Non-hydroelectric Generation Facility	Conditional*	Not Allowed
Renewable Energy Generation Facility	Conditional	Not Allowed
Communication Facility	Conditional*	Special
Earth Station	Conditional*	Not Allowed
Energy Resource Recovery Facility	Special	Not Allowed
Landfill	Special	Not Allowed
Transfer Station	Special	Not Allowed
Wastewater Treatment Facility	Special	Not Allowed
Municipal Water Production	Special	Not Allowed
Airport/Heliport	Special	Not Allowed
Transit Bus Base	Special	Not Allowed
Transit Comfort Facility	Permitted*	Not Allowed
School Bus Base	Special	Not Allowed
Racetrack	Special*	Not Allowed
College/University	Conditional*	Not Allowed

Key:

Permitted = permitted use

**Conditional** = conditionally allowed use  
**Special** = special use  
**Not Allowed** = use is not allowed under zoning  
 \* = only under certain circumstances

Densities and Dimensions Comparison

Standard	NB	SO-260
Base Residential Density	8 du/ac*	6 du/ac*
Maximum Height	35ft	40ft/2 floors
Minimum Street Setback	10ft	10ft
Minimum Interior Setback	20ft*	20ft*
Ground floor elevation	No standard	Max 6ft above grade
Ground floor elevation non-residential	No standard	0ft above grade
Maximum Floor/Lot Ratio	1/1	1/1
Maximum Impervious Surface	85%	85%
Max height for ground flood	No standard	18ft
Affordable Housing Requirements*	No Standard	10% affordable for buildings above 10 units

\*Certain conditions apply  
 du = dwelling unit  
 ac= acre

Summary of Potential Impacts if Rezoned

To rezone the parcel from the current I zone with NB uses to CB in the SDO would be an insignificant change in intensity, though more land uses would be allowed. Potential housing options would be greater, as hotel/motel would be allowed as a conditional use, though other residential uses would no longer be allowed. Recreational, general services, government/business services, retail, manufacturing and regional uses all have a greater variety of possible uses within the current zoning. Resource uses have a greater variety of possible uses if the parcel were to change to SDO. Density and dimension standards are relatively similar between NB and the SDO, where residential densities can go slightly higher in NB, but allowed height is slightly higher in the SDO. The SDO does have ground floor elevation and affordable housing requirements that are not present in the NB zone.

**D. INFRASTRUCTURE AND SERVICES**

Any transportation impacts resulting from redevelopment due to this change of zone likely would be negligible because there is little difference between what is allowed current and what would be allowed with the change, regarding both use and density and dimensions. The redevelopment potential for this site is small, regardless of whether the zoning remains as is, or becomes CB within the SDO. The parcel fronts SR 202 and is 0.5 miles from SR 203. There are no King County Metro lines that service Fall City, though Snoqualmie Valley Transit’s Valley Shuttle route serves Fall City on weekdays only.

This parcel is served water by the Fall City Water District, has paved parking, and is currently on private septic. There are no topographical constraints on most of the parcel, the exception being the riverbank on the far eastern portion abutting the river, which is also encumbered by an easement and critical areas.

**E. ENVIRONMENTAL ISSUES**

As a single parcel with an area of 0.7 acres adjacent to a state shoreline and regulatory floodplain and floodway, there is not much capacity for development beyond the current footprint. The floodplain is only

on a limited portion of the property immediately adjacent to the river, approximately 0.08 acres.<sup>5</sup> The construction of new improvements within these areas is limited, pending compliance with the National Flood Insurance Program and King County Code (K.C.C.)<sup>6</sup> Chapter 21A.24. Shoreline management areas constitute approximately 0.12 acres of aquatic shoreline and approximately 0.35 acres of high intensity shoreline. The purpose of the High Intensity shoreline designation is to provide for high intensity water-oriented commercial and industrial uses (K.C.C. 21A.25.060.C.1). The Aquatic environment is to protect, restore and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark (K.C.C. 21A.25.060.C.8). Future development in these areas must comply with K.C.C Chapter 21A.25.

This area is considered a seismic hazard area, which should be considered during future structure design and construction. Also, according to the King County Water and Land Resource Division of the Department of Natural Resources and Parks, given adjacency to the river, any redevelopment would likely require a buffer, possibly between 100 and 165 feet, regardless of zoning. This would likely result in at least removing pavement and structures from the buffer upon redevelopment and could facilitate ultimately getting a planting easement, since most other uses wouldn't be allowed.

#### **F. EQUITY AND SOCIAL JUSTICE**

There are not equity and/or social justice issues anticipated by the Executive at this time, due to both a small difference in development potential if the change were to occur, and because this area has a fairly low 2019 Equity Score of 2.33.<sup>7</sup>

### **III. POLICY CONTEXT**

The Comprehensive Plan is the long-range guiding policy document for all land use and development regulations in unincorporated King County. Within the Comprehensive Plan and the 2012 update<sup>8</sup> to the 1999 Fall City Subarea Plan (Subarea Plan),<sup>9</sup> several policies reference Fall City, maintenance of its character as a Rural Town, and an alternative wastewater system for the SDO that encompasses the commercial portions of the Rural Town. Below are relevant policies listed from the Comprehensive Plan, the Subarea Plan, as well as the Code provisions for the SDO.

#### **Comp Plan Policies**

Several Comprehensive Plan policies frame the purpose and composition of designated Rural Towns within the unincorporated portions of King County, regarding economy, landscape and land use patterns, and general character.

**R-505 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Urban-level parking, landscaping, and street improvement**

<sup>5</sup> Measured using King County [iMap](#), covering FEMA floodway and 100-year floodplain within the parcel area, December 28, 2021

<sup>6</sup> <https://kingcounty.gov/code>

<sup>7</sup> Link to King County [Census Viewer \(arcgis.com\)](#)

<sup>8</sup> <https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/Subarea-and-CommPlans/Community-Plans/Fall-City/2012-Amendment-to-FallCity-Subarea-Plan.ashx?la=en>

<sup>9</sup> [https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/Subarea-and-CommPlans/FallCitySP\\_FinalwithMaps.ashx?la=en](https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/Subarea-and-CommPlans/FallCitySP_FinalwithMaps.ashx?la=en)

**standards are not appropriate for Rural Towns. Sidewalks and other pedestrian safety measures should be provided to serve the Rural Town.**

**R-507 Rural Towns serve as activity centers for the Rural Area and may be served by a range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:**

- a. Retail, commercial, and industrial uses to serve the surrounding Rural Area population;**
- b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;**
- c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and**
- d. Public facilities and services such as community services, churches, schools, and fire stations.**

**R-509 Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.**

The Comprehensive Plan contains several policies related to Fall City specifically, the SDO that encompasses its business district and its wastewater, and the Fall City Subarea Plan. These policies also cover the rural character of Fall City.

**CP-534 All property within the downtown Fall City business district is zoned Community Business (CB) and is included within a designated Special District Overlay (SDO). Development within the SDO is permitted using an on-site septic system approved by the Seattle-King County Health Department. Development is also permitted using either an alternative wastewater disposal system approved by the Seattle-King County Health Department (such as a community drainfield) or a self-contained sewage conveyance and treatment system approved by the Department of Ecology, provided that:**

- a. The selected system shall be designed and constructed to serve only properties located within the designated SDO;**
- b. The business and commercial property owners in the SDO are responsible for the operation and maintenance of the selected system;**
- c. The County's role should be to provide technical assistance in the development and implementation of the selected system;**
- d. If the selected system fails, and to prevent a potential health hazard, requires connection to the King County regional wastewater system, any**

**such sewer conveyance shall be tight-lined and shall under no circumstance be used to provide sewage disposal service to residential properties in Fall City, except as provided by policy R-508; and**

**e. No costs to implement the selected system or to connect to the County's regional wastewater system shall be borne by properties outside the SDO. Funding from grants, loans and other outside sources may be used to help fund the system, and the County may assist in the pursuit of this additional funding.**

**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.**

**CP-939 Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.**

Comprehensive Plan Policy CP-934 and K.C.C. 21A.38.260 speak directly to providing wastewater service in Fall City. They address wastewater disposal systems in the Fall City business district with enumerated generalized guidance including defining the County's role. Policy R-508 is relied on in Policy CP-934 as limiting wastewater service to the business district except for public health or water quality issues. The Subarea Plan policies and text also support these policies.

### **Fall City Subarea Planning History**

The Fall City Subarea Plan was adopted in 1999. This plan set the boundaries for the Fall City downtown commercial district and prohibited all future commercial rezones until a sewer system or alternative wastewater disposal was operational. In 2012, King County revisited the zoning and the boundaries of the Fall City commercial district to address concerns raised by Fall City business owners that similar properties in the downtown area were designated with different zoning. Following numerous public meetings, the County and the community determined that the boundaries should remain intact. However, a SDO was created to allow all property within the commercial district to be zoned for commercial development but not allow chain stores or other incompatible uses. This change allowed for future commercial development to be subject to approval of a wastewater disposal method by the Seattle-King County Department of Public Health and not be dependent on a sewer system. Parcel 1524079003 is immediately adjacent, yet outside of the SDO.

### **Subarea Plan Policies**

The 1999 Fall City Subarea Plan and 2012 Amendments discuss preferred wastewater systems for the business district, as well as the retention of the Town's commercial and industrial base.

**S-1** On-site septic systems, alternative wastewater disposal systems approved by the Seattle-King County Health Department (such as a community drainfield) are the preferred methods for wastewater treatment and disposal in Fall City. A self-contained sewage treatment and conveyance system approved by the Department of Ecology may be allowed to serve only the Fall City Business District if the preferred methods of wastewater treatment are proven to be technologically infeasible. Connection to and service by King County's regional wastewater system will be permitted only when necessary to address a threat to public health, as provided by King County policies and regulations. Business and commercial property owners in Fall City are the appropriate parties responsible for financing, operating and maintaining any future wastewater and disposal improvements in the business district. King County may help facilitate by providing technical assistance in the development and implementation of the selected system and support when pursuing outside funding sources.

**L-4** Fall City's existing commercial and industrial land base should be retained. All property within the downtown Fall City business district is zoned Community Business (CB) and is included within a designated Special District Overlay (SDO). Development within the SDO is permitted using on-site septic approved by the Seattle-King County Health Department. Development is also permitted using either an alternative wastewater disposal system (such as a community drainfield) approved by the Seattle-King County Health Department or a self-contained sewage conveyance and treatment system approved by the Department of Ecology provided that:

- a. The selected system shall be designed and constructed to serve only properties located within the designated SDO;
- b. If the selected system fails, and to prevent a potential health hazard, requires connection to the King County regional wastewater system, any such sewer conveyance shall be tight-lined. The tight-lined conveyance shall under no circumstance be used to provide sewage disposal service to residential properties in Fall City, except as provided by King County Comprehensive Plan policy R-508; and
- c. No costs to implement the selected system or to connect to the County's regional wastewater system shall be borne by properties outside the SDO. Funding from grants, loans and other outside sources may be used to help fund the system, and the County may assist in the pursuit of this additional funding.

**Subarea Plan Map Amendment Specific to Parcel 1524079003**

Prior to 2000 the zone for the parcel was Agriculture (A-10, 10 acres minimum lot area), which was changed in 2000 through Ordinance 13875,<sup>10</sup> adopting the Subarea Plan. Originally, Zoning Map Amendment Z-4(b) recommended reclassifying five properties, including this parcel, from A-10 to NB. Then, this specific parcel was amended to change the zoning map to I with a P-suffix FC-P02.

**Relevant King County Codes**

The SDO the parcel would become a part of is detailed in K.C.C. 21A.38.260.

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<sup>10</sup> [King County - File #: 1999-0494](#)

**K.C.C. 21A.38.260 Special district overlay - Fall City business district. (*only selected relevant sections shown*)**

A. The purpose of the Fall City business district special district overlay is to allow commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available. The special district shall only be established in areas of Fall City zoned CB and shall be evaluated to determine if it is applicable to other rural commercial centers.

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

1. The permitted uses in K.C.C. Chapter 21A.08 do not apply and are replaced with the following:

- a. Residential land uses as set forth in K.C.C. 21A.08.030:
- b. Recreational/cultural land uses as set forth in K.C.C. 21A.08.040:
- c. General services land uses as set forth in K.C.C. 21A.08.050:
- d. Government/Business services land uses as set forth in K.C.C. 21A.08.060:

ii. As a conditional use:

- (A) Public Agency or Utility Office;
- (B) Police Substation;
- (C) Fire Station;
- (D) Utility Facility;
- (E) Self Service Storage;

- e. Retail/commercial land uses as set forth in K.C.C. 21A.08.070:
- f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.
- g. Resource land uses as set forth in K.C.C. 21A.08.090:
- h. Regional land uses as set forth in K.C.C. 21A.08.100 with a special use permit: Communication Facility.

2. The densities and dimensions set forth in K.C.C. chapter 21A.12 apply, except as follows: (*6 special conditions listed*)

#### **IV. COMMUNICATION**

Communication from the property owner has indicated their ultimate desire is to connect to the alternative wastewater system, as they have attended most of the Fall City alternative wastewater system meetings to date, voicing this desire to King County Department of Local Services staff and Fall City stakeholders. The landowner was contacted in December 2021 to schedule a site visit and discussion regarding this study. The landowner did not reply to this request. The landowner was then contacted in February 2022 as notification this potential zoning change is still being evaluated. As of February 14, 2022, the landowner has not replied to this notification. It was later found through a phone call on February 28, 2022 with the landowner that Department of Local Services staff emails had gone to their spam folder. Through this phone call Department of Local Services staff received verbal confirmation the landowner is content with the proposed zoning change.

The Fall City Community Association was made aware of the proposed map amendment during their monthly meeting on March 1, 2022. The King County Council Comprehensive Plan email contact and website were provided at this meeting.

## **V. CONCLUSION & RECOMMENDATION**

The Executive's recommendation is to execute the zoning change and allow the parcel to join the SDO.

### **A. CONCLUSION**

Considering the actual uses allowed are that of NB, there is little difference between the potential land uses currently and if the proposed change were to occur. The uses, densities and dimensions allowed in the SDO are slightly more limiting than what is currently allowed. No increased environmental impacts are anticipated, both because the available land uses are similar, and because the change would result in the parcel participating in the alternative wastewater system currently being designed for the SDO.

Including this parcel within the SDO is not in conflict with any Comprehensive Plan or Subarea Plan policies. The Subarea Plan Map Amendment relating to this parcel is congruous to this change, considering the allowed uses became NB at change of ownership, giving credence to this change as a subsequent move.

The Executive's analysis has determined the impact of this zoning change is de minimus, and it is aligned with current policy.

### **B. RECOMMENDATION**

The Executive's recommendation is to change the zoning of parcel 1524079003 from its current zoning to Community Business, and simultaneously adopt it into the Fall City Business District Special District Overlay.



## King County

### Area Land Use and Zoning Study 2 Maple Valley Rural Neighborhood Commercial Center Split Parcel Subarea Study

March 2022

#### I. OVERVIEW

This study considers a 2022 Docket Submittal<sup>11</sup> related to parcel 2752200005 and the surrounding area in the unincorporated area near Maple Valley and whether to: change its land use designation from the split-designation of RA (Rural Area) and RN (Rural Neighborhood Commercial Center) to only RN (Rural Neighborhood Commercial Center); change the zoning classification from the split-zone of RA-5 (Rural Area, one dwelling unit per five acres) and NB-P (Neighborhood Business, with P-Suffix Condition TR-P22) to only NB (Neighborhood Business); and repeal TR-P22 from the Zoning Atlas.

#### II. BACKGROUND INFORMATION

The subject parcel is part of the Maple Valley Rural Neighborhood Commercial Center near the City of Maple Valley.<sup>12</sup> The center has about a dozen parcels, with this parcel being at the northern edge. This proposed land use and zoning map amendment was submitted as a request in the King County Comprehensive Plan's 2022 Docket process. The parcel is currently in use as a produce market (Foley's Produce, LLC).

##### A. PARCEL INFORMATION

Parcel 2752200005, 21409 Renton Maple Valley Rd SE, Maple Valley, 98038

According to the King County Assessor Office, the property was purchased in 2012 by the current owner.<sup>13</sup> According to the Docket Submittal, the produce market business was in operation prior to the purchase by the current owner. Aerial photos show that a similar structure has been on the site since approximately 2000 and that it was moved to its current location when frontage improvements and parking were added in about 2009.

Properties surrounding the subject parcel have rural and commercial zoning. To the south, the zoning is NB (Neighborhood Business; with a commensurate RN (Rural Neighborhood Commercial Center) land use designation) and this zoning continues across the State Route 18 and State Route 169 intersection. The directly southern adjacent commercial property hosts the Maple Valley Food Bank and Emergency

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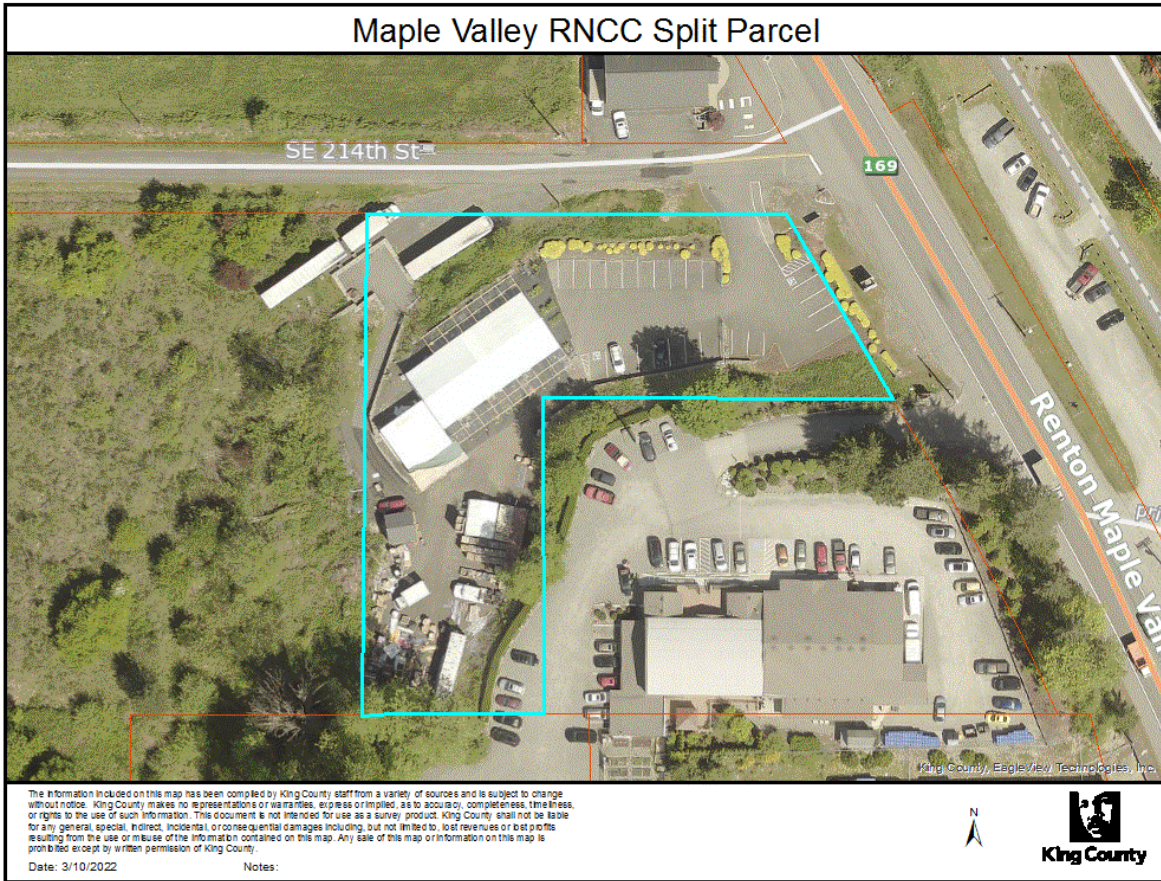
<sup>11</sup> Docket process: <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx>

<sup>12</sup> King County Comprehensive Plan, page 3-31: <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/CurrentAdoptedPlan.aspx>

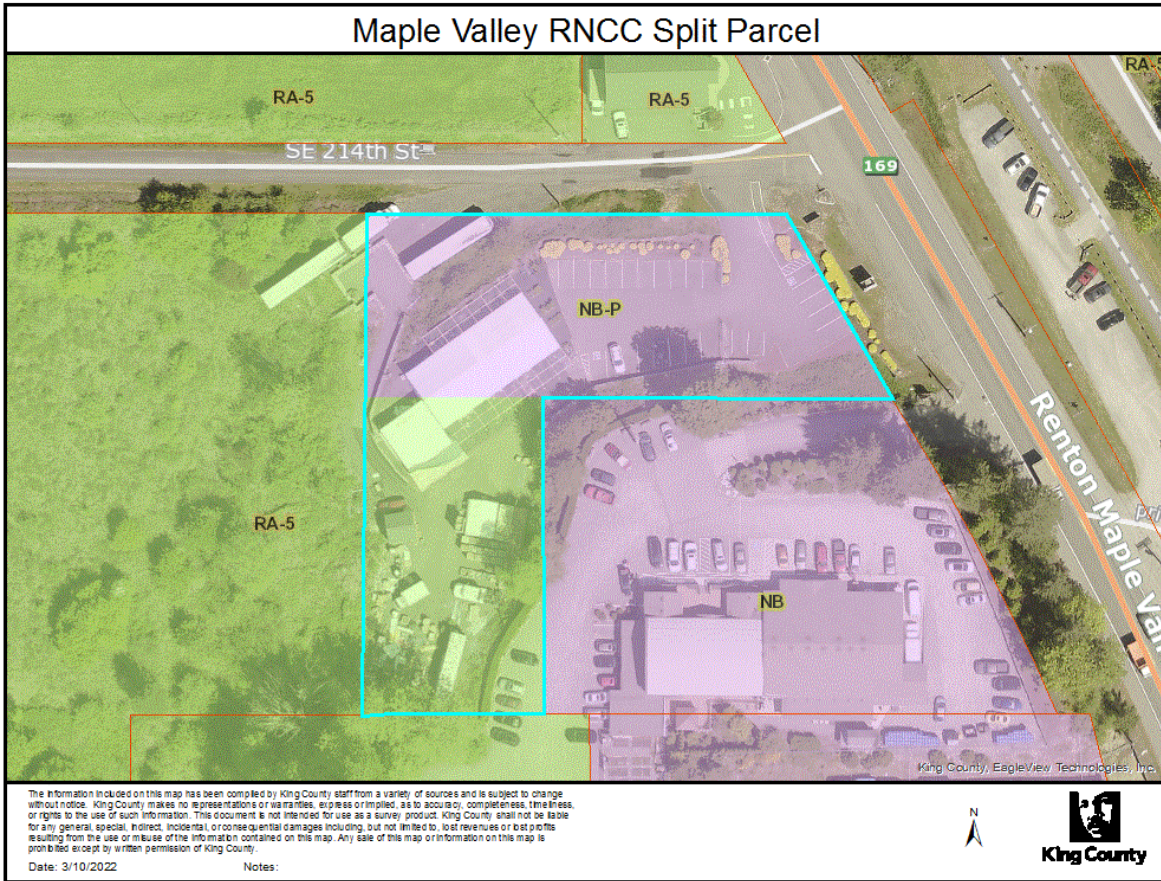
<sup>13</sup> King County Assessor Property Detail: <https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=2752200005>



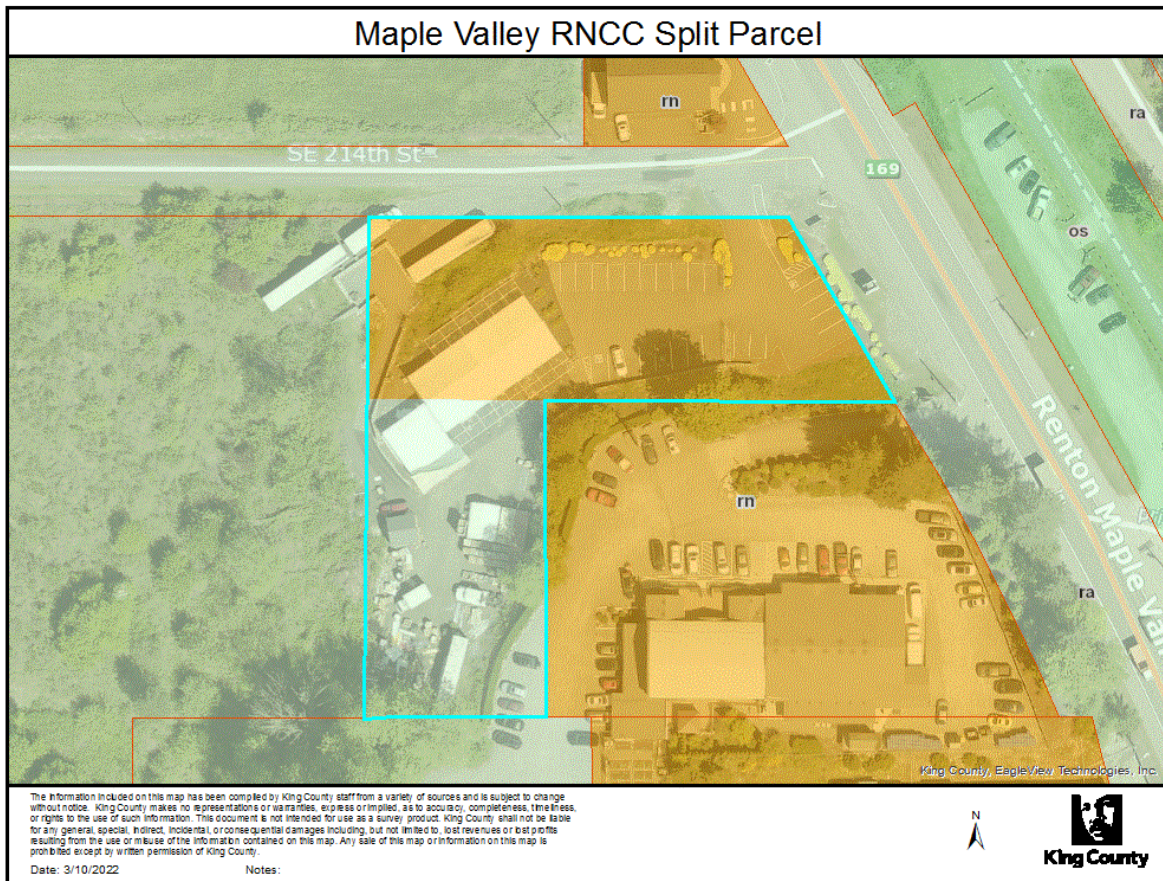
ii. Aerial Site Map:



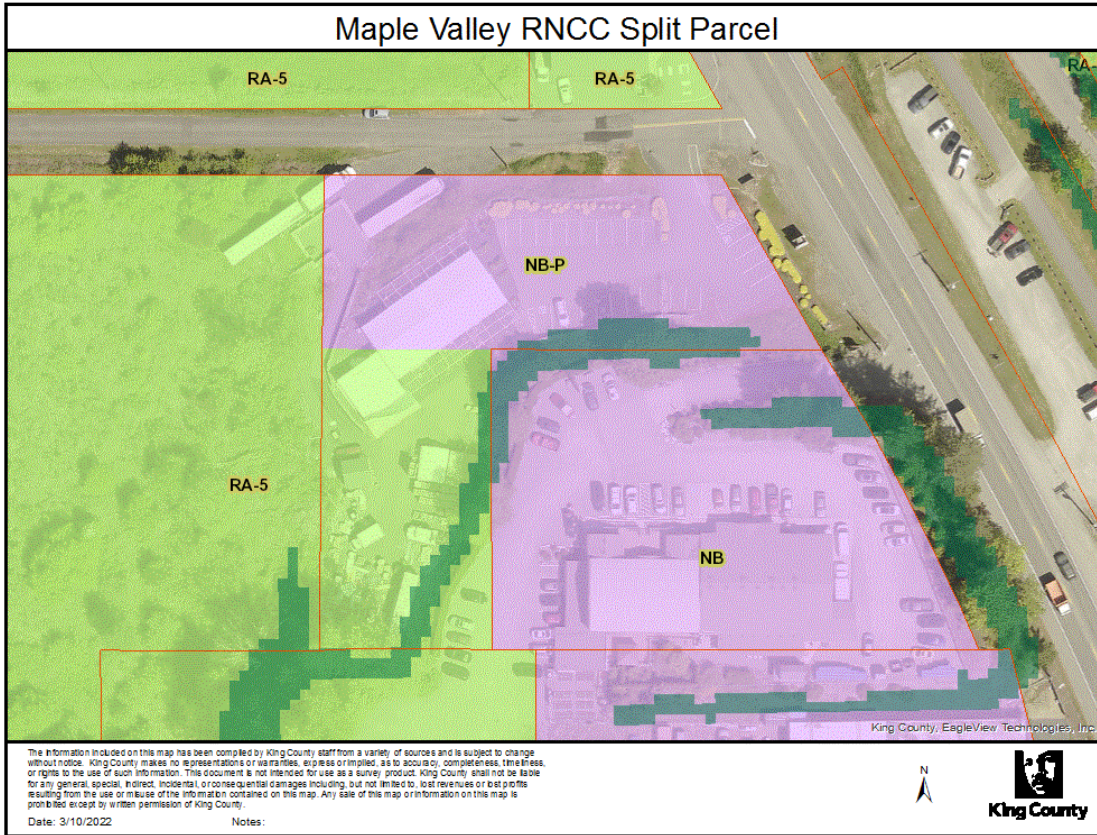
iii. Zoning Map:



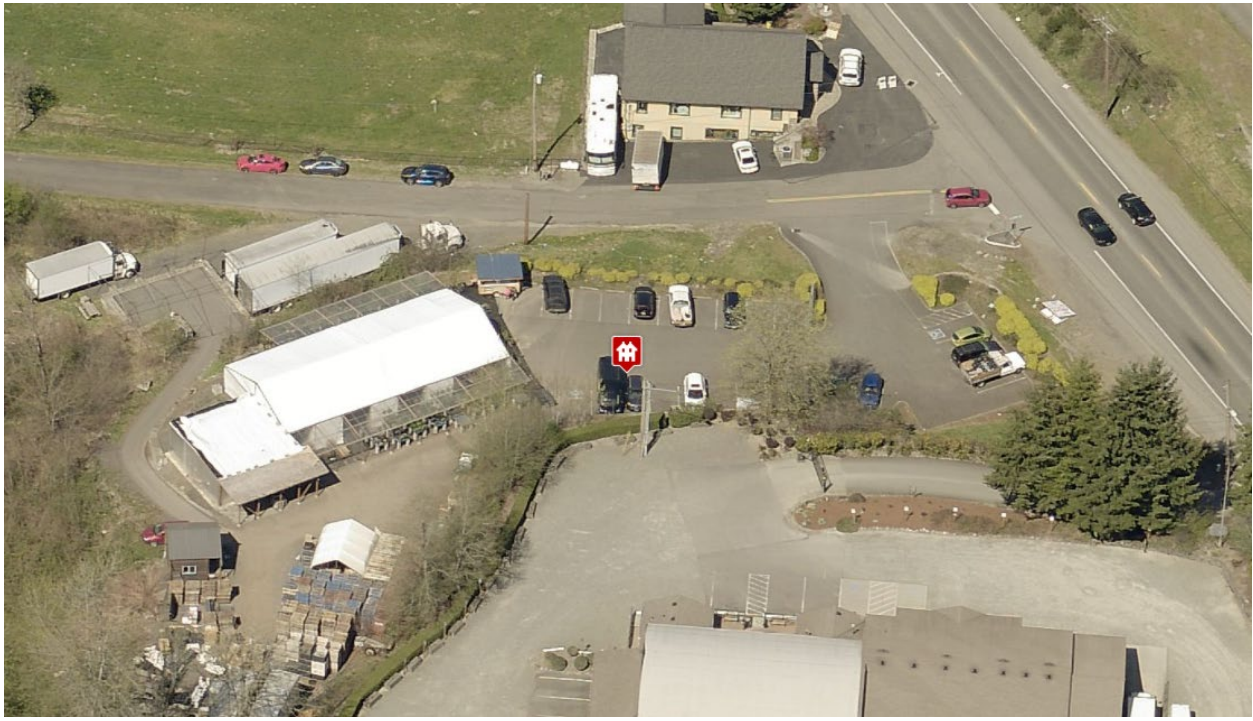
iv. Land Use Map:



iv. Steep Slopes with Zoning Map:



Photos: Aerial images, photos from the King County Assessor



### C. LAND USE INFORMATION

The majority of land on this approximately one-acre parcel has commercial zoning (about 0.6 acres), and the remainder (about 0.4 acres) has rural zoning. The current land use and zoning appears to have been in place since at least 1980. Development of this site started in the early 2000s and, by 2009, the location of the structure was straddling the line between the rural and the commercial portions of the site. In approximately 2012 or 2013, a loading ramp was built that provided unloading access to the back of the site and through the rural area portion of the property. It also appears that a significant portion of the rural area portion of the site was paved.

The parcels to the south and west of the subject parcel appear to have changed little in the past two decades, and both have zero improvement value, indicating they are both vacant of structures. As there are no residential developments, impacts of this potential land use and zoning changes would have limited impacts on nearby residents.

The rural portion of the site, as shown in the maps and photos in the previous section, are landlocked and do not have road access. It is surrounded on two sides by commercial land uses. It is less than half an acre, inclusive of land that has steep slopes and could be unbuildable. Considered as a whole, the rural portion of the site would be challenged to be viable as a stand-alone parcel.

### D. ENVIRONMENTAL ISSUES

The parcel has varied topography and there are slopes between it and the adjacent parcel to the southeast (i.e., the Food Bank parcel). As shown in the aerial photos above, the slope area is taken up by a small landscaped section that would not be impacted by changing the land use and zoning. Like much of the area around it, the property is considered a seismic hazard area. However, the nature of the produce market structure (a semi-permanent pole tent) would limit the potential loss should a seismic event occur. The property does not have additional environmental constraints and it is outside of the Cedar River flood areas.

### E. EQUITY AND SOCIAL JUSTICE

Equity and/or social justice issues are not anticipated at this time due to both the de-minimus change in development potential were the change to occur, and because this area has a low 2019 Equity Score of 1.67 (more wealthy, less diverse).<sup>14</sup> This score indicates a low presence of populations indicated in the County's Fair and Just Ordinance (people of color, low-income communities, and people with limited English proficiency).<sup>15</sup>

## III. POLICY CONTEXT

The Comprehensive Plan is the long-range guiding policy document for all land use and development regulations in unincorporated King County. Several Comprehensive Plan policies address the purpose and composition of designated Rural Neighborhood Commercial Centers within the unincorporated portions of King County. These rural centers are small pockets of commercial development in the Rural Area that provide limited, local convenience shopping, restaurants, and services to meet the daily needs of nearby rural residents. The following are key applicable Comprehensive Plan policies.

**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**

<sup>14</sup> Link to King County [Census Viewer \(arcgis.com\)](https://arcgis.com)

<sup>15</sup> [Ordinance 16948](#)

**Natural Resource Lands. Expansion of the boundaries of the existing Rural Neighborhood Commercial Centers shall not be permitted except through a subarea study.**

**R-502 Rural Neighborhood Commercial Centers should accommodate only small-scale retail, community and human services, and personal service uses that provide convenience shopping and services to nearby Rural Area and Natural Resource Lands residents.**

**R-503 King County commercial development standards for Rural Neighborhood Commercial Centers should facilitate economic reuse of existing structures, minimize increases in impervious surfaces, and encourage retention of historic character and scale. Urban-level parking, landscaping, and street improvement standards are not appropriate for Rural Neighborhood Commercial Centers except as demonstrated as being needed to address the safety of the public.**

As noted in policy R-501, the Comprehensive Plan states no new Rural Neighborhood Commercial Centers are needed to serve the Rural Area but does allow for expansion of these centers if a subarea study<sup>16</sup> is conducted. Related to policy R-502, the use of the parcel is consistent with the intent of these centers. And, as guided by policy R-503, development standards for these types of centers focus on minimizing impacts and ensuring compatibility.

The existing Property Specific Development Condition TR-P22<sup>17</sup> only applies to this one property. The p-suffix condition was first established in 1980 following a request by an oil company to rezone a portion of the property from residential to business.<sup>18</sup> The rezone was approved at the time with a condition that limited the building to 2,500 square feet or less in floor area. Given the nature of the company requesting the rezone, is likely that the change was intended to limit the size a potential gas station on the property. The property sold in 2006 and the property was redeveloped sometime between 2007 and 2009.

Today's Zoning Code, in K.C.C. Title 21A, has dimensional standards such as minimum property line setbacks, impervious surface coverage limits, height limits, and other development conditions that will guide the size of the development, consistent with how other similar properties are regulated. Based on these standards, and the size of the parcel, removal of the 42-year-old Property-Specific Development Condition would limit any impacts of the proposed rezone and the land use change could allow the existing structure to remain without substantial impact to the surrounding areas.

### **III. CONCLUSION & RECOMMENDATION**

#### **A. CONCLUSION**

Redesignating and rezoning the split parcel and removing the property specific development condition will bring the use of the entire property into consistency with the land use and zoning. The change in land use designation and zoning classification and removal of the Property-Specific Development Condition will allow the County to regulate this entire property consistent with similarly zoned properties and will rely on the zoning code to address development standards. Allowing the rural portion of the site to become

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<sup>16</sup> [King County Code](#) (K.C.C.) 20.08.175

<sup>17</sup> [TR-P22](#)

<sup>18</sup> [Ordinance 4764](#)

part of the commercial portion would have limited impacts on surrounding parcels given its current use and absence of adjacent residential structures.

**B. RECOMMENDATION**

This study recommends changing the land use and zoning on the parcel so that it no longer has a split status. The resultant outcome would be a RN (Rural Neighborhood Commercial Center) land use designation and a NB (Neighborhood Business) zoning classification on the entire parcel. As part of the land use and zoning change, the property specific development condition TR-P22 would be removed from this parcel and repealed from the Zoning Atlas.