Fall City Subarea Plan 1999

THE RURAL TOWN OF FALL CITY
King County, Washington

King County Executive

Ron Sims

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GUIDE TO THE READER

Fall City Subarea Plan
Adopted by Metropolitan King County Council

At their June 12, 2000, meeting, the Metropolitan King County Council adopted the Fall City Subarea Plan with several amendments (Ordinance No. 13875).

In order to help clarify what the adopted subarea plan accomplishes, the following information is offered to guide the reader:

- The Urban Reserve Area (UR) (approximately 407 acres) is eliminated and all except about 30 acres are rezoned RA-5. The other 30 acres are rezoned R-4 (Urban Residential, four dwelling units per acre) and retained within the new Rural Town boundaries. The entire Herbfarm site remains within the new town boundaries and its western parcel is rezoned from UR to R-4.
- The overall Rural Town boundaries are significantly reduced.
- All of the potential zoning (higher residential density and commercial zoning contingent upon the availability of sanitary sewers), that carried over from the Snoqualmie Valley Community Plan to the 1994 King County Comprehensive Plan, is eliminated.
- A vacant parcel located between two existing Community Business zoned parcels on the west side of the Preston Fall City Road at SE 43rd Street is rezoned from R-4 to Community Business.
- The A-10 (Agriculture, minimum lot size of 10 acres) zoned parcels at the west end of the existing business district (between State Route 202 and the Snoqualmie River) are rezoned to commercial, industrial, and residential designations, which recognize the existing uses and location along a busy highway. This includes part of Quigley Park, the totem pole parcel, medical/dental office, John L. Scott Real Estate office, a former auto repair shop, and a vehicle storage yard.
- On page 29 of the adopted subarea plan, it states that there is only one Industrial zoned parcel. This was true of the existing zoning prior to adoption of the subarea plan but does not reflect changes to the areas zoning for Fall City as adopted by the King County Council. The council rezoned a parcel noted in the item above from A-10 to I-P. The P-suffix property-specific development condition for this parcel requires that allowed on-site storage would be that existing as of 6/12/00 which would be uses such as boats, trailers or tractors, and requires that if the ownership of the parcel changes, allowed uses would revert to those allowed in the Neighborhood Business zone.
- A stakeholder group will be created to study and recommend solutions to the existing wastewater treatment problem in the Fall City business district.

- The area immediately south of the alley along the existing business district is rezoned from R-4-P (RB) (urban residential, four dwelling units per acre, with a property-specific development condition concerning required access, with potential zoning of Regional Business subject to the availability of sanitary sewers to R-4-P (urban residential, four dwelling units per acre subject to a property specific development condition for a future area-wide rezone to Community Business). By June 12, 2002, or when the stakeholder group makes its recommendations regarding solutions to the existing wastewater treatment problem in the business district, whichever comes sooner, the council will consider an area-wide rezone for this two-acre, 14-parcel area.
- The county's R-4 zoning regulations are amended to eliminate the required minimum density of three dwelling units per acre and to reduce the maximum density of six units down to four dwelling units per acre for R-4 zoned parcels located within the Rural Town of Fall City.
- The R-12 (urban residential, 12 dwelling units per acre) zoned area is rezoned to R-4 (urban residential, four dwelling units per acre). Most of this R-12 zoned area is developed as a mobile home park and this remains an allowed use under the new R-4 zoning.
- The "Fall City Subarea Plan: Proposed Land Use Designations" map on page 7 of the plan shows the existing land use designations prior to adoption of the subarea plan and the Executive's recommended Rural Town boundaries.
- The "Existing Zoning" map on page 9 of the plan shows the existing zoning prior to adoption of the subarea plan and the Executive's recommended Rural Town boundaries.
- The sensitive areas maps on pages 12 and 13 of the plan showing the hydrology and geology of the Fall City area have been updated to show the new Rural Town boundaries adopted by the King County Council.
- Two new maps were added to the plan by the King County Council: "Shallow Aquifers in Fall City Area" on page 15 of the plan and "Wellhead Protection Areas in Fall City" on page 16 of the plan.
- Policy RT-1 of the plan is revised to describe the new Rural Town boundaries of Fall City.
- Policy L-2 of the plan is implemented by area rezones and amendment of the zoning regulations as recommended in the plan.
- Policy L-3 of the plan will be implemented through the King County Comprehensive Plan 2000 update and associated code changes.
- Policy L-5 of the plan is implemented by the area zoning adopted by the King County Council. The Fall City Post Office property retains its Office zoning and the portion of the King County road maintenance yard that was previously zoned Office is rezoned to R-4. The road maintenance yard is an allowed use in the R-4 zone.
- The plan encourages King County to work with the community to preserve the historic character of Fall City and also to develop a rural protection program.

- The plan supports the development of more trails and passive parks in the Fall City area and a pedestrian, bicycle and equestrian crossing at SE 39th Place across State Route 203.
- The plan supports the study and implementation of traffic control and neighborhood traffic safety improvements.
- The plan encourages King County to develop a scenic drive program and consider designation of the Preston-Fall City Road as a scenic drive.
- The King County Comprehensive Plan policies relating specifically to Fall City have been revised to be consistent with the adopted Fall City Subarea Plan. These are listed in Appendix A of the Fall City Subarea Plan.
- The **King County Comprehensive Plan Land Use Map for Fall City** on page 23 of the plan shows what the King County Council adopted regarding the new Rural Town boundaries and land use designations for Fall City.
- The **Area Zoning Map for Fall City** on page 24 of the plan shows what the King County Council adopted for area zoning for Fall City.
- The credits page inside the front cover of this plan was updated to show the current Chair of the King County Council, the new representative for King County Council District 12, the new director and deputy director of the Department of Development and Environmental Services, and the new director of King County's Office of Regional Policies and Planning.
- The footnote about the Herbfarm that was included in several places in the subarea plan was deleted in the final adopted plan but retained in the appendices. The footnote reads: "**Note: Prior to the adoption of this plan, the Executive may recommend a land use and zoning amendment for the western parcel of the Herbfarm in the event that both of the Herbfarm parcels are no longer under common ownership or the pending building permit for this site is terminated*". The Herbfarm parcels remained under common ownership and the building permit for this site was not terminated at the time that the council adopted the subarea plan. The entire Herbfarm site was included within the new Rural Town boundaries adopted by the council.

King County Executive
RON SIMS

August 18, 1999

Dear Interested Citizen:

Enclosed is my recommended initial Fall City Subarea Plan. This plan provides long-term direction for the future of Fall City.

In the summer of 1998, the subarea plan project began with meetings to assess how Fall City residents view their community. The Fall City Subarea Plan Citizens Advisory Committee (CAC) worked diligently from October of 1998 through March of 1999 to develop their recommendations. There was strong community interest and participation throughout the planning process.

I am pleased to tell you that the recommended Fall City Subarea Plan embraces the majority of the CAC's recommendations. This is the direct outcome of the diligence that the CAC paid to their work.

King County is already making progress on several of the issues identified by the CAC. We are:

- conducting a study regarding the possible creation of a core landmark district and historic preservation district in Fall City;
- establishing a citizens advisory group to help identify and prioritize traffic and pedestrian safety needs in Fall City;
- developing a scenic drive program;
- hiring more enforcement and erosion control inspectors—which will enhance the County's environmental protection efforts for the benefit of the entire county; and
- continuing active participation with watershed studies and habitat protection efforts in the Snoqualmie Valley.

I thank the CAC members and all members of the community who invested great energy and effort to make this plan a reality. I am very supportive of the community's efforts to preserve the unique qualities and rural character of Fall City and the surrounding area.

Sincerely,

Ron Sims
King County Executive

FALL CITY SUBAREA PLAN

1999

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Executive Summary

King County Comprehensive Plan Policy CP-929 required that a subarea plan be developed for the Rural Town of Fall City. The Fall City subarea planning project began in August of 1998 and was completed in 1999. An eleven-member citizen advisory committee was appointed by the director of the County's Department of Development and Environmental Services (DDES) to help develop recommendations for this subarea plan.

The subarea plan revisited land use designations, town boundaries, and comprehensive plan policies regarding Fall City which grew out of the Snoqualmie Valley Community Plan adopted in 1989. It was determined that the Fall City community is not supportive of the degree and type of growth that was envisioned by the Community Plan. There are also development constraints due to limited water supply, lack of public sewers, and environmentally sensitive areas.

The subarea plan recommendations are to:

- eliminate the Urban Reserve and rezone almost all of it RA-5*;
- reduce the overall Rural Town boundaries;
- rezone approximately 7.4 acres from Urban Reserve to R-4 and include it within the new Rural Town boundaries*;
- amend the county's R-4 zoning regulations to eliminate the required minimum density and the maximum density option only for parcels located within the Rural Town of Fall City;
- eliminate all of the potential zoning;
- rezone the R-12 zoned area to R-4;
- study the potential creation of a landmark or historical district and a rural character protection program;
- provide more trails and passive parks in the Fall City area;
- implement a traffic control and neighborhood traffic safety program; and
- consider designation of the Preston-Fall City Road as a scenic drive.

History of Fall City

The Snoqualmie Valley has been home to the Snoqualmie Tribe for thousands of years. One of the principal permanent villages of this tribe was located in what is now Fall City. The Point Elliot Treaty, signed in 1855 by Chief Patkanim of the Snoqualmie Tribe, ceded to the federal government all land from Snoqualmie Pass to Everett. At this time, there were approximately 4,000 tribal members living in 14 villages in the Snoqualmie Valley. This was one of the largest tribes in the Puget Sound region in the mid-1880's. The Snoqualmie Indians suffered devastating epidemics in the 18th and 19th centuries but still have several hundred members, most of whom reside in King County.

The Snoqualmie Valley, with its rich soils and flat land, attracted Euro-American settlers as early as 1858. Farming became one of the principal activities. Steamboats on the Snoqualmie River provided the primary transportation access to and through the valley until 1889.

In 1869, two brothers, Edwin and George Boham and James Taylor filed land claims and opened a trading post and store where Fall City stands today.

Fall City was platted by Jeremiah Borst in 1887, just prior to the extension of the railroad to Preston and the Upper Snoqualmie Valley in 1889 and 1890. Rail transportation rapidly supplanted steamboats for both passengers and freight.

In 1888 a bridge was constructed across the Snoqualmie River to Fall City. This replaced the old cable ferry and provided a more reliable and permanent passage between Fall City and the rest of the valley. Fall City was at an important crossroads between Issaquah, Snoqualmie, Redmond, and Tolt/Carnation. Automobile traffic grew steadily from 1907 onward.

In 1898, Charles Baker started building a hydroelectric power station at Snoqualmie Falls. In 1899, the Snoqualmie Falls Power Company started generating electricity for Seattle and Tacoma.

The timber industry was in its peak in 1908 in the Upper Snoqualmie Valley. Several logging camps and lumber mills operated around Fall City. The first sawmill in the Snoqualmie Valley was built in 1873 by Watson Allen.

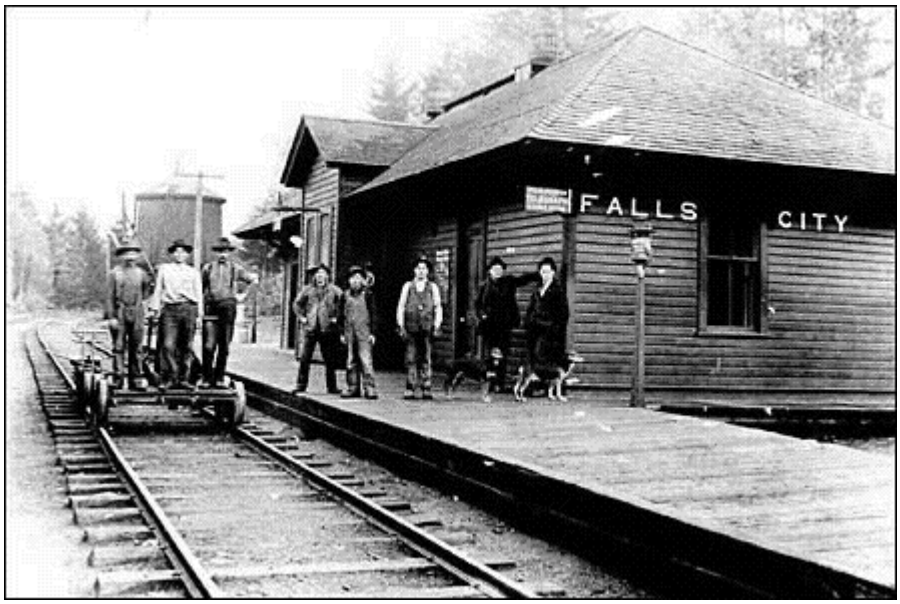
Dairying and truck farming became more prevalent as logging activity faded. The dominant land uses involved agricultural activities with major crops being hops, berries, herbs, and vegetables.

Tourism, sports fishing and hunting activities also grew in popularity in the valley. Snoqualmie Falls was a favorite tourist attraction reached by road from Fall City.

The town of Fall City is oriented toward the Snoqualmie River. The business district developed along the road next to the river. By the early 1900's, the well-established commercial area included dry goods stores, a restaurant, a hotel, a barbershop, and several saloons.

Fall City's residential area started within the original plat of Fall City. The plat contained urban-sized lots of 25 feet by 100 feet but the actual development was more rural. The core residential neighborhood developed with modest one- and two-story homes surrounded by open lots used for growing fruit, vegetables, herbs, and flowers and raising livestock.

History of Fall City Information Sources: Ada S. Hill, A History of the Snoqualmie Valley, Snoqualmie Valley Historical Society, 1972; Margaret Corliss, Fall City in the Valley of the Moon, published by the author in 1972; James R. Warren, King County and Its Emerald City: Seattle, American Press, 1997; and Seattle Times newspaper.



Fall City railroad depot, circa 1909.
Photo courtesy of the Fall City Historical Society

Ferry across the Snoqualmie River to Fall City.
Photo courtesy of the Fall City Historical Society

Photo (undated) courtesy of the Fall City Historical Society

Background Information

The 1985 King County Comprehensive Plan designated the Snoqualmie Valley community planning area as Rural Area and Resource Lands, including agriculture, forestry, rural residential development and rural activity centers. This plan recognized five towns as Rural Activity Centers in this planning area: Carnation, Duvall, Fall City, North Bend, and Snoqualmie. Rural Activity Centers were intended to have low residential densities and infrastructure and services appropriate for a rural lifestyle. The rural areas outside of the proposed expansion areas for these centers were proposed to have low-density residential densities averaging one home per five acres of land.

In the late 1980's the Snoqualmie Valley Community Plan (initiated in April 1984 and adopted in August 1989) was developed with the assistance of a citizens advisory committee composed of local residents and property owners. The Snoqualmie planning area was one of 13 community planning areas in King County and covers some 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). In 1989, the King County Council adopted the Snoqualmie Valley Community Plan. The key concerns identified included: preservation of rural character; protection and preservation of natural resources; continued economic vitality for the valley cities; preservation of resource lands, open space, historical and archaeological resources; and accommodation of projected population growth.

The Snoqualmie Valley Community Plan recommended that if sewers become available in Fall City, low density multifamily development, new commercial areas and increased density for single family residential development could occur. These areas are identified as having "potential zoning" of R-4 for the area identified as "Urban Reserve," Regional Business for new commercial area adjacent to the existing commercial area, and R-12 for an area currently zoned R-4 at the northeast corner of the town

There are only three areas in King County designated as "Rural Towns": Fall City, the Town of Vashon, and Snoqualmie Pass. This designation recognizes the historical development of these unincorporated rural areas which include commercial centers and higher density residential settlement patterns than the rest of the rural parts of the County.

In 1990-91, the Washington State Legislature passed the Growth Management Act and King County developed a new comprehensive plan to comply with it. In 1994, King County adopted the new comprehensive plan. The 1994 King County Comprehensive Plan continues the designations for Fall City adopted in 1985 and 1989. Please refer to the Fall City existing zoning map, Fall City Area Zoning: Existing, for more information.

In 1998, most of the community plans were repealed as plans separate from the county's comprehensive plan, and the appropriate policies from these community plans were readopted in a new Chapter 14, "Community Plans" of the King County Comprehensive Plan.

Planning in King County

King County Comprehensive Plan
The county's comprehensive plan is the principal planning document for the orderly development of the county. Subarea plans must be consistent with the county's comprehensive plan policies, development regulations and land use map. Policy CP-929 of the comprehensive plan called for a subarea plan for Fall City to address land use and zoning. Chapter 13 of the comprehensive plan contains policies regarding rural land use.

Fall City Subarea Plan
The subarea plan makes recommendations to amend several policies and the land use map in the King County Comprehensive Plan, the zoning map, and zoning code (King County Code Title 21A).

Map: Existing Land Use

Existing Conditions

Size and boundaries: The Rural Town boundaries of Fall City adopted in 1989 are: Snoqualmie River on the north, Raging River on the northeast, SE David Powel Road and Lake Alice Road SE on the east, SE 56th St. on the south, Preston-Fall City Road and 328th Way SE on the southwest, SE 48th St and SE 46th St. and 326th Ave. SE at the central westside, and 321st Ave. SE at the northerly portion of the west side. This encompasses nearly 700 acres of land. See map of Fall City Subarea Plan: Current Land Use Designations on the previous page.

Development patterns
In the older part of Fall City, parcels are small and development is more compact than the rest of the town. About one fourth of the town area is vacant land. Larger tracts of land and less dense development is characteristic of the outer reaches of the town.

Land uses
There is a well-established business district which faces the Snoqualmie River and an adjoining small commercial section along the Preston-Fall City Road. There are churches, schools, library, post office, fire station, police station/community services center, welding shop, mobile home parks, nurseries, cemetery, and a county roads maintenance shop at various locations throughout the town. Most of the land area contains single family homes, vacant land, and pasture land.

Zoning
The existing zoning is predominately single family residential with small areas of commercial, multiple family residential, industrial and office zoning. The post office and county roads maintenance shop are zoned Office. A welding shop is zoned Industrial. Several parcels along the south side of SR202 and a few parcels on both sides of the Preston-Fall City Road SE are zoned Community Business. There is a small area at the northeast part of town, which includes a mobile home park that is zoned R-12. The larger part of the north and east part of town is zoned R-4 and the remaining area to the west and south is zoned Urban Reserve. See the existing zoning map, Fall City Area Zoning: Existing, on the next page.

The Snoqualmie Valley Community Plan area zoning recommendations resulted in potential zoning designations for several properties in Fall City, contingent on the availability of public sanitary sewers. If all of the potential zoning were realized, it would significantly expand the downtown commercial area and adjacent multiple family residential area and allow for R-4 intensity of residential development in the Urban Reserve area.

Map: Existing Zoning

EXISTING ZONING

Current Zoning	Number of Parcels	Acres	Part that is currently vacant (acres)
Agriculture, A-10	7	5.25	1.01
Community Business (CB)	30	11.14	6.73
Office (O)	3	1.52	0.00
Urban Residential, R-12	3	2.58	0.14
Urban Residential, R-4	514	269.93	38.65
Industrial (I)	1	0.32	0
Urban Reserve (UR)	323	406.54	125.31
Totals		697.28	171.71 (24.7%)

POTENTIAL ZONING

Potential Zoning	Number of Parcels	Acres
Urban Residential, R-12	31	10.49
Urban Residential, R-4	274	390.33
Regional Business (RB)	26	11.38
Totals	331	412.20

Sensitive Areas
There are significant wetland and floodplain areas in this part of the Snoqualmie Valley. The Snoqualmie River and the Raging River converge at Fall City. Both rivers are Class 1 and are significant salmon spawning areas. See the Hydrologic Sensitive Areas Map on page 12 for more details.

Areas of steep slopes which are subject to erosion and landslide hazards are located south and east of Fall City. Seismic hazard areas are located north and east of Fall City, primarily within the floodplain areas, and also within the northwest and northeast corners of Fall City. There are erosion hazard areas along portions of the rivers going through the valley. See the Geologic Sensitive Areas Map on page 13 for more details.

Circulation/Transportation
The main access to Fall City is via State Routes 202 and 203, the Issaquah-Fall City Road, and the Preston-Fall City Road. The older platted area of Fall City has a regular grid of residential streets connecting to the primary access routes. Areas farther out from the center of town contain larger and less developed properties and are served by a much more limited street network. Sidewalks are primarily limited to the commercial area. Grass and gravel alleys are located along the south side of the businesses on State Route 202 (Redmond – Fall City Road). Public transit serves Fall City.

Map: Hydrology

Map: Geology

Utilities

The Fall City Water District provides water to the entire area of Fall City as well as a larger service area around it. The District's comprehensive water plan indicates that there is adequate capacity to serve all projected demand, based on population forecasts by the Puget Sound Regional Council, over the next twenty years.

The water source for the District is groundwater. One of the primary concerns of any water utility using groundwater is protection of water quality. The Washington State Department of Health (DOH) requires large water utilities to designate well head protection areas. These areas are where rain, and potentially contaminants, will soak down into the soil and get in to the well. DOH requires monitoring of well head protection areas. The level of monitoring required is dependent upon the kinds of land uses within the well head protection area. As the maps on pages 15 and 16 showing the location of the aquifer and wellhead protection areas indicates, the District's wellhead protection area covers a large part of Fall City.

Sewage disposal in Fall City is currently provided by on-site septic systems. In 1990, in order to assess the feasibility of implementing a public sewer system in Fall City, King County participated in the development of a Wastewater Facilities Plan (WFP) for the area.

However the community strongly rejected the WFP recommendations due to the financial impacts on the community and concerns that resulting increased residential densities would threaten the rural character of Fall City. After a series of public meetings, the Wastewater Facilities Plan was not implemented.

Electrical service is provided by Puget Sound Energy.

Map: showing the shallow aquifers in Fall City

Map: showing the Wellhead Protection Areas in Fall City

Parks/Open Space
There is a community park along the south side of the Snoqualmie River, an elementary school, a middle school, and a section of the Preston-Snoqualmie Trail within the existing Rural Town boundaries of Fall City.

Demographics
The 1990 United States Census reported a population of 3,888 and 1,395 housing units within Census Tract 326.00. Fall City is not an incorporated city and census information is not available specifically for the area encompassed by the Rural Town boundaries. Fall City, however is within an area identified in the census as a “Census Designated Place” and the 1990 population was reported as 1,850.

The 1997 population estimate for Census Tract 326.00 is approximately 4,500, with about 1,700 housing units. About half of this may be within the current boundaries of the Rural Town of Fall City.

Based on 1997 data from the Washington State Employment Security Department, the total employment level in Census Tract 326.00 was about 1,100 jobs. Of these, there were about 700 jobs in the government and education sector and some 400 private sector jobs.

Development of the Fall City Subarea Plan

Purpose: The subarea planning effort was directed toward reviewing the land use and zoning designations for Fall City to recommend appropriate revisions and update the county's comprehensive plan policies for this area.

Public Process: Two introductory meetings were held in Fall City by county staff in August and September, 1998, to announce the subarea planning project, recruit volunteers to serve on an advisory committee and identify community concerns and issues.

An eleven-member citizens advisory committee (CAC) and four alternate members were appointed by the director of the King County Department of Development and Environmental Services. The committee held eleven meetings to review information and develop recommendations for the subarea plan. These meetings were open to the public and were well attended. Public comments and questions were received by the committee throughout the meetings. Written public comments were also distributed to the committee for their consideration. Staff from the Seattle-King County Health District; Washington State Department of Transportation; and King County's Transportation Department, Natural Resources Department, Department of Development and Environmental Services, and the Office of Cultural Resources presented information at the committee meetings and answered questions.

The CAC developed written recommendations for the subarea plan and proposed amendments to the county's comprehensive plan policies regarding Fall City. The CAC made several revisions to their recommendations to address public comments and finalized their recommendations in March, 1999.

There were two community meetings held, first to present the CAC's recommendations and the second to present the King County Executive's recommendations for the Fall City Subarea Plan. These meetings drew over two hundred people.

Four meeting notices were mailed to local residents and property owners in and around Fall City. Meeting materials, including agendas, minutes, maps, and handouts, were placed on reserve at the Fall City Public Library. Copies of meeting notices and the drafts and final subarea plan recommendations were placed in the Fall City Post Office and the Fall City Community Services Center. Meeting notices and background information about the subarea-planning project were placed on the DDES web page on the Internet.

Community Values and Goals

Local residents have a strong sense of place and cohesive community spirit. The town has a historic development pattern and unique qualities. Fall City residents value the open spaces within the town, historic buildings and landmarks, gardens, rural landscape of the surrounding countryside, livestock, scenic views of the valley and mountains, small rural town identity, and close-knit community interactions. The overriding sentiment expressed throughout the subarea planning process was to preserve the rural character of Fall City and the surrounding area.

Community goals identified by the Fall City Subarea Plan Citizens Advisory Committee include:

- **Retain the compact, small size of the town.**
- **Protect scenic rural view corridors.**
- **Preserve agricultural and forest areas around Fall City.**
- **Limit future growth within and around the town.**
- **Preserve historic settlement patterns and landmarks.**
- **Retain pasture land and open space within the town.**
- **Maintain a steady population level in Fall City.**
- **Continue the historically low-density residential development pattern in and around Fall City.**
- **Preserve locally owned businesses in a small scale downtown.**

Issues and Opportunities

The preliminary issues identified by Fall City residents at the beginning of the subarea planning project included:

Sewers versus Septic Systems. Should Fall City continue to rely on septic systems or is there a need and local support for the development of a public sanitary sewer system?

Re-evaluate zoning in light of infrastructure and natural constraints. The current King County Comprehensive Plan land use and zoning designations for Fall City resulted from the Snoqualmie Valley Community Plan. The subarea planning process follows up on the issues related to Fall City.

What zoning is appropriate considering the potential difficulties of providing a full sewer system and treatment plant, and the development restrictions within a floodplain? Should the amount of commercial zoning be changed? Should the Urban Reserve area be altered? What zoning changes might be warranted to assure protection of the rural town character of Fall City? What kind of future do local residents, business owners, and property owners envision for the town of Fall City?

What should be the boundaries of the Rural Town of Fall City? Are the amounts and locations of the Urban Reserve areas reasonable to include as part of the Rural Town limits?

What can be done about the transportation problems impacting Fall City? The drivers of heavy trucks try to avoid the weigh station on Interstate 90 by taking a detour through Fall City and this creates noise, air pollution, additional traffic, and pedestrian hazards. Fall City is severely impacted by pass-through traffic as the eastern part of King County continues to develop.

Subarea Plan Policies

The Fall City Subarea Plan Citizens Advisory Committee (CAC) held public meetings from October of 1998 through March of 1999 and developed their recommendations. The Fall City Citizens Advisory Committee's recommendations were reviewed by county staff and the King County Executive. The Executive took into account the CAC's recommendations, county staff's comments, and public comment on the subarea plan and developed his own recommendations. The Executive concurs with the majority of the CAC's recommendations. Several of the CAC's recommendations will be addressed via other forums.

Please refer to the two maps, Fall City Subarea Plan - Proposed Land Use Designations and Fall City Area Zoning: Executive Proposal, on the following pages for the Executive's proposed changes to the King County Comprehensive Plan Land Use Map and Area zoning for Fall City.

Sanitary Sewers

S-1 Privately owned on-site septic systems, community drainfields, or alternative sewage treatment technologies are the preferred methods for wastewater treatment and disposal in Fall City. In order to provide the community with options for long term solutions to existing sewage treatment problems, and consistent with King County Comprehensive Plan Policy F-313 and King County Code 13.24.132 and 13.24.134, public sewers may be allowed to serve the Fall City Business District if the preferred methods of wastewater treatment are proven to be technologically infeasible. Business and commercial property owners in Fall City are the appropriate parties responsible for initiating and financing any future wastewater and disposal improvements in the business district. King County should convene a stakeholder group to consider and make recommendations regarding the business district's septic system issues.

As noted in the Utilities section of this Plan, adequate sewage disposal is an issue in the Fall City Business District. If not addressed, this may pose a threat to public health and the environmental integrity of the Snoqualmie River in the future.

Rural Town Boundaries of Fall City

RT-1 The Rural Town boundaries of Fall City are shown on the map on page 23, and reflect the community's strong commitment to its rural character, recognize existing development patterns, and respect natural features. The Rural Town boundaries of Fall City shall follow the Snoqualmie River and State Route 202 on the north, the Raging River on the east and southeast, the Issaquah-Fall City Road on the south, the western property lines of parcels 1524079014 and 152407908, then west along SE 44th Street and north along 328th Place SE, and the perimeter of the Nelson Tracts subdivision on the northwest.

The revised Rural Town boundaries eliminate most of the Urban Reserve area and reduce the amount of potential growth around the historic core of Fall City.

Map: King County Comprehensive Plan Land Use Map for Fall City

Map: Area Zoning for Fall City

Land Use

L-1 The Urban Reserve area identified in the Snoqualmie Valley Community Plan should be redesignated to protect rural character and to recognize the logical outer boundary of the Rural Town. Those areas previously zoned Urban Reserve which are currently developed at densities similar to or greater than other properties included in the Rural Town boundaries are appropriately included within the Rural Town and redesignated to R-4, as indicated on the land use map on page 24. The remaining portions of the area previously zoned Urban Reserve are appropriately redesignated Rural Residential and rezoned to RA-5. *

The Urban Reserve zoning allows one dwelling unit per five acres and the RA-5 zoning would continue that same density. The Snoqualmie Valley Community Plan anticipated widespread growth in the valley and recommended potential R-4 zoning for this area along the south and west edges of the historical center of Fall City, subject to the provision of sanitary sewers and road improvements. The Urban Reserve added a large area to Fall City to help make it economically feasible to finance a sewer system. Fall City residents, however, have strongly rejected proposals to construct sewers in their community. Independent of the sewer issue, the Fall City community values its rural character and wants to protect it from the impacts of increased development.

L-2 Residential development within the revised boundaries of the Rural Town of Fall City should be at densities ranging from one to four dwelling units per acre. All residential land should be zoned R-4 and the zoning

code should be amended to eliminate the minimum density requirement and the maximum density option for R-4 zoned properties located within the Rural Town of Fall City.

The majority of the residential area within the revised boundaries of the Rural Town of Fall City is zoned R-4. On-site septic systems in Fall City commonly require minimum lot areas of 20,000 square feet or greater. The R-4 zone is an urban residential zone which requires a minimum density of three dwelling units per acre and allows up to 6 dwelling units per acre if certain criteria are met. In order to adapt this urban zoning to a Rural Town setting, it is appropriate to eliminate the minimum density requirement and the maximum density option of the R-4 zone.

The only other residential zoning is R-12 and is limited to a mobile home park, an adjacent vacant lot owned by the mobile home park owner, and a house on a separate lot. The R-12 zoned parcels are partially within the floodplain for the Raging River. Without sanitary sewers, new residential development would be very limited in Fall City. The existing R-12 zoned parcels should be downzoned to R-4. The mobile home park would be allowed to continue under R-4 zoning.

The potential R-12 zoning for an area at the northeast part of Fall City should be eliminated. This potential zoning originated in the Snoqualmie Valley Community Plan and was premised on future availability of sanitary sewers and road improvements.

L-3 The keeping and raising of livestock should be allowed in a Rural Town.

The keeping and raising of livestock has been a traditional use within Fall City but the King County Zoning Code prohibits it in urban residential zones.
The zoning code should be amended to allow this use on property zoned R-4, an urban residential zone, when located in a Rural Town. This will be addressed by upcoming legislation related to the keeping of large livestock.

L-4 Fall City's existing commercial and industrial land base should be retained. Future expansion of the business district is provided for in this Plan through potential Community Business zoning, which may be realized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.

The areas zoned for commercial uses in Fall City are not sufficient to serve local needs. Therefore, some expansion of the business district should be permitted when adequate wastewater treatment facilities are available. Home occupations, home industries and specialty school uses allowed within the residential area also supplement the business activities in town. Additionally, there are several nonconforming businesses within the rural town boundaries of Fall City, which provide goods and services for the community, and which should be recognized with commercial zoning. Fall City residents want to protect the small rural character of their community and as such desire only limited additional commercial development, as provided for in this Plan.

The existing septic systems within the downtown business district are, generally, old and may not meet current health standards for on-site septic systems. While there are no known failing systems, many may be suspect. Expansion of the main commercial area is only appropriate if alternative wastewater treatment systems or public sewers become available.

Under the Snoqualmie Valley Community Plan, several R-4 zoned parcels adjacent to the existing downtown business district at the south and west edges were given potential zoning for Regional Business. Regional Business zoning is not appropriate for Fall City. It does not fit with the rural character and historic development pattern, and there is insufficient infrastructure to support Regional Business uses. Most existing commercial properties in Fall City have Community Business zoning, which is a more appropriate commercial designation for these properties.

All of the commercially zoned properties in Fall City are developed with the exception of a six-acre vacant site at the east end of the business district. This site is located at the confluence of the Snoqualmie River and the Raging River and lies totally within the floodway, which severely limits its use.

The only parcel zoned Industrial has a machine shop and a welding shop on it. This parcel was rezoned to Industrial in 1972 subject to a number of conditions including one that limited the use of the site to machine shop and welding activities. The operational limitations imposed by the 1972 zoning action provide sufficient protection for the surrounding properties and there is community support for allowing this business to continue, subject to these conditions.

L-5 Office zoning should be retained for the US Post Office site but changed to R-4 for the King County Roads Maintenance Yard site.

There are only two sites with Office zoning in Fall City: the post office and the county's roads maintenance yard. Part of the roads maintenance yard is zoned R-4 and part of it is zoned Office. A county road maintenance yard is an allowed use in the R-4 zone.

Historic Preservation

H-1 King County should work with the community to preserve the historic character of Fall City, including working with individual property owners who are interested in attaining landmark status for significant buildings within the Rural Town.

In recognition of the importance of preserving the built legacy of historic rural towns, King County's Office of Cultural Resources is available to assist owners of historic structures in Fall City who are interested in exploring a landmark designation for their property.

Rural Character

R-1 King County should develop a rural character protection program for Fall City and vicinity that may include a rural conservation district and addresses such issues as: rural landscape, signs, vistas, historic landmarks, design standards (building and infrastructure), preservation of the existing character of the Preston-Fall City Road and the state routes serving Fall City and land use controls to help achieve and maintain the community's goals and values (expressed on page 19 of this plan and also in King County Comprehensive Plan policy CP-929).

Various types of single-purpose conservation districts have been used in the United States over the past fifty years to preserve natural and other resources, including agricultural soils, water supplies, and, more recently, historic areas. Historic conservation districts have been used successfully in urban areas to preserve historic character and to revitalize neighborhoods.

Parks, Trails and Open Space

PTO-1 King County should expand soft surface pedestrian, equestrian, and bicycle trail opportunities serving Fall City, including but not limited to a pedestrian, bicycle and equestrian crossing at SE 39th Place across State Route 203.

PTO-2 King County should conduct a trail feasibility study for the Preston-Fall City corridor which reviews options and recommends ways to connect Fall City to the Snoqualmie Valley Trail and the Preston- Snoqualmie Trail.

PTO-3 King County should provide more passive use parks in the Fall City area.

The King County Parks and Recreation Department will address these issues as part of their on-going efforts and some results could occur within a one-year time frame. These potential actions include, but are not limited to: reconveyance of land owned by the Washington State Department of Natural Resources for use as parks, trails, and open space; development of existing county owned park land in the Fall City area for parks, open space, and trails and conversion of Washington State Trust Lands for county parks and recreational uses. There is a process for requesting reconveyance or conversion of state owned lands for county parks, open space and trail purposes. The Parks and Recreation Department also updates their trail and parks plan periodically and amends their capital improvements program accordingly. New funds would be required to acquire new parcels for use as open space, parks, or trails and to develop new parks and trails. Additional study and community input would be necessary to determine the extent and nature of such acquisitions and improvements.

Circulation

C-1 King County should consider developing new rural road standards.

This is a countywide issue and cannot be changed through the adoption of this plan. King County currently has limited rural road standards. A broader development of rural road standards is under consideration.

C-2 King County should study measures to control traffic and increase pedestrian safety in Fall City, and should consider the recommendations of the Fall City Community Advisory Group when identifying and prioritizing traffic safety improvement needs in the Fall City area.

C-3 King County should develop a neighborhood traffic safety program for Fall City.

C-4 The Washington State Department of Transportation's proposal to install two roundabouts in Fall City should be evaluated.

The Washington State Department of Transportation (WSDOT) has started to design two traffic roundabouts, at the intersection of SR 202 and SR 203 and at the intersection of SR 202 and the Preston-Fall City Road. WSDOT is in close communication with KCDOT regarding this project.

C-5 There should be a more aggressive enforcement program to prevent heavy trucks from driving through Fall City to circumvent the weighing station at Interstate 90.

The King County Sheriff's Office and the Washington State Patrol are aware of this problem and will do what they can with the resources that they have to address this problem.

C-6 King County should develop a scenic drive program and the Preston-Fall City Road should be considered for designation as a "Scenic Drive".

The King County Department of Transportation is reviewing scenic drive programs from other jurisdictions and will develop a scenic drive program for consideration by the King County Council. The Preston-Fall City Road should be evaluated against the adopted criteria for this program, if established.

Environmental Protection

E-1 King County should play an active role in State Watershed Analysis studies of the Raging River Basin and support forest management prescriptions that will minimize downstream flooding, sedimentation and improve fisheries habitat conditions in the lower reaches of the basin.

King County's Department of Development and Environmental Services (DDES) and Department of Natural Resources (DNR) continue to play active roles in this regard by participating in studies and monitoring of activities covered by forest practices permits, etc.

E-2 King County should play a more active role in controlling surface water runoff from logging and development activities.

DDES enforces the county's development regulations. DDES currently monitors only Forest Practice Permits for conversion of forested land into other uses in conjunction with a clearing and grading permit or other type of development permit. DDES is waiting for final approval of their request to the Washington State Department of Natural Resources to be able to administer all types of Forest Practice Permits in the urban area of King County. A change in state law would be required to allow local governments to have control over all Forest Practice Permits in timberland areas. The Surface Water Manual adopted by the King County Council in 1998 provides improved regulations for controlling surface water runoff.

Appendix A

GMUAC Proposed Amendments to the King County Comprehensive Plan Policies Regarding Fall City

Appendix A

GMUAC Proposed Amendments to the King County Comprehensive Plan Policies

The Proposed Amendments to the text and five existing King County Comprehensive Plan policies regarding Fall City follows (new wording is underlined and those portions of the existing policy language that are proposed to be deleted are in strikeout form):

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

- It is surrounded by agricultural and forest lands which are entirely rural;
- It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
- It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
- Compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;
- Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety;
- Scenic vistas, open space, and rural and resource uses surrounding Fall City; and
- Small rural town identity.

CP-929 Fall City is an unincorporated rural town ((~~. Fall City~~)) which should have overall densities of one to four dwelling units per acre. ((~~, and appropriate~~)) Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available ((~~to recognize existing business uses in the downtown area~~)).

CP-930 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, ((~~and~~)) 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. ((~~Based on these factors, the Rural Town boundaries should be reduced to eliminate the area designated as Urban Reserve and generally follow the Snoqualmie River on the north, the Raging River on the east and southeast, the Issaquah-Fall City Road on the south, 324th Ave SE on the northwest, and SE 44th St., 328th Pl. SE, and the property lines of parcel number 1524079014 on the southwest~~.)) The land use implications of a major change in water supply or a public health requirement for community-wide wastewater collection and treatment ((~~facilities~~)) may be evaluated in a new community-based planning process; however this does not mean that zoning will be changed 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-931 ((~~Low-density multifamily development in Fall City may occur when adequate public services are available. (SQP 90)~~)) Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.

CP-932 Zoning for the existing ((~~commercial, areas within Fall City, from 334th Pl. SE east fronting on the south side of SR-202, and fronting on either side of Preston-Fall City Road from SR-202 south to SE 43rd Pl., plus the welding shop, and U.S. Post Office~~)), industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded. Potential Commercial zoning may be realized at such time as alternative wastewater treatment systems or public sewers are available.

CP-943 ((Existing roads in the commercial area of Fall City shall be upgraded to commercial standards. Fall City businesses should establish a road improvement district for improving vehicular circulation and pedestrian amenities. (SQP-135))) King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other non-motorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.

Appendix B

Review of the Recommendations of the King County Executive and the Fall City Citizens Advisory Committee for the Fall City Subarea Plan.

Appendix B

REVIEW OF THE RECOMMENDATIONS OF THE KING COUNTY EXECUTIVE AND THE FALL CITY CITIZENS ADVISORY COMMITTEE FOR THE FALL CITY SUBAREA PLAN.

The Executive's recommendations embrace the vast majority of the recommendations provided by the Fall City Citizens Advisory Committee (CAC). See the matrix on pages B-3 through B-6 for a side-by-side list of the subarea plan recommendations from the Executive and the CAC.

The following items contained in the CAC's recommendations will be considered in other forums:

- Change the "Urban" Shoreline Management designation to "Rural" along the south side of the Snoqualmie River in Fall City: This will be assessed during the county-wide revision and incorporation of the Shoreline Master Program into the King County Comprehensive Plan.

- Protect forest land around Fall City by rezoning from RA-5 to RA-20: This will be assessed in the 2000 update of the King County Comprehensive Plan.

- Establish an Unincorporated Area Council for the Fall City area: This must be initiated and voted on by local residents.

The Executive's recommendations vary somewhat from the CAC's recommendations regarding the following items:

- Eliminate all of the Urban Reserve and rezone it RA-5: The Executive's proposal would eliminate all of the Urban Reserve and rezone the majority of it to RA-5.*

- Reduce the Rural Town boundaries of Fall City to exclude all of the former Urban Reserve area: The Executive's proposal would vary from this only to include one additional parcel within the new boundaries. *

- Revise the amendments of two King County Comprehensive Plan Policies, CP-929 and CP-930, from what the CAC recommended.*

The Executive's subarea plan proposal does not include the following CAC recommendations:

- Eliminate potential zoning for two mineral extraction sites: The Growth Management Act requires that the county identify adequate areas for mineral extraction, the potential zoning gives public notice of where these sites are located, and there are certain protections and a public review process involved in rezoning and developing these sites (public hearings, environmental review, development regulations, etc.).

- Increase law enforcement staffing for the Fall City area: Additional staffing is not warranted at this time.

The Executive's recommendations include revised wording for two of the five amended comprehensive plan policies that the CAC proposed. The policies were revised to better fit the format of the King County Comprehensive Plan.

- CP-929--The list of community values developed by the CAC for this policy was removed from the policy and placed as introductory text in the King County Comprehensive Plan for the policies relating to Fall City.

- CP-930—All except the last two sentences of the CAC's recommended policy were retained unchanged.

MATRIX OF RECOMMENDATIONS
FOR THE FALL CITY SUBAREA PLAN

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
Town Boundaries	Eliminate the Urban Reserve area and reduce the Rural Town boundaries of Fall City accordingly.	Concur, also modify the new boundary to include the western parcel of the Herbfarm site to avoid creation of a nonconforming use. *Note: Prior to the adoption of this plan, the Executive may recommend a land use and zoning amendment for the western parcel of the Herbfarm in the event that both of the Herbfarm parcels are no longer under common ownership or the pending building permit for this site is terminated.
Zoning	Change UR to RA5	Concur, also rezone the western parcel of the Herbfarm to R-4 to match the rest of the site and be consistent with the R-4 zoning of the residential area within the new Rural Town boundaries of Fall City. *See note above for town boundaries recommendation.
	Amend R-4 zoning regulations to delete minimum and maximum density regulations of R-4 zoning within a rural town.	Concur.
	Amend zoning code to allow livestock in rural town.	Concur. Expand this to include some of the urban zones and address this entire issue via the large livestock ordinance.
	King County should decide zoning for the Bernard Development Company's property.	Retain CB zoning and let existing regulations and State Environmental Protection Act (SEPA) review regulate potential uses.
	Rezone the R-12 parcels (includes an old mobile home park) to R-4.	Concur. The county's zoning regulations will allow the existing mobile home park to continue.
	Eliminate the potential commercial zoning.	Concur.
	Rezone the KC road maintenance yard from Office to R-4.	Concur. The road maintenance yard is an allowed use in the R-4 zone. Part of the yard is already zoned R-4.
	Study possible creation of a core landmark district and historic preservation district.	Concur.
	Establish a Rural Conservation District for the greater Fall City area.	Concur. Develop a rural protection program which addresses such issues as rural landscape, signs, vistas, historic landmarks, design standards (building and infrastructure), and land use controls.
	Eliminate potential zoning for the Raging River mineral extraction site.	Do not concur. Let rezone and State Environmental Protection Act (SEPA) process determine outcome.
	Eliminate potential zoning for the Weyerhaeuser mineral extraction site NE of town.	Do not concur. Let rezone and State Environmental Protection Act (SEPA) process determine outcome.
Utilities	Do not develop a public sewer system for the residential part of Fall City,	Concur.

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
	Investigate feasibility of alternate sewage disposal methods for business district.	Concur, subject to initiation and financing by business and commercial property owners. On-site septic systems, community drainfields, or alternative treatment technologies are the preferred methods for wastewater treatment and disposal. Consistent with King County Comprehensive Plan Policy F-3313 and King County Code 13.24.124, public sewers may be allowed to serve the Fall City business district.
Parks & Trails	Expand soft surface pedestrian, equestrian, and bicycle trails.	Concur. The Parks and Recreation Department will address this as part of their on-going efforts and some results could occur within a one-year timeframe. These potential actions include, but are not limited to: reconveyance of land owned by the Washington State Department of Natural Resources for use as parks, trails, and open space; development of existing county owned park land in the Fall City area for parks, open space, and trails; and conversion of Washington State Trust Lands for county parks and recreational uses. There is a process for requesting reconveyance or conversion of state owned lands for county parks, open space, and trail purposes and the Parks Dept. has adequate staffing to focus on potential land transactions within the Fall City area without additional funding. The Parks Dept. also updates their trail and parks plan periodically and amends their capital improvements program accordingly. New funds would be required to acquire new parcels for use as open space, parks, or trails and to develop new parks and trails. Additional study and community input would be necessary to determine the extent and nature of such acquisitions and improvements.
	The county should help facilitate resolution of the Raging River Trail issue.	King County should conduct a trail feasibility study for the Preston-Fall City corridor which reviews options and recommends ways to connect Fall City to the Snoqualmie Valley Trail and the Preston- Snoqualmie Trail.
	Provide more passive use parks.	Concur. See recommendation above regarding trails.
	Preserve views corridors and open space.	Concur. This issue should be considered in the rural conservation district study.
Transportation	Develop new rural road standards.	Concur, King County should consider developing new rural road standards. This is a countywide issue and cannot be changed throughout the adoption of the Fall City Subarea Plan. King County currently has limited Rural Road standards. Broader development of rural road standards is under consideration.
	Study traffic calming measures.	Concur. The 1999 King County Department of Transportation Road Services Division's Capital Improvement Program budget approved by the King County Council, earmarked $350,000 for Fall City in the Division's Neighborhood Enhancement Program. The Division is planning to begin working with the Fall City area citizens in the summer of 1999 to establish a Citizens Advisory Group to help identify and prioritize the traffic and pedestrian safety needs within the community. By the fall of 1999, a list of projects will be compiled and the Division would begin to construct needed improvements.
	Develop neighborhood traffic safety programs.	Concur. See recommendation above for traffic calming measures.
	Evaluate WSDOT recommendation to install two roundabouts.	Concur. The Washington State Department of Transportation (WSDOT) has started to design two traffic roundabouts, one for the intersection of SR 202 and SR 203 and the other one at the intersection of SR 202 and the Preston-Fall City Road. WSDOT has requested funding to complete the design work and construct the two roundabouts during the 1999-2000 Washington State fiscal biennium. As part of this project, WSDOT also plans to reconstruct the sidewalk on the south side of SR 202 within the Fall City business district. WSDOT will conduct community meetings in Fall City to invite public comment on this project and will work in cooperation with King Count Department of Transportation (KCDOT).

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
	State Patrol and KC Sheriff should start a more aggressive enforcement program to prevent heavy trucks from circumventing the weighing station at I-90.	Concur. The Washington State Patrol and the King County Sheriff are aware of this problem and will do what they can to address it within the resources available to them.
	King County should develop a scenic drive program and Preston-Fall City Road should be considered for designation as a "Scenic Drive."	Concur. King County Department of Transportation (KCDOT) and Department of Development and Environmental Services (DDES) are currently reviewing scenic drive programs from other jurisdictions to develop a proposal for a King County scenic drive program. If the King County Council adopts a scenic drive program, the Preston-Fall City Road should be evaluated to see if it meets the criteria for designation.
Law Enforcement	Increase law enforcement staffing.	Do not concur. Additional law enforcement staffing for the Fall City area does not appear to be warranted at this time. There are a limited number of officers available and they are placed into districts based on a number of factors, including "calls for service". Would need an increase in the overall staffing numbers in order to increase staffing numbers in specific areas like Fall City. The Sheriff's Office staffs according to workload (dispatched calls for service) and officer safety considerations. The size and boundaries of patrol districts are determined by looking at the dispatched calls for service and safety considerations. There will always be one patrol deputy per shift assigned to Fall City; what will differ over time is the size of the patrol district for which that deputy is responsible in addition to Fall City itself. Fall City is located within the C-2 patrol district. This district is staffed on all shifts. There is a patrol officer and a "storefront officer"/ detective assigned to Fall City now who works M-F, 9 a.m. to 5 p.m. He has the authority to flex his schedule to address problems or attend meetings in the community. Since his duties take him into the community, he would not necessarily be in the storefront during these hours. They are currently budgeted for one officer in each of the three shifts, plus the storefront deputy, the detective, and sufficient backfill for absences (e.g., sick leave, vacation, and military leave).
Shoreline Designations	Change the "Urban" to "Rural" along Snoqualmie River.	Assess this in the upcoming countywide revision of the King County Shoreline Master Program, tentatively scheduled to begin in the year 2000.
Special Recommen-dations	Protect forest land around Fall City by rezoning from RA-5 to RA-20.	This issue will be assessed in the 2000 King County Comprehensive Plan update.
	The county should play an active role in State Watershed Analysis studies of the Raging River Basin and support forest management prescriptions that will minimize downstream flooding, sedimentation and improve fisheries habitat conditions.	Concur. King County Department of Development and Environmental Services (DDES) and Department of Natural Resources (DNR) continue to play active roles in this regard (participation in studies and monitoring of activities covered by forest practices permits, etc.).

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
	King County should play a more active role in controlling surface water runoff from logging and development activities.	Concur. King County Department of Development and Environmental Services (DDES) enforces the county's development regulations. DDES currently monitors only Forest Practice Permits for conversion of forested land into other uses in conjunction with a clearing and grading permit or other development permit. DDES is waiting for final approval of their request to Washington State Department of Natural Resources to be able to administer all types of Forest Practice Permits in the urban area of King County. A change in state law would be required to allow local governments to have control over all Forest Practice Permits in timberland areas. The Surface Water Manual adopted by King County Council in 1998 provides improved regulations for controlling surface water runoff. DDES has recently increased its inspection staff.
	Create a UAC for the Fall City area.	Concur. Interested Fall City area residents should pursue this in accordance with Executive Order PRE 7-1 (AEO) which implemented the Citizen Participation Initiative based on policy direction provided by King County Council motion 9643.
Comp Plan Policy Amendments	CP 929: reword	Concur, with revised wording.
	CP-930: reword	Concur, with revised wording.
	CP-931: reword	Concur.
	CP-932: reword	Concur.
	CP-943: reword	Concur.

Appendix C

Fall City Subarea Plan
Citizens Advisory Committee's Recommendations and Map

Appendix C

FALL CITY SUBAREA PLAN CITIZENS ADVISORY COMMITTEE'S RECOMMENDATIONS AND MAP.

Introduction

At two introductory Fall City Subarea Plan community meetings in Fall City, DDES staff provided background information, described the proposed subarea plan process, invited public comments on what issues needed to be addressed in the plan, and asked for volunteers to serve on a citizens advisory committee. A total of twenty-six people submitted applications to serve on the committee. Robert Derrick, DDES Director, appointed eleven members and four alternates to the Fall City Subarea Plan Citizens Advisory Committee (CAC).

The Fall City Subarea Plan Citizens Advisory Committee met from October of 1998 through March of 1999. The CAC alternates attended and actively participated in the CAC's meetings.

The CAC's recommendations for revised Rural Town boundaries, proposed land use designations, and area zoning are illustrated on the map, Fall City Area Zoning: Citizens Advisory Committee Proposal, on the page following this introduction to appendix B.

Fall City Subarea Plan Citizen Advisory Committee members:
Glenn Anderson
Carol Detora
Kari Gilje
Steve Greninger
Neal Gronlund
Sue Holbink
James Jones
Leon Noel III
Irene Pike
Matt Travis
Carrie Van Dyck

Alternate CAC members:
Marge Alm
Don Fels
John Lazenby
Ian Macrae

insert map: Fall City Area Zoning: Citizens Advisory Committee Proposal

FALL CITY SUBAREA PLAN CITIZENS ADVISORY COMMITTTEE RECOMMENDATIONS, March 10, 1999:

Community Values and Goals for Fall City

1. Fall City is an unincorporated rural town surrounded by agricultural and forest lands. It has a special character and pattern of development that has evolved over more than a century. It is located in a unique geographic area formed by the confluence of two salmon bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other streams that are very important to the ecology of King County.

2. Local residents have a strong sense of place and cohesive community spirit. The town has a historic density and unique qualities. Fall City residents value the open spaces within the town, historic buildings and landmarks, gardens, rural landscape of the surrounding countryside, livestock, scenic views of the valley and mountains, small rural town identity, and close-knit community interactions. The overriding sentiment expressed throughout the subarea planning process was to preserve the rural character of Fall City and the surrounding area.

3. Community goals include:

- **Retain the compact, small size of the town.**
- **Protect scenic rural view corridors.**
- **Preserve agricultural and forest areas around Fall City.**
- **Limit future growth within and around the town.**
- **Preserve historic settlement patterns and landmarks.**
- **Retain pasture land and open space within the town.**
- **Maintain a steady population level in Fall City.**
- **Continue the historically low-density residential development pattern in and around Fall City.**
- **Preserve locally owned businesses in a small scale** downtown**.**

4. Public sewers should not be constructed in Fall City. Public sewers are not necessary and are very strongly opposed by local residents, primarily because the availability of sewers would likely lead to unacceptable growth and suburbanization of their small rural town.

5. **Rural Town Boundaries**
   The committee recommends that the Urban Reserve area be eliminated and the town boundaries be reduced accordingly. The Urban Reserve designation was predicated on the assumption that public sewers would be needed, and would be available in the near future. This assumption has proven not to be true.

Land Use Designations and Zoning

1. **Residential neighborhoods**

   a. Eliminate the Urban Reserve area and rezone it RA-5. The Urban Reserve zoning allows one dwelling unit per five acres and the RA-5 zoning would continue that same density. The Snoqualmie Valley Plan foresaw widespread growth in the valley, and anticipated the arrival of public sewers. It further recommended that this geographic area (UR) be designated a potential growth area contingent on the sewers. Recently, the county amended the comprehensive plan and inserted text permitting Urban Reserves to occur in Rural Towns. Such urban zoning designation is seen by the Fall City Subarea Plan Citizens Advisory Committee as inconsistent with the Growth Management Act and it defines an intent for urban growth to occur in the valley. This is in direct conflict with the strong community desire for rural preservation. For this reason, and the clear mandate on sewers, this UR designation must be eliminated.

   b. Amend the zoning code requirements for special conditions for the use of R-4 zoning in Fall City (e.g., for rural towns, eliminate the minimum density requirement and the maximum density option). This amendment was proposed by King County Department of Development and Environmental Services (DDES) and readily accepted by the Citizens Advisory Committee. It will, in effect, make it easier for a property owner to subdivide without being forced to meet minimum density requirements.

   c. Amend the zoning code to allow livestock in a Rural Town when managed according to standards already in the code.

   d. Eliminate the existing R-12 zoning (northeast section of town); rezone it to R-4, provided that the existing mobile home park will be allowed to continue. The current intense density of R-12 would not be approved as a permitted land use under 1999 setback requirements due to the proximity of the property to the adjacent Class II salmonid stream (the Raging River). However,

the Citizens Advisory Committee wishes to protect the affordable housing the land use currently provides to the community. It is a dilemma. A concern is that the R-12 zoning would allow an apartment complex to be legally constructed on the site if the ownership of the trailer park changes in the future. This threat prompted the Citizens Advisory Committee to advise protecting the current land use but reverting to homes on lots as permitted by the R-4 zone when the current land use discontinues.

e. Retain the existing CB zoning of two fourplexes located on the west side of the Preston-Fall City Road.

2. Downtown commercial area

a. Retain existing commercial parcels that are zoned Community Business and are already developed.

b. Ask King County to determine appropriate zoning for the only commercially zoned site (owned by The Bernard Development Company) in the downtown area which is undeveloped. Some of the factors that the committee wants considered in determining the zoning of this site include: traffic, access, environmentally sensitive areas, location of the property entirely in the floodway, community support for a passive park along the river, view corridors, the tribal significance of the site, and the effect of the Endangered Species Act on the development potential of the property**.**

c. Do not expand the commercial area. Eliminate the potential zoning for new commercial sites. Current business septic systems are aging and suspected to be marginal. The Citizens Advisory Committee struggled to find a way to protect these small businesses without resorting to sewer systems (see the committee's recommendation on the business district septic). Expansion of the Fall City business district, given the current situation, certainly does not help the effluent problem of the existing businesses and may compound it. There are also a number of older homes on the "potential" business district street which are historically significant and should be preserved.

d. Do not rezone sites that have existing businesses but are not zoned commercial. Existing nonconforming businesses exist today on the grace of neighboring property owner tolerance. Converting the zoning on these properties to Community Business gives license for the owner to conduct a new business which could cause a hardship on adjacent landowners and

potentially diminish their land value. There are mechanisms in place today for application for Community Business zoning change which require public notice and public hearings. This public hearing process for applying for and contesting such zoning changes is essential and the Citizens Advisory Committee does not wish to sidestep it.

3. Other nonresidential uses

   a. Retain the existing Industrial zoning for the welding shop and the conditions placed on this use by rezone action 157-80-R (noise, parking, limitations on use, etc.).

   b. Eliminate the existing Office zoning for the King County Road Maintenance facility located south of the downtown area and rezone it R-4. Retain the R-4 zoning for the rest of the property used for this road maintenance facility.

   c. Retain the existing Office zoning for the post office site that is adjacent to the existing commercial area, at the west end of the business district.

Historic Preservation

The county should investigate opportunities for establishment of a core landmark historical district as well as a larger historic conservation district within the Rural Town of Fall City and develop recommendations to define and preserve the historic and rural character of the surrounding area. There is a $15,000 allocation in the county's 1999 budget for study of a potential historic conservation district in Fall City.

D. Land Use Issues in areas immediately surrounding Fall City

1. Together with the citizens of Fall City, King County should establish a rural conservation district encompassing a much larger area than the Rural Town of Fall City (e.g. similar to the zip code area of 98024 or Fire District No. 127). Successful preservation of the unique rural and historic character of Fall City is largely dependent upon maintaining a harmonious context of compatible land uses around it. There is a history of land use patterns around Fall City that connect the town directly to the natural environment surrounding it. The Rural Conservation District would seek ways to enhance and strengthen that linkage. It will require commitment and resources from the county and the community to study and create the rural conservation district. This is a unique opportunity to establish a pilot program benefiting all of King County.

2. Eliminate potential zoning for the mineral extraction site located northeast of Fall City because it is an environmentally sensitive area, is part of a wildlife corridor protection area, and a mining operation would generate additional heavy truck traffic.

3. Eliminate potential zoning for the mineral extraction site located southwest of Fall City because it has poor access due to steep slopes, is located in the Fall City Water District's wellhead protection area, and a mining operation would generate additional heavy truck traffic.

Utilities

1. Do not develop a public sewer system for the residential sites in Fall City.

2. Investigate the feasibility of alternatives to handle sewage from the downtown business area in the event that existing on-site septic systems are determined to be inadequate. The cost of the system or systems should not result in any cost or charges to residential property owners and the systems should not serve residential zoned property. The owners of businesses and commercial properties in the business district should pay for any alternative system(s) and some of this cost may be defrayed by grants. If feasible, an off-site community drainfield is a preferred alternative.

3. Minimize demand on the public water supply by limiting new development. (Note: Fall City Water District No. 127 has an excellent water system, however, the supply is limited. Based on a rough analysis of existing water rights for the district, it appears that less than 700 more customer equivalent units could be served.)

Parks and Trails

1. King County should recognize that Fall City is a destination area for a variety of recreational activities and that the county should allocate resources to serve these needs.

2. Expand soft surface pedestrian, equestrian, and bicycle trail opportunities serving Fall City.

3. Lack of certification of the Raging River levee has made levee maintenance and public access unclear. King County should help facilitate resolution of this issue.

4. Provide more passive use parks in the Fall City area. Passive use parks are consistent with the rural character of this area.

5. Preserve view corridors and open space in the Snoqualmie Valley area around Fall City.

Transportation

1. Develop new rural road standards that are responsive to rural needs. (King County DOT project.)

2. Study potential traffic calming measures such as roundabouts, raised pedestrian refuge areas, “landing light” crosswalks (similar to ones in Kirkland and Redmond), and landscaping. Develop neighborhood traffic safety programs in Fall City. KCDOT and WSDOT need to work on this with business and property owners. Utilize the information gained from the CAC’s walkaround tour of Fall City with the KCDOT staff. Evaluate the WSDOT recommendation for installation of roundabouts at the two major intersections in Fall City

3. The State Patrol and the King County Sheriff should start a more aggressive enforcement program on problem roads. Heavy trucks should be prevented from circumventing the weighing station on Interstate 90.

4. Increase law enforcement staffing in the Fall City area.

5. Designate the Preston – Fall City Road (SR 202) as a “Scenic Drive”. A scenic drive is a linear cultural and natural landscape which affords the pleasure of views and vistas along its length.

Shoreline Designations

Change the “Urban” Shoreline Master Plan designation on the south side of Snoqualmie River west of the Preston – Fall City Road to “Rural”. (The current designations in Fall City are: “Rural” along the Raging River and a small segment of the south side of the Snoqualmie River east of the Preston – Fall City Road and “Urban” on a small stretch of the south side of the Snoqualmie River between the Preston – Fall City Road and just a little bit west of 42nd St. Other sections of the Snoqualmie River are designated “Conservancy”.)

The Committee generally feels that the "Rural" designation is more compatible with the vision they have for the Rural Town of Fall City.

Excerpt from King County Code, Shoreline Management, Title 25:

"RURAL SHORELINE ENVIRONMENT

25.20.010Purpose. The purpose of designating the rural environment is to restrict intensive development, function as a buffer between urban areas, and maintain open spaces and opportunities for recreational uses, within the ecological carrying capacity of the land and water resource. New developments in a rural environment should reflect the character of the surrounding area by limiting intensity, providing permanent open space and by maintaining adequate building setbacks from water to prevent shoreline resources from being destroyed for other rural types of uses. (Ord. 3688 § 501, 1978)."

Special Recommendations

a. According to King County Title 21 A.04.040, the Forest zone is to preserve the forest land base. There is a large contiguous area of forest land to the south and west of Fall City. This land is owned by timber companies or the State of Washington Department of Natural Resources. It shows up on the King County map which illustrates parcels of 50 acres or larger. Most of this land is zoned RA-5. To better reflect the present use of this land and to protect and preserve the future forest use of this area, it should be zoned F or RA-20. The present zoning will just encourage abandonment of forest use at the RA-5 zoning encourages break-up of these large parcels into five acre housing estates or the clustering of development as has occurred in the large urban-type developments such as Snoqualmie Ridge.

b. King County should play an active role in State Watershed Analysis studies of the Raging River Basin and support forest management prescriptions that will minimize downstream flooding, sedimentation and improve fisheries habitat conditions in the lower reaches of the basin.

c. King County should play a more active role in controlling surface water runoff from logging and development activities.

d. Create an unincorporated area council (UAC) for the Fall City area. The UAC would provide Fall City with a voice in King County. The UAC could also keep an eye out for potential wastewater solutions for the downtown business district. The UAC would serve Fall City as a continuing forum for discussion of issues which have surfaced during the short Citizen Advisory Committee's subarea planning process.

FALL CITY SUBAREA PLAN CITIZENS ADVISORY COMMITTEE'S RECOMMENDED AMENDMENTS TO THE KING COUNTY COMPREHENSIVE PLAN POLICIES CP-929 THROUGH CP-943

The Citizens Advisory Committee proposes that comprehensive plan policies CP-929 through CP-943 be amended to delete some wording (shown in strikeout form) and add new language (indicated by underlining of the words) as follows:

CP-929 Fall City is an unincorporated rural town ((~~, the boundary of which currently includes Urban Reserve (UR) zoning~~. ~~The subarea plan will address land use and zoning for the entire area within the rural town designation.~~)) and surrounding rural area valued by its residents for the following elements:

a. It is surrounded by agricultural and forest lands which are entirely rural;
b. It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
c. It is located in a unique geographic area formed by the confluence of two important salmon bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
d. Compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;
e. Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety;
f. Scenic vistas, open space, and rural and resource uses surrounding Fall City; and
g. Small rural town identity.

Fall City should have overall residential densities of one to four ((~~to eight~~)) dwelling units per acre, and ((~~new~~)) appropriate commercial zoning ((~~when public sewers are available~~)) to recognize existing ~~nonresidential~~ existing business uses in the downtown area. ~~Until adoption of the subarea plan, the zoning code shall make appropriate reference to Urban Reserve zoning applied to areas in a Rural Town.~~ ~~(SQP 87)))~~

CP-930 ((~~Within the Fall City rural town but outside the sewer local service area, development may cluster at one home per 5 acres to provide~~

~~the option for higher densities in the future. When public sewers become available, property owners in the 5-acre area may rezone their properties to single-family residential densities of up to eight homes per acre without an amendment to the King County Comprehensive Plan.~~))
The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, and recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. Based on these factors, the Rural Town boundaries should be reduced to eliminate the area designated as Urban Reserve and generally follow the Snoqualmie River on the north, the Raging River on the east and southeast, the Issaquah-Fall City Road on the south, 328th Pl. SE, SE 44th St., and 324th Ave. SE on the southwest and west. The land use implications of a major change in the water supply or a public health requirement for wastewater collection and treatment facilities may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development. The rural character of Fall City must be preserved. Any future proposed zoning changes in Fall City and the area immediately surrounding it should not be considered without first completing a new Fall City subarea plan. (((~~SQP 89~~)))

CP-931 ((~~Low-density multifamily development in Fall City may occur when adequate public services are available. (SQP 90)~~)) Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.

CP-932 ((~~Potential)~~) Zoning for the existing ((~~commercial areas~~)) businesses within Fall City, from 334th Pl. SE east fronting on the south side of SR-202, and fronting on either side of the Preston-Fall City Road from SR-202 south to SE 43rd Pl., plus the welding shop, and U.S. Post Office, should be maintained but not expanded. ((~~identified in the area zoning adopted in January 1995 may be reclassified when sewer, water, and transportation facilities are available. (SQP 91)))~~ Existing nonconforming business operation shall continue to be permitted but not revised to commercial zoning.

CP-943 ((~~Existing roads in the commercial area of Fall City shall be upgraded to commercial standards. Fall City businesses should establish a road improvement district for improving vehicular circulation and pedestrian amenities. (SQP-135)))~~ King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other non-motorized links between downtown businesses, the residential areas, and

nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.