



SNOQUALMIE VALLEY / NORTHEAST KING COUNTY COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan
June 2023



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Executive Summary

Welcome to Snoqualmie Valley/NE King County's plan for the future. The goal of the Snoqualmie Valley/Northeast King County Subarea Plan is to make real, equitable improvements to the quality of life for everyone who lives, works, and plays in the subarea. The Subarea Plan is a 20-year plan that establishes a community vision and policies to help achieve that vision. Implementation of the Subarea Plan happens through the County's Land Use and Zoning Maps and application of development regulations, budget decisions, and a Community Needs List. The Subarea Plan includes performance measures that the County and community can track over time to ensure we are working together to realize the community's vision.

The Subarea Plan was developed by King County over several years with a robust community engagement effort. That engagement focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process by subarea residents, businesses, and community-based organizations serving the subarea, with an emphasis on those that have not typically participated in community planning processes.

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

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

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

The vision statement is supported by a series of guiding principles that both informed the development of the Subarea Plan and provide additional context about the community's sentiments and priorities.

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

Chapters 4 through 10 are organized by topic and address specific conditions and needs of the community. Many of the topics mirror those found in the *Comprehensive Plan*, which is King County's long-range guiding policy document. These chapters provide background and context on their respective topic areas and a summary of the community's priorities received through engagement with community members. Each chapter provides subarea-specific policies that will guide County decision-making and investments for the next generation. The Subarea Plan policies focus and tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the community.

The Subarea Plan chapters include:

- Land Use

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

Along with the Subarea Plan, a set of implementation measures are proposed, including amendments to King County’s development regulations and Land Use and Zoning Maps to effectuate the priorities outlined by community and help guide future development consistent with the Subarea Plan policies. These implementation measures and actions can be found in Chapter 11: Implementation.

The Subarea Plan includes three appendices.

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

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



Chapter 1: Introduction

Why the County Plans

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

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

The people in these communities come from various ethnic and cultural backgrounds and represent the entire socioeconomic spectrum. King County's population and diversity are expected to grow, and thoughtful planning decisions made today will ensure that current and future generations find a Snoqualmie Valley/NE King County that is vibrant and welcoming. The policies in the Snoqualmie Valley/NE King County Community Service Area Subarea Plan (Subarea Plan) are designed to ensure that residents and businesses benefit from and contribute to the growth of the region, while also protecting and conserving its valuable natural resources and rural character.

Planning is a key factor in promoting equity and social justice, affecting residents' ability to access the resources they need to succeed. Land use and investment decisions affect economic and social disparities in the Snoqualmie Valley/NE King County subarea. It is generally recognized that the built environment influences residents' quality of life, and access

to jobs, and housing is critical in establishing and sustaining a healthy living environment. The ultimate goal of the Subarea Plan is to make real, equitable improvements to the quality of life *for everyone* who lives, works, and plays in Snoqualmie Valley/NE King County.

Planning History

Unincorporated areas of King County, such as Snoqualmie Valley/NE King County, are governed by the *King County Comprehensive Plan (Comprehensive Plan)* and individual adopted subarea plans. The *Comprehensive Plan* is the long-range guiding policy document, adopted under the requirements of the Washington State Growth Management Act (GMA),¹ for all land use and development regulations in unincorporated King County, and for local and regional services throughout the County—including transit, sewer, parks, trails, and open space.

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

Though subarea plans are optional under the GMA, King County has chosen to complete subarea plans for the six rural Community Service Areas and five major potential annexation areas as a part of the *Comprehensive Plan*.² The *Comprehensive Plan* and its subarea plans must meet the GMA’s requirements, which include focusing development in urban areas and reducing sprawl.³ One of these requirements is to designate the Urban Growth Area (UGA), areas that will accommodate urban growth. In areas outside of the UGA (the Rural Area and Natural Resource Lands), development can occur only if it is not urban in nature.⁴ According to the GMA, it is not appropriate for urban governmental services to be extended or expanded into the Rural Area or Natural Resource Lands, except for limited circumstances that are a matter of public health and safety and the environment only if urban development is not permitted.

The King County Council adopted the *1994 Comprehensive Plan*, which used the term “community plan” to identify 12 large geographic areas of the County that had subarea plans. Generally, community-specific planning ended with the adoption of the *1994 Comprehensive Plan*, as the County moved towards countywide planning under the GMA.

In 2011 and 2012, King County adopted an approach for engagement and service delivery in its unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the work.⁵ In 2015, the County reinstated long-range planning for its individual unincorporated communities and launched a Community Service Area Subarea Planning Program for 11 unincorporated communities located within the seven CSAs. These include the five major potential annexation areas in the urban unincorporated West King County CSA: Skyway-West Hill, North Highline, East Federal Way, Fairwood, and the East Renton Plateau. The other six subareas are the rural unincorporated CSAs of Bear Creek/Sammamish, Snoqualmie Valley/NE

¹ Revised Code of Washington Chapter [36.70A](#)

² Link to [K.C.C. 2.15.055.B](#).

³ Link to [RCW 36.70A.020](#)

⁴ Link to [RCW 36.70A.110](#)

⁵ Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and Vashon/Maury Island.⁶

The scope and nature of the Subareas Planning Program has continued to evolve since it was adopted. Most recently, in 2020 the County updated the Program to ensure it was addressing the full range of community needs, centering equity in the planning process, and establishing performance measures to inform future plans and ensure the community's vision is realized.⁷

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

Adopted Plans 1989 to 2023

King County had a robust community planning program that occurred in two distinct periods—1973 through 1984 to implement the 1964 *Comprehensive Plan*, and 1985 through 1994 to implement the 1984 *Comprehensive Plan*. Since then, there have only been minor updates to community plans that were processed through updates to the *Comprehensive Plan*. King County's "community plans" are no longer in effect as separately adopted plans. Despite no longer being in effect, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Some policies from the community plans were retained as part of the *Comprehensive Plan* to recognize the unique characteristics of each community and to provide historical context. This Subarea Plan updates the *Comprehensive Plan* policies that originated in the community plan for this subarea.

SNOQUALMIE VALLEY COMMUNITY PLAN (1989)

The *Snoqualmie Valley Community Plan*, initiated in April 1984 and adopted in August 1989, was developed with the assistance of an advisory committee composed of local residents and property owners, in addition to representatives of the Valley cities of Duvall, Carnation, Snoqualmie, and North Bend.⁸ The purpose of the plan was to amplify, augment, and implement the 1985 *Comprehensive Plan*. The Snoqualmie Valley planning area was one of 13 community planning areas in King County and covered 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). 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 1994 *Comprehensive Plan*, which was the first Comprehensive Plan adopted to be compliant with the Growth Management Act, largely reaffirmed the Rural Area and Natural Resource Lands land use map designations of the *Snoqualmie Valley Community Plan*. The 1994 *Comprehensive Plan* continued to recognize Fall City's existing residential and commercial development through the Rural Town land use designation, replacing the designation of an Unincorporated Rural Activity Center adopted for the area in 1985 and 1989.

⁶ [Motion 15142](#)

⁷ [Ordinance 19146](#)

⁸ Ord 9118. Links to all ordinances adopted before 2000 can be found here: <https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/>

FALL CITY SUBAREA PLAN (1999)

In 1998, Policy CP-929 of the *Comprehensive Plan* called for a subarea plan for Fall City to address land use and zoning which recommended amendments to several policies, the land use map in the *Comprehensive Plan*, the zoning map, and multiple development regulations.

From August of 1998 through 1999, an eleven-member advisory committee of community members helped develop recommendations for the *Fall City Subarea Plan*, which was adopted by the County in 1999.⁹ The *Fall City Subarea Plan* revisited land use designations, town boundaries, and *Comprehensive Plan* policies regarding Fall City that grew out of the 1989 *Snoqualmie Valley Community Plan*, which included Fall City. It was determined that the Fall City community did not support the degree and type of growth that was envisioned by the *Community Plan*. It also recognized the development constraints posed by limited water supply, lack of public sewers, and environmentally sensitive areas. The Subarea Plan adopted a number of land use and zoning amendments aimed at reflecting Fall City's strong commitment to its rural character and respect for natural features.

AMENDMENTS TO THE FALL CITY SUBAREA PLAN (2012)

The 1999 *Fall City Subarea Plan* was updated in 2012¹⁰ through a planning process that involved members of the Fall City community. These policy updates included language that supports development of an alternative wastewater system, and creating a special district overlay for the core commercial area. This Subarea Plan subsumes and supersedes the 1999 *Fall City Subarea Plan*, as amended in 2012. This is because the purpose of the Subarea Planning Program as updated in 2015 and amended in 2020 is to cover broader unincorporated areas. These plans address broader communities, rather than doing specific subarea planning for just a small neighborhood (such as a rural town).

Comprehensive Plan Scoping Direction

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

SNOQUALMIE PASS SUBAREA PLAN:

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

This scope of work directive was adopted in Motion 14351 in 2015, as part of the scope of work for the 2016 *Comprehensive Plan*.¹¹ This was prior to the formation of the Community Service Area Subarea Planning Program and the established subarea planning geographies. Given this, a separate subarea plan was not proposed specifically for Snoqualmie Pass. Instead, the intent of this directive was addressed as part of the development of this Snoqualmie Valley/NE King County Subarea Plan.

⁹ [Ordinance 13875 \(kingcounty.gov\)](#)

¹⁰ [Ordinance 17485 Attachment I.pdf \(kingcounty.gov\)](#)

¹¹ [Motion 14251](#)

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

SNOQUALMIE INTERCHANGE:

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

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

Community Needs Lists

For each of its 11 subarea planning areas, the County also requires development and implementation of Community Needs Lists.¹² Each Community Needs List specifies programs, services, and capital improvements that respond to community-identified needs. As required by King County Code,¹³ an initial Community Needs List for the Snoqualmie Valley/NE King County Subarea Plan and its associated performance metrics was adopted in 2022 with Ordinance 19527.¹⁴ The Community Needs List requests for this subarea covers various topics, including the following requested improvements: access to and amount of affordable housing, road shoulders/bike lanes, roads safety, internet, parks infrastructure and facilities, recreation opportunities and trailhead crowding, transit opportunities, transportation/mobility for the independent elderly, traffic congestion, and transportation during flood events.

¹² King County Code [Title 2](#) (2.16.055.C)

¹³ King County Code [Title 2](#) (2.16.055.B.2.h)

¹⁴ [Ordinance 19527](#)

King County Code requires that transmittal of each subarea plan is accompanied by an updated Community Needs List for the subarea. Ordinance XXXXX (TBD) adopted an updated Community Needs List and associated performance measures for Snoqualmie Valley/NE King County.

Subarea Plan Structure

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

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

Chapters 4 through 10 are arranged in the following format:

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

The subarea is comprised of numerous communities, and individuals within and across communities have different perspectives and priorities. The intention of the community priority sections in the plan is to summarize input received from across the subarea, and capture the range of thoughts, opinions, and areas of interest throughout the various communities. Appendix C describes the overall engagement process and more details about the feedback received.

To fulfill the community vision and policies contained within the Subarea Plan, implementation actions and measures are included in Chapter 11. These include a series of amendments to the Land Use and Zoning Maps, new and revised development conditions that apply to the subarea, a community needs list, and performance measures.

Implementation of the Subarea Plan and its ability to support the community to realize its vision will, in part, be the result of ongoing dialogue and collaboration between the County and community. It is important to note that implementation of the Subarea Plan requires balancing other policies and priorities that guide County actions and investments.

Equity, Racial, and Social Justice

King County abounds with opportunities, but those opportunities are not equally accessible for all of King County's residents. As a local and regional government, King County Executive Branch recognizes this and prioritizes equity and social justice in its work through the *Equity & Social Justice (ESJ) Strategic Plan*.¹⁵ The *ESJ Strategic Plan* is a blueprint for action and

¹⁵ [Equity and Social Justice Strategic Plan \(2016-2022\)](#)

change that guides the County's pro-equity policy direction, decision-making, planning, operations and services, and workplace practices to advance equity and social justice within County government and in partnership with communities. The *ESJ Strategic Plan* lays out a set of shared values where the County commits to being:

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

These values and goals shaped and guided development of the Subarea Plan, as well as the requirements for equitable engagement and equity impact review analysis in the King County Code for development of the Subarea Plan.¹⁶ Engagement with the Snoqualmie Valley/NE King County community was designed to be as inclusive and collaborative as possible, while centering and lifting up the voices of those who would be most impacted.

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

¹⁶ King County Code [Title 2](#) (2.16.055.B.2.d)



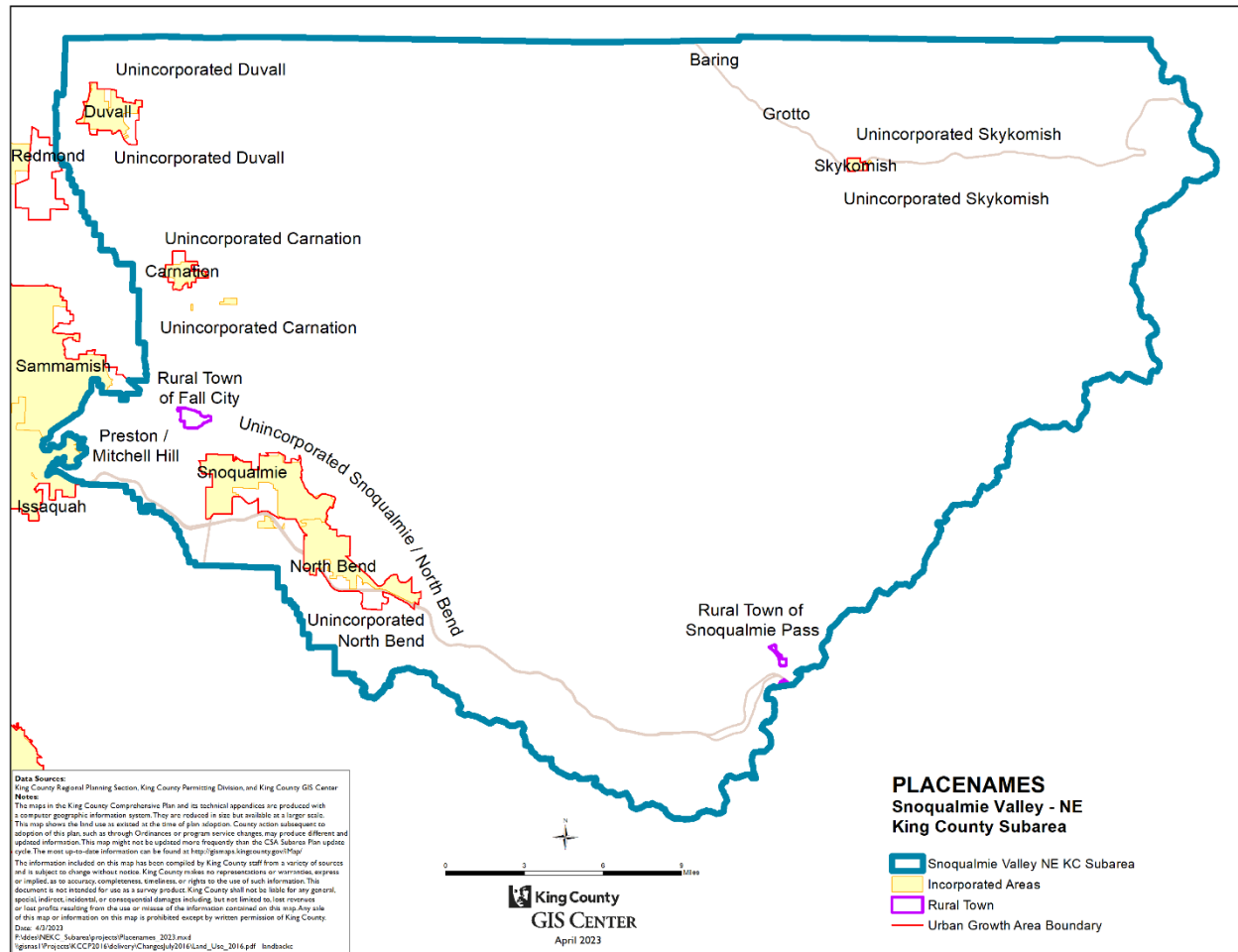
Chapter 2: Community Engagement, Vision & Guiding Principles

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

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

- Baring
- Unincorporated Carnation
- Unincorporated Duvall
- Fall City
- Grand Ridge/Mitchell Hill
- Grotto
- Unincorporated North Bend
- Preston
- Unincorporated Skykomish
- Snoqualmie Pass
- Unincorporated Snoqualmie

PLACENAME MAP



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

Community Engagement

Development of the Subarea Plan was driven by a wide-ranging community engagement program that focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process. The approach was intentional to include those who have not historically been included in community planning processes.

The work with the community on the Subarea Plan included dialogue with local businesses, community groups, youth, residents who use languages other than English, seniors, and many others. As experts in the assets and needs of the various neighborhoods, the community's contributions are central to the scope and content of this Subarea Plan.

The engagement effort occurred in three phases: 1) Knowledge Sharing and Understanding, 2) Visioning, 3) Public Review Draft. Each phase of engagement built upon and revisited previous

concepts, where the thoughts and desires of the community were both refined and adjusted through two-way communication throughout the planning process.

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

During this first phase of community engagement, the residents of Snoqualmie Valley/NE King County informed the County's planning staff about the range of priorities, concerns, and needs of the community. The first phase of public engagement focused on the following goals:

- Grow a network and develop partnerships with key community members, groups, and organizations across Snoqualmie Valley/NE King County.
- Share information with the community about the purpose and function of the subarea planning process in Snoqualmie Valley/NE King County to create a general understanding and framework prior to any discussion about the vision and the policies to support that vision.
- Gain an understanding of community priorities and concerns.
- Gather knowledge and obtain guidance from the community to inform first draft of Subarea Plan vision, guiding principles, and scope of work.

Engagement focused on process equity by reaching out to a wide range of interests in Snoqualmie Valley/NE King County through requesting small meetings with Tribes, businesses or business interests, community-based organizations, elected officials, local government staff representatives (including neighboring cities and counties), public school administrators, and residents. Seventy-five meetings were convened during this early phase and ranged from high level introductions to the Plan, to targeted discussions covering specific items, such as available services and the future land use of specific parcels. This number does not include the additional phone calls and informal meetings which also took place. Most of these meetings occurred virtually using Microsoft Teams, but some were in person. In addition to providing an introduction to the subarea planning process, the meetings served to educate planning staff of the communities' priorities and an as opportunity to build and strengthen relationships within the area.

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

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

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

Engagement activities occurred by various means including email correspondence, online surveys, virtual meetings with individuals and small groups, geographic and topic-specific focus groups, community-wide virtual events, interactive engagement online maps, and a handful of in-person meetings and booths at community events. Subarea Plan staff with knowledge of the

program attended the events to answer questions and gather feedback to help guide the plan. Refer to Appendix C: Community Engagement for more detailed information

Notice of meetings was provided using the following means:

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

A focused effort was made to communicating with priority populations, including tribal governments, BIPOC communities, multi-lingual communities, senior/elderly residents, people with low-income, veterans, and persons with disabilities. This was done by either reaching out to these groups directly, or through the organizations that serve them. In cases where these groups were hard to reach, community service providers who assist these groups were engaged to share their unique perspectives.

Plan Drafting – March to May 2023

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

Phase 3 – Public Review Draft – June to July 2023

The third phase of engagement will occur after the release of the Public Review Draft. Taking the lessons learned during the previous two phases, planning staff will continue to work collaboratively with the community and use the Office of Equity, Racial and Social Justice's (OERSJ) Equity Impact Review tool as a guide to ensure the diverse and historically underrepresented voices of the community are amplified and reflected in the Subarea Plan. During this phase the County will leverage assistance from a consultant selected to assist the plan development, including enhancing community engagement.

[TO BE COMPLETED AFTER PUBLIC REVIEW DRAFT PROCESS IS COMPLETE]

More detail on the community engagement for the Subarea Plan development, the results and some lessons learned for future engagement is provided in both Appendix B: Equity Impact Review and Appendix C: Community Engagement.

The following community vision statement and guiding principles were developed through several years of dialogue and working with the community. They draw from community planning efforts, the Community Needs List process, and many community conversations. The vision statement is an aspirational, forward-looking statement of what the community wants to be over the next 20 years. The guiding principles support the community's vision, informing and directing the development of the Subarea Plan and are based on the collective community input during development of the Subarea Plan.

Community Vision Statement

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

Guiding Principles

The following guiding principles support the community vision and were used by the County to inform and direct the development of the Subarea Plan. These guiding principles express the community's sentiments around a range of community issues discussed during the planning process.

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

Policies

Twenty-year subarea-specific policies are included in the Subarea Plan that fit the community's interests, the vision statement, and guiding principles. The policies are specific to the subarea and within the framework of the *Comprehensive Plan*. **PUBLIC REVIEW DRAFT NOTE:** Several of the policies presented in the following chapters include a notation (in parentheses) after the policy indicating a similar policy that exists in a previously adopted plan for the Snoqualmie Valley/NE King County that is still in effect. Policies labeled with (CP) followed by a number are from the *Comprehensive Plan*. Policies labeled with letters other than "CP" followed by a number are from the 1999 *Fall City Subarea Plan*.

The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life for *everyone* who lives, works, and plays in Snoqualmie Valley/NE King County. Guided by the community vision, equitable improvements can encompass thoughtful development that builds individual and collective wealth and supports the health and well-being of current and future community members while protecting and enhancing the rural aesthetic and natural amenities of the area.



Chapter 3: Subarea Description

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

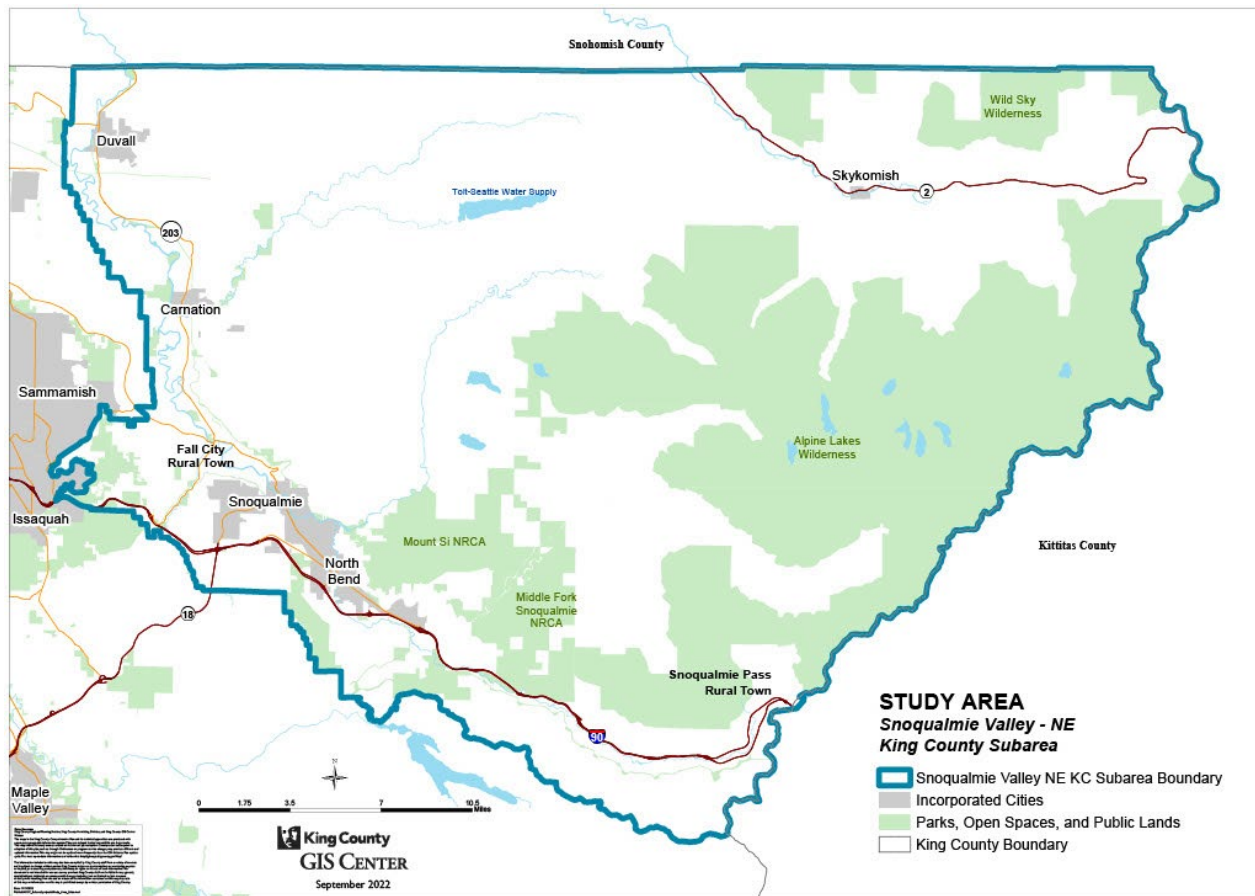
This chapter discusses some of the current context and characteristics of the subarea's communities, as of the time that the Subarea Plan was written. More detailed background information and data can be found in Appendix A: Supporting Maps and Tables.

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

- The western border begins at the rural areas surrounding the cities of Issaquah and Sammamish and proceeds just west of the West Snoqualmie Valley Road NE.
- The northern border is defined by the King County/Snohomish County line, continuing west and passing north of Skykomish until the Chelan County border.
- The eastern border consists of the crest of the Cascade Mountains, which follows the county line between King and Chelan counties southward, until it transitions to the King County border with Kittitas County, passing through Snoqualmie Pass along I-90, and continuing further southwest.
- The southern border follows between one and five miles south of the South Fork of the Snoqualmie River. The southern border juts up to follow the Raging River briefly, then heads east to unincorporated areas surrounding the city of Issaquah.

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

OVERVIEW MAP



Community History

The land, water, and resources of the Salish Sea basin have comprised the homeland of Coast Salish people since time immemorial. The Snoqualmie River valley, through a network of family ties, was home to certain bands and tribes of Coastal Salish people whose local contemporary descendants have now organized themselves into the Snoqualmie and Tulalip tribes.

Ancestors of the Snoqualmie and Tulalip tribes depended on fish, animal, and plant resources and traveled widely to harvest these resources. In the winter, when travel was difficult, they lived in villages along streams and lakes, relying on stored foods and local resources.¹⁷ In the summer, when travel was easier, they dispersed and moved to camps and resource gathering areas, where they joined with families from other winter villages in fishing, hunting, gathering, and other pursuits.

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

¹⁷ Text provided by King County Historic Preservation Program Staff , November 15, 2022. Link to [Historic Preservation Program - King County](#)

fish, hunt, and gather in the Snoqualmie River basin are vested exclusively with the Tulalip Tribes.

The first permanent Euro-American pioneer settlements occurred in the late 1850's, after the so-called "Indian Wars" of 1855-1856.¹⁸ The Snoqualmie had been allies of the pioneers and were known to have contributed to the development of the area, many of them involved in logging and agricultural industries. The pioneers utilized several of the small blockhouse "forts" constructed during the hostilities for temporary shelters and jumping off points for settlement. The first areas selected by the pioneers were open fields with grasses and sedges that were thought to have been kept open by efforts from Native Americans, such as prescribed burns.

Settlers continued to stake claims and clear land for farms during the 1860s and 1870s, but development was slow due to lack of reliable overland transportation. King County had been involved in trying to develop a road across Snoqualmie Pass as early as the 1850s, but the road was difficult to maintain. Nevertheless, many settlers arrived overland through the pass route, and cattle and hog drives were also successful through the pass. Roads to Seattle were difficult and impractical for marketing produce, most of which was transported via the Snoqualmie River. By the late 1870s, steamer service was established, but the head of navigation at seasonal high water was just above Fall City.

Even though waterborne transportation improved the prospects for agricultural and forest products industries considerably, full scale development of local industries did not occur until the Seattle Lake Shore and Eastern Railway reached Preston and the upper Valley in the late 1880s.¹⁹

The timber industry dominated the economy of the subarea during the early years of pioneer settlement.²⁰ Sawmills were introduced very quickly, aiding the rapid growth of the industry in the area. The early years of the timber industry were generally centered on lands closer to the Puget Sound, west of the subarea. In 1873, Watson Allen began a sawmill venture on Tokul Creek, in the Snoqualmie River Valley near the settlement that became Fall City. Other milling operations in the area soon followed, including North Bend Lumber Co. and South Fork Lumber Co, in the North Bend area and the Lovegreen Mill in Preston. Sawmills were often associated with the development of mines and mining settlements, since the mine sites first had to be cleared and lumber was needed not only for worker housing and other buildings, but for structural support within the tunnels and shafts underground.

Hop farming was introduced in the early 1880s and by the end of the decade, the upper Snoqualmie Valley boasted the largest hop ranch in the world. A declining market and insect infestations put an end to the "hops craze" in the 1890s, and after the turn of the century, dairy farming had replaced hop growing as the principal agricultural pursuit. The Carnation Research Farm was established near Tolt in 1909, and by 1920 the farm had acquired the first of many world records for production.

After the turn of the century, hydroelectric power generating plants at Snoqualmie Falls and Cedar Falls contributed to the growth of the upper Valley and the region. Recreational tourism, which was begun in the late 1870s with steamboat excursions to the Falls, grew with improved railway service and improvements in overland roads. The growing popularity of automobile

¹⁸ From document provided by the King County Historic Preservation Program, received November 15, 2022.

¹⁹ Link to [King County Historic Settlement Context 1850-1920](#)

²⁰ Link to [King County Historic Settlement Context 1850-1920](#)

travel in the 1910s and 1920s led to a number of road-building projects, including improvements to the Snoqualmie Pass Road. The development of auto ferries on Lake Washington and the establishment of connecting stage lines further enhanced transportation linkages to the Valley. The Town of Snoqualmie incorporated in 1903; and the Town of North Bend incorporated in 1909.

The Milwaukee and Great Northern railroads established service to the lower Valley communities of Duvall, Stillwater, and Tolt in the early 1910s, opening up the area's potential for further growth. The Town of Tolt (later Carnation) incorporated in 1912 and the Town of Duvall in 1913, immediately following the establishment of rail service. The entire Valley experienced an economic boom during the years of World War I, but the forest products industry began to decline after the war. The opening of the Mercer Island Floating Bridge in 1940 and the rapid growth in the county during and after World War II also contributed to population growth on the eastside of Lake Washington, including the Valley communities.

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

In the Snoqualmie Valley, farming is still the mainstay, while further east the Town of Skykomish has a significant railroad and forestry history.

Areas within the Snoqualmie Valley/Northeast King County Subarea

The following sections explain several areas of activity across the subarea, some better defined than others. Excluding the incorporated cities, which are not included in this plan, the largest communities are designated in the *Comprehensive Plan* as unincorporated Rural Towns (Fall City and Snoqualmie Pass). The subarea also has small nodes of local business activity in designated Rural Neighborhood Commercial Centers, including Baring, Preston, Stillwater, and Timberlane Village. Also included are many other smaller communities in the subarea that are not formally identified in the *Comprehensive Plan* as well as the Snoqualmie Tribe's federally-designated reservation homeland.

Rural Towns

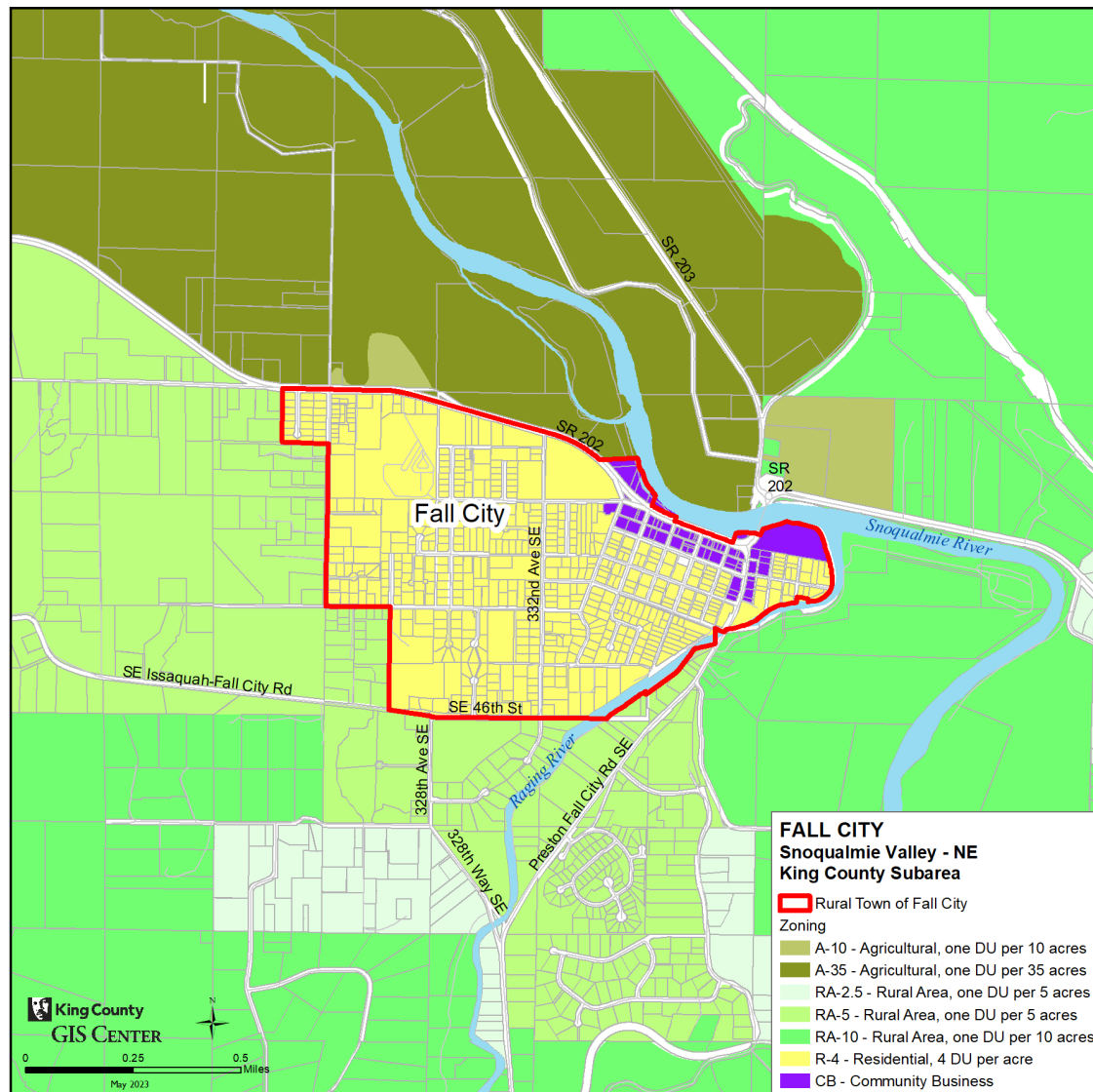
The subarea contains two designated Rural Towns: Fall City and Snoqualmie Pass. Rural Towns are unincorporated communities with existing higher concentrations of development and more economic activity than other areas within the Rural Area. Rural Towns are expected to receive modest residential and economic growth where appropriate and if infrastructure allows. Rural Towns may develop at low- to medium- urban-like densities but are still required to maintain rural character and rural levels of service.

FALL CITY

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

The adjacent rivers play an important role in the community, where thousands of visitors come to the Fall City Rural Town during the summer and fall months to float in the river and visit the shorelines. Fall City has an arts community, historical society, and metropolitan parks district.²¹

MAP OF THE FALL CITY RURAL TOWN



SNOQUALMIE PASS

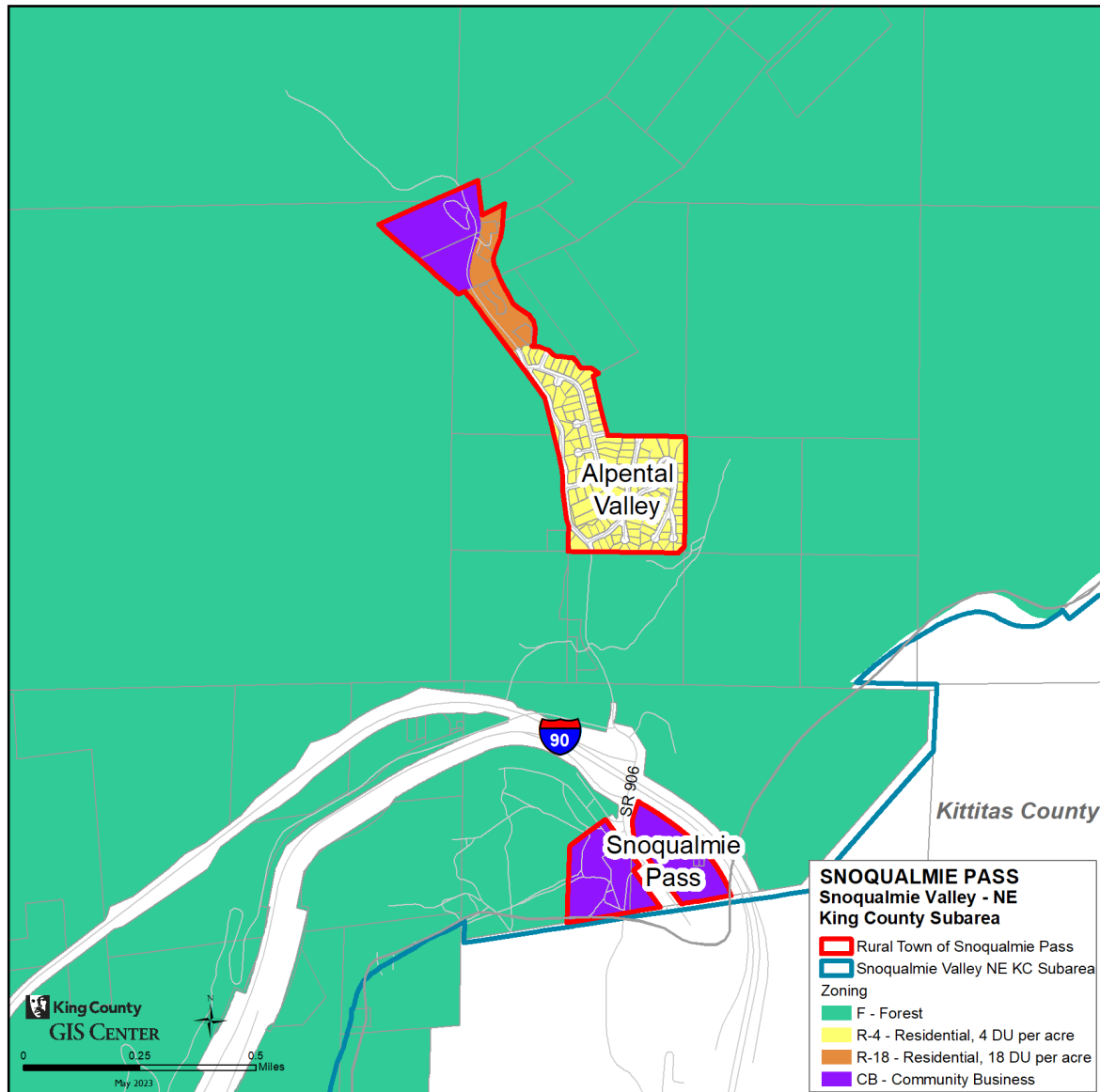
Snoqualmie Pass is located on the I-90 corridor at just over 3,000 feet of elevation. Snoqualmie Pass, as the most direct low point in the Cascade Range between western and eastern Washington to the Central Puget Sound, has been a historic location of trade, resource extraction, and more recently, mountain recreation, straddling both King County and Kittitas County (most lands are on the Kittitas County side). The King County portion of the community consists of two clusters that represent the Rural Town, one portion being the commercially- and residentially-zoned lands along Alpentel Road, and the commercially-zoned areas along State Route 906, adjacent to the ski area and I-90. The Summit at Snoqualmie Ski Area is the

²¹ Link to [Fall City Community Association](#)

economic engine of the Rural Town, being the largest employer and landowner. The Summit at Snoqualmie Ski Area is the closest to the Seattle metropolitan area, seeing a large influx of recreational day users on weekends and holidays.

Snoqualmie Pass contains small residential communities built several decades ago but has recently seen relatively significant growth. According to the Snoqualmie Pass Utility District, between 2010 and 2022, there has been 37 percent growth in new single-family home connections to their services, though most of this growth has occurred in Kittitas County.²² Their service area includes vacation and permanent residences, businesses, the ski resort, and WSDOT facilities and rest areas.

MAP OF SNOQUALMIE PASS RURAL TOWN



²² *Snoqualmie Pass Utility District: Facts and Figures*, from Tom Hastings, General Manager, Snoqualmie Pass Utility District, provided on October 28, 2022

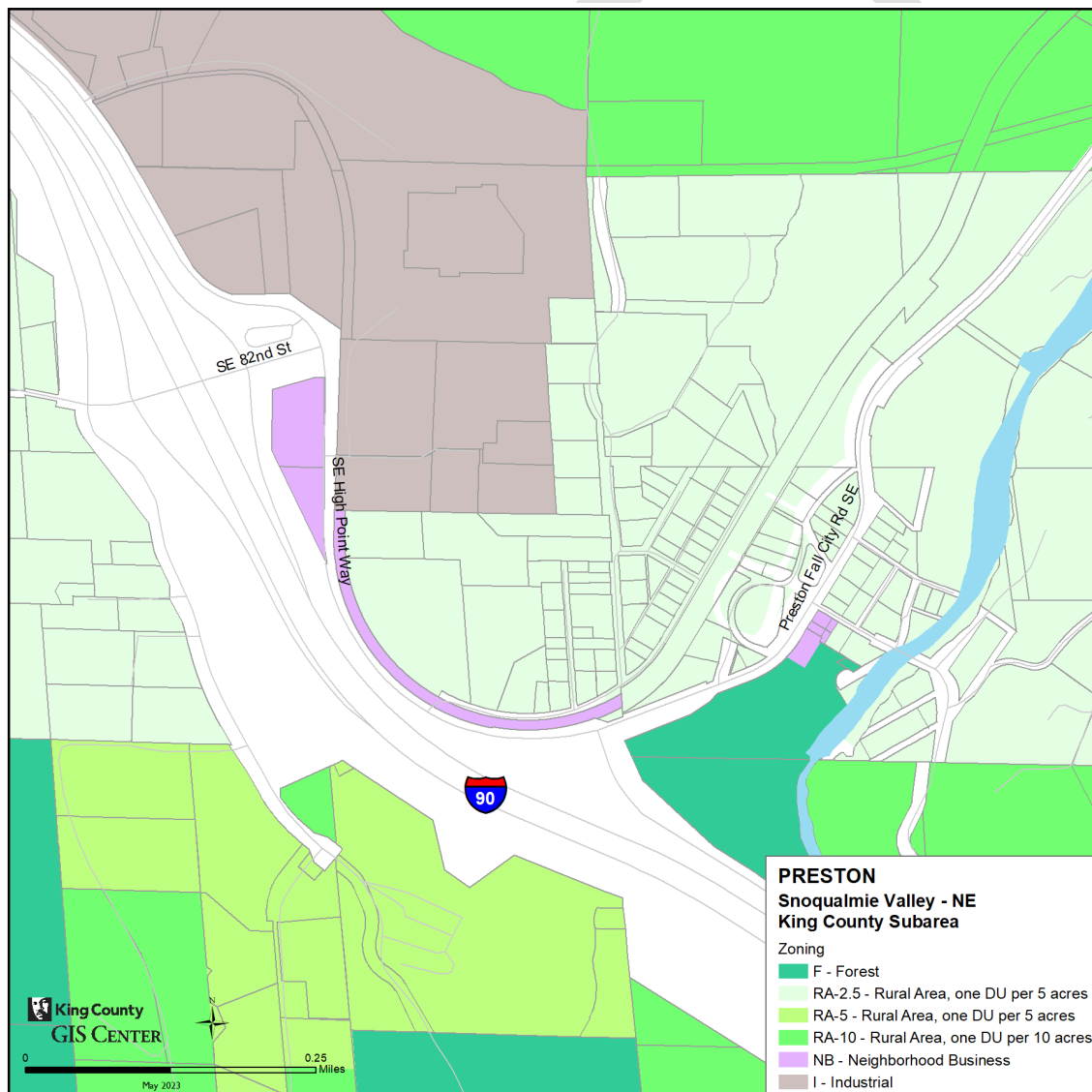
Rural Neighborhood Commercial Centers

The subarea contains four nodes of lands designated as Rural Neighborhood Commercial Centers, which are small commercial developments, sometimes with historic significance, that are too small to completely serve the surrounding communities. The nodes of Rural Neighborhood Commercial Centers within the subarea are Baring, Preston, Stillwater, and Timberlane Village.

PRESTON

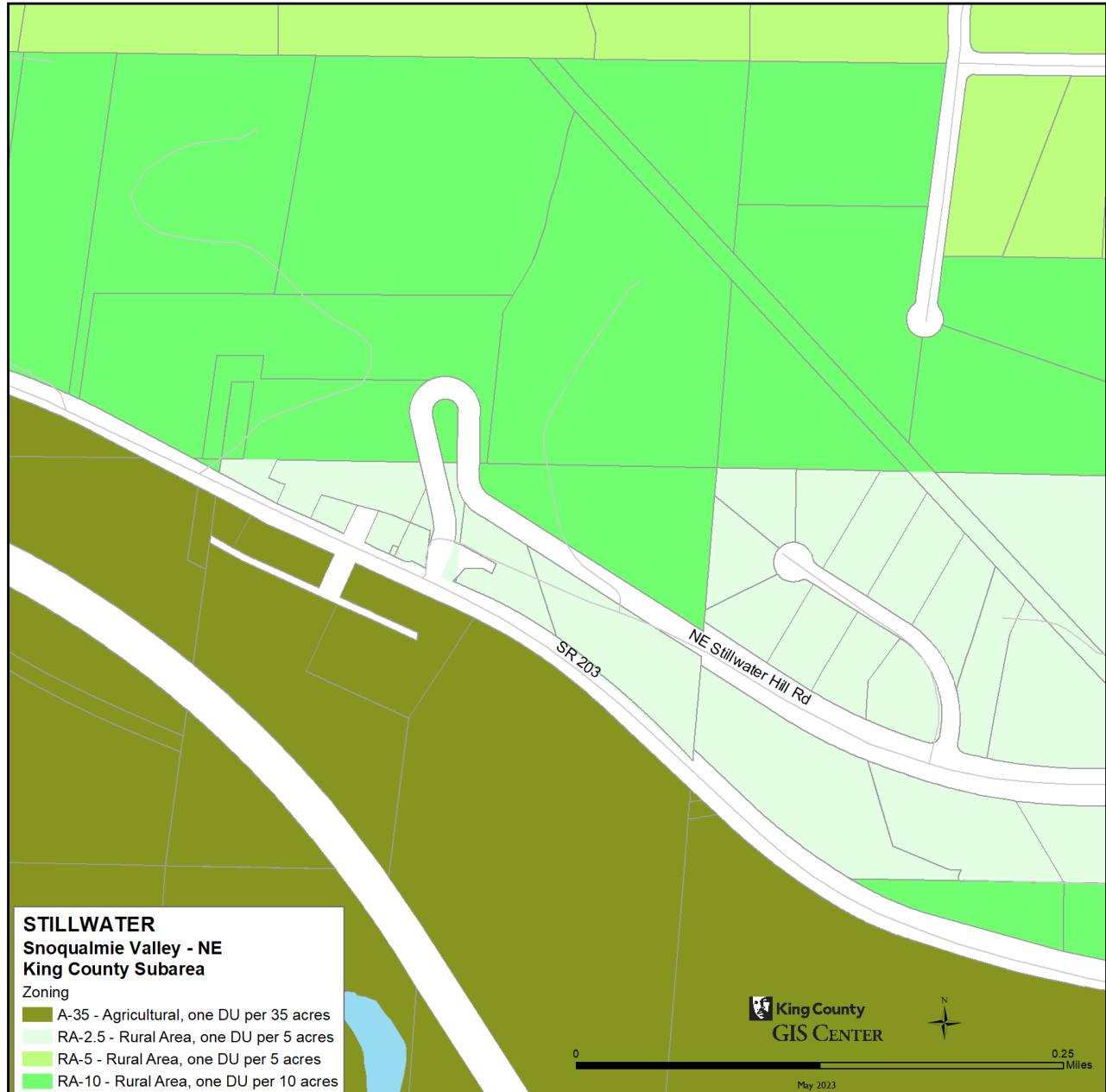
Historically a mill town and located between the City of Issaquah and the Snoqualmie Interchange on I-90, Preston is now a rural commercial center. The historic Preston Mill site is being converted into a County Park. King County's Parks Division also has an athletic complex, Jim Ellis Memorial Regional Park, drawing soccer and other sporting events from the region. Despite being located immediately adjacent to I-90, the historic town center of Preston has not experienced much new development, maintaining its size and scale, as well as preserving existing housing stock.

MAP OF PRESTON AREA



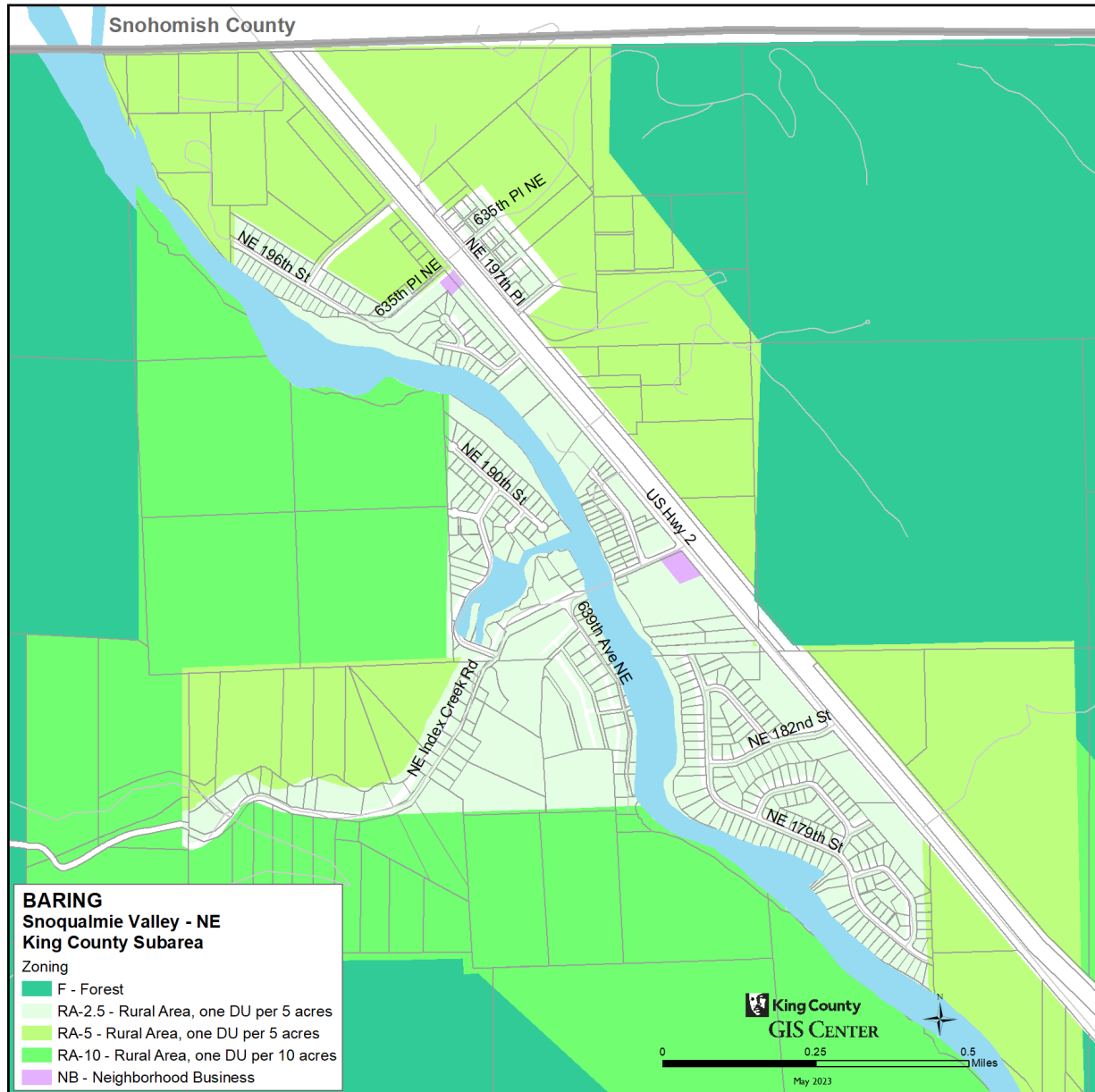
STILLWATER

Stillwater consists of a historic store, gas station, hair salon, and hay supply store, surrounded by a few single-family homes along State Route 203 (SR 203) between the cities of Carnation and Duvall, near the intersection with NE Stillwater Hill Road. It is located adjacent to the 44-acre Stillwater Natural Area. Stillwater is a crossroads for those living in the rural communities to the east, such as Lake Joy.

MAP OF STILLWATER AREA

BARING

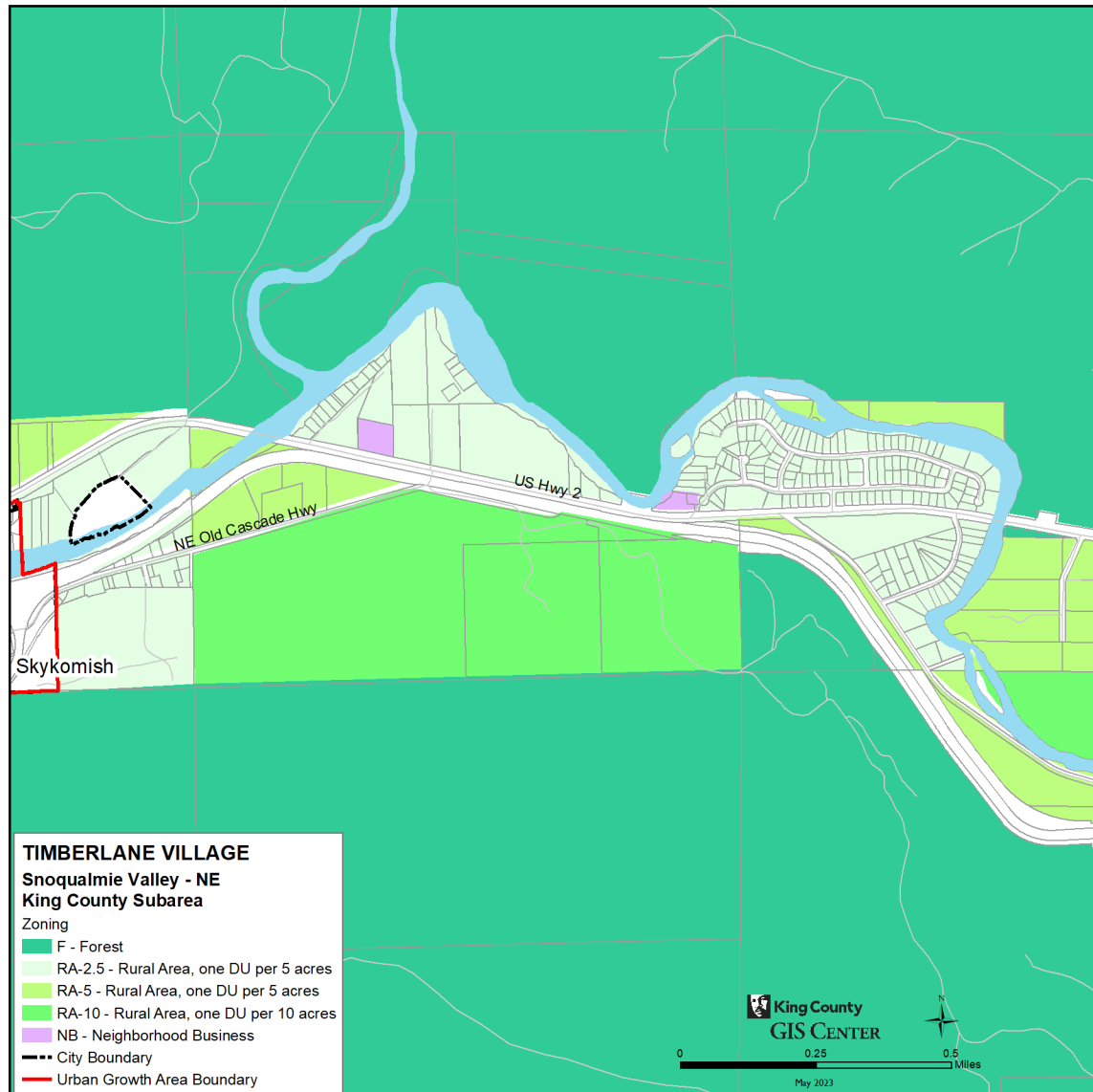
Baring is a rural community along Highway 2, just west of the Town of Skykomish, adjacent to the South Fork of the Skykomish River, 23 miles west of Stevens Pass. Baring contains the historic Baring Store, which is one of two parcels zoned as Neighborhood Business in the area.

MAP OF BARING AREA

TIMBERLANE VILLAGE

Timberlane Village is a rural community along Highway 2, just east of the Town of Skykomish, along the South Fork of the Skykomish River, 14 miles west of Stevens Pass. Timberlane Village consists of a residential neighborhood and one small commercial building. Timberlane Village has an active homeowners' association bearing its name and has recently become a vacation rental hotspot.

MAP OF TIMBERLANE VILLAGE AREA



Preston Industrial Area

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

this limitation on expansion was supported in by the community during engagement for the Subarea Plan.

Agriculture and Forestry

Agriculture and forestry are both prominent in the subarea. Approximately 86 percent (756 square miles) of the subarea is classified as Forest Production District, including both public and private landowners. Downstream of Snoqualmie Falls, most of the Snoqualmie River floodplain lies within the 14,931-acre Snoqualmie Agricultural Production District (APD) and is zoned for agriculture. Forestry and agriculture are discussed more in the Parks and Open Space and Economic Development Chapters.

Snoqualmie Tribe, Tulalip Tribes, and Muckleshoot Tribe

As their ancestors did, contemporary Tulalip, Snoqualmie, and Muckleshoot Tribal people continue to serve as stewards of the Snoqualmie River valley, caring for its landscape and natural resources. The Snoqualmie Indian Tribe has a 56.5-acre homeland reservation located in the upper Snoqualmie River basin in King County near Snoqualmie Falls, and in 2022 the Tribe acquired the 12,000-acre Snoqualmie Tribe Ancestral Forest in the Tolt River watershed. The Tulalip Tribes have a 22,600-acre homeland reservation located in the lower Snohomish River basin in Snohomish County on the shores of Tulalip Bay. The entire Snohomish River Basin, including most of this subarea, is located with the treaty reserved federally-adjudicated usual and accustomed fishing places of the Tulalip Tribes. The subarea includes a small area of the Lake Sammamish watershed, which is located within the treaty-reserved federally-adjudicated usual and accustomed places of the Muckleshoot Tribe.

Cities/Towns within the Subarea

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

- Carnation
- Duvall
- North Bend
- Snoqualmie
- Skykomish

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

Forest Management Lands

Eighty-five percent of lands within the subarea are designated as Natural Resource Lands, including large tracts of state and federal lands.

Government landowners within the subarea include the United States Forest Service, Washington State Parks, Washington State Department of Natural Resources, and King County Department of Natural Resources and Parks. Large private timber landowners include Weyerhaeuser and Hancock Timber.

Population

The subarea is home to approximately 26,000 people, making it the County's largest community service area by population. The subarea's households are larger than those in King County as a whole, with an average of 3 persons per household versus 2 persons per household. The percentage of youth is slightly higher, with 23 percent versus 21 percent countywide. There are slightly fewer seniors at 13 percent versus 14 percent countywide.²³ The subarea also has fewer people with disabilities than the rest of the county at 8 percent, versus 10 percent countywide.

The subarea is relatively wealthier than the rest of the county, where the median income is \$124,000, versus \$103,000 countywide. Only 3 percent of households in the subarea live below the poverty line, where 17 percent do countywide. Eighty-eight percent of households own their homes in the subarea, versus 56 percent countywide. One contrary statistic for the subarea compared to the rest of the county is there are more rent-burdened households at 36 percent, versus the rest of the county at 34 percent.

Eighty-six percent of the households within the subarea identify as White, and only 2 percent speak a language other than English at home, versus 6 percent countywide. The table to the right summarizes the demographics and socioeconomic conditions of Snoqualmie Valley/NE King County and how they compare with King County as whole.

Demographics at a Glance		
	SV/NEKC*	King County
Total Population	26,000	2,225,500
Socioeconomics		
Average household	3	2
Median Age	43	37
Female	49%	50%
Male	51%	50%
Youth (under 18)	23%	21%
Seniors (over 65)	13%	14%
Persons with disabilities	8%	10%
Limited English-speaking	2%	6%
Income and Poverty		
Median household income	\$124,000	\$103,000
Households below poverty line	3%	17%
Race and Ethnicity		
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%
Housing		
Owner-occupied	88%	56%
Renter-occupied	12%	44%
Rent-burdened	36%	34%
*SV/NEKC stands for Snoqualmie Valley/Northeast King County		
Sources: 2020 Census. Figures rounded to an appropriate significant digit.		

²³ 2020 United States Census.

For example, when looking at differences in median household income between different Census Designated Places (CDPs). The high household income of the region is not distributed equally among communities within Snoqualmie Valley/NE King County, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn over 200% more than households in Baring (\$60,000).²⁴

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

Government Services

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

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

- United States Forest Services
- Washington State Department of Natural Resources
- Washington State Parks and Recreation Commission
- Washington State Department of Transportation
- Parks Districts
- Utility Districts
- Drainage Districts
- Fire/Safety Districts
- Hospital District
- King County Library System

More detail on governmental services within the subarea is provided in Chapter 9: Services and Utilities.

Schools

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

Community Service Providers

In Snoqualmie Valley/NE King County, economic, social, health, and human services are provided by community institutions and government agencies. As of 2023, the following non-

²⁴ 2020 United States Census

profits are either located in or provide direct service to the community. This list is not meant to be a complete list of all the organizations currently serving the residents of the subarea, but rather to illustrate the large number of groups with connections in the community. Information is taken from the organizations' defined mission.

- CarePoint Clinic – Provides free quality primary healthcare to the Snoqualmie Valley and surrounding areas.
- Eastside Legal Assistance Program – Works with people facing domestic violence, housing, financial, healthcare, immigration, and other issues that need a legal solution. They educate communities about their legal rights, and work for free to solve legal issues and provide resources for our community members because not everyone can afford a lawyer.
- Empower Youth Network – Promotes and inspires youth to lead safe, healthy, and successful lives.
- Encompass – Partners with families. They build healthy foundations for children.
- Friends of Youth – Partners with youth and families to provide the relationships, resources, and skills they need to attain personal growth and success.
- Holy Innocents Food Pantry – Provides service to all in need who come to seek aid.
- Hopelink – Promotes self-sufficiency for all members of the community; they help people make lasting change.
- Love Snoqualmie Valley – Works to unite the Snoqualmie Valley by serving and loving others.
- Mamma's Hands – Provides help and healing to hundreds of homeless individuals and families since their inception in 1990.
- Mt. Si Senior Center – Empowers adults age 50+ to achieve wellness, independence, social connections, and lifelong learning.
- Sno-Valley Senior Center – Inspires, supports, and empowers older adults to lead healthy, enriched lives.
- Snoqualmie Valley Transportation – Strives to be an integral part of a strategic plan for sustainable, safe, affordable, accessible, and convenient transit in the Snoqualmie Valley.
- Supportive Community For All – A collaborative project that strengthens community connections to make human services more accessible in the Snoqualmie Valley.
- Snoqualmie Valley Shelter Services – Works to help people reclaim their lives. They provide life-changing services to those experiencing homelessness by working with communities to provide emergency shelter, social services, and connections to permanent housing.
- Trail Youth – Builds bridges between youth and the many resources available. The Trail Youth aims to help youth, ages 13-19, by promoting stable, nurturing relationships and promoting a safe environment for students through a youth coffee shop and outreach.



Chapter 4: Land Use

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

As designated by the *Comprehensive Plan*, the subarea includes Rural Area and Natural Resource Lands, Rural Towns, Rural Neighborhood Commercial Centers, Industrial Lands, as well as the unincorporated portions of the Urban Growth Area around the cities of Carnation, Duvall, North Bend, and Snoqualmie. The *Comprehensive Plan* directs the preservation of rural King County to ensure a continuing variety of landscapes, maintain the diverse communities that exemplify the rural legacy, and support evolving rural economic opportunities for the County and its residents. The subarea is characterized by extensive forest, most of which is preserved as National Forest, Wilderness, State Trust Lands, or is deed-restricted through King County programs such as the Transfer of Development Rights Program. The Snoqualmie Agricultural Production District is a part of the County's Farmland Preservation Program, and the Snoqualmie River system is being preserved and restored as high-quality habitat for fish and wildlife through a web of plans, programs, coalitions, and individual projects.

Housing types are generally single-family homes on larger parcels of land, the exceptions being within the remaining unincorporated areas within the UGA of the cities in the subarea, and in the

Rural Towns of Snoqualmie Pass and to a lesser degree Fall City. Small commercial enterprises are present throughout the subarea, representative of the natural amenities that are immediately adjacent to their enterprises, such as historic community stores, agricultural-related commerce, and outdoor recreation-related businesses. These enterprises help the greater population access the adjacent wildlands, such as the Summit at Snoqualmie Ski Area at Snoqualmie Pass. The Growth Management Act and the *Comprehensive Plan* envision different landscapes, infrastructure, and level of services appropriate for its urban and rural communities. King County is committed to sustaining rural character and rural economic clusters.

Land Use and Zoning

Land Use Designations

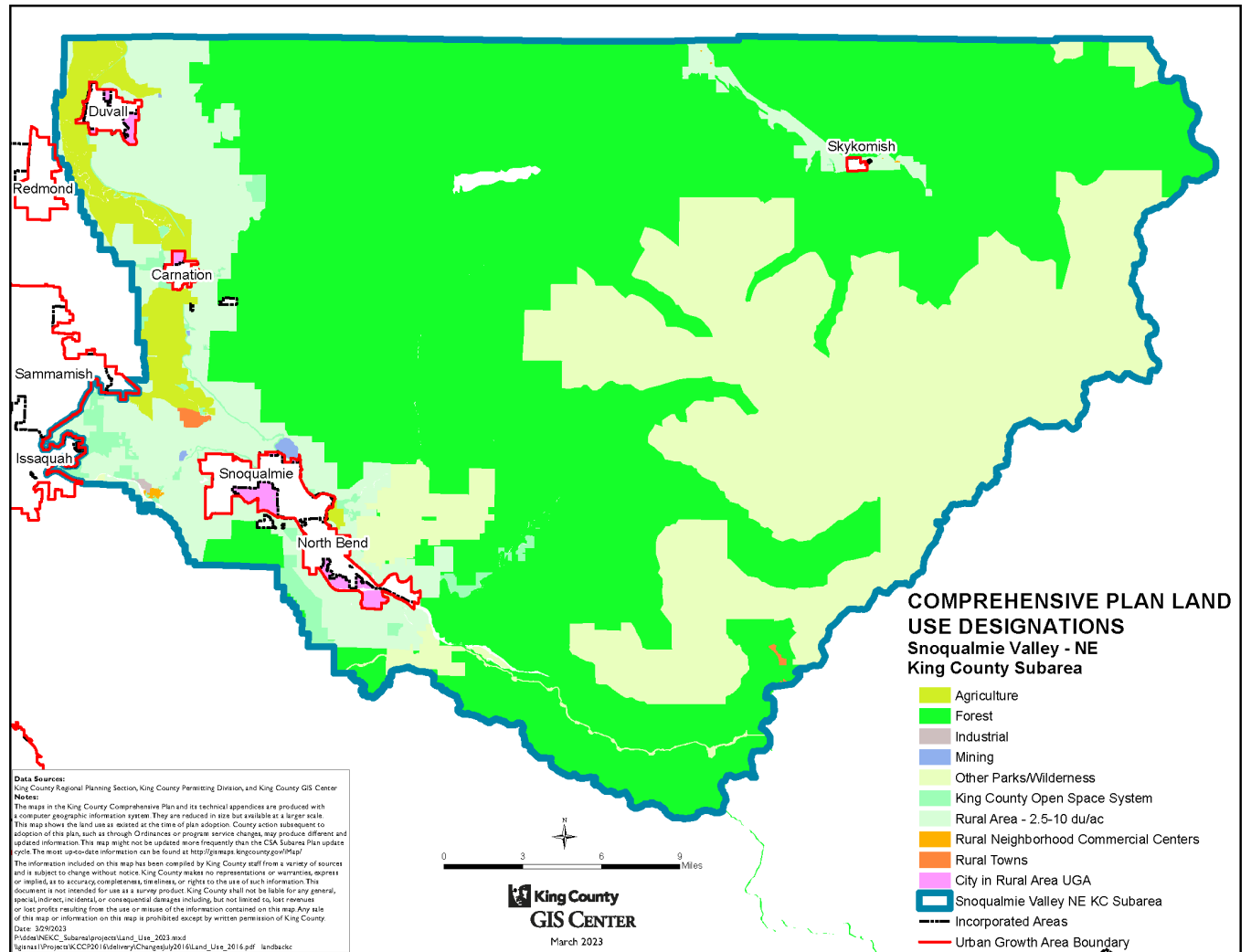
The Snoqualmie Valley/NE King County subarea includes several land use designations, though it is dominated by two primary land use designations: Roughly 57 percent of the subarea contains the land use designation of Forestry, and Other Parks/Wilderness designated lands cover approximately 28 percent.²⁵ The Rural Area land use designation, allowing for a range of low density uses historically associated with rural character, covers just over 9 percent of the subarea. Both the Open Space and Agriculture land use designations each represent 2 percent of the subarea.

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

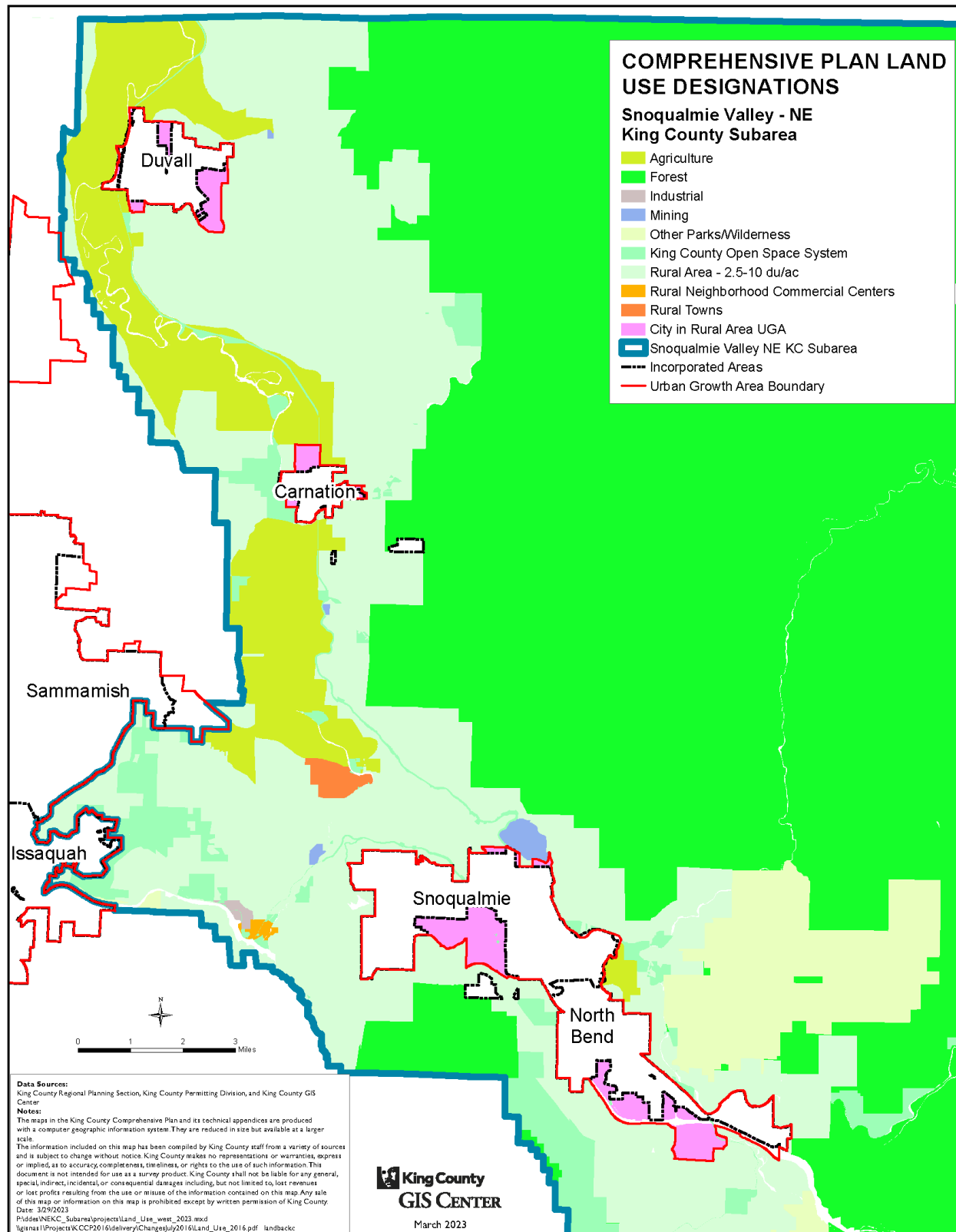
The *Comprehensive Plan* prescribes that Rural Towns and Rural Neighborhood Commercial Centers provide primarily shopping and personal services for nearby residents. Offices and multi-family housing, as part of mixed-use developments, is also encouraged in Rural Towns.

²⁵ The Other Parks/Wilderness land use designation includes state parks and natural resource conservation areas and federal wilderness areas in unincorporated King County. The King County Open Space System land use designation includes lands owned and/or managed by King County.

LAND USE MAP

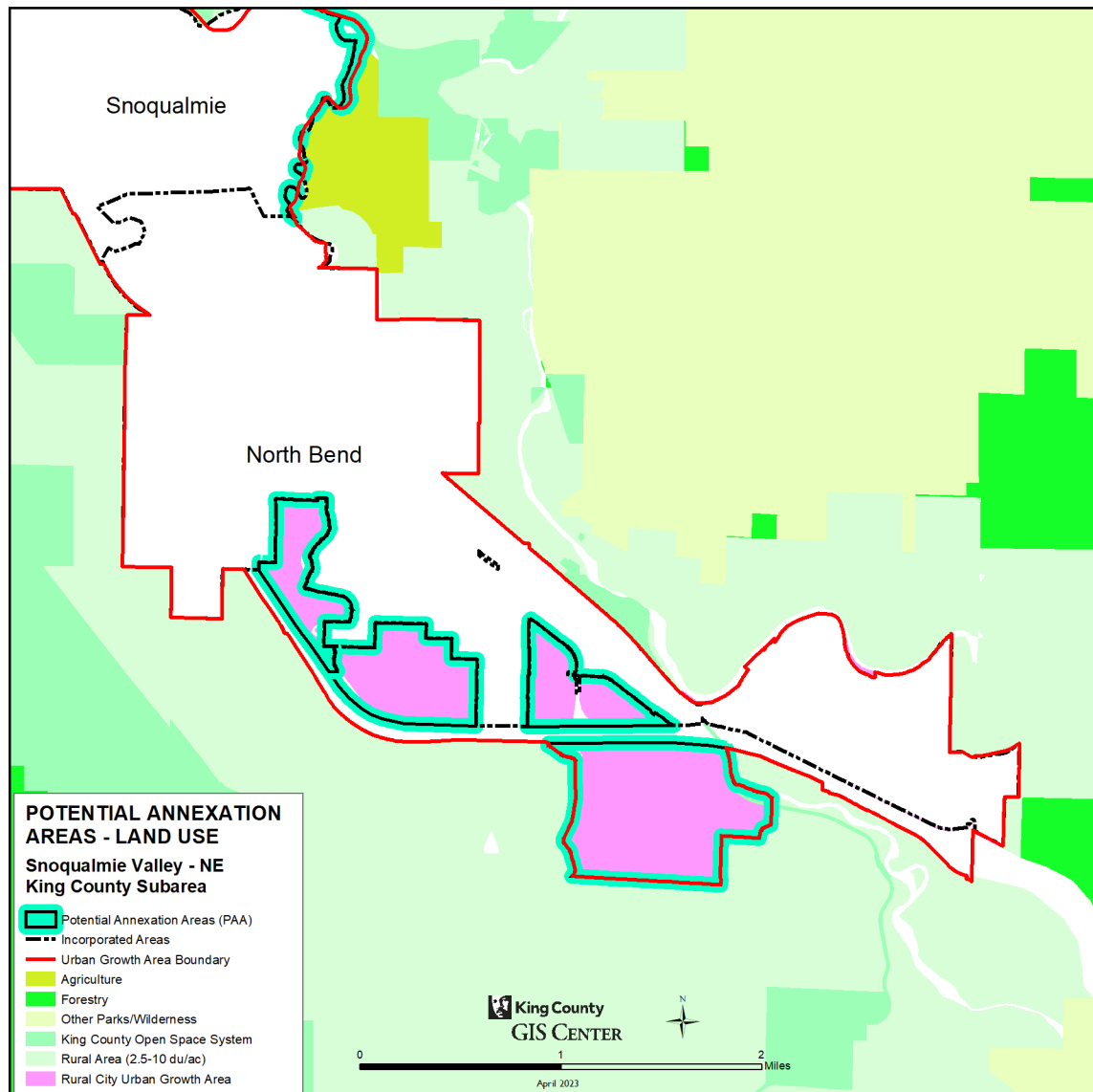


LAND USE MAP – WESTERN PORTION OF SUBAREA

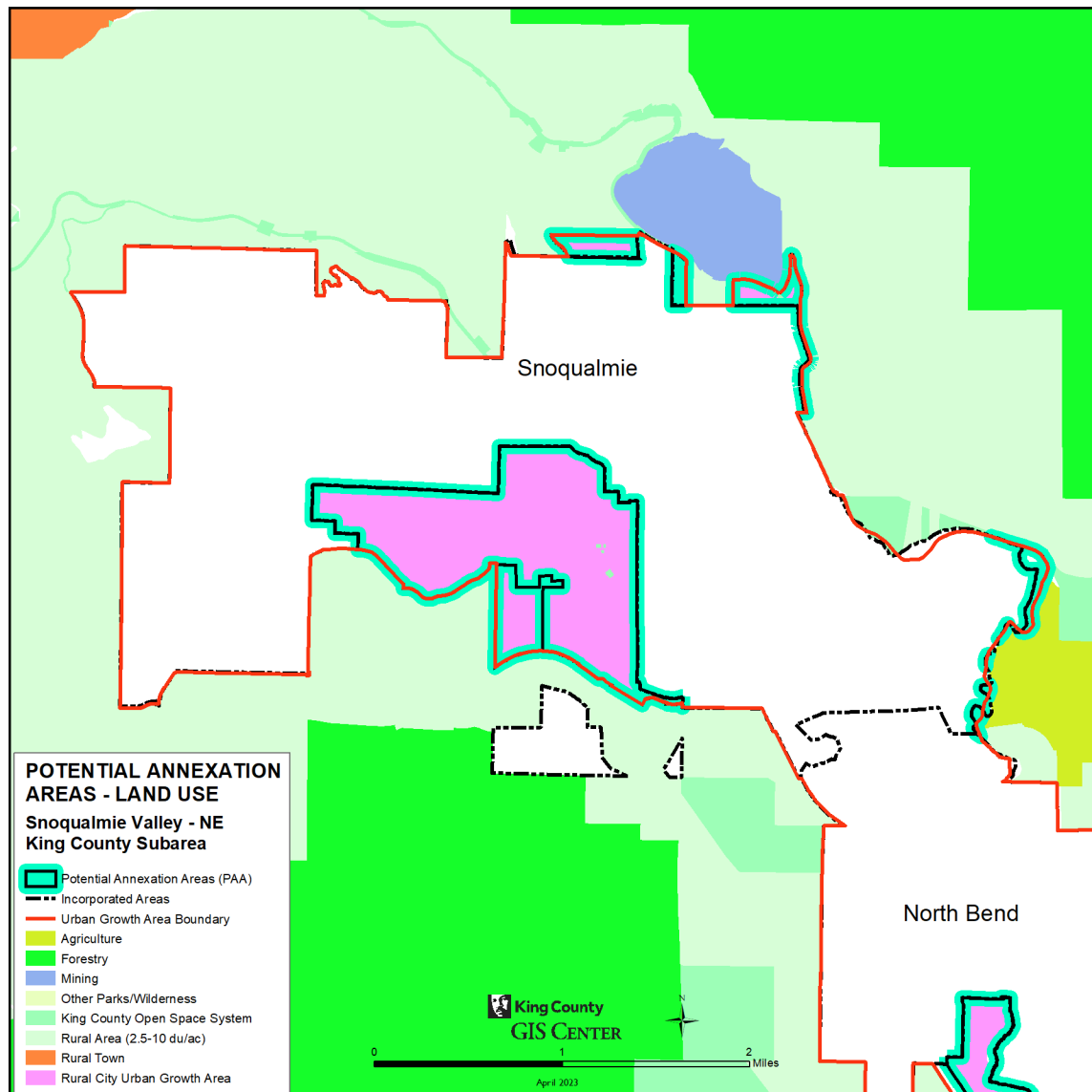


As previously mentioned, there are several cities in the Rural Area. Each city is surrounded by the Urban Growth Area Boundary established in the *Comprehensive Plan*. These are urban areas that have yet to be annexed and are still unincorporated. These unincorporated urban areas have an "Urban Growth Area for Cities in Rural Area" (rx) land use designation. This designation allows residential development at a density of one home per 5 acres or less with mandatory clustering of homes. The "rx" designation also allows limited nonresidential development as determined through previous community plans.

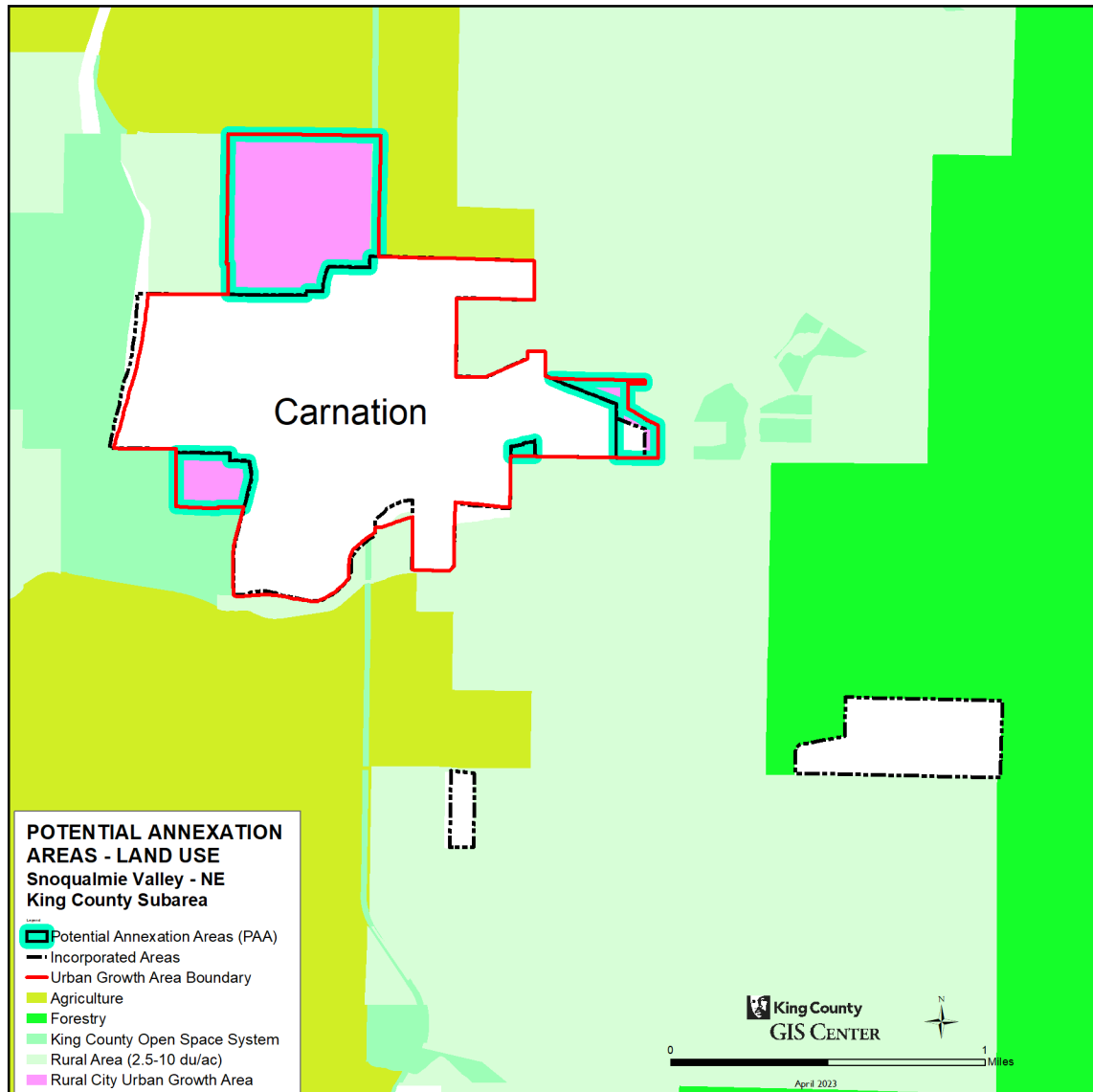
URBAN GROWTH AREA FOR NORTH BEND – LAND USE



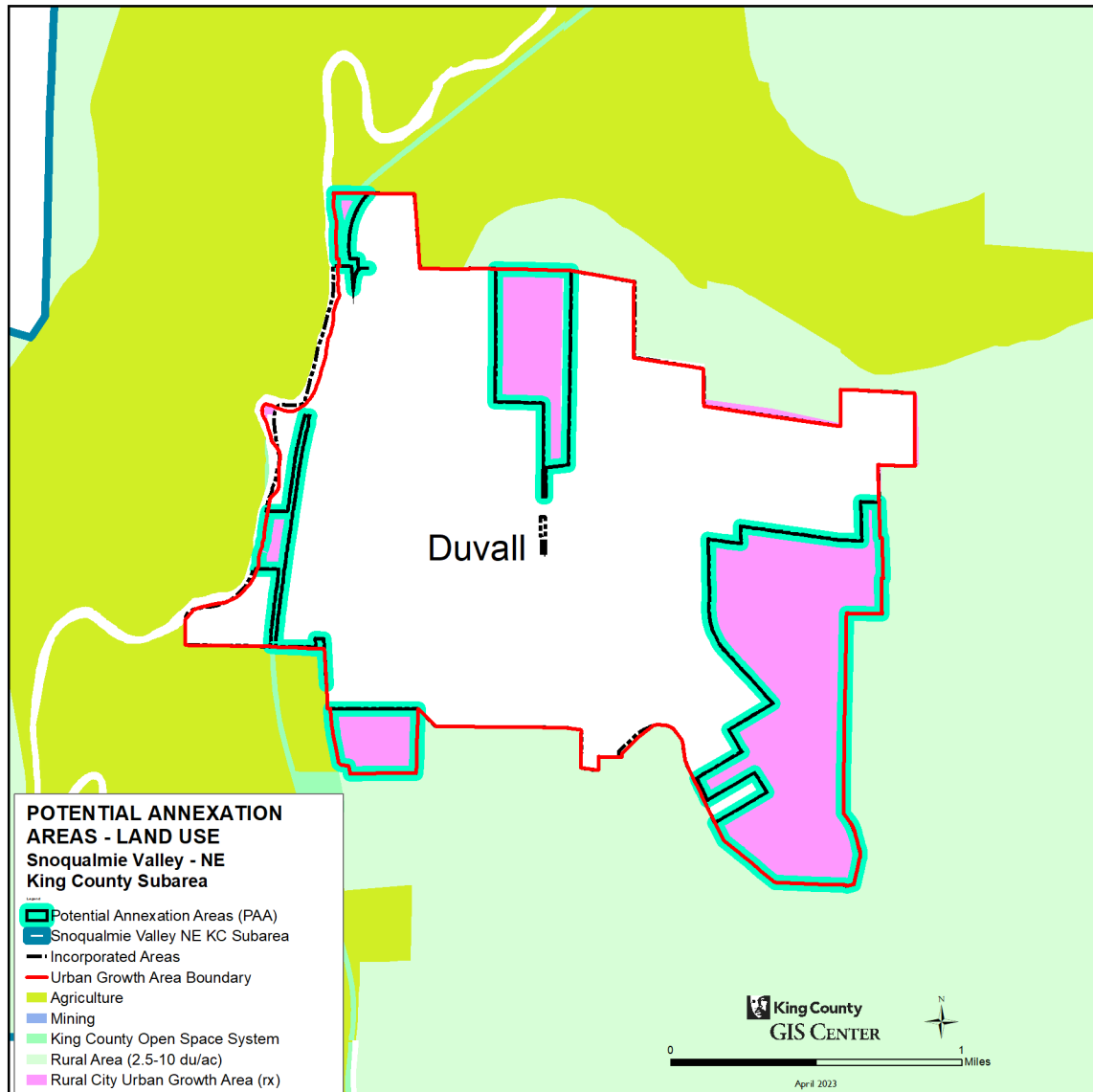
URBAN GROWTH AREA FOR SNOQUALMIE – LAND USE



URBAN GROWTH AREA FOR CARNATION – LAND USE



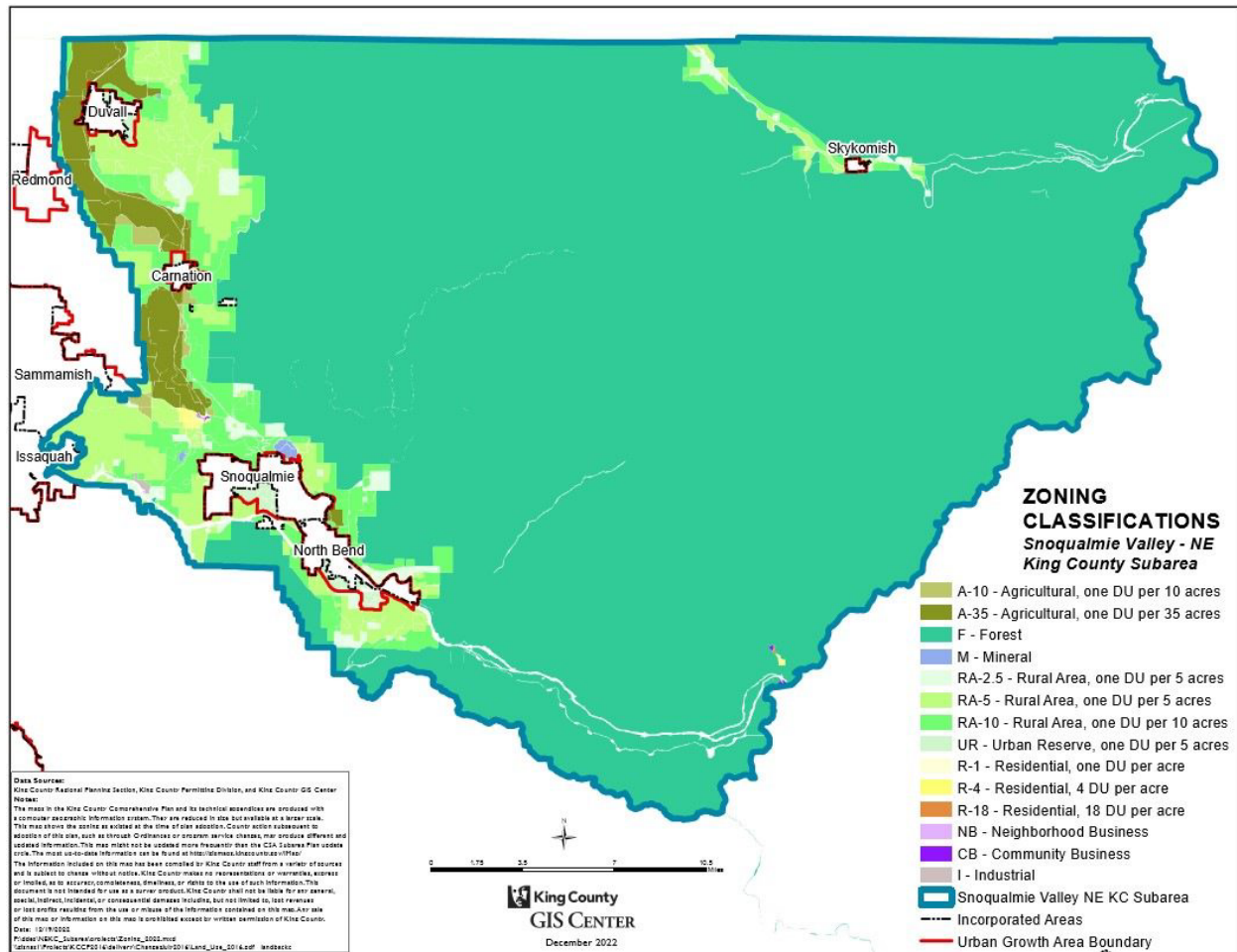
URBAN GROWTH AREA FOR DUVALL – LAND USE



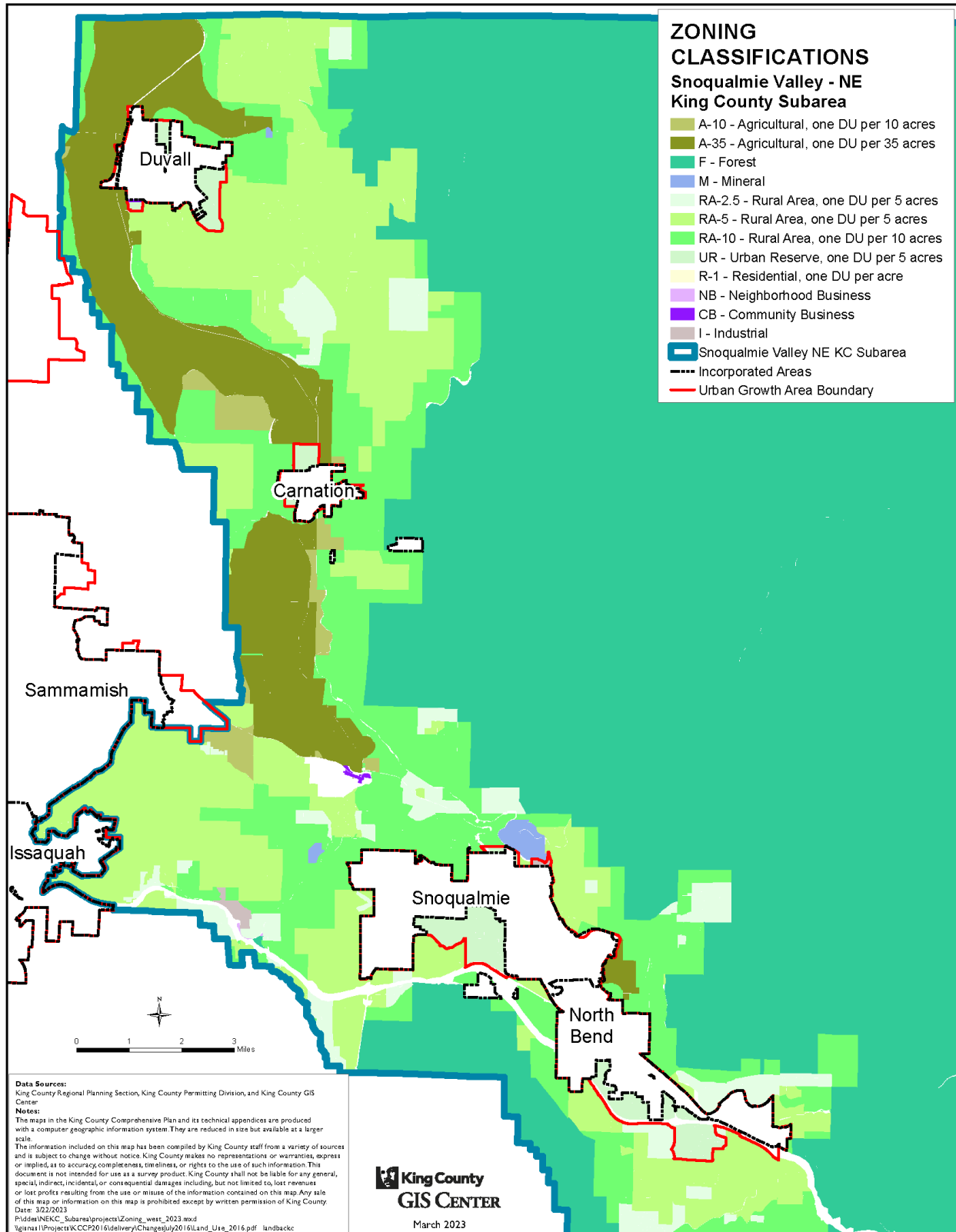
Zoning Classifications

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

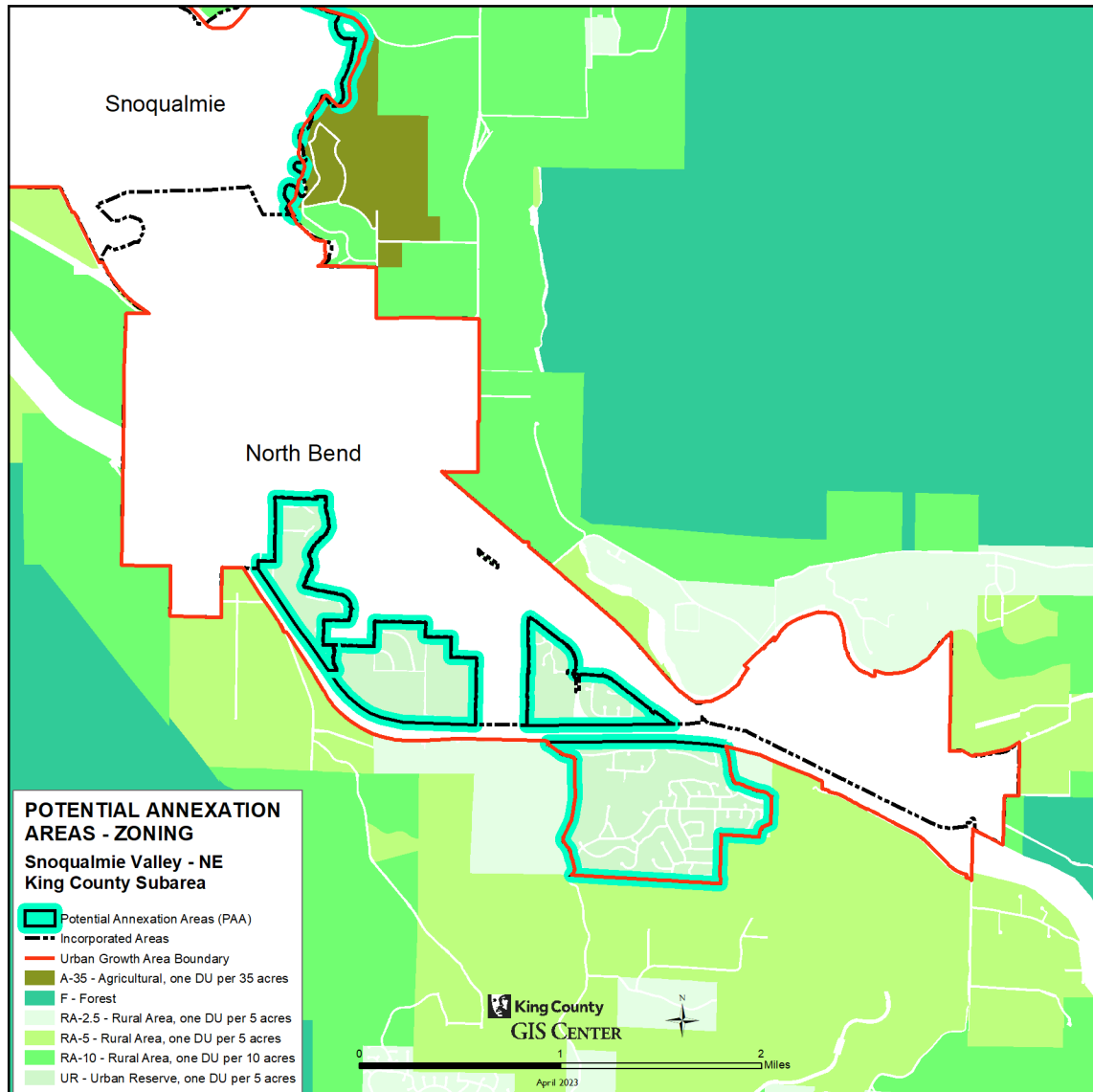
ZONING MAP



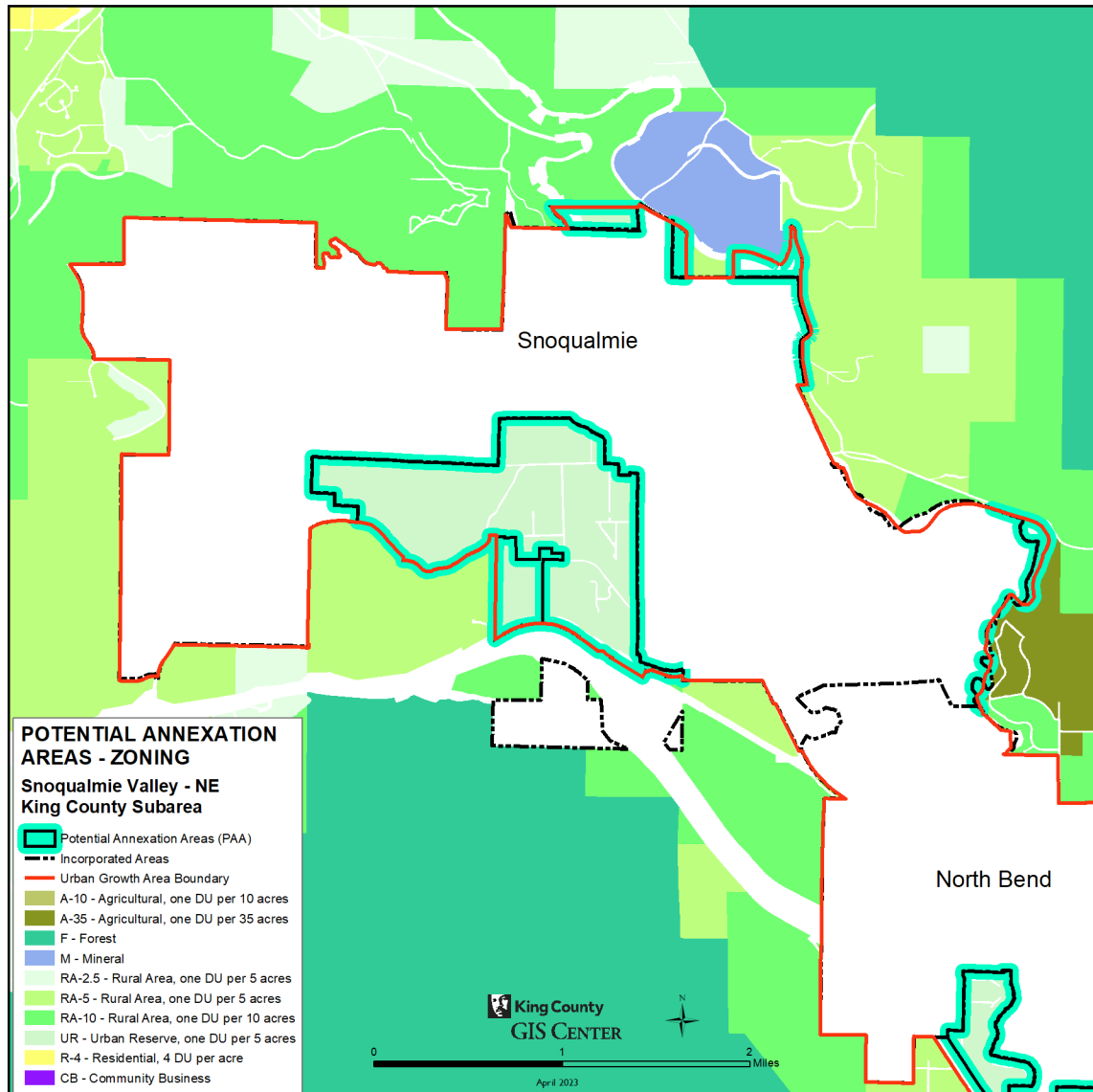
ZONING MAP – WESTERN PORTION OF SUBAREA



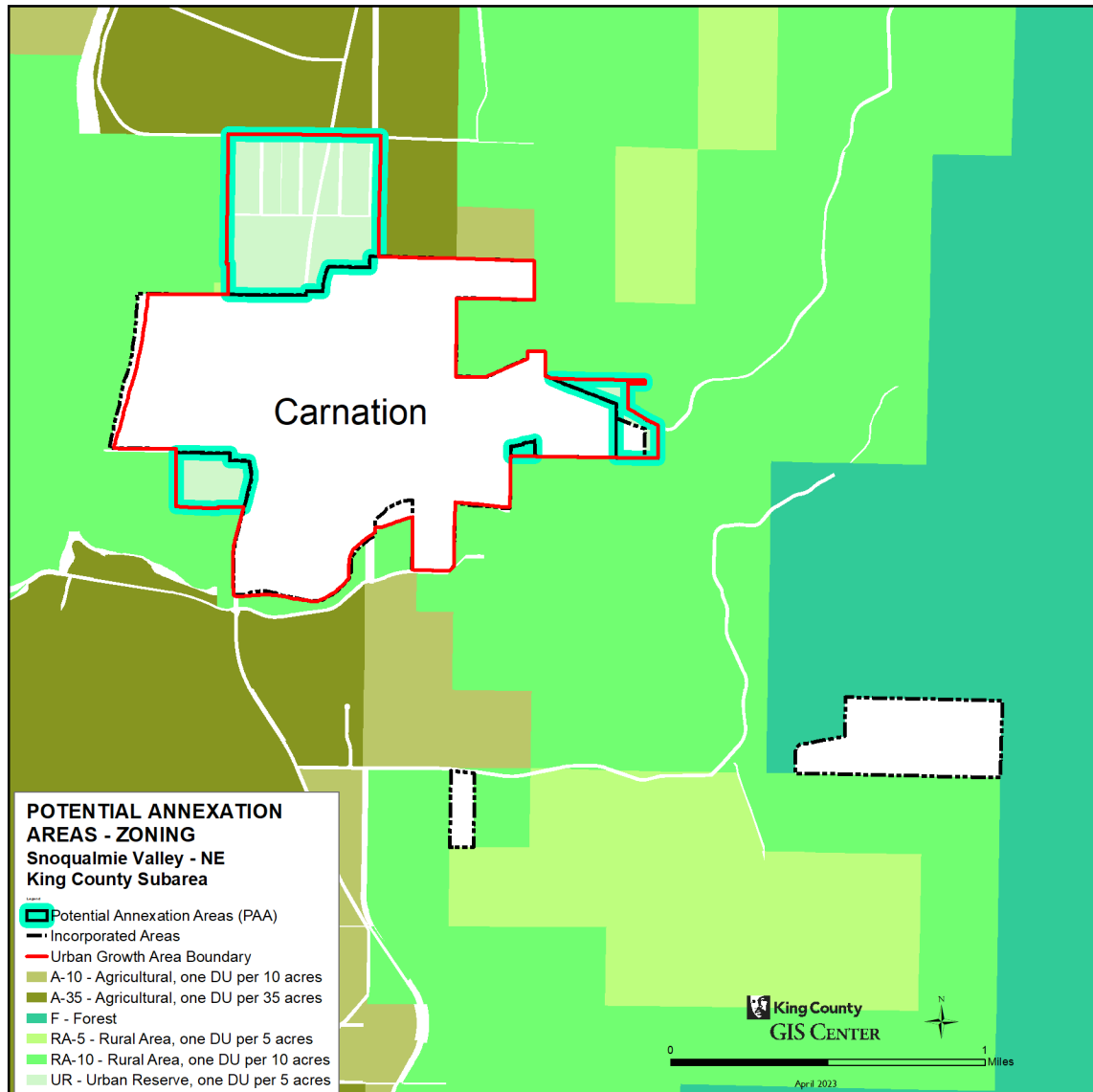
ANNEXABLE AREAS FOR NORTH BEND – ZONING



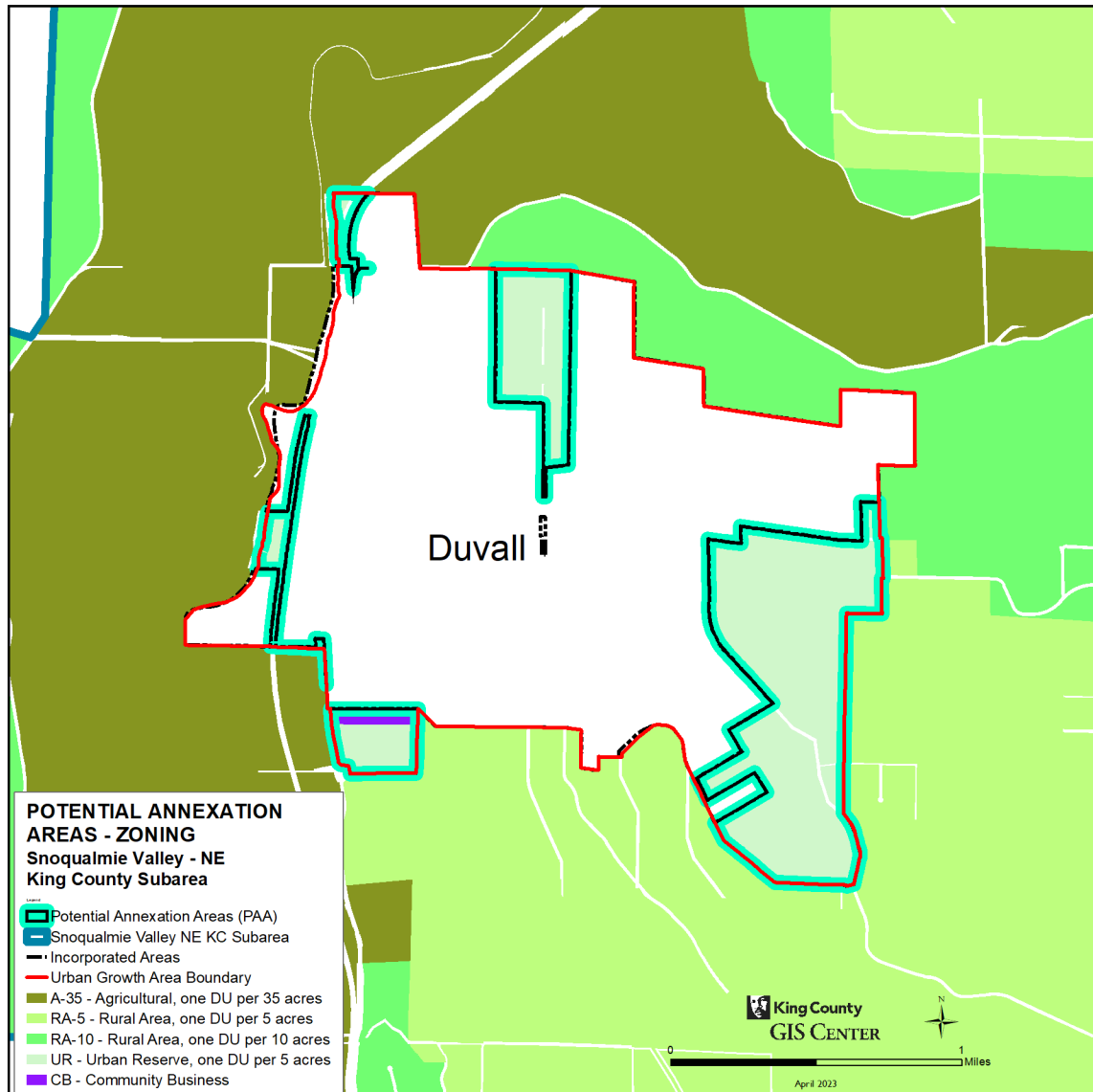
ANNEXABLE AREAS FOR SNOQUALMIE – ZONING



ANNEXABLE AREAS FOR CARNATION – ZONING



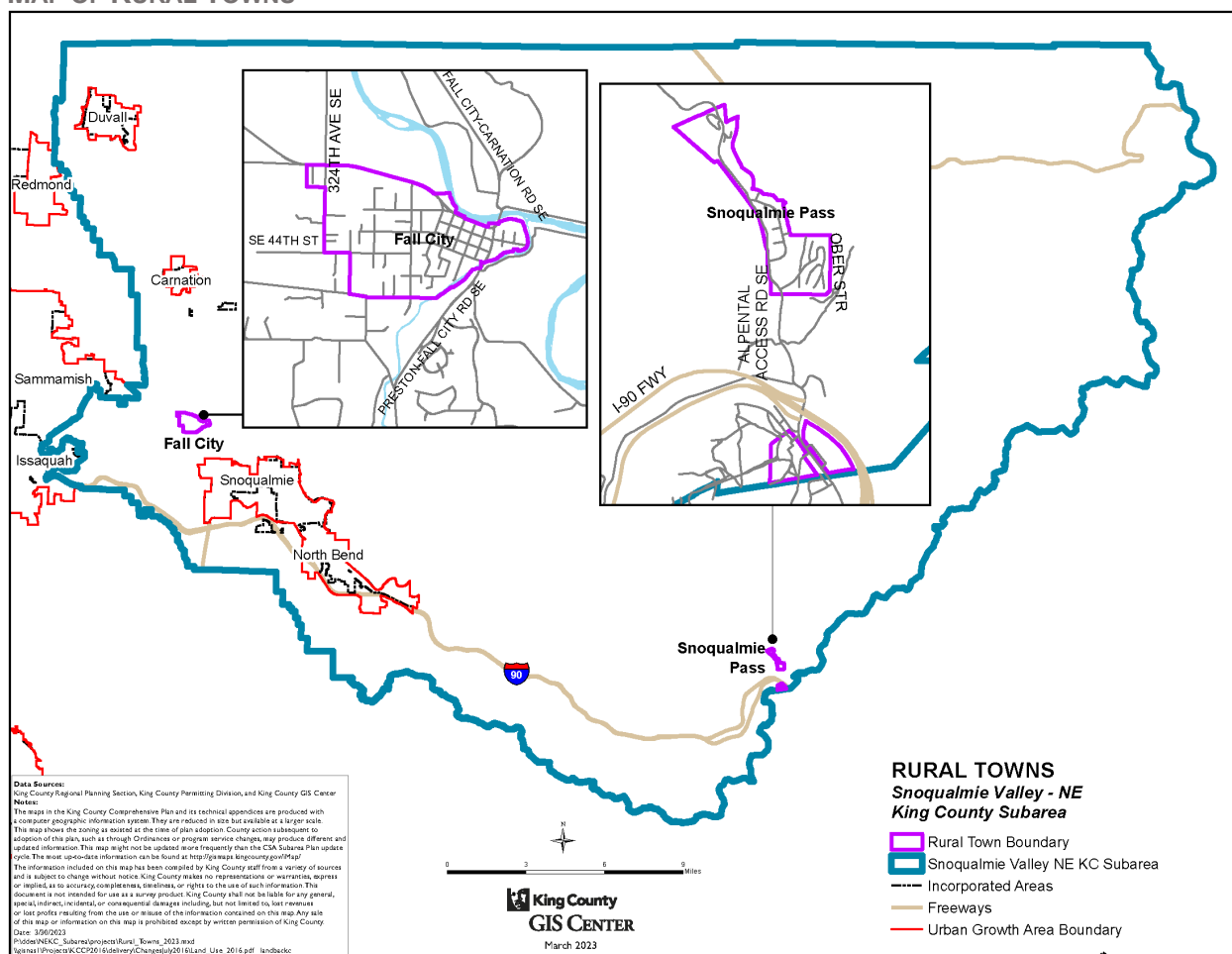
ANNEXABLE AREAS FOR DUVALL – ZONING



The predominant zoning classification in the subarea is F (Forest), which is 86 percent of the unincorporated land area (756 square miles). Land zoned A (Agricultural) represents about 2 percent of the area, and both commercial and industrial-zoned lands collectively represent 0.04 percent of the area. Most of the Rural Area-zoned land is classified as RA-10 (Rural Area, one dwelling unit per 10 acres); this represents 12 percent of the subarea (100 square miles). There is a small percentage of land that has no zone classified (0.26 percent).²⁶ Public rights-of-way constitute 0.6% of lands within the subarea.

²⁶ Unclassified portions of the subarea include mostly railroad properties, open water that separates two or more zoning classifications, and road rights of way. Other unclassified portions of the subarea may relate to certain access tracts, historical mapping that doesn't align with current property configurations, and, rarely, ambiguous information related to historic planning processes.

MAP OF RURAL TOWNS



Rural Towns

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

FALL CITY

The total area of the Rural Town of Fall City is 376 acres. Fall City has a Rural Town land use designation. The majority of the Fall City Rural Town (289 acres) is zoned R-4, that is urban residential zoning at a density of four dwelling units per acre. The commercial core is zoned CB (Community Business) with a special district overlay, named SO-260: Fall City Business District.²⁷ SO-260 covers a total of 22 acres. There is one I (Industrial) zoned parcel within the Rural Town, totaling 0.3 acres.

SNOQUALMIE PASS

The total area of the Rural Town of Snoqualmie Pass is 119 acres. Snoqualmie Pass has a Rural Town land use designation. The parcels adjacent to State Road 906 are all zoned CB (Community Business) with a P-Suffix (EK-P03)²⁸ that addresses vegetative screening of I-90, which is an area of 31 acres. The Alpentel Road group of parcels contains CB (Community Business) zoned parcels at the base area of Alpentel Ski Area. Adjacent to and just south is an

²⁷ SO-260: Fall City Business District SDO - King County [\[LINK\]](#)

²⁸ EK-P03: Alpentel Map Amendment Study - King County [\[LINK\]](#)

R-18 (Urban Residential, 18 dwelling units per acre) zoned area containing four multifamily buildings. Further south is a neighborhood zoned at R-4 (Urban Residential, 4 dwelling units per acre).²⁹

Rural Neighborhood Commercial Centers

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

Industrial

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

Farming and Agriculture in the Snoqualmie Valley

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

SNOQUALMIE VALLEY AGRICULTURAL PRODUCTION DISTRICT

In 1979, because of declining farmland and farming operations, voters approved the Farmland Preservation Program (FPP), authorizing the County to purchase development rights from farmers to preserve the land for farming.³⁰ In the 1985 *Comprehensive Plan*, five Agricultural Production Districts (APDs) were established throughout the County. The APD designation is used to recognize and protect agricultural lands of long-term significance; because not all agriculture lands meet that standard, not all A (Agriculture) zoned lands are designated as APDs.³¹ The APDs are protected by a combination of *Comprehensive Plan* policies, development regulations, and concentrated development right purchases funded by the FPP.³² While the APDs encompass only three percent of the total land area in King County, they contain most of its commercial agriculture.³³

The Snoqualmie Valley APD is the second largest in King County spanning 14,931 acres with abundant farming production.³⁴ The APD extends from the northern county border southward along the Snoqualmie River valley to Fall City, bisected in two by the City of Carnation.

²⁹ For more detail on zoning classifications please refer to King County Code Title 21A Section 4 Zones, Maps And Designations. Link to [King County Code Title 21A](#)

³⁰ King County, "Farmland Preservation Program," last updated September 12, 2019. [\[LINK\]](#)

³¹ King County Department of Natural Resources and Parks (DNRP) and the King County Agriculture Commission, "FARMS Report: Future of Agriculture, Realize Meaningful Solutions," December 2009. [\[LINK\]](#). Page 4 (15); 10 (21). Accessed 5/27/21

³² DNRP and the King County Agriculture Commission, *Ibid.* Page 10 (21). [\[LINK\]](#). Accessed 5/27/21

³³ Sawyer, Shannon, *Ibid.* Accessed 5/27/21

³⁴ DNRP and the King County Agriculture Commission, *Ibid.* Page 11 (22). Accessed 5/27/21

Approximately 60 percent (9,000 acres) of the APD is currently able to be farmed, with 83 percent of that area in active farming (7,500 acres) as of 2017.³⁵

SNOQUALMIE APD LAND USE TYPES, ACREAGES (AND PERCENTAGES)³⁶

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

There are currently over 200 commercial farms including mostly vegetable, berry, and flower operations as well as three dairies, several small-scale livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley APD. Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many leasing the land are beginning farmers and immigrants, especially Hmong or Mien.³⁷

Although the Snoqualmie River has helped contribute rich agricultural soils over time, it also contributes flood risk; approximately 75 percent of the Snoqualmie APD is in the floodway.³⁸ Flood waters can severely damage farming activity, depositing debris and pollutants onto fields, destroying crops, and even drowning livestock. Flood waters can also overtop roads restricting emergency egress and access, and compact or wash away valuable topsoil.

Related to the issue of floodwaters are general water inundation issues on farmland, which exist throughout the APD but of are particular issue in the northern portion.³⁹

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

- Service provider capacity;
- Regulations for non-ADAP eligible waterways;
- Lack of information about the existing systems, such as: who owns them, how can they be accessed, and who's responsible for fixing, replacing, or maintaining them;
- Cost to service providers and landowner; and
- Lack of experienced local contractors.⁴⁰

³⁵ All APDs include significant acreage that cannot be farmed, such as due to presence of forests or wetlands. Actual farmable acreage ranges from a low of about 40% in the Upper Green APD to a high of about 65% in the Sammamish River APD.

³⁶ These numbers were provided by King County DNRP Using the 2017 agricultural land use survey as the primary data and as modified in the FFF Ag Strategic Plan (in prep, 3/21/2023).

³⁷ The USDA defines beginning farmers and ranchers as those who have operated a farm or ranch for ten years or less. Link to [Beginning Farmers and Ranchers \(usda.gov\)](https://www.usda.gov/programs/beginning-farmers-and-ranchers)

³⁸ DNRP and the King County Agriculture Commission, *Ibid.* Page 12 (23). Accessed 5/28/21

³⁹ DNRP, "Snoqualmie Valley APD Riparian Restoration and Agriculture Partnership Building: Reach Scale Plan," April 2017. [\[LINK\]](#). Page 21 (24). Accessed 5/28/21

⁴⁰ Fish, Farm, Flood Agriculture Strategic Plan (soon to be released)

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

SNOQUALMIE FISH, FARM, AND FLOOD⁴¹

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

Forest Lands in the Subarea

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

Much of the eastern portion of the Forest Production District is owned and managed by the US Forest Service, as part of the over 2,500-square-mile span of the Mount Baker-Snoqualmie National Forest, which contains the 394,000-acre Alpine Lakes and the 106,000-acre Wild Sky Wilderness areas. Another of the major landowners is the Washington State Department of Natural Resources (DNR), which oversees the Mount Si and Middle Fork Snoqualmie Natural Resource Conservation Areas, along with the Rattlesnake Mountain Scenic Area in the southern portion of the subarea. DNR also manages a collection of land in the northern portion of the subarea that is managed for forest products. Washington State Parks manages several recreation areas in the southern portion of the subarea, including Twin Falls State Park, Olallie State Park and Iron Horse State Park. Comparably little forest resource harvesting occurs in these public land holdings, but they represent a significant recreation resource in the region, which draws many people to the subarea for outdoor experiences. The largest industrial forestry

⁴¹ Link to [Snoqualmie Fish, Farm, and Flood - King County](#)

owners within the subarea include Snoqualmie Timber LLC, Campbell Global LLC, and Weyerhaeuser.⁴²

Potential Annexation Areas

Washington's Growth Management Act identifies cities as the most appropriate local government to provide urban services.⁴³ The *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*,⁴⁴ also encourage the annexation of unincorporated lands that are already urbanized. Snoqualmie Valley/NE King County contains several annexable areas reserved for the Cities in the Rural Area, called Potential Annexation Areas (PAAs).⁴⁵ PAAs are areas inside the Urban Growth Area. King County serves as the regional government working with cities to facilitate the eventual annexation of PAAs, as well as the local government providing essential programs and services to residents in urban unincorporated areas until annexation occurs.

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

Planning for Future Growth

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

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

Community Priorities

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

Community priorities can be summarized as preserving rural character, maintaining views, supporting the existing agricultural presence in Snoqualmie Valley, and curbing the potential for suburban sprawl. Some communities identified support for zoning that allows duplexes, triplexes, and accessory dwelling units. Community members also expressed an interest in reducing the permitting process time.

The community wants to see protection of farmland and support to the agricultural economy through access to farmland, farmland preservation to provide greater incentive to landowners,

⁴² Link to [30-year-forest-plan.pdf \(kingcounty.gov\)](https://www.kingcounty.gov/30-year-forest-plan.pdf)

⁴³ *Revised Code of Washington Chapter 36.70A, section 110*

⁴⁴ [2021 Adopted CPPs \(kingcounty.gov\)](https://www.kingcounty.gov/2021-adopted-cpps)

⁴⁵ A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.

and drainage improvements. Many comments were made regarding general support to the agricultural community; helping preserve farmland; continuing the Fish, Farm, and Flood Initiative within the Snoqualmie Valley; and more support through agricultural-related permitting processes.

Community members voiced concern for ecosystem health in the subarea and said their choice of living in the area was due to the rural character of the area and natural beauty. In addition to protection and preservation of natural areas, maintenance of rural character was a high priority. Maintenance of rural character was identified as both protection and preservation, and maintaining the size, scale, and aesthetic of existing development - the exception to this being the desire at Snoqualmie Pass to have more development to serve both the growing community and large number of recreational visitors. The Snoqualmie Pass community also voiced a desire for more accommodations for the local workforce through zoning allowances, and zoning limitations to address both environmental and natural hazards concerns, such as critical areas and avalanche zones.

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

Much more feedback was given regarding specific sites and other current issues. Much of this feedback was out of scope of this plan, such as being not of a 20-year lens, redundant to or not consistent with the *Comprehensive Plan* such as Tribal engagement, addressed in an implementation plan, or beyond the County's governance roles. Where appropriate, this information was shared with those responsible for the Community Needs List process. Detail of community concerns, both in scope and out of scope, can be found in Appendix C: Community Engagement.

Policies

- SVNE-1** Recognize and protect the uniqueness, size, scale of the Rural Town of Fall City, by retaining a special district overlay within the commercial core that reflects community needs and desires by applying development conditions to preserve residential character, and to guarantee its role as a community hub.
- SVNE-2** Support the character and role the Rural Town of Snoqualmie Pass by coordinating on land use issues with Kittitas County, and through actions that reflect this area as a community in a mountain environment, recreation destination, and a critical corridor for the local and regional economy.
- SVNE-3** Protect view corridors along I-90 and US-2 by siting, designing, and visually buffering land uses along the highways in the subarea to preserve their scenic nature.

- SVNE-4** Maintain the existing character and scale of the Preston Industrial Area through retaining existing zoning and applying development conditions to ensure compatibility with adjacent rural properties.
- SVNE-5** Retain the existing boundaries of the Community Business district in the Fall City Rural Town. (*Edited from L-4 in the Fall City Subarea Plan*)
- SVNE-6** Continue to coordinate with the Valley cities on annexations of remaining Urban Growth Area.

DRAFT



Chapter 5: Housing and Human Services

The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all communities for all of King County's residents.⁴⁶ It also supports establishing healthy communities and fostering conditions that lead to positive health outcomes. This chapter addresses both housing and community health in the context of the specific needs for the Snoqualmie Valley/NE King County subarea.

Housing

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

Housing Growth Potential

King County Countywide Planning Policies identify that urban land within the Urban Growth Area is the location for new residential growth and rural lands are to have very low-density

⁴⁶ [King County Comprehensive Plan](#), Chapter 4 Housing and Human Services

residential allowances. Because new growth is required to be focused in urban areas, the Countywide Planning Policies do not set growth targets for the rural area.

Most of the subarea is zoned rural or resource land. In the rural, agricultural, and forestry-zoned areas of the subarea, housing density is limited to between one dwelling unit per 35 acres to one dwelling unit per 2.5 acres.

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

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

The Rural Town of Snoqualmie Pass is served by sewer. Zoning for residential uses is only found in the Alpental Valley portion of the Rural Town, where residential densities include four dwelling units per acre over most of the town and 18 dwelling units per acre over a portion of the town closest to the Alpental Ski Area base area. Depending on the size of specific parcels and other development conditions, town homes and small apartment buildings may be supported with this higher density zoning. Both the Alpental Valley portion of the town and the area south of I-90 are zoned for commercial business, which allows multi-family development as long as it is part of a mixed-use development.

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

With respect to future construction in the subarea, under current zoning, single detached homes and accessory dwelling units are the most likely forms of residential development in most of the subarea

It is unlikely that this future construction of market-rate residential units will result in much new construction of affordable units with the market-rate housing. The County's Inclusionary Housing Program, which incentivizes development of affordable housing in exchange for density bonuses, only applies in the Snoqualmie Pass Rural Town.

Housing Stock

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

While the Subarea Plan applies to unincorporated lands, renters move across jurisdictional boundaries. For this reason, the Plan has considered the number of affordable housing units in cities in the subarea and in unincorporated areas within the subarea. As of 2021, there are no units of rental housing affordable to income-qualified households in unincorporated areas, as

quantified by the King County income-restricted housing database. There are 218 units of rental housing affordable to income-qualified households in the City of Snoqualmie.^{47 48}

EXISTING HOUSING IN SNOQUALMIE VALLEY/NE KING COUNTY (2020 ACS 5-YEAR, UNLESS OTHERWISE IDENTIFIED)

Unit Types	Snoqualmie Valley/NE King County	King County
Total housing units	10,900	952,300
Single unit buildings	9,800	546,800
2-9 unit buildings	100	110,600
10+ unit buildings	290	278,200
Units owner-occupied	8,500	508,300
Units renter-occupied	1,200	391,700
Median value of owner-occupied unit	\$596,000	\$601,100
Median rent	\$2,000	\$1,700
Renters experiencing cost burden	41 percent	45 percent
Housing units built before 1969	19 percent	37 percent

Over 96 percent of the subarea population live in single-family-detached houses. Approximately 4 percent of the population live in multi-family housing such as duplexes, triplexes, and apartment buildings.

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

Looking at present uses on lands in the subarea, most of the residential land uses are comprised of single-family-detached homes. These single-family-detached homes make up 6 percent of the total land area, compared mobile homes, which comprise less than 1 percent of the total land area and it is spread throughout the rural lands in the subarea. Multi-family housing comprises only 0.1 percent of total land area.

⁴⁷ King County Income-restricted Housing Database. [\[LINK\]](#)

⁴⁸ Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily Tax Exemption.

Housing Affordability and Housing Costs

Home values across the subarea are increasing substantially.⁴⁹

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

All parts of the subarea are showing increased rates of home values compared with countywide home values.

Access to safe and affordable housing improves residents' ability to achieve economic well-being, a high quality of life, better health, and future success. Data shows that King County faces an unprecedented demand for affordable housing, with an identified need of nearly 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80 percent of the Area Median Income (AMI).⁵⁰ The cities in the subarea are the primary location where affordable housing is located. The need for affordable housing is allocated to the cities, and this is intended to also serve the rural areas.

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

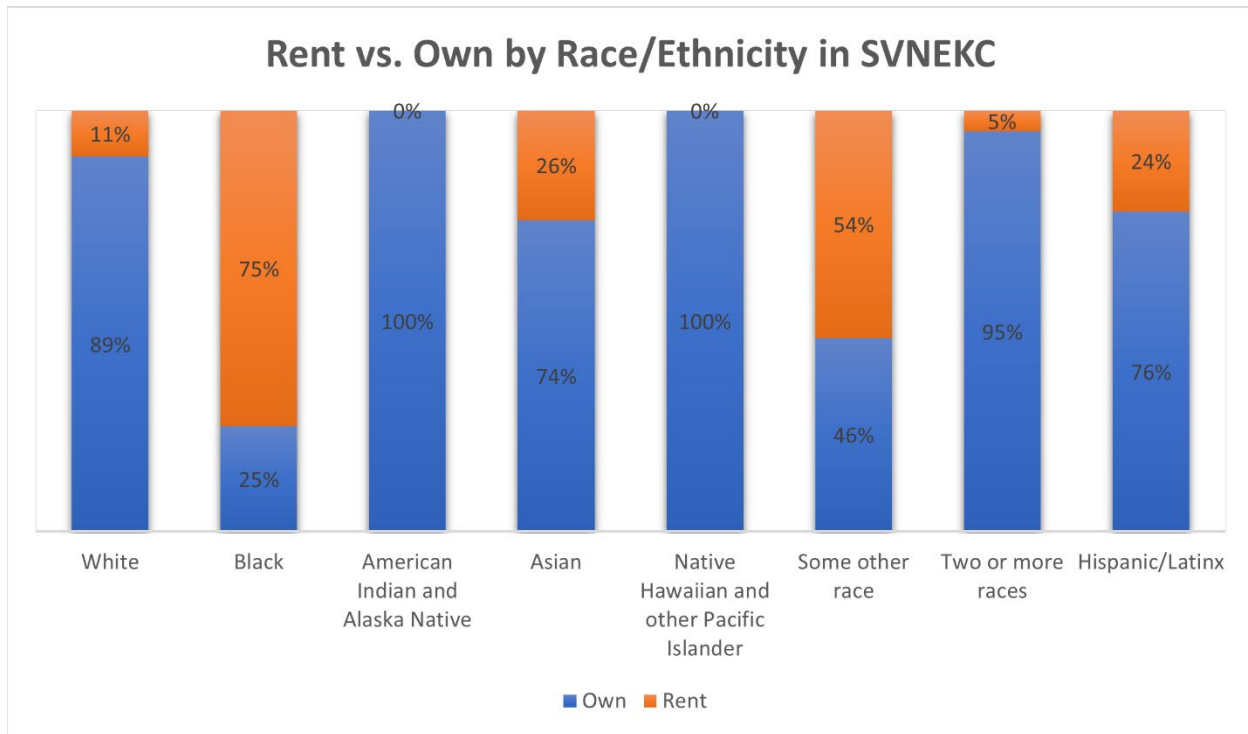
The majority of households in Snoqualmie Valley/NE King County (88 percent) own their home, far greater than the proportion of King County households at 56 percent. Only 12 percent of households rent.

There are significant racial and ethnic disparities between owner and renter households in Snoqualmie Valley/NE King County. In the subarea, 100 percent of households which identify as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander own their homes; 95 percent of households which identify as being of two or more races own their homes; 89

⁴⁹ Zillow Home Values Index (ZHVI) – data as of April 4, 2023 [Housing Data - Zillow Research](#)

⁵⁰ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA](#), 2018, page 11

percent of households which identify as White own their homes; 76 percent of households which identify as Hispanic or Latinx own their homes; 74 percent of households which identify as Asian own their homes; 46 percent of households which identify as being of some other race own their homes; and 25 percent of households which identify as Black own their homes.



In Snoqualmie Valley/NE King County, approximately 36 percent of all renters are “cost burdened,” meaning that they spend more than 30 percent of their income on housing. In King County, 34 percent of all renters are cost burdened. A higher percentage of cost-burdened households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and economic displacement.⁵¹

Community Priorities

Community members wish to maintain the rural character of the subarea. This is often expressed as limiting the development of subdivisions, which can be considered out of place in rural areas. At the same time, community members want young people to have affordable places to live in the subarea, for seniors to be able to age in place, and for there to be housing that is integrated with services.

Community members would also like to see opportunities for people providing services in the subarea to have access to affordable housing in the communities they serve, and that there are permanent housing options for workers. Snoqualmie Pass businesses and residents see a need for housing that can support the unique nature of its amenities, voicing a desire for more accommodations for the local workforce through zoning allowances. This includes providing housing that is affordable for seasonal employees who support tourism within and around the

⁵¹ Regional Affordable Housing Task Force, *Final Report and Recommendations for King County, WA, 2018*, page 16

rural town. In some parts of the subarea there is a sense that vacation rentals are negatively impacting the availability of affordable housing.

Policies

- SVNE-7** Work with the Valley cities, the Town of Skykomish, and affordable housing providers to increase the supply of affordable housing within the cities in the subarea to support workers and service providers, while protecting adjacent Rural Area and Natural Resource Lands from sprawl and pressure to urbanize.
- SVNE-8** Support housing stability programs and affordable housing developments near senior service centers located in in Cities in the Rural Area that serve residents in the subarea including those that live in unincorporated King County.
- SVNE-9** Incentivize residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop middle housing.
- SVNE-10** Support workers' ability to live near to jobs supporting recreational activities by encouraging the development of diverse housing types in the Snoqualmie Pass Rural Town, such as through incentives for inclusionary housing or micro-housing units.

Health and Human Services

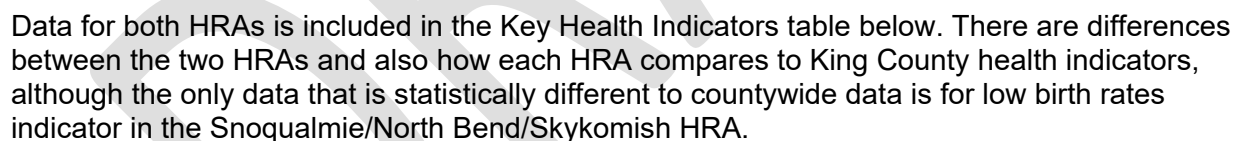
The *Comprehensive Plan* identifies that, primarily, King County has a regional role in health and human services, working with many partners, such as the federal, state, and other local governments; service providers; nonprofit organizations; foundations; faith communities; businesses; schools; and the criminal justice system, to help those most in need.

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

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

A range of human services can be located within the two rural towns of Fall City and Snoqualmie Pass. In areas zoned Urban Reserve within the Urban Growth Area of the Valley cities, non-residential uses are generally not allowed. The Neighborhood Business zone in Preston, Stillwater, Baring, and Timberlane Village allows health service office and outpatient clinics.

The subarea crosses two separate Health Reporting Areas (HRAs).



Snoqualmie Valley/NE King County Community Service Area Subarea Plan
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Health Education/Socioeconomic/Public Safety Indicators				
Low birth weight (%)	*5.3%	6.2%	6.7%	2016-2020
Firearm deaths (per 100,000 persons)	8.9	5.3	7.9	2016-2020
Environmental Health Indicators				
Current asthma among adults (%)	9.4%	9.8%	8.7%	2016-2020
Met physical activity recommendations	25.3%	33.7%	25.9%	2015, 2017, 2019
Obese (body mass index >30)	22.6%	21.4%	21.0%	2016-2020
Overweight (%) (body mass index 25-30)	38.6%	34.3%	34.2%	2016-2020
* Statistically different compared to King County				

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

- Access and Outreach – Health Insurance Enrollment, Orca Lift, and connection to other resources/assistance
- Outreach locations in North Bend (Library and Mt. Si Food Bank) and Snoqualmie (Library) will resume in 2023
- WIC (Women, Infants and Children Supplemental Nutrition Program) services are provided:
 - In partnership with Hopelink in Carnation
 - In partnership with Snoqualmie Valley Food Bank in North Bend
 - County-wide services that include a home visiting component include:
 - First Steps (Maternity Support Services and Infant Case Management)
 - Nurse Family Partnership
 - Children with Special Health Care Needs

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

- Eastgate Public Health – Primary Care, Dental, Family Planning/Sexual and Reproductive Health, WIC, First Steps (MSS/ICM), and Enrollment
- Northshore Public Health at Totem Lake – WIC, First Steps (MSS/ICM)
- In partnership with HealthPoint in Bothell – WIC, First Steps (MSS/ICM)

- Access and Outreach has partnerships with two dental practices in Issaquah to expand access for children – Eastside Pediatric Dental Group and Issaquah Dental Care
- Orca Lift outreach in Issaquah at LIHI (Low Income Housing Institute)

Community Priorities

Community members and service providers would like subarea residents to have greater access to human services. Community members see a need for improved access to behavioral and mental health services, including crisis centers, and substance use services which are often provided in cities. These services are at times inaccessible to the people who need them, as transit services are limited within the rural community. Service providers within the subarea see the need for additional resources to support increased demand from rising caseloads. Developing the workforce for behavioral health services, increasing outreach by trained outreach providers, and addressing out of pocket costs for behavioral health care are also priorities in the community.

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

Community members also note that the accessibility of services for seniors in the subarea could be improved. Additionally, community connections, like providing support for young families in the subarea, need to be strengthened.

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

Policies

- SVNE-11** Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers to access additional resources.
- SVNE-12** Partner with senior service centers and other senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors in the subarea.



Chapter 6: Environment

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

The environment of Snoqualmie Valley/NE King County is ecologically rich and scenic. It has scenic byways (Mountains to Sound Greenway, Stevens Pass Greenway);⁵² Wild and Scenic designated rivers (Middle Fork of the Snoqualmie, Pratt River);⁵³ National Forests (Mount Baker-Snoqualmie National Forest);⁵⁴ designated wilderness areas (Alpine Lakes Wilderness, Wild Sky Wilderness, Henry M. Jackson Wilderness);⁵⁵ ski areas (Summit at Snoqualmie Ski Area and most of Stevens Pass Ski Area);⁵⁶ ⁵⁷ an Agricultural Production District (Snoqualmie APD);⁵⁸ and several other preserved state, county, and private lands.

Most of the subarea is within the Snohomish River Basin, containing two main basin tributaries: the Snoqualmie River and the South Fork of the Skykomish River. The Snoqualmie River originates in the western Cascade Range near Snoqualmie Pass and flows in a generally northwest direction for approximately 45 miles before combining with the Skykomish River, just

⁵² [Link to *WA-Official-One-Pager 2022.pdf* \(scenic.org\)](#)

⁵³ [Link to *Snoqualmie River \(Middle Fork\), Washington* \(rivers.gov\)](#)

⁵⁴ [Link to *Mt. Baker-Snoqualmie National Forest - Home* \(usda.gov\)](#)

⁵⁵ [Link to *Okanogan-Wenatchee National Forest - Alpine Lakes Wilderness: Okanogan-Wenatchee* \(usda.gov\)](#)

⁵⁶ [Link to *Seattle's Home Mountain* \(summitatsnoqualmie.com\)](#)

⁵⁷ [Link to *Washington Skiing & Snowboard | Stevens Pass Ski Resort*](#)

⁵⁸ [Link to *Farmland Preservation Program - King County*](#)

north of the border with Snohomish County, near the City of Monroe. The South Fork of the Skykomish River originates in the western Cascade Range near Stevens Pass and flows in a generally westward direction for approximately 29 miles before its confluence with the Snoqualmie River, where the upper reaches of the river are within King County until the community of Baring. The subarea contains the highest peak in King County, Mount Daniel, at approximately 7,960 feet elevation, as well as a jagged ridgeline in the Alpine Lakes Wilderness that divides this subarea with Kittitas County. These peaks are covered in snow more than half of the year, which eventually melts into forested tributaries of the abovementioned rivers. Hunting and gathering have occurred in the areas surrounding the tributaries since time immemorial, then logging more recently. There has been great effort to preserve and restore these former logging areas as they have transitioned to outdoor recreation and ecological restoration sites.⁵⁹

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

Watersheds and Water Quality Concerns

The subarea lies within two watersheds. Most of the subarea is in the Snohomish Watershed, composed of two smaller, separate watersheds that drain rural northeast King County, the Snoqualmie - Skykomish Watersheds.⁶⁰ In the east of the subarea, a small part of the subarea drains to the Bear Creek watershed.

The Snoqualmie River is a prominent feature along the western edge of the subarea, with the Skykomish River flowing into the northeastern service area section.⁶¹ The watershed also includes Griffin Creek, Harris Creek, Miller River, Patterson Creek, Raging River, Tokul Creek, Tolt River, and other tributaries.⁶²

The Snoqualmie River has ongoing water quality issues. Multiple reaches of the Snoqualmie River mainstem are listed on the Washington State 303(d) list for violating toxaphene and polychlorinated biphenyls (PCBs) standards.⁶³ State 303 (d) placement means that the water body is listed by the federal Environmental Protection Agency (EPA) as an impaired water body, and that a total maximum daily load (TMDL) plan has not yet been developed to address the impairment.⁶⁴ The river has two existing EPA-approved TMDL plans in place and implemented, namely the Snoqualmie River Watershed Multiparameter TMDL plan for fecal coliform (FC) bacteria and dissolved oxygen (DO); and a Snoqualmie River Watershed Temperature TMDL.⁶⁵

⁵⁹ *Link to Our Work in Middle Fork Snoqualmie - Mountains To Sound Greenway Trust (mtsgreenway.org)*.

⁶⁰ *King County Water and Land Resources Division (KC WLRD), "Snoqualmie-Skykomish Watershed," last updated November 2, 2016. [LINK]. Accessed 4/13/2021.*

⁶¹ *King County WLRD, Ibid.*

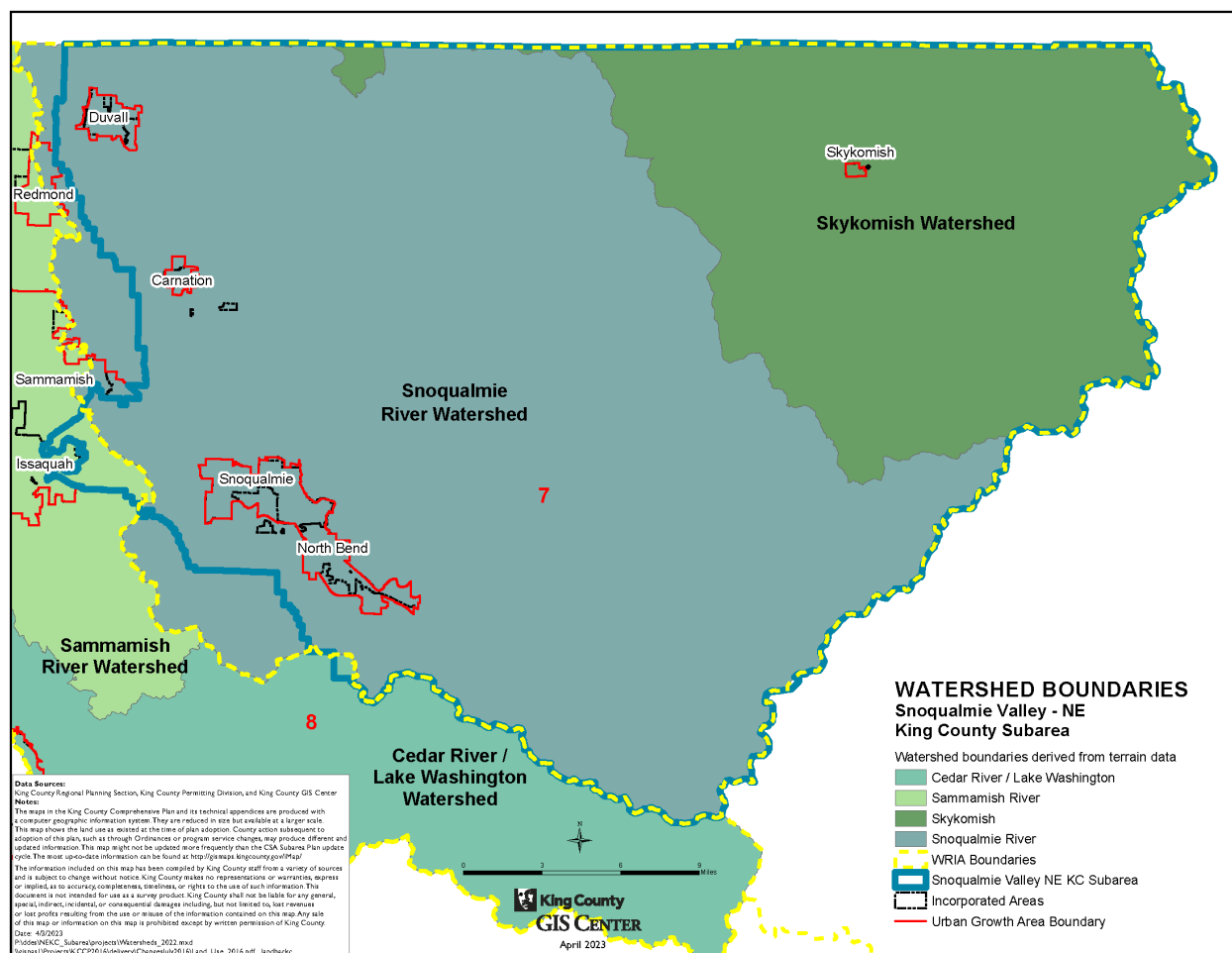
⁶² *King County WLRD, Ibid.*

⁶³ *King County, "King County Water Quality Monitoring," Ibid.*

⁶⁴ *U.S. Environmental Protection Agency (U.S. EPA), "Overview of Listing Impaired Waters under CWA Section 303(d)," last updated September 13, 2018. [LINK]. Accessed 4/13/2021.*

⁶⁵ *King County, "King County Water Quality Monitoring," last updated November 2, 2016. [LINK]. Accessed 4/13/2021.*

MAP OF WATERSHEDS



Salmon and Watershed Planning

The Snoqualmie Valley/NE King County subarea is primarily within the Snohomish Water Resource Inventory Area (WRIA) 7, as defined by the Washington State Department of Ecology.⁶⁶ The Snohomish Basin is the second-largest river system draining into the Puget Sound, encompassing the WRIA 7, and produces some of the highest numbers of salmon in the region.⁶⁷

Historically, the basin supported one-third of the wild coho entering Puget Sound annually, and still sustains one of Puget Sound's largest coho runs in Griffin Creek.⁶⁸ The Snoqualmie Watershed is one of the basins with the highest potential for salmon recovery in the region and

⁶⁶ Washington State Department of Ecology (Ecology), "In your watershed," [LINK]. Accessed 4/13/2021.

⁶⁷ Ruff, Morgan, Colin Wahl, Gretchen Glaub, Mike Rustay, Elissa Ostergaard and Beth leDoux, "Snohomish River Basin Salmon Conservation Plan Status and Trends, Snohomish County Surface Water Management, Everett, WA and Tulalip Tribes, Tulalip, WA. December, 2019. [LINK]. Accessed 4/13/2021. Page 3.

⁶⁸ King County, "Overview Snoqualmie-Skykomish Watershed," Updated July 9, 2019. [LINK]. Accessed 4/13/2021 ; Snoqualmie Watershed Forum, "About the Snoqualmie Watershed Forum," Updated April 8, 2021. [LINK]. Accessed 4/30/2021

will play a major role in the recovery of chinook salmon, listed as threatened under the Endangered Species Act.⁶⁹

Despite many successes in salmon recovery planning, some are faring better in recovery than others. Chum and coho salmon return rates to the Snohomish Basin continue to underperform, indicating additional needs to support juvenile salmon in the basin.⁷⁰

Floodplain Management

Flood events in the subarea are a regular occurrence, with the Snoqualmie and Skykomish rivers flooding nearly every year, though widespread property damage occurs less frequently.⁷¹ The higher level of flood risk within the watershed is underscored by a 2016 Department of Ecology assessment that categorized risk ranks across 71 watersheds in the state, considering population density (weighted 60 percent), National Flood Insurance Program (NFIP) policies and claims (30 percent), and floodplain area (10 percent).⁷² The risk rankings of the Snoqualmie and Skykomish were eight and 20 respectively, out of the 71 watersheds in the state.⁷³

The Floodplain Management Plan discussed later in this section addresses floodplain planning for the subarea and is supported by several active programs such as home buyouts and elevations. Among these programs is King County participation in the Federal Emergency Management Agency (FEMA) NFIP Community Rating System (CRS). This incentive program provides discounts to communities whose floodplain management activities exceed minimum NFIP requirements. As of 2007, King County has sustained a Class 2 CRS rating, providing a 40 percent discount on flood insurance premiums for properties within special flood hazard areas and a 10 percent discount in non-special flood hazard areas in unincorporated King County.⁷⁴

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

King County Flood Control District

The King County Flood Control District (FCD) is a countywide special purpose district that provides funding and policy oversight for flood risk reduction capital projects and programs in King County.⁷⁵ The FCD is governed by a Board of Supervisors composed of King County Council councilmembers and, while King County is the primary service provider to the FCD through an interlocal agreement, the FCD remains a separate governmental entity.⁷⁶ FCD efforts within the Snoqualmie/ South Fork Skykomish River Basin are guided by three Capital Investment Strategies for the Tolt River, as well as the Middle and South Forks of the

⁶⁹ Snoqualmie Watershed Forum, *Ibid.*

⁷⁰ Ruff, Morgan. *Ibid.* Page 28.

⁷¹ King County Flood Warning Center activation data; Washington Military Department (MIL), "Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment," Updated July 29, 2020. [\[LINK\]](#). Accessed 4/15/2021. Page 243.

⁷² MIL, "Washington State Enhanced Hazard Mitigation Plan, Risk and Vulnerability Assessment," Updated July 29, 2020. [\[LINK\]](#). Accessed 4/15/2021. Page 245.

⁷³ Department of Ecology (ECY), "Washington State Watershed Risk Assessment," 2016. [\[LINK\]](#). Accessed 4/15/2021. Page 19

⁷⁴ King County, "Community Rating System," last updated September 24, 2015. [\[LINK\]](#). Accessed 4/15/21.

⁷⁵ King County Flood Control District (FCD), "About Us." [\[LINK\]](#). Accessed 4/30/21

⁷⁶ FCD, "About Us." [\[LINK\]](#); FCD, "Resident FAQs." [\[LINK\]](#). Accessed 4/30/21

Snoqualmie River.⁷⁷ Through these plans and grant programs, the FCD distributes millions in funding annually for flood risk reduction and mitigation within the basin.

Snoqualmie Watershed Forum

The Snoqualmie Watershed Forum (Forum) is a partnership between the Snoqualmie Tribe, Tulalip Tribes, King County, the Valley cities, and the Town of Skykomish to collaboratively work on watershed issues. The Forum has been active since 1998, helping implement water resource and habitat projects in the Snoqualmie-Skykomish Watershed while also coordinating with other salmon recovery forums. The Forum helps implement the Snohomish Basin Salmon Conservation Plan. Since its inception, the Forum has allocated over \$13 million to 270 projects to help address salmon recovery, water quality, and flooding.⁷⁸

Looking Forward with Climate Change

The climate of the Puget Sound region is changing. Over the past century, Washington overall has warmed one to two degrees Fahrenheit. Although this change and predicted future changes in global temperature levels sounds minor, they can cause major impacts to multiple environmental systems. The U.S. EPA summary of Washington climate change impacts states:

Glaciers are retreating, the snowpack is melting earlier in the year, and the flow of meltwater into streams during summer is declining. In the coming decades, coastal waters will become more acidic, streams will be warmer, populations of several fish species will decline, and wildfires may be more common.⁷⁹

Additional anticipated impacts include increased flooding, landslides, and both agricultural and public health impacts from pest migration, heat waves, and more wildfire smoke-filled days.⁸⁰

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

Snowpack Loss: It is estimated that climate change will have caused between a 9 percent and 16 percent loss to the Cascade Snowpack between 1980 and 2025.^{81,82} This decline is expected to continue, with the average April 1 snowpack expected to decrease by 30 percent by the 2040s and up to 55 percent by the 2080s.⁸³ By midcentury, warm winters are predicted to occur 33 percent to 77 percent of the time.⁸⁴ Snowpack loss could have multiple impacts to the subarea, including reduced ski tourism revenues. From 1971-2000, Washington ski areas experienced warm winters (above freezing) up to 33 percent of the time. Beyond recreational tourism, snowpack loss contributes to several environmental impacts such as reduced summer

⁷⁷ FCD, “Snoqualmie/ South Fork Skykomish River Basin,” last update: 2020. [\[LINK\]](#). Accessed 4/30/21.

⁷⁸ Snoqualmie Watershed Forum, “About the Snoqualmie Watershed Forum,” Updated April 8, 2021. [\[LINK\]](#). Accessed 4/30/2021

⁷⁹ U.S. Environmental Protection Agency (EPA), “What Climate Change Means for Washington,” August 2016. [\[LINK\]](#). Accessed 10/25/22.

⁸⁰ King County, “Confronting Climate Change” Infographic, October 2017. [\[LINK\]](#). Accessed 10/25/22.

⁸¹ Soteling, Mark, Mark Albright and Clifford Mass, “A New Look at Snowpack Trends in the Cascade Mountains,” *Journal of Climate*, 23(10): 2473-2491. May 2010 [\[LINK\]](#). Accessed 6/3/2021. Page 193 (1).

⁸² Casola, Joseph H. et al., “Assessing the Impacts of Global Warming on Snowpack in the Washington Cascades,” *Journal of Climate*, 22(10), May 15, 2009. [\[LINK\]](#). Accessed 6/4/21.

⁸³ Mauger, G.S. et. al, “State of Knowledge: Climate Change in Puget Sound,” *Climate Impacts Group, University of Washington*, 2015. [\[LINK\]](#). Accessed 6/22/21. Page ES-5 (15). Note: relative to 1970-1999.

⁸⁴ Mauger, G.S. Ibid. [\[LINK\]](#). Page 3-10 (56).

river flows, fewer salmon, increased flooding, and drier environments contributing to increased wildfire risk; these impacts are detailed below.

Reduced Summer Flows: Reduced snowpacks and changes in the hydrologic cycle will result in reduced summer river flows, resulting in reduced summer hydropower generation and increased stream temperatures. Approximately 22 percent less summer rain is likely by the 2050s.⁸⁵

Fewer Salmon: Lower river flows and warmer waters are expected to impact the survival of salmon populations due to increased mortality, spawning and rearing habitat availability, and reduced migration. Low flows can also disconnect stream systems, leaving fish in areas with poor habitat and increasing the spread of disease, competition for food, predation, and likelihood of stranding.⁸⁶

Increased Flooding: More winter precipitation falling as rain and increased heavy rainfall events are projected to increase the impacts of flooding. In the Pacific Northwest overall, heavy rainfall events are projected to, “intensify by over 19 percent, on average, by the 2080s...”. Across 12 Puget Sound watersheds, the highest average river flows are projected to increase by 18 percent to 55 percent.⁸⁷

Increased Wildfires and Smoke: Forests that are water-stressed in summer are projected to experience more severe or longer periods of water stress, decreasing moisture and increasing fire risk. Two separate studies have estimated that, “the annual area burned for Northwest forests west of the Cascade crest could more than double, on average, by 2070-2099...”.⁸⁸ Wildfire also increases risk to power transmission facilities and increased smoke-filled days.⁸⁹

Increased Heat Events: Compared to the 1960s, King County has seen increased heat wave frequency and duration with a longer heat wave season.⁹⁰ Heat impacts can be exacerbated by features such as paved surfaces and limited tree cover, with temperatures in urbanized areas up to 20°F hotter than less urban areas.⁹¹ Extreme heat increases hospitalizations and mortality, disproportionately impacting more heat-sensitive populations – including the elderly, historically underserved communities, people who work outdoors, and those with chronic

⁸⁵ LeDoux, Beth et. al, “WRIA 7 Climate Change Impacts to Salmon Issue Paper,” March 2017. Prepared for the Snohomish Basin Salmon Recovery Technical Committee. [\[LINK\]](#). Accessed 10/26/2022. Page 6.

⁸⁶ LeDoux, Beth et. al, *ibid.* [\[LINK\]](#). Accessed 10/26/2022. Page 7.

⁸⁷ Mauger, G.S. *Ibid.* [\[LINK\]](#). Page 3-6, 3-7 (52, 53).

⁸⁸ Mauger, G.S. *Ibid.* [\[LINK\]](#). Page 9-6 (136). Note: compared to 1971-2000.

⁸⁹ Mauger, G.S. *Ibid.* [\[LINK\]](#). Page 12-8 (178) and 13-6 (193).

⁹⁰ U.S. EPA, “Climate Change Indicators: Heat Waves,” last updated July, 2022. [\[LINK\]](#). Accessed 3/13/2023.

⁹¹ King County, “Results of heat mapping project show inequitable impact of hotter summers, will inform actions by King County and City of Seattle - King County,” July 23, 2021. [\[LINK\]](#). Accessed 3/13/2023.

medical conditions.⁹² It is predicted the region will be 5.5°F hotter, and many urban areas in King County will see 25 additional extreme heat days on average, by 2050.^{93,94}

Challenges for Agriculture: Although the growing season is expected to expand, agriculture will also experience challenges including water supply challenges, new pest and disease issues with climate migration, and increased winter flood risk. The local climate may increase some suitability for some crops (e.g., grapes), while suitability will wane for other crop types (e.g., berries).⁹⁵

Implementation Plans and Programs Relevant to the Environment

Many existing programs and plans within King County address environmental health, open space conservation, natural systems, and upholding tribal treaty rights. This is a list of key County plans and initiatives:⁹⁶

Clean Water Healthy Habitat⁹⁷ – A program with a 30-year lens to align the County’s goals of healthy forests and more green spaces; cleaner, controlled stormwater runoff; reduced toxics and fecal pathogens; functional rivers and floodplains; better fish habitat; and resilient marine shorelines.

Strategic Climate Action Plan⁹⁸ – A five-year blueprint for County climate action, integrating climate change into all areas of County operations and work with King County cities, partners, communities, and residents.

Flood Hazard Management Plan⁹⁹ – The flood plan sets floodplain management policy for unincorporated King County and could inform flood management actions by cities, the King County Flood Control District, and other floodplain partners. This plan is currently undergoing an update, with an anticipated transmittal to Council in 2024.

30-Year Forest Plan¹⁰⁰ – A plan developed to provide a shared county-wide vision for rural and urban forest cover and forest health. It includes priorities, goals, and strategies for achieving that vision over the next 30 years.

Regional Hazard Mitigation Plan¹⁰¹ – This plan assesses natural and human-caused hazards that can impact our region, including hazards discussed during engagement with the subarea,

⁹² Calkins, Miriam et. al., “Impacts of extreme heat on emergency medical service calls in King County...,” *Environmental Health*, January 28, 2016. [\[LINK\]](#); Isaksen, Tania, et. al, “Increased mortality associated with extreme-heat exposure in King County...,” *International Journal of Biometeorology*, January 2016. [\[LINK\]](#); “Isaksen, Tania, et. al, “Increased hospital admissions associated with extreme-heat exposure in King County...,” *Reviews on Environmental Health*, 2015. [\[LINK\]](#). Accessed 3/13/2023.

⁹³ King County, “Climate change impacts in King County,” last updated May, 2019. [\[LINK\]](#). Accessed 3/13/2023.

⁹⁴ Washington State Department of Health, Washington Tracking Network, 2022. [\[LINK\]](#)

⁹⁵ Mauger, G.S. Ibid. [\[LINK\]](#). Page 8-1 (122).

⁹⁶ There is a plan currently being drafted and reviewed that cover resilience and planning of the agricultural community. Because this plan has not been adopted, it is not included here.

⁹⁷ Link to [Clean Water Healthy Habitat - King County](#)

⁹⁸ Link to [2020 Strategic Climate Action Plan \(SCAP\) - King County](#)

⁹⁹ Link to [King County Flood Management Plan - King County](#) Link to [King County Flood Management Plan - King County](#)

¹⁰⁰ Link to [King County 30-Year Forest Plan - King County](#) Link to [King County 30-Year Forest Plan - King County](#)

¹⁰¹ Link to [Regional Hazard Mitigation Plan - King County](#) Link to [Regional Hazard Mitigation Plan - King County](#)

such as floods, landslides, severe weather, and wildfires. This plan develops strategies to reduce risk and build resilience.

Open Space Plan¹⁰² – The *2022 King County Open Space Plan: Parks, Trails, and Natural Areas* (Open Space Plan) establishes both a strategic and functional plan to comply with the Washington State Growth Management Act and meet Washington State Recreation and Conservation Office requirements. The Open Space Plan provides a King County framework for expanding, planning, developing, stewarding, maintaining, and managing its complex system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.

Wildfire Risk Reduction Strategy¹⁰³ – A strategy to reduce fire risk in King County by increasing the resilience of King County forests to wildfire; increasing wildfire preparedness, response and recovery within the wildland urban interface; and responding quickly, effectively, and safely when wildfires occur.

Land Conservation Initiative¹⁰⁴ – A collaborative strategy to preserve King County's last, most important natural lands and urban green spaces in 30 years through a series of accelerated actions to address rapidly-shrinking open spaces and climbing land prices.

WRIA 7 Snohomish Watershed Restoration and Enhancement Plan¹⁰⁵ – This plan for the Snohomish watershed – or Water Resource Inventory Area (WRIA) 7 – was developed and approved by the Washington State Department of Ecology. The plan identifies projects to offset the potential consumption impacts of new permit-exempt domestic groundwater withdrawals on instream flows over 20 years (2018 – 2038), while planning to provide a net ecological benefit.

Snohomish River Basin Salmon Recovery Plan¹⁰⁶ – Also addressing the WRIA 7 watershed, this plan has guided the protection and restoration of salmon in the Snohomish River basin since 2005. Multiple subsequent reports have assessed Plan progress, including a recently issued 15-year status report on the Snoqualmie & South Fork Skykomish Watersheds.¹⁰⁷

Community Priorities

Throughout the engagement process, the community raised environmental concerns that are closely tied to land use. In addition to wanting to preserve rural character, the community voiced a desire for the protection and preservation of Snoqualmie Valley/NE King County's forests, rivers, lakes, agricultural valleys, and open spaces. Many community members noted they chose to live in the subarea due to its rural character and natural beauty, and voiced concern for the subarea's environmental health.

The community noted the following environmental interests are a high priority:

- River restoration and salmon recovery; reforestation and natural systems protection;

¹⁰² [Link to Open Space Plan - King County](#) [Link to Open Space Plan - King County](#)

¹⁰³ [Link to king-county-wildfire-strategy-report.pdf \(kingcounty.gov\)](#) [Link to king-county-wildfire-strategy-report.pdf \(kingcounty.gov\)](#)

¹⁰⁴ [Link to King County Land Conservation Initiative - King County](#)

¹⁰⁵ [Link to the Washington state Department of Ecology Watershed Restoration and Enhancement Plan: WRIA 7 Snohomish Watershed](#)

¹⁰⁶ [Link to the Snohomish River Basin Salmon Recovery Plan](#)

¹⁰⁷ [Link to 15-year status report on the Snoqualmie & South Fork Skykomish Watersheds](#)

- Resilience to more frequent and extreme flooding;
- Agricultural resilience to climate change and natural hazards;
- Reducing greenhouse gas emissions;
- Supporting policies that balance the needs of salmon with those of agricultural land preservation;
- Reducing waste and greenhouse gas emissions;
- Wildfire resilience and allocating resources to manage risk of wildfire; and
- Greater water resources protection.

Environmental concerns are frequently connected to other topics. For instance, the community voiced a desire for improved agricultural resilience to flood threats in the Snoqualmie Valley (which are projected to increase under climate change), including increasing farmland preservation and improving permitting processes for farm improvements such as drainage. Flood-related concerns include considerations on dam safety, road inundation and adequate egress during flood events, and sediment management. Restoration-related concerns include the desire for reforestation, river restoration, and salmon recovery. Other general environmental concerns include supporting the continued land acquisition for open space; upholding tribal treaty rights; improved youth connection to the natural environment; and the need to hold the line on the Urban Growth Area Boundary to maintain the forested environment of the subarea.

Note that many of these concerns are echoed across the County, and as such are addressed in *Comprehensive Plan* policies that apply to all unincorporated areas.

Policies

- SVNE-13** Explore strategies to improve the existing road network crossing the Snoqualmie Valley floodplain to help alleviate the severity of flooding impacts, support transportation connectivity during major flood events, and reconnect salmon habitat.
- SVNE-14** Support opportunities to restore riparian corridors throughout Snoqualmie River and Snohomish River watersheds to help ameliorate high water temperatures on the Snoqualmie River and to reflect the intent of the recommendations resulting from the coordination and collaboration in watershed stewardship.
- SVNE-15** Partner with Snoqualmie Valley cities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.



Chapter 7: Parks and Open Space

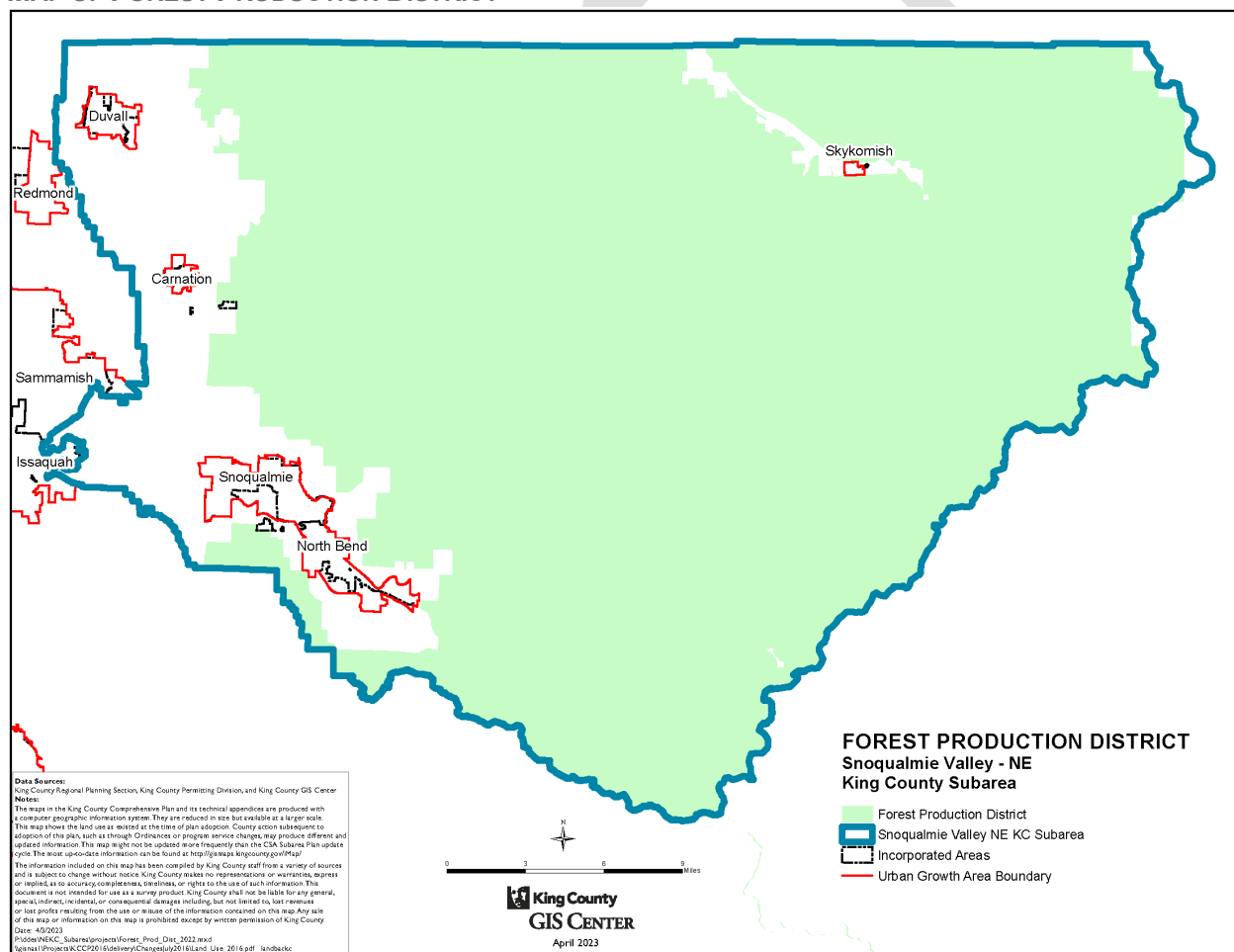
There are a wide range of parks and open space lands in the Snoqualmie Valley/NE King County subarea, many of which are owned and managed by the King County Department of Natural Resources and Parks. As described below, the Parks and Recreation Division of the Department has several programs in the Snoqualmie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

The *2022 King County Open Space Plan: Parks, Trails, and Natural Areas (Open Space Plan)*, a functional plan of the *Comprehensive Plan*, provides the policy framework for the County's

acquisition, planning, development, stewardship, maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.^{108,109}

756 square miles of land in the subarea is classified as Forest Production District, including both public and private forest, representing 86 percent of the subarea. There are a few County-owned working forest sites within this area, including a 90,000-acre forest conservation easement on the Snoqualmie Tree Farm, a 4,000-acre conservation easement on the Raging River Forest, and the 440-acre King County's Mitchell Hill Forest. Downstream of the Snoqualmie Falls, most of the floodplain is zoned for agriculture and lies within the 14,931-acre Snoqualmie Agricultural Production District (APD). Almost 5,000 acres of farmland in the Snoqualmie APD has been protected through King County's Farmland Preservation Program.¹¹⁰ Within these lands there are many recreation amenities accessing both upland and riverine areas.

MAP OF FOREST PRODUCTION DISTRICT



¹⁰⁸ "Functional plans" are defined in K.C.C. 20.08.132.

¹⁰⁹ Link to [2022 King County Open Space Plan](#)

¹¹⁰ The Farmland Preservation Program (FPP) is a voluntary program that purchases the development rights from farmland in order to permanently preserve it for agriculture or open space uses. (2009 Farms Report, Appendix J)

Within the subarea and overlapping the abovementioned resources and amenities are two scenic byways: the Mountains to Sound Greenway and the Stevens Pass Greenway. The Mountains to Sound Greenway National Heritage Area is a green corridor made up of connected ecosystems and communities spanning 1.5 million acres from Seattle to Ellensburg along I-90.¹¹¹ The Mountains to Sound Greenway Trust is a coalition-based organization that partners with King County to conserve and preserve this landscape. The Stevens Pass Greenway, a National Forest Scenic Byway since 1992, begins on US 2, just east of Monroe and ends in the orchards of Peshastin near the Junction of US 2 and US Highway 97 (US 97).¹¹² This byway features a former railroad corridor now known as the Iron Goat Trail.

County-owned upland areas offer hiking, mountain biking, and horseback riding and include sites such as Duthie Hill (130 acres) and portions of the 1,300-acre Grand Ridge Park.¹¹³ King County provides additional recreational opportunities at Preston Park and Athletic Fields, and the historic Jim Ellis Preston Community Center. Passive recreation, such as hiking and nature viewing, can be enjoyed at numerous riverfront natural areas dotted along the lower Snoqualmie River and its tributaries such as Tolt River, Patterson Creek, and Fall City natural areas. In total, King County manages more than 4,300 acres of parks and natural areas in the Snoqualmie basin.

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

The Middle Fork of the Snoqualmie is recognized as a top whitewater kayaking destination, drawing river enthusiasts from across the region. A collaborative effort involving federal, state, county, and local agencies and community groups has been working to expand recreational opportunities in this area, including expanding and formalizing public access to the river.

The Middle Fork Snoqualmie Natural Area is located along the Middle Fork of the Snoqualmie River, about nine miles east of the City of North Bend. At nearly 5,658 acres, it contains primarily forested lands and wetlands, and its tributary streams provide important habitat for terrestrial and aquatic wildlife. River access for kayak launching and fishing is also possible from the Middle Fork Snoqualmie Natural Area, along with the 40-acre Tanner Landing Park.¹¹⁴ These opportunities, combined with the State's popular Mount Si Natural Resources Conservation Area and Middle Fork Natural Resource Conservation Area (Washington State Department of Natural Resources) just miles away, are quickly developing a "destination recreation" reputation for the Middle Fork of the Snoqualmie River.

Mountain biking has been present in the subarea for decades, but recent efforts spearheaded by a consortium of advocates and landowners, including the Evergreen Mountain Bike Alliance (EMBA) and Washington State Department of Natural Resources (WADNR), has constructed a mountain biking trail network that draws enthusiasts regionally. Raging River State Forest,

¹¹¹ Link to [Mountains to Sound Greenway Trust - Connecting Ecosystems & Communities \(mtsgreenway.org\)](https://mtsgreenway.org)

¹¹² Link to [Stevens Pass Greenway | Stevens Pass Greenway](https://stevenspassgreenway.org)

¹¹³ Link to [2022 King County Open Space Plan](#)

¹¹⁴ Link to [2022 King County Open Space Plan](#)

located south of North Bend and I-90, contains a new trail system being developed by EMBA and WADNR that currently offers over 25 miles of mountain biking trails. Trails are available for visitors with various skill levels. Once completed, the system will include 45 miles of trails and connect to the adjacent east Tiger Mountain bike system with an additional 30 trail miles at the edge of the subarea.

The Olallie Trail, located within Olallie State Park east of Rattlesnake Lake and accessed along the Palouse to Cascades Trail, offers trails predominantly designed for mountain bikes with secondary access for horseback riding and hiking. The route is a 9-mile cross country-style mountain biking out-and-back route. This recent trail development project was a collaborative partnership effort between State Parks, WADNR, EMBA, and the Mountains to Sound Greenway Trust. Phase 2 trail additions are underway and will offer an additional 3.5 miles of trail to the network.

King County's Snoqualmie Valley Regional Trail is highly valued as a recreational corridor providing opportunities to ride horses, walk, or bike along the valley and experience its rich natural beauty and agriculture history.¹¹⁵ Located in the foothills north of SR 203 and accessed from the Snoqualmie Valley Trail between Snoqualmie and Fall City, the Snoqualmie Forest biking trails, also known as Tokul, offers approximately 40 miles of mountain bike specific designed trails. The trail system is located on private forestlands, under a King County conservation easement, owned and managed by Campbell Global Forest & Natural Resource Investments with trail development assistance provided by EMBA and volunteers. Non-motorized recreation visitor trail access is allowed with the purchase of an annual recreation permit.

Within the Rural Town of Snoqualmie Pass is the Summit at Snoqualmie Ski Area, a conglomeration of four separate ski hills that together include almost 1,994 skiable acres, 2,280 vertical feet, 25 chair lifts, and the most night skiing in the United States.¹¹⁶ Summit at Snoqualmie receives as many as 18,000 ticket purchasing guests on a weekend day, which does not include visitors who do not ride ski lifts.¹¹⁷

Metropolitan Parks Districts

The subarea contains two metropolitan parks districts – Si View Metropolitan Parks District and Fall City Metropolitan Parks District. These metropolitan parks districts are authorized under Washington State Law to be created for the management, control, improvement, maintenance, and acquisition of parks, parkways, boulevards, and recreational facilities.¹¹⁸ They are not part of King County government. Metropolitan parks districts, if voted by a simple majority, have the power to impose permanent property taxes to support public parks and/or recreation facilities and programs.¹¹⁹ Both metropolitan parks districts were consulted during the planning process, including an in-person meeting with three Fall City Metropolitan Parks District Commissioners, two meetings with the Executive Director of Si View Metropolitan Parks District, and a meeting

¹¹⁵ Link to [2022 King County Open Space Plan](#)

¹¹⁶ Link to [Mountain Stats \(summitatsnoqualmie.com\)](http://summitatsnoqualmie.com)

¹¹⁷ Communication with Patrick Stanton, Strategy & Planning Manager, Summit at Snoqualmie Ski Area, November 29, 2022.

¹¹⁸ Link to [Chapter 35.61 RCW: METROPOLITAN PARK DISTRICTS \(wa.gov\)](#)

¹¹⁹ Link to [MRSC - Metropolitan Park Districts](#)

with the Si View Metropolitan Parks Snoqualmie Valley Youth Council. Thoughts and concerns from these meetings helped inform policy development in this chapter

Si View Metropolitan Parks District

Si View Metropolitan Parks District (Si View MPD), formed in 2009, covers approximately 17,300 acres or 27 square miles, including the City of North Bend and the same taxing district border as Fire District 38, in unincorporated King County.¹²⁰ A five-member Board of Commissioners is the legislative body responsible for adopting the Si View MPD budget and developing goals, policies, and regulations which guide the MPD's future. The Si View MPD facilities include a historic community center, indoor pool, multiuse sports fields, picnic shelter, and playgrounds. The Si View MPD facilitates an array of programs serving and connecting residents of all ages and abilities. The Si View MPD also hosts seasonal activities including the North Bend Farmers Market and Summer Concert Series, Festival at Mount Si, Theater in the Park, Harvest Festival, and Si View Holiday Bazaar. Si View programs and events combined see an average of 180,000 visits a year. The Si View MPD has a comprehensive plan last updated in 2017, which drives its mission and decision making, and as of 2018 has \$14.8M capital bond as a budget.¹²¹

Fall City Metropolitan Parks District

Fall City Metropolitan Parks District (Fall City MPD), formed in 2009, includes the areas in and around the Fall City Rural Town, extending to unincorporated areas to the north and west.¹²² The Fall City MPD covers approximately 17,600 acres or 27.5 square miles and is comprised of rural and resource lands.¹²³ The Fall City MPD vision is “[a] vibrant integrated park system service the needs and interests of our diverse community.”¹²⁴ There are eight open spaces currently listed under the Fall City MPD website, including parks, open space areas, and trails. Currently, a project is under way to create an active transportation path on the south side of State Route 202.

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

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

Conservation Futures¹²⁵ – Fifty years ago, Washington State authorized the Conservation Futures Tax levy (CFT), allowing counties to collect a small levy from landowners to protect open space. King County is one of 14 counties statewide that levy a conservation futures tax – protecting forests, shorelines, farms, greenways, and trails for future generations to enjoy forever.

¹²⁰ Link to [Si View Metropolitan Park District \(siviewpark.org\)](http://siviewpark.org)

¹²¹ Link to [2017 Si View Metro Parks Comprehensive Parks Plan](#)

¹²² Link to [Fallcitypark_Election09.mxd](#)

¹²³ Link to [CompPlan2014-2019.pdf \(fallcityparks.org\)](#)

¹²⁴ Link to [untitled \(fallcityparks.org\)](#)

¹²⁵ Link to [King County Conservation Futures - King County](#)

Open Space Plan¹²⁶ – Both a strategic and functional plan that also complies with Washington State Growth Management Act and Washington State Recreation and Conservation Office requirements.

King County Parks Levy¹²⁷ – A property tax levy approved by vote that supports parks, trails, and open space in King County. The current measure is set to expire the end of 2025, at which time another levy is anticipated to be up for vote. The revenue generated by this levy means countywide investments in parks, trails, recreation, and open space protection for the benefit of all King County residents, including the subarea.

30-Year Forest Plan¹²⁸ – A plan developed to provide a shared countywide vision for rural and urban forest cover and forest health. It includes priorities, goals, and strategies for achieving that vision over the next 30 years.

Land Conservation Initiative¹²⁹ – A collaborative strategy to preserve King County's last, most important natural lands and urban green spaces in 30 years through a series of accelerated actions to address rapidly-shrinking open spaces and climbing land prices.

Community Priorities

Community members shared consistent feedback that parks and open space are important amenities that contribute greatly to the character of the subarea. They noted that parks, fields, and trails are not only nice to see and serve the region, but they are a defining factor as to why the residents choose to live in the subarea. Community priorities varied in communities across the subarea. Community-wide desires included greater access to natural lands and attention to the issue of trailhead crowding, whereas the communities of Fall City and Snoqualmie Pass had interest in specific facilities to serve their local area.

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

Across the subarea, there was consistent interest in greater infrastructure to address crowded trailheads along the I-90 corridor and other areas, as well as greater river access and facilities for camping. Community members also voiced a desire to have better coordination on regional trail connections with the Valley cities and adjacent landowners, as well as fixing the gaps in active transportation networks across the trail network. Strengthening partnerships with the Snoqualmie Tribe and the Tulalip Tribes through coordination and land stewardship was a priority of the community.

¹²⁶ Link to [Open Space Plan - King County](#) Link to [Open Space Plan - King County](#)

¹²⁷ Link to [Parks Levy - King County](#) Link to [Parks Levy - King County](#)

¹²⁸ Link to [King County 30-Year Forest Plan - King County](#)

¹²⁹ Link to [King County Land Conservation Initiative - King County](#) Link to [King County Land Conservation Initiative - King County](#)

In meetings, members of the Snoqualmie and Tulalip tribes shared concerns with trailhead crowding and general overuse of outdoor recreational areas. Both tribes independently stated their concerns with current levels of use interfering with their access to ancestral lands. These concerns have been voiced in an official statement from the Snoqualmie Tribe, and a report recommending coordination among agencies by the Tulalip Tribes.^{130,131}

Policies

- SVNE-16** Expand recreation programming through grant opportunities and partnerships with the metropolitan parks districts within the subarea.
- SVNE-17** Support efforts between local, state, and federal agencies to address overcrowded trailheads on the Interstate 90 and US Highway 2 corridors.
- SVNE-18** Support the Fall City Metropolitan Parks District, community-based organizations, and private entities in efforts to provide, manage, and maintain community facilities, gathering spaces, and trails in Fall City.

¹³⁰ Link to [The Snoqualmie Tribe Asks the Public to Recreate Respectfully on its Ancestral Lands | Snoqualmie Indian Tribe](#)

¹³¹ Link to [The “Recreation Boom” on Public Lands in Western Washington: Impacts to Wildlife and Implications for Treaty Tribes](#)



Chapter 8: Transportation

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

King County Metro (Metro) provides transit service to the subarea. Metro's Service Guidelines state: "Rural and Dial-A-Ride Transit (DART) routes serve lower-density areas. Rural routes serve as connectors between rural communities and between rural communities and larger cities. They are defined as having at least 35 percent of their route outside the urban growth boundary. DART routes provide fixed-route service and can deviate from their fixed routing in lower-density areas."¹³²

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

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

¹³² Link to King County Metro Service Guidelines

<https://kingcounty.gov/~media/depts/metro/about/planning/pdf/2021-31/2021/metro-service-guidelines-111721.pdf>

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

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

- The King County Strategic Plan for Road Services¹³³
- The King County Metro Strategic Plan for Public Transportation 2021-2031¹³⁴
- The King County Metro Long Range Plan – Metro Connects¹³⁵
- The King County Metro Service Guidelines¹³⁶

Road Services

The King County Department of Local Services, Road Services Division (Road Services Division) is responsible for the operation and maintenance of the unincorporated county road system. The County's ability to maintain and improve the road network is significantly impacted by a lack of revenue because of a structural road funding crisis. The County Road Fund relies on a small tax base relative to the size and age of the unincorporated road network. As a result, the County focuses its roads-related resources on critical safety needs, with an emphasis on the core maintenance and operations that form the basis of the system's safety and usability. Countywide population and economic growth have resulted in higher traffic volumes and congestion, yet the aging road infrastructure is deteriorating and cannot meet demand.

The division provides a range of road-related transportation services, including:

- Capital project construction (as funding allows)
- Maintenance activities such as pothole filling and vegetation, debris, and graffiti removal
- Snow and storm response
- Pavement preservation
- Safety investigations
- Traffic analyses
- Traffic operation through installation and maintenance of signals, signs, and pavement markings
- School zone safety improvements
- Bridge inspection, maintenance, and repair; emergency response services

¹³³ Strategic Plan for Road Services

¹³⁴ [Strategic Plan for Public Transportation](#)

¹³⁵ [King County Metro Long Range Plan](#)

¹³⁶ King County Metro Service Guidelines

- Customer services such as road alerts, 24/7 Helpline, adopt-a-road programs, and operation of the Map and Records Center
- Establishing and updating design standards
- Development review and permitting.

The County road infrastructure in the Snoqualmie Valley/NE King County subarea includes the following assets as of December 2022:

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

Public and private improvements to the County road system are guided by the King County Road Design and Construction Standards. The Standards are intended to ensure adequate facilities are available to support development, ensure the general safety and mobility needs of the traveling public, and reflect King County growth and related policies. In rural areas such as the Snoqualmie Valley/NE King County subarea, the Standards call for roadways with shoulders for multipurpose use (including walking and biking) and natural (ditch) drainage.

Long term planning for roadway needs is completed through the development of the King County Transportation Needs Report,¹³⁷ an element of the *Comprehensive Plan*. The Report includes a comprehensive list of known and forecast transportation infrastructure needs. The 2020 Transportation Needs Report includes 101 projects in the Snoqualmie Valley/NE King County subarea, with a total estimated cost of nearly \$350 million. The most common identified needs in the subarea are bridge replacements; addressing roads vulnerable to floods, slides, and other risks; guardrail installation; and drainage improvements.

The subarea includes five of the county's nine designated Heritage Corridors: Issaquah-Fall City Road, Old Cascade Scenic Highway, Old Sunset Highway, West Snoqualmie River Road, and West Snoqualmie Valley Road/Carnation Farm Road.¹³⁸ This designation reflects the roads' unique and historic nature. The *Comprehensive Plan* encourages the preservation of these corridors through context sensitive design, planning, and maintenance.

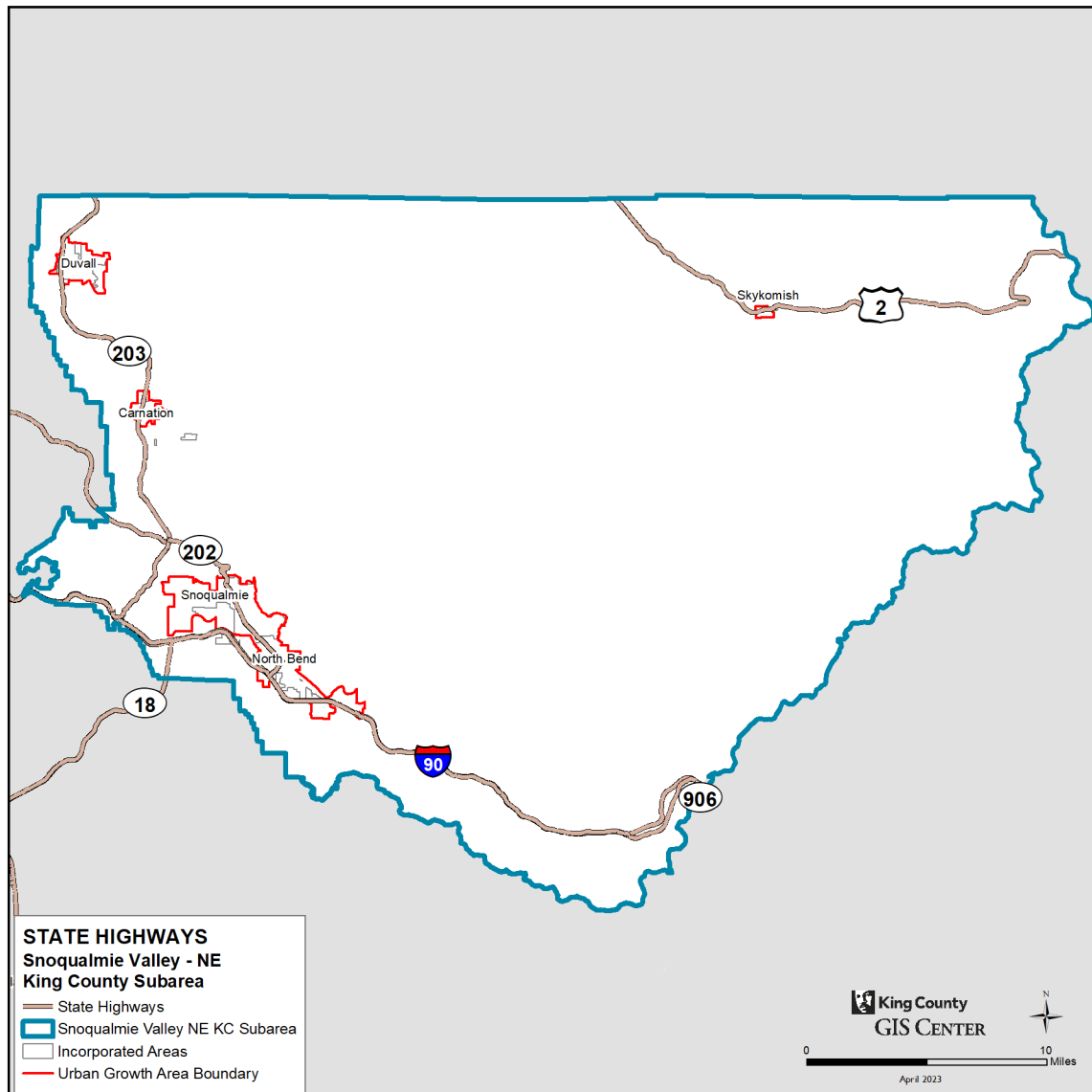
¹³⁷ Transportation Needs Report 2020

¹³⁸ *Historic and Scenic Corridors Project - King County*

State Highways

There are six highways in the Snoqualmie Valley/NE King County subarea owned and managed by Washington State Department of Transportation (WSDOT). These highways form the backbone of the transportation system in the subarea and connect to the county road network.

MAP OF STATE HIGHWAYS



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

I-90, near the southern edge of the subarea, connects the urban incorporated cities in the western portion of the county with the unincorporated community of Preston, the cities of Snoqualmie and North Bend, and east to Snoqualmie Pass and Kittitas County. I-90 is a “fully

controlled limited access highway”¹³⁹, meaning that preference is given to maintaining the flow of traffic on the highway, access is only allowed at defined interchanges, and driveways are not allowed. The I-90 corridor forms the centerpiece of the Mountains to Sound Greenway and is designated a National Scenic Byway and a National Heritage Area.¹⁴⁰ For several decades, it has been the focus of major regional efforts to preserve the corridor’s natural scenic character.

SR 18 connects to I-90 from the south and becomes Snoqualmie Parkway. Snoqualmie Parkway serves as a gateway to the City of Snoqualmie. As of this writing, planned improvements are underway at the I-90/SR 18 interchange. The goals of the project are to improve safety and relieve congestion around the interchange.

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

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

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

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

Public Transportation Services

Snoqualmie Valley Transit (SVT) and the King County Metro Transit Department (Metro) each provide mobility services in the Snoqualmie Valley/NE King County subarea. The following identifies mobility services that serve the subarea as of November 2022.¹⁴¹

¹³⁹ WAC 468-58-010

¹⁴⁰ Mountains to Sound Greenway

¹⁴¹ King County Metro transit service as of November 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change.

- **Snoqualmie Valley Shuttle (operated by SVT):** service every 90-100 minutes on weekdays only; connects North Bend and Snoqualmie with Fall City and Duvall
- **Route 208 (operated by Metro):** service every 50-70 minutes in the peak, 120-130 minutes off-peak on the weekdays; and service every 120-130 minutes on Saturdays; connects North Bend and Snoqualmie with Issaquah
- **Route 232 (operated by Metro):** service every 30-50 minutes eastbound in the a.m. peak and every 30-50 minutes westbound in the p.m. peak on weekdays only; connects Duvall with Redmond Ridge, Redmond, and Bellevue
- **Dial-a-Ride Transit (DART) Route 224 (operated by Metro):** service every 90 minutes on weekdays only; connects Duvall with Redmond Ridge and Redmond
- **Trailhead Direct:** Ta pilot project co-led by Metro and King County Parks; this project seeks to ease vehicle congestion, reduce safety hazards and expand access to hiking destinations along I-90
- **Door-to-Door (operated by SVT):** service Monday-Friday from 6 a.m. to 7 p.m.; schedule a ride at least 24 hours in advance; service area includes North Bend, Snoqualmie, Fall City, Preston, Carnation, Duvall, and Monroe

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

Community Priorities

Regarding meaningful transportation services and investments that have lasting impact on the community, residents desire increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools. Residents want both safety improvements and enhanced maintenance of rural roadways, bridges, shoulders, and ditches. Residents have concerns about deterioration of area roadways from heavy truck traffic and traffic congestion caused from recreationists visiting the area at certain times, specifically in areas adjacent to popular hiking areas such as SE Mt Si Road, Rattlesnake Lake (436th^{te} Avenue SE), and SE Middle Fork Road. Traffic congestion along commuting routes is a concern as well, specifically in routes from the Lower Valley (Carnation and Duvall) to Redmond like State Route 202 and N.E. 124th Street, and NE Woodinville Duvall Road.

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

In terms of transit, the community desires additional transit service, especially routes that connect residents and employers in the south end of the Snoqualmie Valley/NE King County subarea with the communities lying south on SR 18, such as Maple Valley and Covington.

The community requests assistance in resolving mobility challenges, such as barriers to transit for youth, seniors, and other customers with limited physical mobility and better access to health and human services in the area and in surrounding cities.

Policies

- SVNE-19** Work with communities in the subarea on right-sized mobility solutions that meet and are appropriate for their needs, in alignment with rural levels of transit service as identified by the Metro Transit Service Guidelines and Metro Connects.
- SVNE-20** Support safety improvements to the State Route 906 corridor for Snoqualmie Pass residents and visitors through working with the Washington State Department of Transportation, Kittitas County, local businesses, and the community.
- SVNE-21** Coordinate and work with Washington State Department of Transportation and nearby community members on studying and implementing safety and active transportation improvements to the SE Redmond-Fall City Road portion of SR 202.
- SVNE-22** Require new sidewalks and sidewalks addressing gaps in existing sidewalk connectivity to be constructed within the Fall City Business District Special District Overlay as part of permitting and development activity.
- SVNE-23** Prohibit road connections between the City of Snoqualmie Urban Growth Area and the unincorporated county roads of 356th Avenue SE and Lake Alice Road SE, unless future analysis determines restricted emergency access is necessary for safety.



Chapter 9: Services and Utilities

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

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

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

Services

Public School Districts

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

The Snoqualmie Valley School District has six elementary schools, three middle schools, two high schools, and programs to support home-schooling, on-line learning and remote learning.

The Riverview School District has three elementary schools, one middle school and one high school. In addition, it has a multi-age program and a learning center. The Skykomish School District has one school serving K-12 and a kindergarten.

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

Public Hospital Districts

The subarea is served by two hospital districts. Public Hospital District No. 2 serves the city of Duvall and neighboring unincorporated areas, in addition to the cities of Kirkland, Redmond, and Monroe. Public Hospital District No. 4, known as the Snoqualmie Valley Hospital District, serves the cities of Carnation, Snoqualmie, North Bend and the surrounding rural areas including Snoqualmie Pass. The district provides several clinics and one hospital in Snoqualmie.¹⁴²

Utilities

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

Water Supply

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

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

Sewage Treatment and Disposal

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

The business district of Fall City will be served by a large on-site sewage system (“LOSS”) to address long-standing wastewater management issues. Its capacity is limited to serving existing

¹⁴² Link to <https://snoqualmiehospital.org/about/>

needs only within the existing commercial area of Fall City. The Growth Management Act, *Comprehensive Plan*, and King County Code prohibit sewer service in Fall City.

Solid Waste

Garbage, recyclables, and organics collection in the subarea are provided by private companies operating under certificates issued by the Washington Utilities and Transportation Commission. The Town of Skykomish provides garbage collection to some unincorporated areas but does not collect recyclables or organics. There is a drop box facility located in Skykomish; however, organics collection is not provided at the drop box.

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

Energy

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

Telecommunications

King County completed a Broadband Access Study in 2020.¹⁴³ Three zones have been identified in the County as unserved by broadband service providers. All three zones are included in the subarea. The zones cover areas along US 2, I-90, and pockets across the subarea.¹⁴⁴

Community Priorities

When asked what services and utility investments were needed in the subarea, community members across the subarea expressed a need for better access to reliable internet service to help with digital connectivity. There are gaps within the subarea where reliable broadband services are not available to households and businesses. Even where services are available, community members have shared that not all households can afford to pay for reliable or any internet services, and that there is a need for "hotspots" across the subarea where community members can access internet services at no cost. The COVID-19 pandemic that commenced in 2020 has shined a light on the disadvantages that can arise from a lack of digital connectivity.

In areas that see an influx of visitors for recreation, particularly in Snoqualmie Pass, community members want to see those spikes in demand on services captured in planning for the area. The small year-round population in Snoqualmie Pass swells by thousands of people on weekends, placing a demand on services and infrastructure such as electricity and emergency services that community members feel disproportionately impacts them. Other parts of the subarea also attract weekend and seasonal visitors, including the unincorporated areas in the vicinity of Skykomish with its hiking trails, and in and around Fall City, with people recreating on the Snoqualmie River in summer months. Community members in these areas have requested that adequate services be provided that support periodic but regular large influxes of visitors.

¹⁴³ [202002-Broadband-Access-Study.ashx \(kingcounty.gov\)](#)

¹⁴⁴ See Appendix A, Map 12 for the three unserved broadband zones

Throughout the subarea, beyond just areas that see influxes of visitors, the community feels more can be done to support a resilient power grid. Many community members complain of extended power outages and suggest more could be done to avoid them.

The Fall City community does not want expansion of the LOSS system that serves the business district and wants to keep residential densities low, where homes can be served by septic systems.

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

Policies

- SVNE-24** Support utilities efforts to maintain a reliable electrical grid in areas that have chronic power outages.
- SVNE-25** The Fall City commercial on-site septic system shall serve only the existing properties within the Fall City Business District Special District Overlay.
- SVNE-26** Work with internet service providers to increase access to reliable and affordable broadband services for community members in portions of the subarea identified as unserved or underserved in King County's 2020 Broadband Access and Availability Study, or subsequent studies.



Chapter 10: Economic Development

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

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

- Fall City Rural Town
- Snoqualmie Pass Rural Town
- Preston Industrial and Rural Neighborhood Commercial Center

The incorporated Valley cities of Carnation, Duvall, North Bend, and Snoqualmie each contain their own commercial areas, but are not covered by this Subarea Plan. However, due to the way some of the economic and employment information is collected and published, activities within those cities may sometimes be blended with the subarea data.

Total employment in the subarea area, not including the incorporated cities, is estimated to be about 5,400 jobs.¹⁴⁵ Since 2000, employment in the unincorporated area of the subarea has grown by about 900 jobs, averaging a little less than one percent growth each year, slower than the countywide growth rate of 2.7 percent over the same period.

Employment opportunities within the Snoqualmie Valley/NE King County subarea have a strong regional focus, as opposed to being nationally or internationally focused. The regional focus of the Snoqualmie Valley/NE King County employment picture is shown in Appendix A, which shows that nearly 50 percent of the residents of the subarea and the cities in the rural area commute to the incorporated cities of Seattle, Bellevue, Redmond, and Issaquah. The cities of Snoqualmie and North Bend, combined, supply about nine percent of the area's workers.

¹⁴⁵ Puget Sound Regional Council, based on 2020 US Census Bureau Data

Workers in Snoqualmie Valley/NE King County come from a large, dispersed areas that includes the cities in King County, as well as Snohomish and Pierce Counties.

PUGET SOUND REGIONAL COUNCIL COVERED EMPLOYMENT ESTIMATES: SNOQUALMIE VALLEY AREA*

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

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

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

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

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

Agriculture and Forestry

The Snoqualmie Valley/NE King County subarea contains the 14,931-acre Snoqualmie River Agricultural Production District (APD). There are nearly 7,400 currently farmed acres in the subarea. There are currently over 200 commercial farms, three dairies, several small-scale livestock operations, and thousands of acres providing livestock feed in the Snoqualmie Valley APD.¹⁴⁶ Roughly 75 percent of operators own their own land, with 25 percent leasing the land; many leasing the land are beginning farmers and immigrant farmers, especially Hmong or Mien.¹⁴⁷

¹⁴⁶ King County, "Snoqualmie Valley Agricultural Strategic Plan, Public Review Draft," May 2023. [\[LINK\]](#)

¹⁴⁷ King County, "Snoqualmie Valley Agricultural Strategic Plan, Public Review Draft," May 2023. [\[LINK\]](#)

SUBAREA RESOURCE INDUSTRY-BASED EMPLOYMENT FOR 2010 AND 2020¹⁴⁸

NAICS Code	Description	Number of Employees in 2010	Number of Employees in 2020
111	Crop Production	282	97
112	Animal Production and Aquaculture	28	38
113	Forestry and Logging	31	14

In 2014, King County began the Local Food Initiative to improve farmer connections to consumers and building a stronger farm-to-plate pipeline.¹⁴⁹ The program targets increasing acreages for food production, the number of new and beginning farmers in food production, and the demand for locally produced healthy foods, while reducing food waste and food insecurity.¹⁵⁰

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

- Agricultural product sales 17 percent between 2012 and 2017.¹⁵¹
- Farm vendor sales 10.5 percent between 2017 and 2018.¹⁵²
- Farmer food sales direct to consumers 76 percent between 2012 and 2017.¹⁵³

The program also provided support during the COVID-19 pandemic, including 22 grants to impacted farms and 27 grants to farmers markets; 16 farmers enrolled in programs to support online sales; and purchases from 51 farms to support food banks and hunger relief.¹⁵⁴

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

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

¹⁴⁸ Data provided from Puget Sound Regional Council, March 28, 2023. Data on mining was requested but had to be suppressed.

¹⁴⁹ King County, "Local Food Initiative," last updated March 30, 2021. [\[LINK\]](#). Accessed 5/28/21

¹⁵⁰ King County, "Local Food Initiative," 2015 report. [\[LINK\]](#). Appendix A, page 39 (42). Accessed 5/28/21

¹⁵¹ King County, "Local Food Initiative, 2020 Annual Report," 2020. [\[LINK\]](#). Page 14 (34). Accessed 3/20/23

¹⁵² Farm King County, "Data Center: Farm Economy." [\[LINK\]](#). Accessed 5/28/21

¹⁵³ Farm King County, "Data Center: Farm Economy." [\[LINK\]](#). Accessed 5/28/21

¹⁵⁴ King County, "Local Food Initiative, 2020 Annual Report," 2020. [\[LINK\]](#). Page 7 (7). Accessed 5/28/21

Fall City and Snoqualmie Rural Towns

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

Preston Industrial and Neighborhood Business Centers

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

Community Priorities

Residents of the Snoqualmie Valley/NE King County subarea want to see the resource-based economies of the subarea preserved and protected. Residents and farmers support expanding markets within the subarea for locally grown products. Increasing the resilience of local growers to the changes posed by extreme weather events is also a concern.

Community members expressed a desire to see local business thrive and that existing commercial areas retain their rural scale.

Finally, for Snoqualmie Valley/NE King County to realize its vision for a strong and vibrant community, residents want to encourage tourism-based economic activity, as long as it maintains the rural character of the subarea and protects the valuable natural resources of the area.

Policies

- SVNE-27** Support local businesses that are unique to the Snoqualmie Valley/ NE King County and that leverage the natural beauty and resources of the area, such as technical assistance.
- SVNE-28** Support outdoor recreation and tourism that encourages local employment and protects the environmental and natural resources through partnering with land management agencies, Cities in the Rural Area, community-based associations, and area residents.
- SVNE-29** Support the experience of visitors at Snoqualmie Pass through coordination with Kittitas County, WSDOT, the ski area, and the community.
- SVNE-30** Focus economic uses in the existing commercial areas in Fall City, Snoqualmie Pass, Preston, Stillwater, Baring, and Timberlane Village and in the existing Preston Industrial Areas, serving the local rural communities at a size and scale appropriate for the rural area.

- SVNE-31** Consider ways agritourism can support the economic viability of farms can be increased, at scales and uses appropriate for the Snoqualmie Valley Agricultural Production District, through strategies such as supporting farm stays, farm stands, additional retail opportunities for the sale of locally grown and produced farm products, and marketing of the Valley as an agritourism destination.
- SVNE-32** Support communities adjacent to the Snoqualmie Agricultural District considering opportunities to develop as agritourism hubs and for products from local farms to be available nearby.

DRAFT



Chapter 11: Subarea Plan Implementation

King County will take actions and measures to implement the community vision and policies contained within the Subarea Plan. Actions taken with the adoption of the Subarea Plan include amendments to the County's Land Use and Zoning Maps along with new and revised development conditions applying to the subarea. Future action items include ongoing work with the community needs list, and performance measures to monitor implementation of the Subarea Plan.

Implementation of the Subarea Plan and its ability to support the community to realize its vision will involve ongoing dialogue and cooperation between the County and community. It will require balancing policies and priorities that guide County actions and investments. Ongoing and future implementation occurs through County budgeting, which is proposed by the County Executive and approved by the County Council; policy priorities, which are set by the County Council; and further work completed by the Executive Branch.

Land Use and Zoning Map Amendments

To implement the land use-specific policies contained within the Subarea Plan, the County is adopting a series of amendments to the County's Land Use and Zoning Maps, as well as revising existing and creating some development conditions that apply in the subarea geography.

Revised Development Condition for the Fall City Business District

The Fall City Business District development condition has been in place for several decades to protect the area until an alternative wastewater system was in place. With the 2024 construction of the Fall City Business District LOSS, the development condition was updated to be consistent with the ongoing operation and maintenance of the wastewater system.

Snoqualmie Pass Rural Town Development Conditions

One existing development condition applies to several community business-zoned parcels south of I-90. It is meant to screen the view of potential commercial and mixed-use development from the highway. The development condition was revised to provide a wider buffer area and more detail on the type and amount of vegetation required to be installed in the required buffer.

In addition, the Alternative Housing Demonstration Project (K.C.C. 21A.55.155) was amended to encourage workforce housing for seasonal workers in support of the recreational economy in the Snoqualmie Pass Rural Town.

Preston Land Use and Development Conditions

The community of Preston, located along the Raging River at the base of Mitchell Hill, contains an industrial area, a residential area, two King County Parks, and the Preston Regional Trail. The Subarea Plan amended the land use designation of the residential area to Rural Area, to ensure the long-term protection of the community's rural character. Three development conditions were combined into a single set of conditions on the industrial area to ensure consistency with King County's development regulations and make it easier to understand and implement. Finally, two development conditions that applied to the former Preston Mill site and adjacent retail parcels were removed and replaced by a land use designation and zoning that support the development of a future park at the mill site and continued commercial use along Preston Fall City Road SE.

Open Space System Expansion

Several parcels were redesignated to King County open space. These parcels were acquired by the King County Department of Natural Resources and Parks for inclusion in the King County Park and Open Space System. This land use designation change makes clear the long term intended use of these properties and ensure they will be managed consistent with the goals in King County Open Space Plan.

Forestry and Other Parks and Wilderness Land Use Designation Expansion

Over time other public agencies, such as the Washington State Department of Natural Resources, Washington State Parks, and Washington State Fish and Wildlife, acquire lands to further their agencies' missions. The Subarea Plan redesignated these parcels to either Forestry or Other Parks and Wilderness. This ensures that their long term intended use is correctly designated in the *Comprehensive Plan*.

Raging River Quarry Development Condition

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

Snoqualmie Mill Development Condition

The Snoqualmie Mill site, which was a functioning mill from the early 1900's until 2003, has largely been annexed into the City of Snoqualmie. The development agreement meant to ensure coordinated planning of the former mill site was removed from the affected parcels and repealed from the zoning atlas. Two parcels located inside of the UGA were redesignated to Urban Reserve to indicate their eventual annexation into the City of Snoqualmie.

Repeal of Development Conditions

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

Transportation

Snoqualmie Valley Two-Dimensional Flooding Model Study

The King County Water and Land Resources Division is developing a sophisticated two-dimensional hydraulic model of the lower Snoqualmie Valley to better understand flooding patterns and effects, with a focus on road closures that isolate valley residents. The model will help the County to understand the potential effects of climate change on flooding in the valley and better plan future infrastructure projects. The effort is expected to be finalized by the end of 2023.

Snoqualmie Valley Major Flood Mitigation Study

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

Fall City Pedestrian Safety Study

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

Economic Development

Chapter 10 of the Subarea Plan contains policies related to economic development in the subarea, including support for locally owned businesses and outdoor recreation and tourism that encourages local employment and environmental and resource protection.

The County will continue to work with the community on which strategies would best effectuate these policies. This may include support for businesses with technical assistance, consideration of ways that agritourism can support agriculture, and continued collaboration with the Cities in the Rural Area, Kittitas County, community-based organizations, and other public agencies.

Community Needs List and Budgeting

Community Needs Lists (CNL) identify programs, services, or capital improvements that respond to community-identified needs. Within the Snoqualmie Valley/NE King County subarea, community needs may span topics such as affordable housing, education, healthcare access, public safety, and infrastructure.

CNLs are vetted by the community and a County process implements the policies and community priorities. Each item to be included in the CNL is required to have a prioritization, an agency responsible for implementation, and potential timelines for completion. CNLs are required to be transmitted with each subarea plan and with each biennial budget. As part of the County's budgeting process, the priorities identified in the CNL are reviewed to ensure alignment between community priorities and investment decisions. Projects may be completed using existing resources or may require additional resource allocation through the budget process.

The Snoqualmie Valley/NE King County CNL was transmitted with the County's 2023/2024 biennial budget and includes request categories with high priorities from the community like affordable housing, bike lanes, code enforcement, drainage improvements, early childhood education, economic development, parks, sidewalks, traffic calming, and workforce development. A separate ordinance with an updated CNL for the subarea will be transmitted to Council simultaneously with the ordinance that transmits the Executive-Recommended Subarea Plan.

Performance Measures

Tracking progress through performance measures gauges how well the County is implementing the Subarea Plan and supports accountability from the County to its residents and communities. Measures are intended to be clear, quantifiable, and comparable over time to better track outcomes.

A total of 10 performance measures are established for the subarea. A set of five measures apply to all rural unincorporated areas, which supports the tracking of Snoqualmie Valley/NE King County with other rural unincorporated areas of King County. In addition, five Snoqualmie Valley/NE King County-specific measures will be tracked that relate to the community's vision and priorities, and the policies in the Subarea Plan.

Although these measures will be tracked to show change over time, measures will continue to be refined in the future to better track the desired outcomes of the Subarea Plan. Where possible, they will be disaggregated by race and ethnicity to measure how conditions may vary for different communities.

STANDARDIZED RURAL UNINCORPORATED PERFORMANCE MEASURES

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

Performance Measure	Data
Development preserves rural character	<ul style="list-style-type: none"> • Number of jobs and businesses • Total population
The economy is balanced and resource-based	<ul style="list-style-type: none"> • Jobs by sector
Housing is diverse and affordable	<ul style="list-style-type: none"> • Housing units by type • Percent of households paying more than 30 percent of income for housing costs

	<ul style="list-style-type: none"> Percent of households paying more than 50 percent of income for housing costs
Peak hour travel is not degrading faster than growth	<ul style="list-style-type: none"> Change in corridor peak hour travel times on major routes compared to population and job change
Farms and forest lands are protected	<ul style="list-style-type: none"> Change in total APD and FPD acreage, including acreage permanently privately protected or in public ownership

SNOQUALMIE VALLEY/NE KING COUNTY-SPECIFIC MEASURES

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

Performance Measure	Data
Support the Snoqualmie Valley agricultural cluster	<ul style="list-style-type: none"> Report on programs, projects, or actions taken to support the Snoqualmie Valley agricultural community and food system
Protect riparian corridors and increase resiliency from flooding	<ul style="list-style-type: none"> Report on programs, projects, or actions taken to maintain healthy riparian environments and mitigate flood risks, such as floodplain risk mitigation and habitat protection and enhance actions
Ensure residents and businesses have adequate access to broadband internet service	<ul style="list-style-type: none"> Report on actions taken or projects designed to increase digital access
Increase access to opportunities and amenities (programs, services, investments, including mobility adds)	<ul style="list-style-type: none"> Report on investments, improvements, and county programs that support access to opportunities and amenities, with measures of effectiveness where available
Promote community vitality and economic vitality and condition of Rural Towns and communities	<ul style="list-style-type: none"> Number of business licenses issued by industry and type Report on investments in economic development in the subarea

Appendix A: Tables and Maps

Shown below is data, charts, and maps that supported the development of the Subarea Plan.¹⁵⁵

TABLE 1: COMPREHENSIVE PLAN LAND USE DESIGNATIONS

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

*May not total 100% due to rounding.

¹⁵⁵ The information in this Appendix represents point-in-time data and was compiled from a variety of sources. The information is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to the use of such information. King County shall not be liable for any general, specific, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained in this Appendix. Any sale of this information is prohibited.

TABLE 2: ZONING CLASSIFICATIONS

Zoning Classifications	Total Square Miles	Percentage of CSA*
A-10 - Agricultural, one dwelling unit per 10 acres	2	0.3%
A-35 - Agricultural, one dwelling unit per 35 acres	21	2%
F – Forest	755	86%
M – Mineral	0.6	0.06%
RA-2.5 - Rural Area, one dwelling unit per 5 acres	8	0.1%
RA-5 - Rural Area, one dwelling unit per 5 acres	44	5%
RA-10 - Rural Area, one dwelling unit per 10 acres	38	4%
UR - Urban Reserve, one dwelling unit per 5 acres	3	0.4%
R-1 - Residential, one dwelling unit per acre	0	0%
R-4 - Residential, 4 dwelling units per acre	0.5	0.06%
R-18 - Residential, 18 dwelling units per acre	0.02	0%
NB - Neighborhood Business	0.02	0.00%
CB - Community Business	0.1	0.01%
I - Industrial	0.2	0.03%
Undesignated	3	0.4%
Right-of-Way	5	0.6%

*May not total 100% due to rounding.

TABLE 3: POTENTIAL ANNEXATION AREAS

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

TABLE 4: INCOME-QUALIFIED RENTAL UNITS IN UNINCORPORATED COMMUNITIES IN SNOQUALMIE VALLEY/NE KING COUNTY¹⁵⁶

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

¹⁵⁶ King County Income-restricted Housing Database. https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/affordable-housing-committee/AHC%20Dashboard%20Downloads/20210604_Jurisdictional_Data_for_Download.ashx?la=en

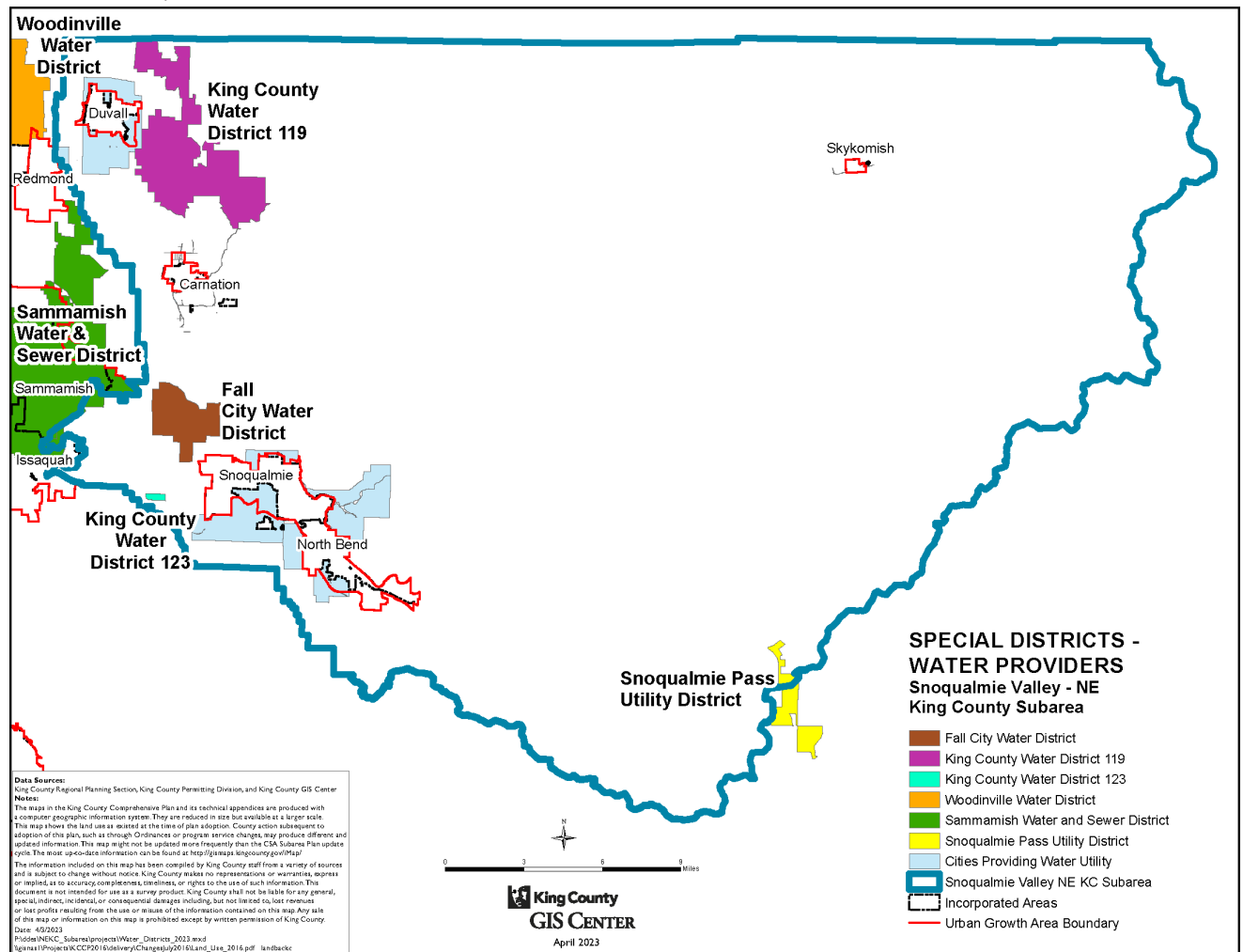
Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily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

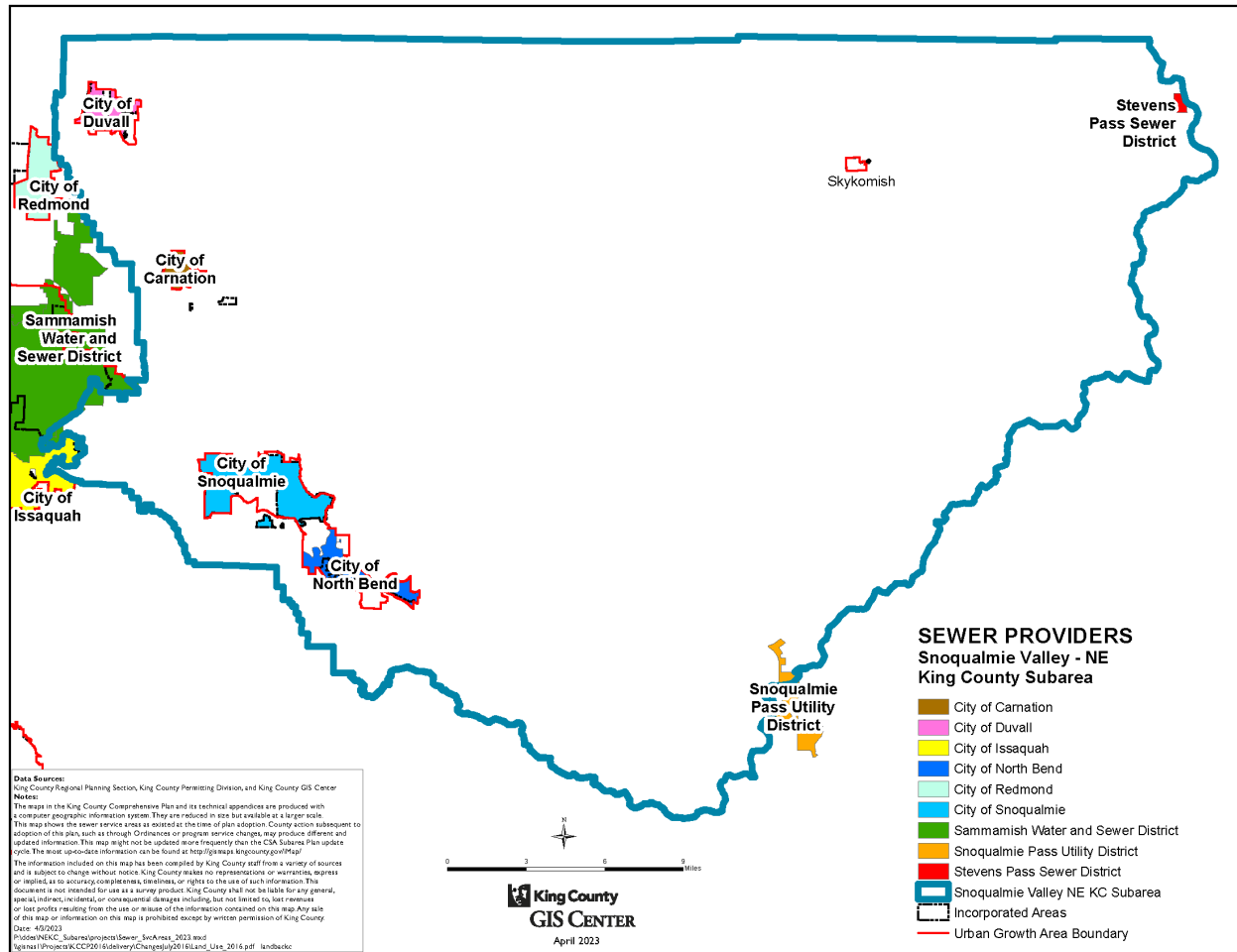
TABLE 5: INCOME-QUALIFIED RENTAL UNITS IN CITIES IN THE RURAL AREAS IN SNOQUALMIE VALLEY/NE KING COUNTY¹⁵⁷

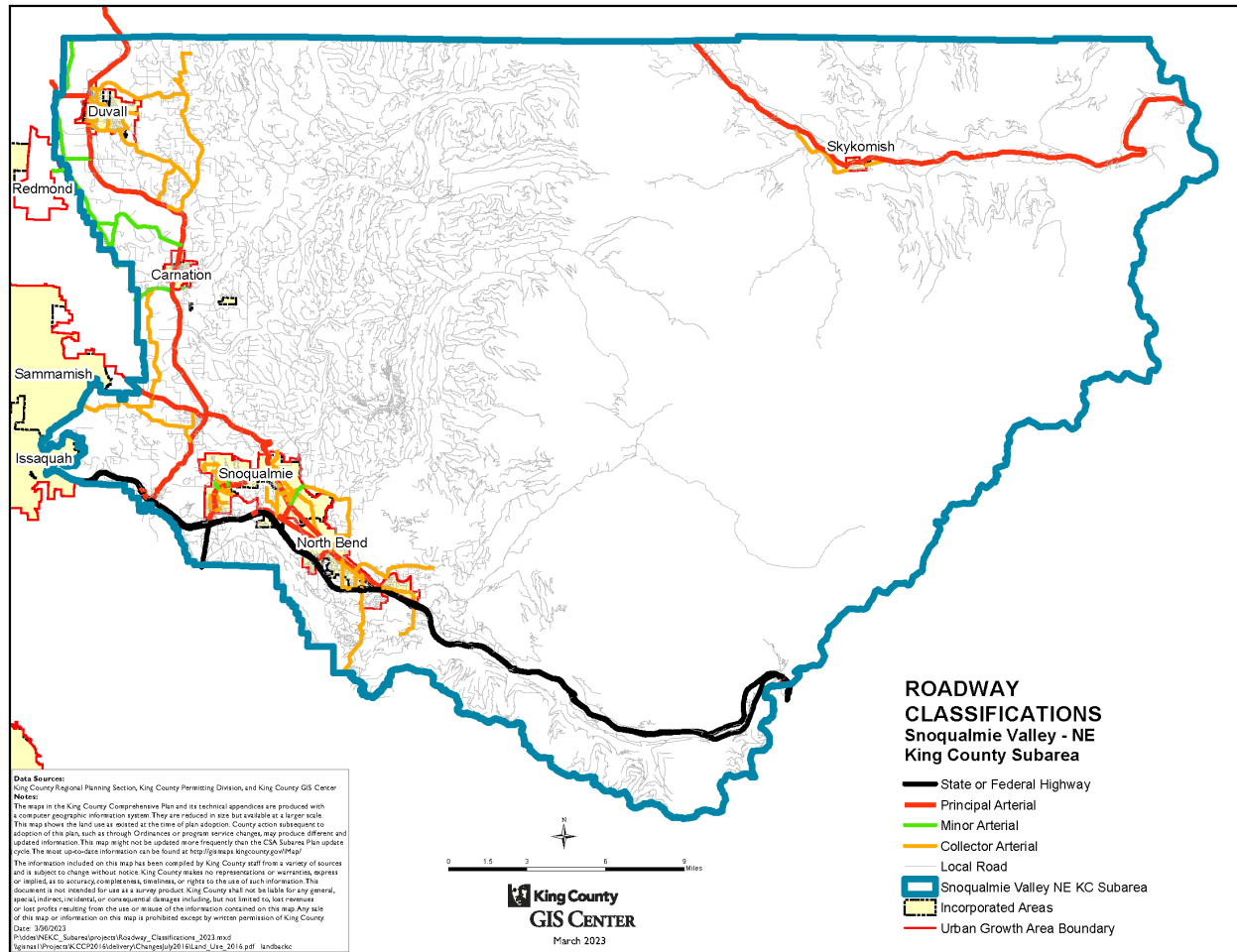
Cities in the Rural Area	Total Units	Income-restricted units: 0-30 percent AMI	Income-restricted units: 31-50 percent AMI	Income-restricted units: 51-80 percent AMI	Income-restricted units: >80 percent AMI
Carnation	0	0	0	0	0
Duvall	0	0	0	0	0
North Bend	20	7	6	7	0
Skykomish	0	0	0	0	0
Snoqualmie	218	0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

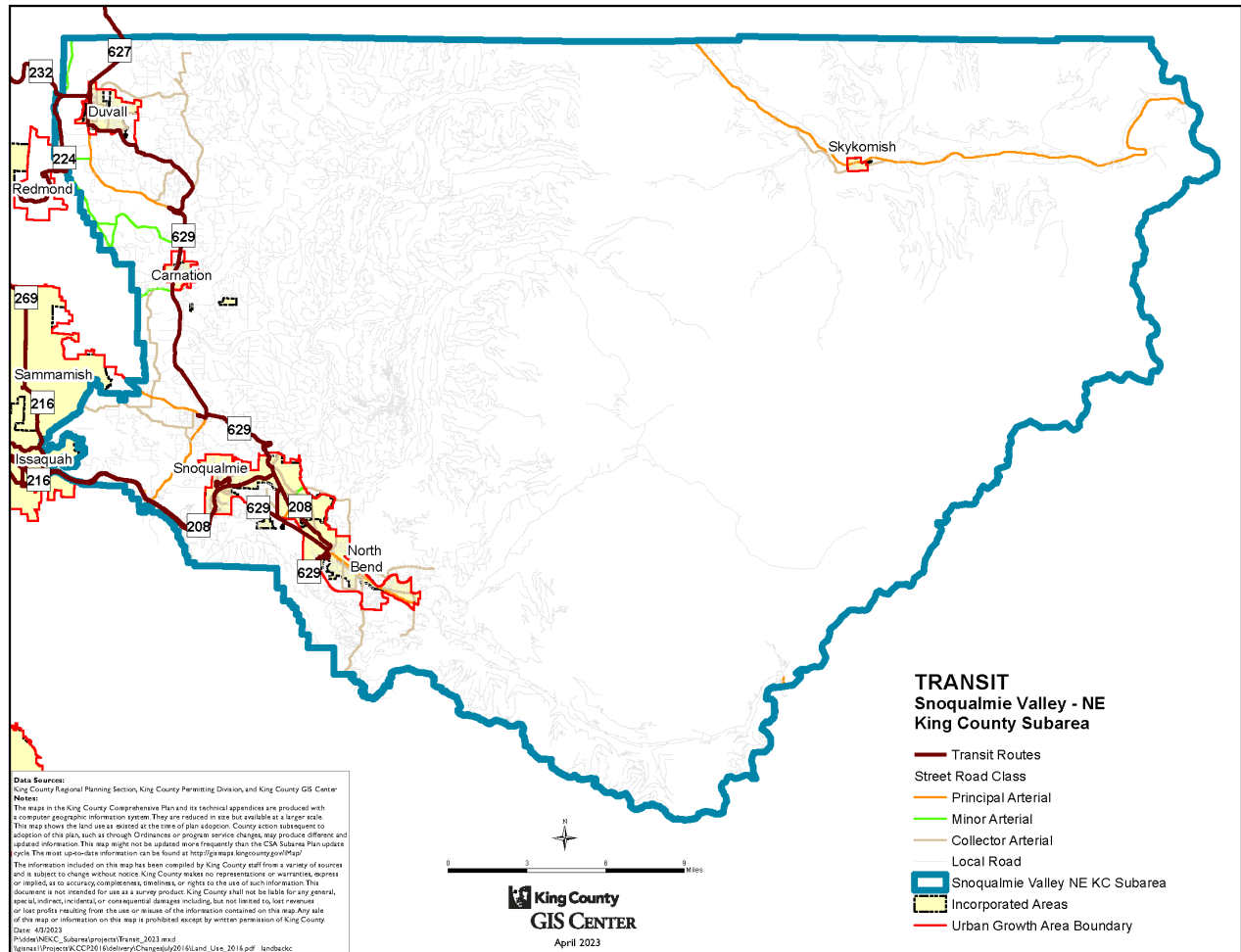
¹⁵⁷ King County Income-restricted Housing Database. https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/affordable-housing-committee/AHC%20Dashboard%20Downloads/20210604_Jurisdictional_Data_for_Download.ashx?la=en

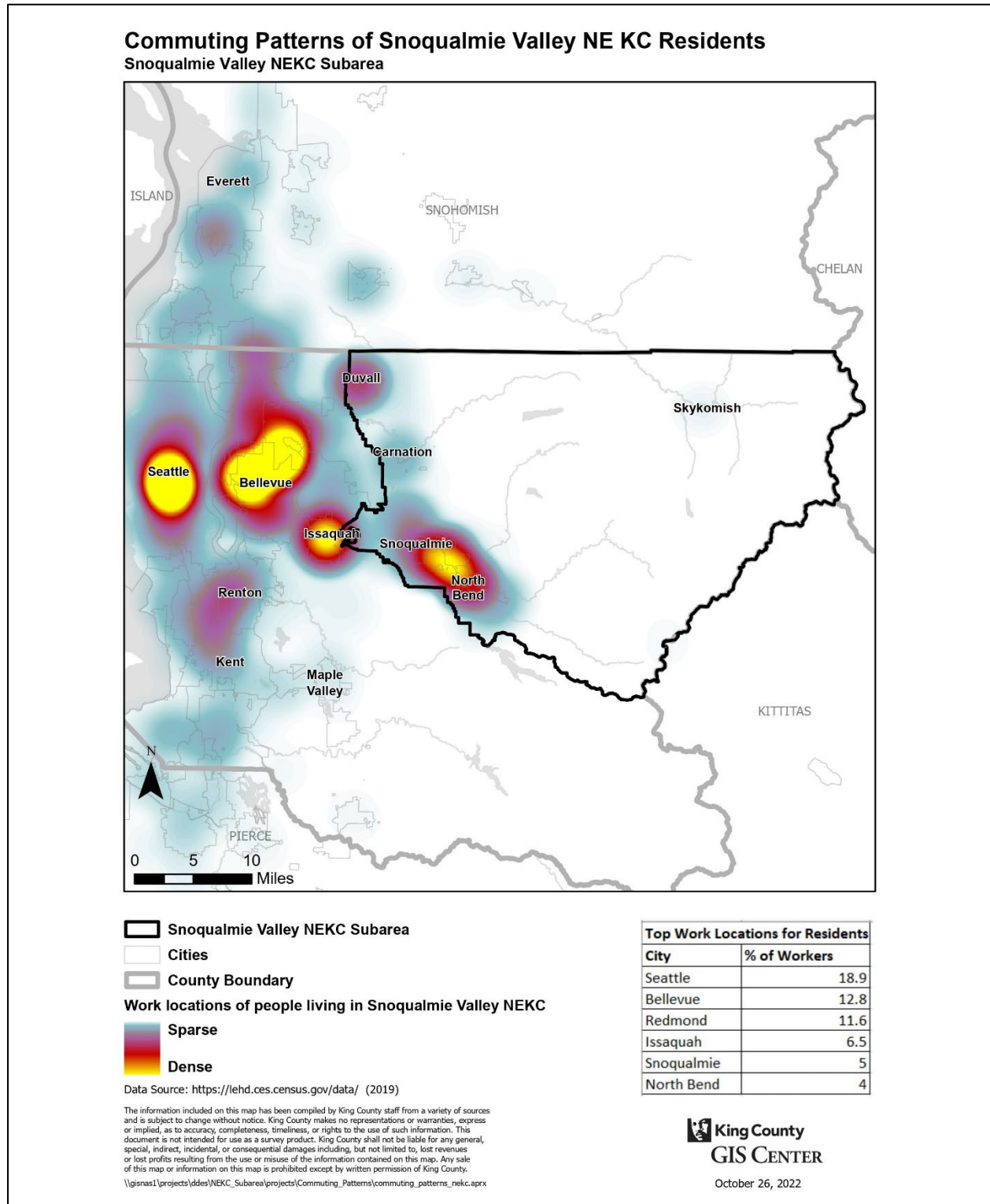
Data current as of December 31, 2021. Units in the development pipeline that were not yet in service at that time are not included. Data does not include units created through regulatory requirements or incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or Multifamily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

MAP 1: SNOQUALMIE VALLEY/NE KING COUNTY WATER UTILITY DISTRICTS

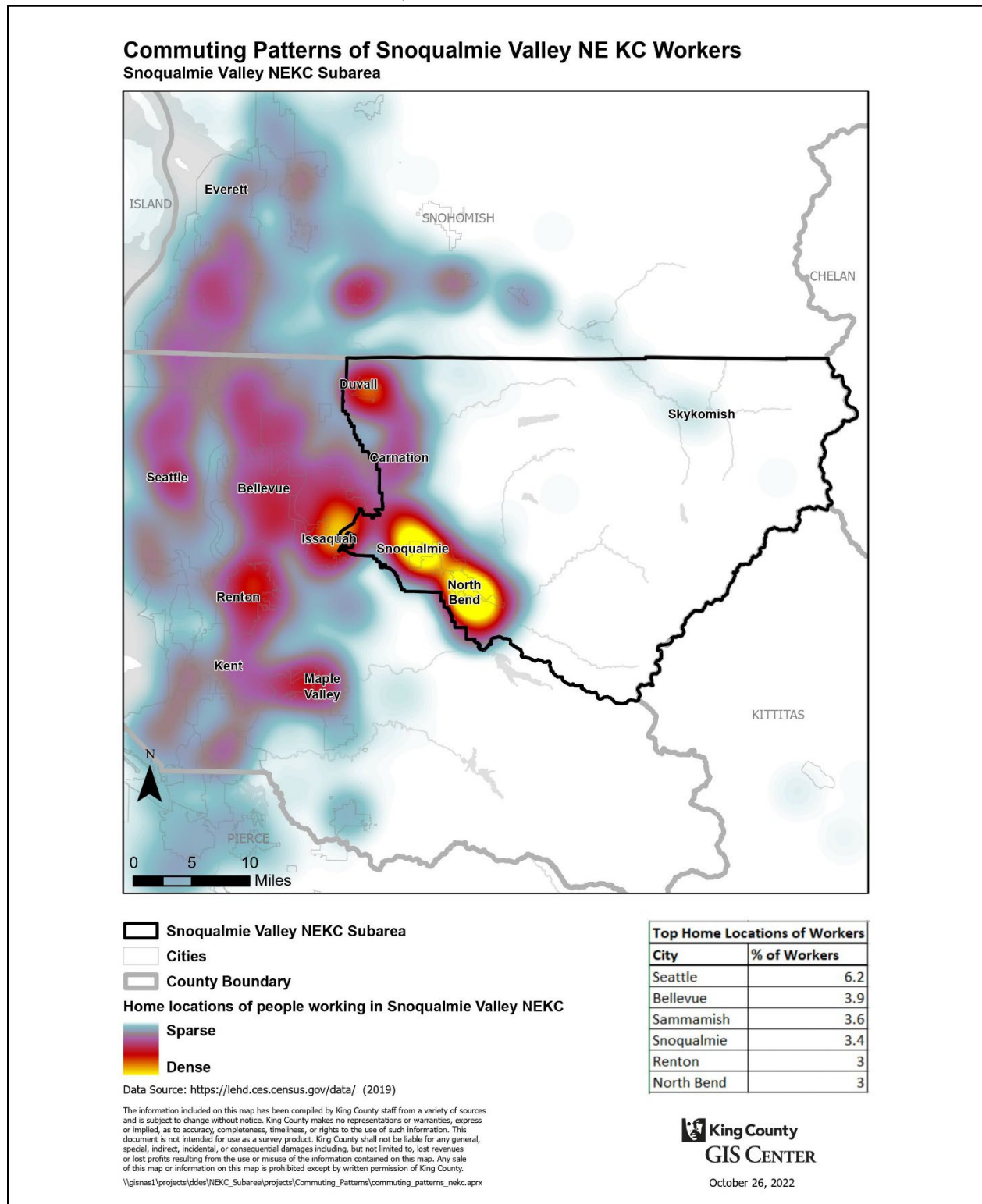
MAP 2: SNOQUALMIE VALLEY/NE KING COUNTY SEWER SERVICE PROVIDERS

MAP 3: SNOQUALMIE VALLEY/NE KING COUNTY ROADWAY CLASSIFICATIONS

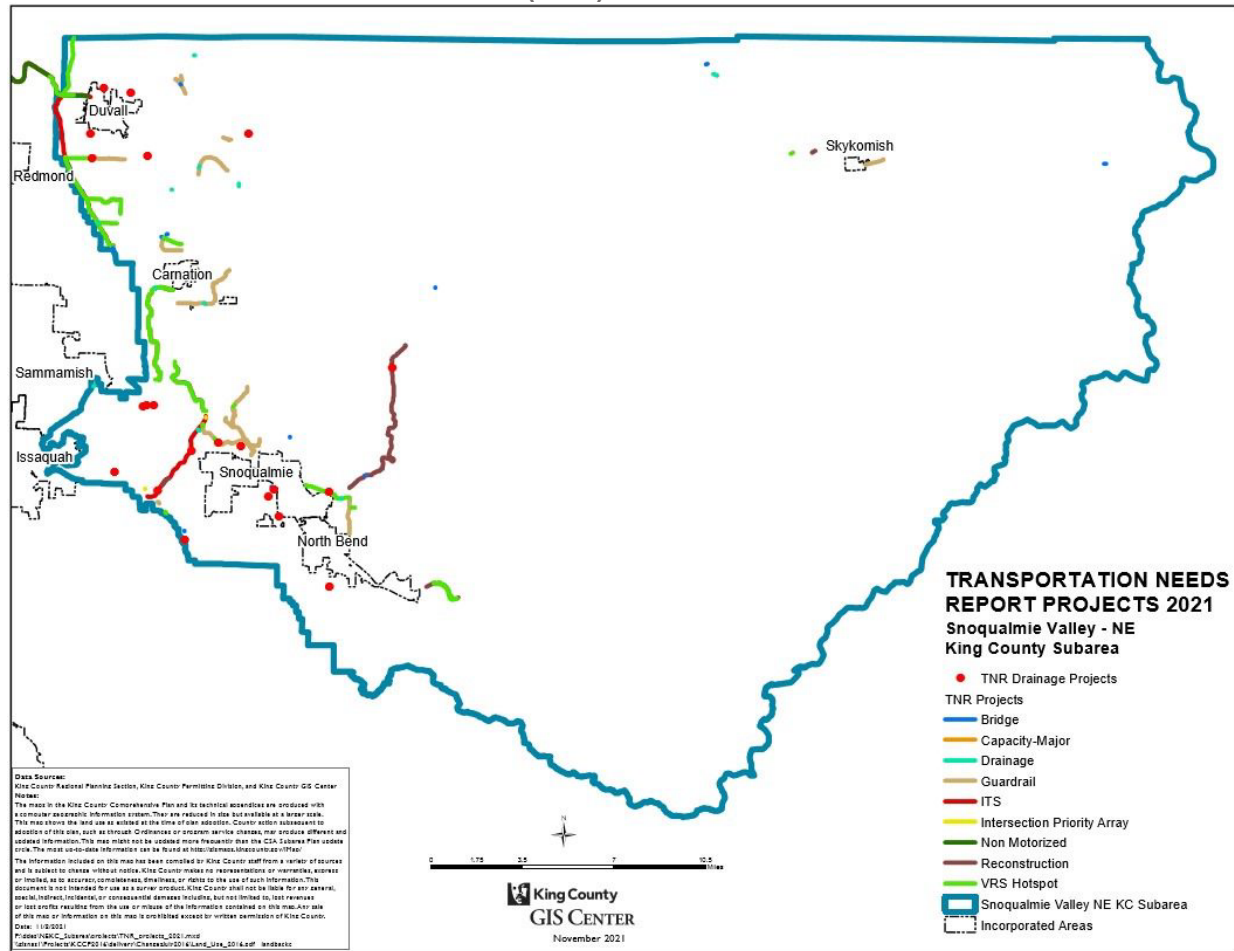
MAP 4: SNOQUALMIE VALLEY/NE KING COUNTY TRANSIT SERVICE

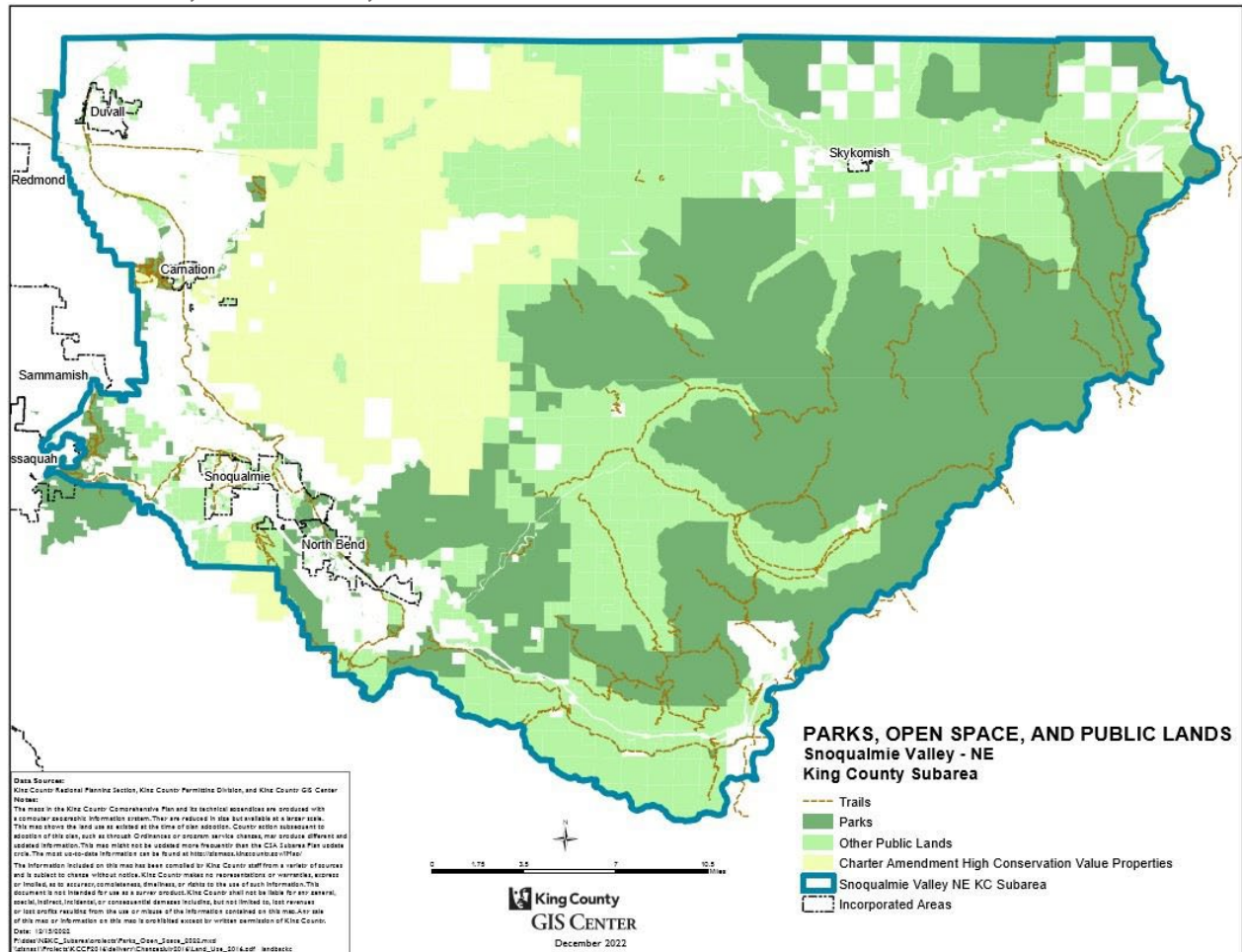
MAP 5: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY RESIDENTS

MAP 6: COMMUTING PATTERNS OF SNOQUALMIE VALLEY/NE KING COUNTY WORKERS



MAP 7: TRANSPORTATION NEED REPORT (TNR) PROJECTS



MAP 8: PARKS, OPEN SPACE, AND PUBLIC LANDS**KING COUNTY LOCAL PARKS WITHIN THE SUBAREA**

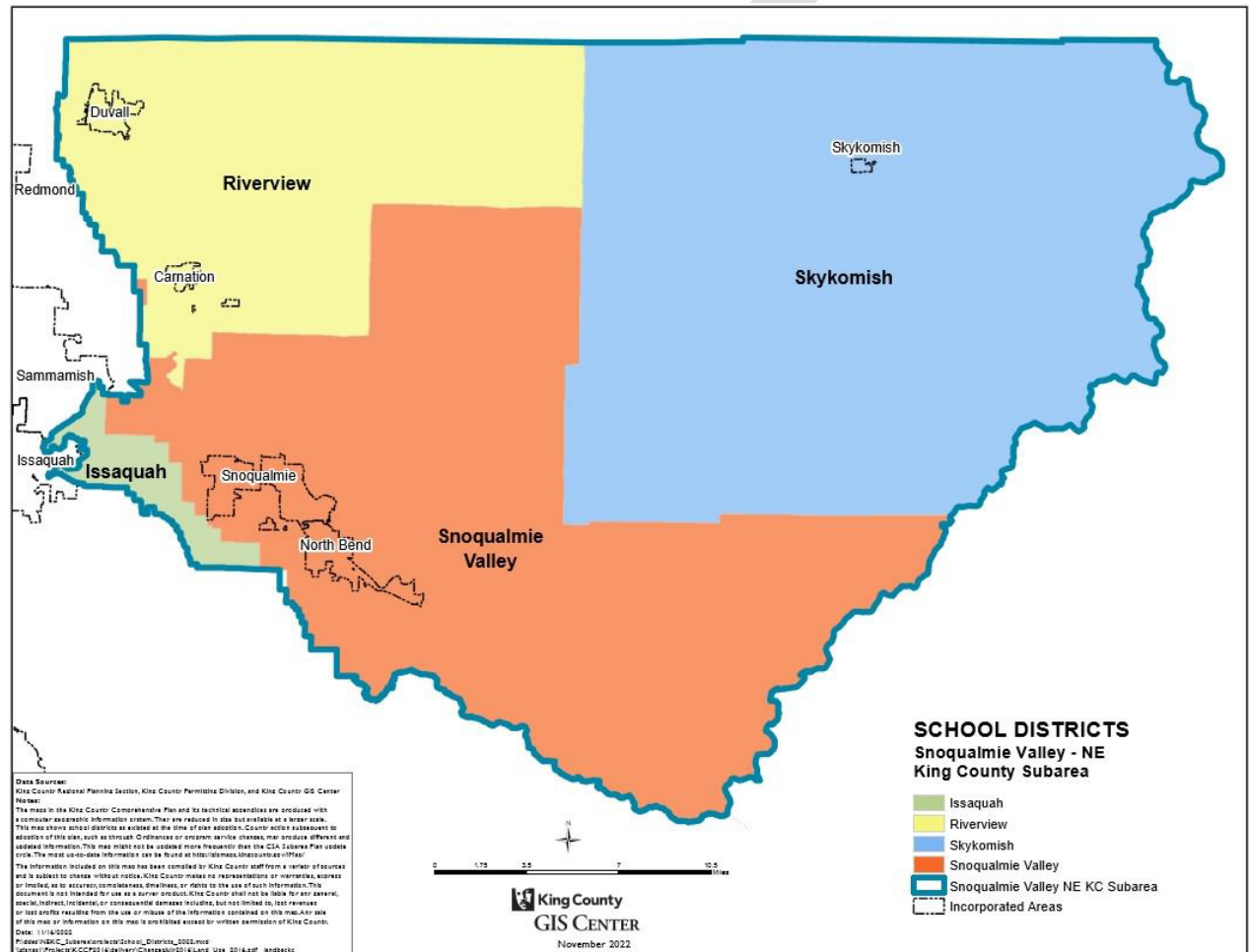
Site Name	King County Parks Classification
Duvall Park	Multi-use
Fall City Park	Multi-use
Fall City Park West	Multi-use
Ormes Hill Park Site	Multi-use
Echo Lake Interchange Site	Natural Area
Instebo Park	Recreation
Lake Joy Park	Recreation
Quigley Park	Recreation

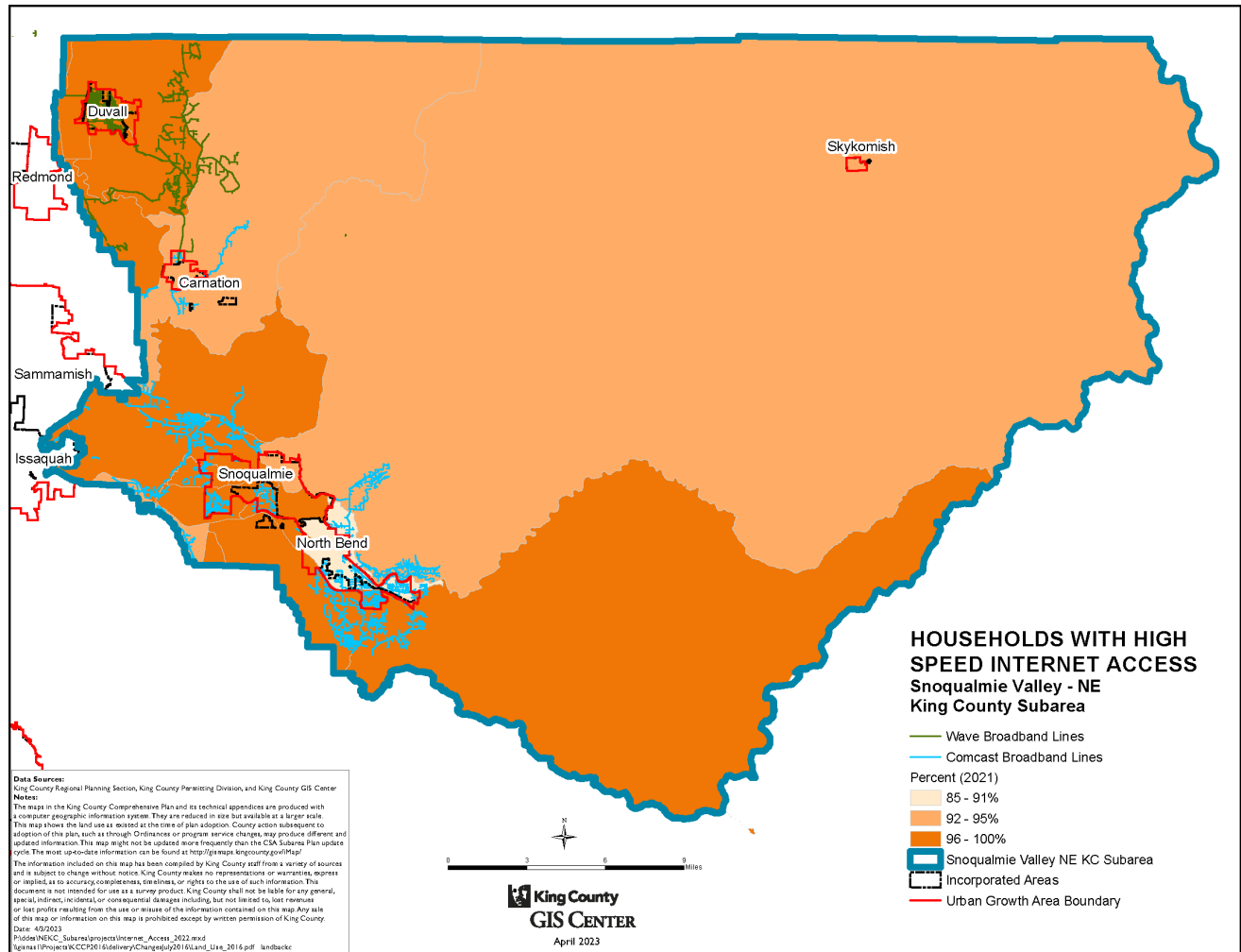
KING COUNTY REGIONAL PARKS WITHIN THE SUBAREA

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

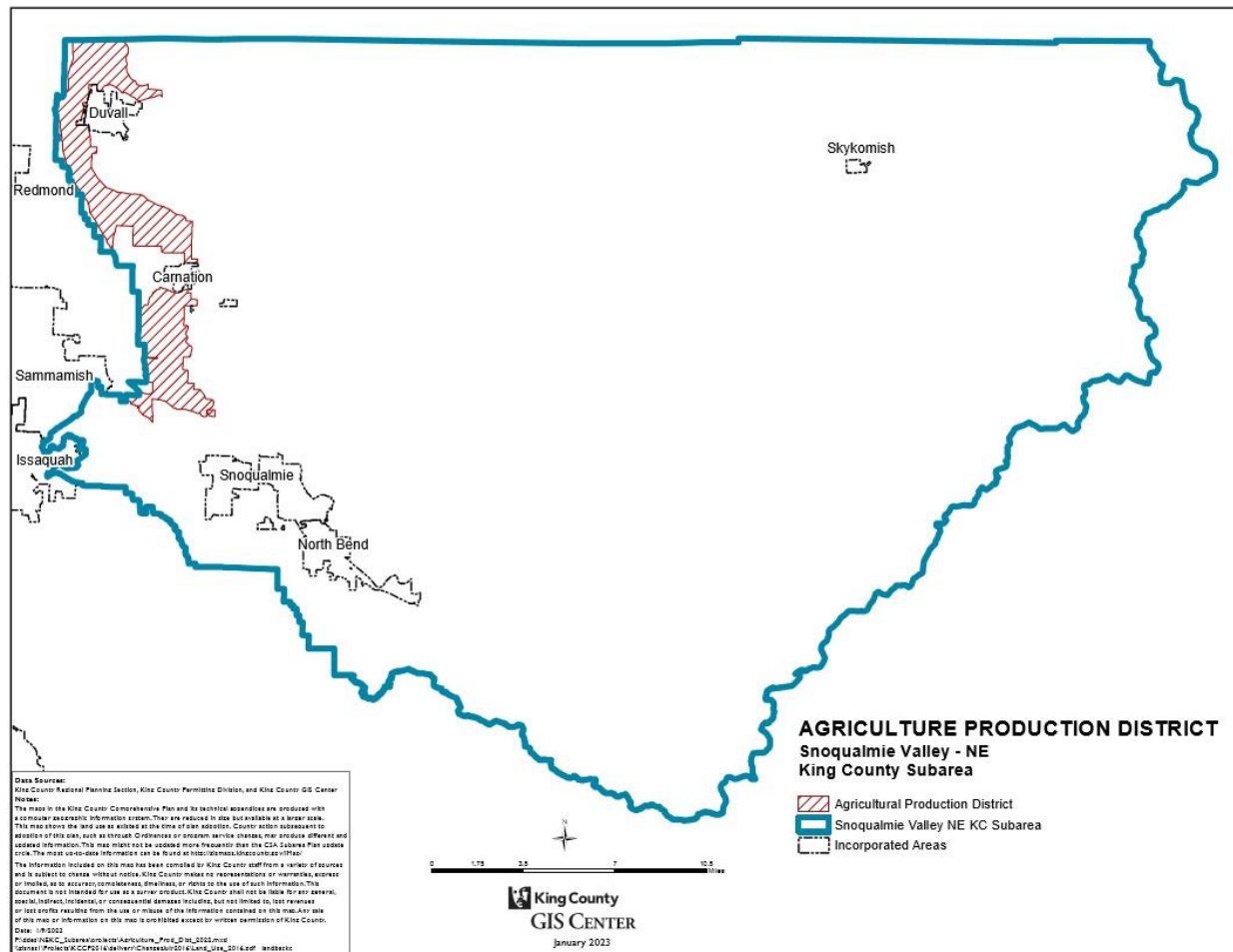
KING COUNTY REGIONAL TRAILS WITHIN THE SUBAREA

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

MAP 9: SCHOOL DISTRICT

MAP 10: TELECOMMUNICATIONS- BROADBAND - UNSERVED AREAS OF KING COUNTY¹⁵⁸¹⁵⁸ King County Broadband Access Study February 2020

MAP 11: AGRICULTURAL LAND USE



Appendix B: Equity Impact Review

NOTE for PUBLIC REVIEW DRAFT. *The analysis here will be updated based on community engagement on the public review draft of the Subarea Plan prior to transmittal of the Executive Recommended Plan to the King County Council for review and possible adoption.*

The 2016-2022 Equity and Social Justice Strategic Plan contains four strategies to advance equity and social justice that include investing:

- Upstream and where the needs are greatest
- In community partnerships
- In employees, and
- With accountable and transparent leadership.¹⁵⁹

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

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where the needs are greatest.¹⁶⁰

It is within this framework that the Snoqualmie Valley/NE King County Community Service Area Subarea Plan (Subarea Plan) was developed and will be implemented. Furthermore, this analysis of equity impacts seeks to identify, evaluate, and communicate potential impacts – both positive and negative – associated with the development and implementation of the Subarea Plan. This analysis generally follows the process King County Equity Impact Review Tool.¹⁶¹

Introduction

King County declared racism to be a public health crisis on June 11, 2020.¹⁶² All of King County government is committed to implementing a racially equitable response to this crisis, centering on community.

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

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

¹⁵⁹ King County, "Equity and Social Justice Strategic Plan," 2016-2022. [\[LINK\]](#). Page 9 (pdf page 11).

¹⁶⁰ King County, "Equity and Social Justice Strategic Plan," 2016-2022. [\[LINK\]](#). Page 16 (pdf page 18).

¹⁶¹ King County, "Equity Impact Review Process Overview," last updated 2016. [\[LINK\]](#)

¹⁶² King County, "Racism is a Public Health Crisis: The Transformation Starts Here," June 11, 2020 [\[LINK\]](#)

King County has committed to following four pro-equity, anti-racism actions:

- Share power
- Interrupt business as usual
- Replace it with something better
- Get comfortable with discomfort

These values shape development of this Equity Impact Review and the development of the Subarea Plan.

This Equity Impact Review is meant to guide the subarea planning process by informing how the County engages and shares power with the community in collective decision making. Its development, and the development of the Subarea Plan, benefit from the leadership, guidance, and resources provided by the Office of Equity, Racial, and Social Justice (OERSJ). King County's Department of Local Services (Local Services) values OERSJ help in identifying, evaluating, and communicating potential equity impacts – both positive and negative – of the proposals in the Subarea Plan.

Each phase of the Equity Impact Review builds off earlier phases of work in development of the Subarea Plan and earlier phases of the Equity Impact Review. As an iterative document, it is intended to merge empirical (qualitative) data and community engagement findings (qualitative) to inform planning efforts—providing insight, changing course as needed based on learnings, and being transparent about what has and has not worked well.

The development of the Equity Impact Review relies on King County's Equity Impact Review Process¹⁶³ by considering the following equity frameworks:

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

Following the Equity Impact Review framework, this Equity Impact Review is organized into five phases of analysis, as follows:

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

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

The Subarea Plan is an element of the King County Comprehensive Plan (*Comprehensive Plan*). The Subarea Plan states a 20-year community vision for the subarea and establishes policies for King County to follow that will help the community realize its vision. The County has never conducted a comprehensive update to its long-range plan for the whole of Snoqualmie Valley/NE King County, although the Snoqualmie Valley Community Plan, completed in 1989, and the Fall City Subarea plan, completed in 1999 with amendments in 2012, included portions of what today

¹⁶³ Link to [The Equity Impact Review checklist Mar2016.ashx \(kingcounty.gov\)](https://kingcounty.gov/~/media/2016/03/2016_EIR_Checklist.pdf)

makes up the subarea. These plans helped address the needs of rural communities within a primarily urban county where their unique context could be overlooked—needs such as retaining the character of the community through zoning and land use provisions, promoting economic health, maintaining views, flood protection, and addressing environmental concerns specific to this area, as was highlighted in the Snoqualmie Valley Community Plan. The passing of the Growth Management Act (GMA)¹⁶⁴ in the early 1990s resulted in most of the community plans, including the Snoqualmie Valley Community Plan, being repealed. The policies in the Fall City Subarea Plan are in effect until the King County Council adopts the Snoqualmie Valley/NE King County Subarea Plan.

As an element of the *Comprehensive Plan*, subarea plans must comply with the GMA. The GMA focuses growth primarily in urban areas. To support this focused growth, investment in infrastructure and governmental services is to follow the same path. Therefore, the GMA restricts the type and level of infrastructure and governmental services in low-density rural areas. These restrictions may lead to an inequity in service delivery between urban and rural areas, as the expectation per State Law is for these areas to have rural level services.

Work on the Snoqualmie Valley/NE King County Subarea Plan formally commenced in July 2021. The scope and schedule of the Subarea Plan were established by the King County Council in 2020 with the adoption of a reshaped subarea planning process.¹⁶⁵

At the same time that it broadened the scope of subarea plans, the Council mandated the creation of a Community Needs List.¹⁶⁶ The Community Needs List is a list of community-identified services, programs, and investments that Executive King County departments use as one of many inputs to develop their budgets. Development of the Community Needs List for the Snoqualmie Valley/NE King County Community Service Area informed the initial understanding of community priorities. Similarly, the community vision and policies will inform and support subsequent updates to the Community Needs List. At times, engagement with the community is blended due to the linkage between community vision and policies in the Plan and the services, program, and investments in the Community Needs List.

¹⁶⁴ See [RCW 36.70A](#)

¹⁶⁵ [Ordinance 19146](#)

¹⁶⁶ King County, “Community Needs List Development Process,” March 10, 2022. [\[LINK\]](#)

Determinants of Equity

King County Code 2.10.210 defines the Determinants of Equity¹⁶⁷ as the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society. The determinants of equity include:

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- Law and Justice

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

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

A DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW OF SNOQUALMIE VALLEY/NE KING COUNTY¹⁶⁸

The Snoqualmie Valley/NE King County Subarea covers an area of 881 square miles and is home to approximately 26,000 people, making it the County's largest unincorporated region by area. There are several communities in Snoqualmie Valley/NE King County with which residents identify, including the Rural Towns of Fall City and Snoqualmie Pass, and numerous other unincorporated communities such as Baring, Ernies Grove, Grotto, Lake Joy, Mitchell Hill, Preston, Spring Glen, Stillwater, Tanner, and Wilderness Rim. The Snoqualmie Valley/NE King County Subarea also includes small unincorporated urban areas that are within the urban growth boundaries of the City of Sammamish; the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie; and the Town of Skykomish. Under the GMA, the intention is that these areas will be annexed by the adjacent incorporated cities over time.

The Snoqualmie Indian Tribe, a federally recognized sovereign tribal nation, has its tribal reservation within the boundaries of the subarea. The Tribe was consulted throughout plan development. The Tulalip Tribes, a federally recognized tribal nation and signatory of the 1855 Treaty of Point Elliot whose usual and accustomed places include this subarea, were consulted throughout plan development as well. These meetings consisted of updates to the Tribes with the

¹⁶⁷ [King County's Determinants of Equity Report \(2016\)](#)

¹⁶⁸ Figures rounded to an appropriate significant digit.

Department of Natural Resources and Parks, and individual meetings dedicated to this planning process. Muckleshoot Tribal representatives were presented the Subarea Plan for their review several times but did not offer any feedback.

Attempts to characterize Snoqualmie Valley/NE King County as a consistent demographic area is complicated by the fact that the region is part of 13 different Census tracts with distinct unincorporated communities that do not fit these tracts specifically, plus the incorporated communities of Carnation, Duvall, Issaquah, North Bend, Sammamish, Skykomish, and Snoqualmie are either partially or completely within these boundaries. For the purposes of the Equity Impact Review, the socio-economic and demographic characteristics of these areas have excluded data from incorporated communities.

A majority (86%) of the households within the subarea identify as White.¹⁶⁹ About 2 percent of residents use a language other than English at home. Spanish and Chinese are the most commonly used languages other than English. The subarea has one of the highest median incomes of any subarea in King County. The following table summarizes the demographics and socioeconomic data of the Snoqualmie Valley/NE King County subarea and how it compares with King County as whole.¹⁷⁰

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, homeownership status, access to networks of support, English language proficiency, immigration status, civic engagement, disability status, and many others.¹⁷¹ These factors are further impacted by their intersection with race. This section builds on the demographic profile in the Plan to identify notable differences and disparities that are related to residents' needs and vulnerabilities.

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

¹⁶⁹ All statistics in this section are based on the 2020 Decennial Census Data and the 2020 American Community Survey 5-Year Estimates unless otherwise noted.

¹⁷⁰ U.S. Census Designated Places data was used to explore demographics at a granular scale, specifically income, poverty, home ownership and education. It was found this data is not detailed enough to summarize non-English language users with detail, nor race or ethnicity within the individual geographies.

¹⁷¹ [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#), Section III

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

Race and Ethnicity	SV/NEKC	King County
White alone, non-Hispanic	86%	60%
Hispanic or Latinx	5%	10%
Asian	5%	18%
Native Hawaiian Pacific Islander	<1%	1%
Black or African American	<1%	7%
Native American	1%	1%
Two or More Races	3%	6%

Housing	SV/NEKC	King County
Owner-occupied households	88%	56%
Renter-occupied households	12%	44%
Rent-burdened households	36%	34%
Ownership-burdened households	22%	25%

These figures only tell a small part of the picture, however. The following sections discuss in more detail the socioeconomics of the subarea and its communities. The socioeconomic data selected and analyzed in this review considers how race, class (referring to varying degrees of income), gender, or language spoken may impact an individual's or community's access to the determinants of equity.¹⁷²

Impacted Communities and Priority Populations

In the last 30 years, the Snoqualmie Valley/NE King County has seen dramatic changes: the Snoqualmie Indian Tribe received federal recognition as a sovereign nation, unincorporated lands were annexed into nearby cities, and small communities grew into suburbs. Shifts in industry and technology brought demographic changes to communities and the economy, with a shift from resource-based industries to primarily service sector and tourism. On average, Snoqualmie Valley/NE King County fares better than King County as a whole in key social and economic outcomes. Residents are more likely to own their home, speak English, and earn higher incomes than their counterparts across the County as a whole. The subarea has far lower rates of poverty than King County as a whole.

All members of a community are affected by a Subarea Plan. The policies and zoning that inform what kind of buildings can be built and where they can be built; the uses allowed in an area; and the services, programs, and facilities that can be provided or influenced by County government create the environment in which community members experience their community, access services, and encourage personal financial growth. More specifically, the plan's effect on a particular individual will depend on several factors, including whether that individual is a

¹⁷² [Ordinance 16948](#)

homeowner, a renter in market-rate housing, a renter in income-restricted housing, a business owner, an employee of a Snoqualmie Valley/NE King County business, or even someone who visits the area to eat, shop, or recreate. All of these factors are further dependent on how the private market responds to new policies and regulations.

Through examining demographics and, to augment a lack of data, through initial conversations with the community and community-based organizations the following priority populations were identified early in the subarea planning process. The County prioritized engagement with people in these demographic groups to ensure that their perspectives were included in the development of the Plan:

- Tribes
- Black, Indigenous, and People Of Color Communities (BIPOC)
- English Language Learners
- Youth

Specific concerns raised by community members included:

- Access to education, healthy food, affordable housing, and mobility/transportation for priority populations – raised by community members and public school representatives, including multi-language learning.
- Attention to youth, their mental health, and opportunities for youth – raised by community-based organizations and parents.
- Feedback on the plan and access to determinants of equity for BIPOC residents – raised by community members and community-based organizations.
- Access to determinants of equity and availability of historic tribal resources for members of the Snoqualmie Tribe and Tulalip Tribes – raised by community members and members of the tribes.

The following sections discuss these priority populations in Snoqualmie Valley/NE King County in the context of how the Subarea Plan may impact each group. In addition, a more encompassing review of the socioeconomic data for Snoqualmie Valley/NE King County completed during the drafting of the Public Review Draft identified broad disparities between different communities across the region. This section will provide a comparative overview of the socioeconomic differences between the six Census Designated Places (CDPs) in Snoqualmie Valley/NE King County and further discuss how the Subarea Plan may impact these communities in different ways.

Tribes

American Indians/Alaska Natives make up 1 percent of the population in Snoqualmie Valley/NE King County, which is approximately the same as King County overall (1 percent).¹⁷³ While proportionally this number may be small, Tribal groups have a historic and continued presence across the region. Snoqualmie Valley/NE King County is home to the Snoqualmie Tribe and its reservation land. It also contains certain federally adjudicated “usual and accustomed places” for hunting, fishing, and gathering of the Tulalip Tribes, and a small section of land stewarded by the Muckleshoot Tribes.

¹⁷³ During October of 2022 the Snoqualmie Tribe was asked for demographic information to help with an equity analysis for this subarea plan. Snoqualmie Tribe staff stated they would need to request approval to share such information from their Council, they had been advised that it would unlikely be approved, and chose to pass on such a request.

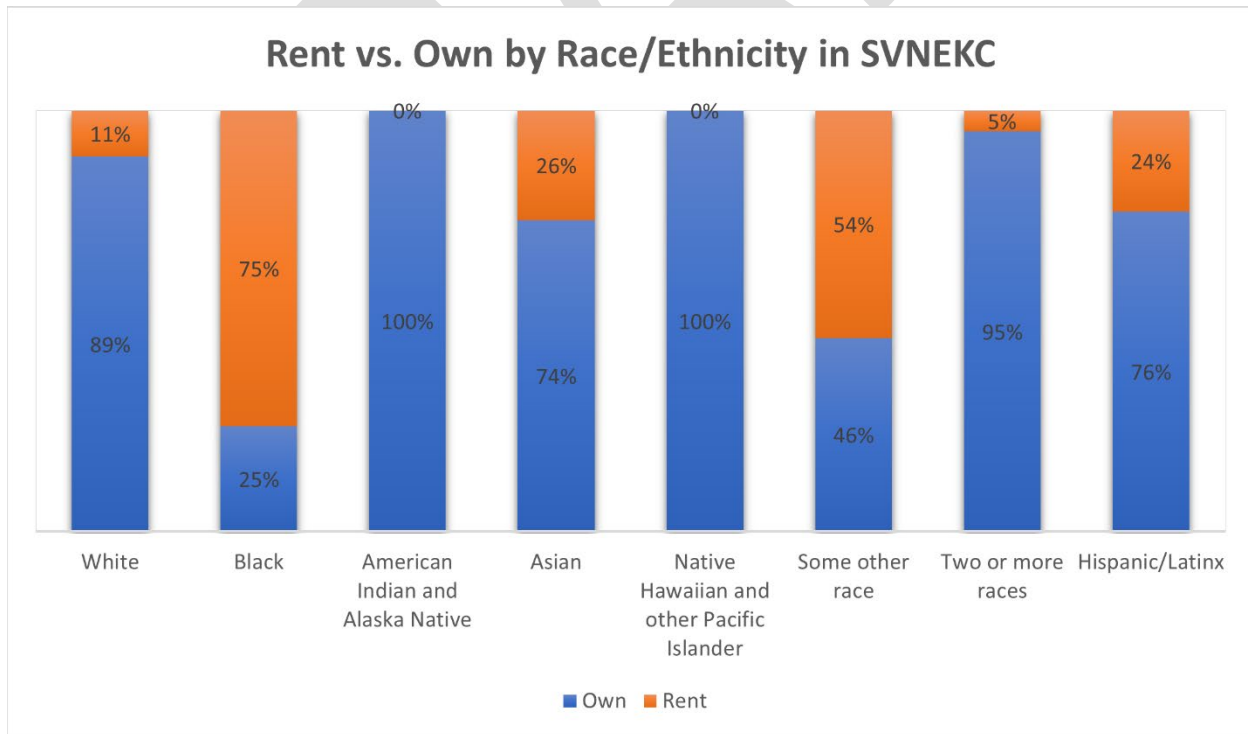
Black Indigenous and People of Color (BIPOC) Community

Snoqualmie Valley/NE King County has limited racial and ethnic diversity, with 84 percent of the population comprised of White, non-Hispanic people, compared with 60 percent of the population of King County. The largest ethnic groups in Snoqualmie Valley/NE King County are Hispanic or Latinx (5 percent of the population), Asian (5 percent), and Two or More Races (3 percent).

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

There are significant racial and ethnic disparities between owner and renter households in Snoqualmie Valley/NE King County. In Snoqualmie Valley/NE King County, only 67 percent of households which identify as Black or African American, Asian, or Some Other Race own their home compared to White households (89 percent). Hispanic/Latinx households are also less likely to own their homes (76 percent) compared to white households.

The majority of households in Snoqualmie Valley/NE King County (88 percent) own their residence, far greater than the proportion of King County households at 56%. However, while only 12% of households rent, those households are more likely to be owned by members of the BIPOC community. This is particularly true for Black residents, who historically faced discriminatory policies and lending practices which created barriers to home ownership.



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

Previous studies in King County have evaluated how the needs and interests of people that identify with particular racial and ethnic groups are diverse and are compounded based upon the intersectionality of other identity-based factors such as gender, age, or social class, as well as personal experience¹⁷⁴. This makes it especially important to engage with as many people as possible in the Subarea Planning process, and from a variety of racial and ethnic groups, to consider distributional equity where there is greater balance in home ownership across racial identities and reduced disproportionate cost burdened housing.

English Language Learning Communities

Limited English proficiency can be a significant barrier to civic engagement, including participating in planning processes. All King County services in this subarea are conducted in English while very few services provide adequate accommodations for English Language Learning populations. This includes the engagement process for this subarea plan, where all primary communications are conducted in English; guidance documents are available in Spanish and Chinese (Mandarin) with translation options are available for other languages. In Snoqualmie Valley/NE King County approximately 2 percent of the population is estimated to have limited English proficiency, compared to 6 percent of the population of King County as a whole. However, this number varies depending on geography within the subarea. Approximately 6.5 percent of residents in Novelty, Stillwater, and Stuart have limited English proficiency. Furthermore, in Fall City 10 percent of residents use a language other than English at home with Spanish-speakers making up 7 percent of the population. The most common languages used in Snoqualmie Valley/NE King County after English are Spanish, Chinese, then Hindi.¹⁷⁵

Based on language data, the County translated key documents into Spanish. Spanish interpretation for events was advertised, and flyers in Spanish were offered during the engagement process. In addition to professional translators at events, staff fluent in Spanish were available to translate in Spanish both during online and in-person events.

Youth

Youth (under 18 years old) comprise about 23 percent of the population in Snoqualmie Valley/NE King County, higher than the countywide rate (21 percent). Given the twenty-year time horizon of this plan, youth are impacted more than others, as they are the future of this subarea. Youth were engaged through various means, such as attending multilanguage learning high school classes, attending Snoqualmie Valley Youth Council Meetings, and coordinating with Two Rivers Big Picture High School students to collect feedback.

¹⁷⁴ [Attachment B: Skyway-West Hill Community Service Area Subarea Plan](#) and [Attachment C: North Highline Community Service Area Subarea Plan](#)

¹⁷⁵ Link to 2019 American Community Survey Public Use Microdata Sample (PUMS) data ([census.gov](https://www.census.gov/pums)). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese. 2019 American Community Survey Public Use Microdata Sample (PUMS) data ([census.gov](https://www.census.gov/pums)). 2019 American Community Survey Public Use Microdata Sample (PUMS) data ([census.gov](https://www.census.gov/pums)). These data contain categories for Chinese, Cantonese, Mandarin and Min Nan Chinese.

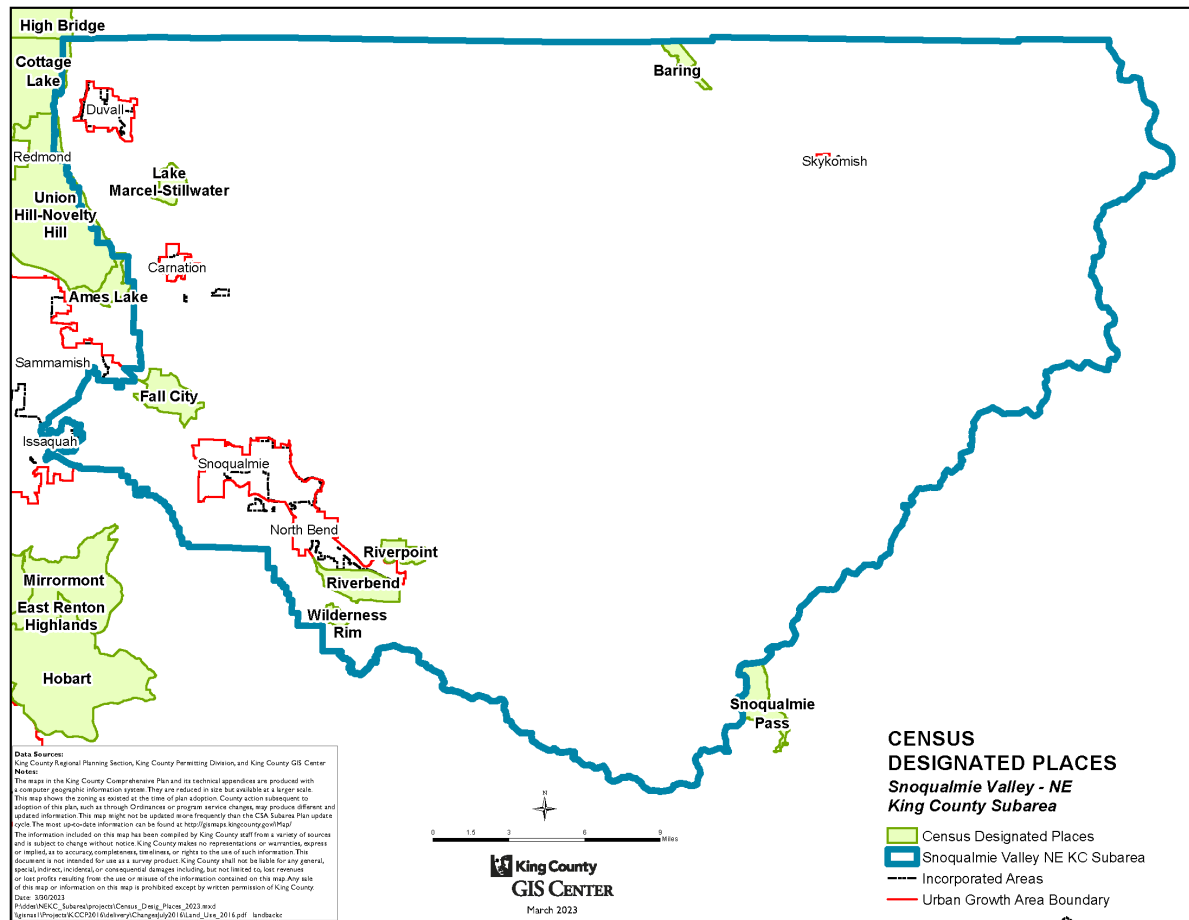
IDENTIFYING ADDITIONAL PRIORITY POPULATIONS THROUGH CENSUS DESIGNATED PLACES

In contrast to previous subarea plans completed recently within unincorporated King County, the Snoqualmie Valley/NE King County encompasses a vast region with varying geographies and communities with distinct differences from one another. Reviewing the socioeconomic and demographic data for the entire subarea to identify priority populations proved limiting. Data for the subarea as a whole conveyed as a single community with the highest annual income out of all the subareas in unincorporated King County and predominantly white. In reality, the subarea includes several communities with varying social identities and socioeconomic statuses. As a deeper analysis of this data took place, it became clear that viewing the subarea as a singular region was not the best approach.

This section provides further analysis of socioeconomic characteristics of the Census Designated Places (CDPs) within Snoqualmie Valley/NE King County compared to subarea-wide. CDPs are a statistical geography representing closely populated, unincorporated communities that are locally recognized and identified by name. The purpose of CDPs is to provide meaningful statistics for well-known, unincorporated communities. There are six CDPs located within Snoqualmie Valley/NE King County: Baring CDP, Fall City CDP, Lake Marcel-Stillwater CDP, Riverbend CDP, Riverpoint CDP, and Wilderness Rim CDP. While the CDPs do not geographically cover the whole of the subarea, they serve to emphasize key socioeconomic differences between different communities within the region. These trends highlight the risk of characterizing Snoqualmie Valley/NE King County as a uniform community in the context of equity as the overall distribution of resources is not proportionate to the populations who reside, work, and play in this area.

As a result, CDP-level data identify additional priority populations. These populations were not identified in the early development of the Subarea Plan due to initially applying the data analysis approach that mirrored the latest subarea plans adopted by Council, to examine the subarea as a whole. After conversations with community-based organizations representing populations in need, it was clear that data covering smaller communities was needed, and that this subarea needs a level of analysis that examines individual areas to explore variations and prioritize engagement appropriately. This deeper demographic assessment revealed disparities that were not apparent during the initial analysis. These late realizations are being addressed during the public review period, including further consideration in future community engagement activities, discussed more at-depth in Phase 2 of the EIR. One example of an action resulting from CDP-level data findings is having a physical presence at the Skykomish foodbank during the public review period, which stems from the finding that the Baring CDP has a significantly lower median household income than other areas.

CENSUS DESIGNATED PLACES WITHIN THE SUBAREA

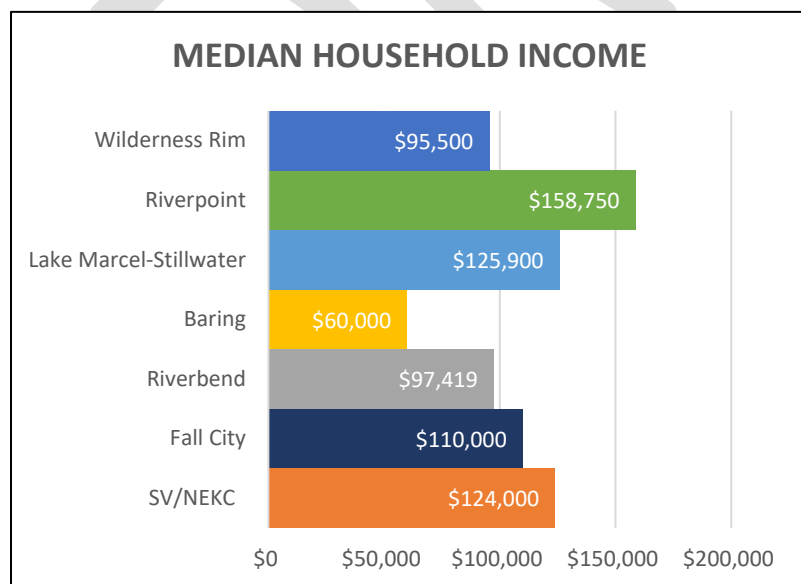


Communities with Low Incomes

As the previous sections discuss, significant diversity exists in demographic and socioeconomic conditions across the Snoqualmie Valley/NE King County within different communities and neighborhoods. As such, the Subarea Plan can affect each community in different ways. Snoqualmie Valley/NE King County as a region is relatively affluent compared to King County, with a median household income of \$124,000 compared to the County's \$103,000.¹⁷⁶ The high median household income of the region is not distributed equally among communities within Snoqualmie Valley/NE King County, however. Riverpoint (\$158,750) and Lake Marcel-Stillwater (\$125,900) earn over 200% more than households in Baring (\$60,000).

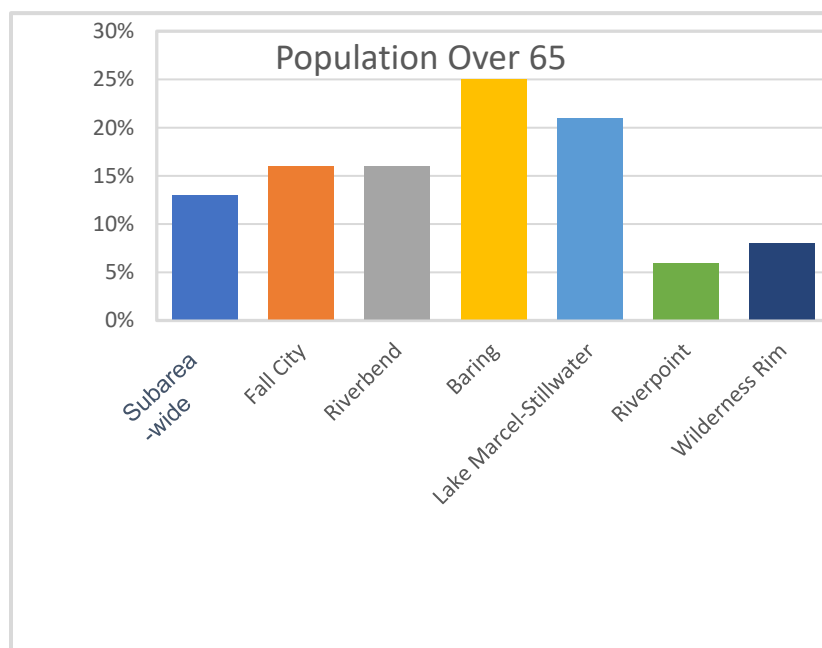
Efforts were made to engage with people who lived in and near the Baring area, including individual invitations to 79 residents to join a focus group, phone calls with individuals where they were asked to be representatives advocating for community input, and posting flyers at the Baring store and various locations in Skykomish. These efforts did not result in much participation during the planning process. Though the economic disparities of Baring were not fully analyzed until partway through the subarea planning process, the outcomes of this analysis did not change what the County had already heard through communicating with people who work and live in the area.

Compared to the subarea-wide data, the distribution of poverty, education, and homeownership among households in Snoqualmie Valley/NE King County reveals disparities in outcomes. By most metrics, Baring (population 255) has socioeconomic outcomes that are not as favorable as the other CDPs in Snoqualmie Valley/NE King County. Baring's average household income is less than half (48 percent) of the subarea average. Twelve percent of Baring's population qualify as impoverished. Less than a quarter, 22 percent, of Baring's population has attained a bachelor's degree or higher in education. Other communities along Highway 2 such as Grotto and unincorporated Skykomish share similar statistical outcomes. Conversely, Lake Marcel-Stillwater and Riverpoint have poverty rates of 1 percent or less. These two communities, with the highest household incomes of the subarea also have higher educational attainment rates: Over half (55 percent) of Lake Marcel-Stillwater households and 62 percent of Riverpoint households hold a bachelor's degree or higher. This data highlights the relationship between educational attainment



¹⁷⁶ All figures for SV/NEKC include the total population of the Subarea, including the populations of the six CDPs.

and household income, as higher educational attainment increases the number of employment pathways and earning potential.

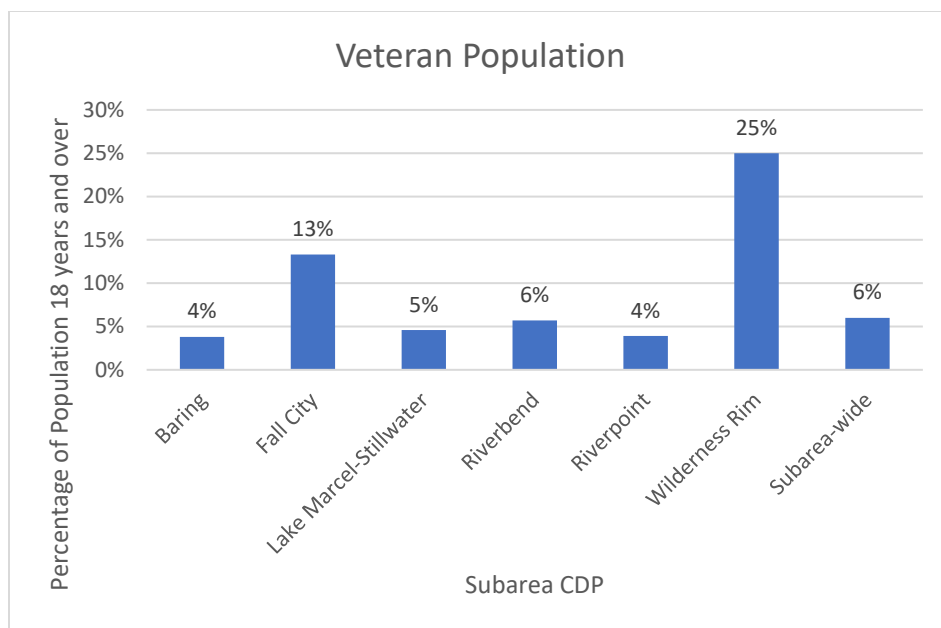


Seniors and Elderly Residents

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

Veterans

Snoqualmie Valley/NE King County has a higher percentage of veterans (6 percent) than King County (4 percent). When looking at CDPs, this number increases to 13 percent in Fall City and 21 percent in Wilderness Rim. The veteran community are at a higher risk for health challenges and a plan which encourage access to health and human services is essential to supporting this community. Support to veterans was included in a policy citing the Veterans, Seniors, and Human Services Levy Implementation Plan regarding both housing stability and services, though through interbranch review the reference to this Levy was questioned and ultimately removed. Indirectly, through housing and human services policies, veteran support is included to the degree a subarea plan can reflect such issues where they are determined to be specific to the subarea, not countywide.

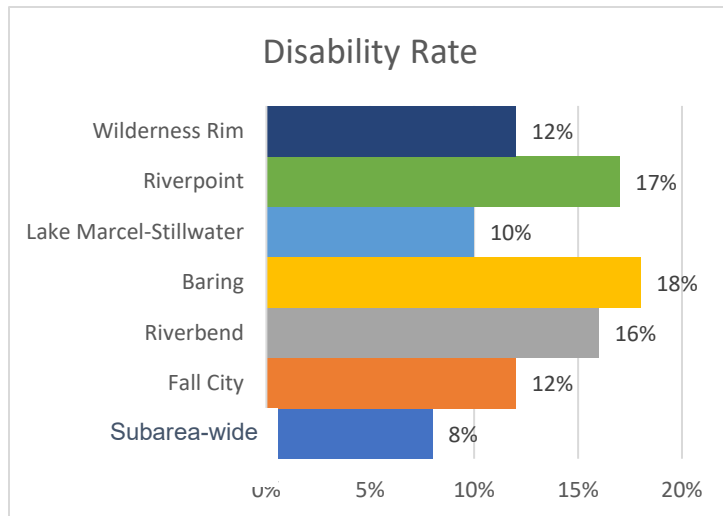


Persons with Disabilities

About 8 percent of the population in Snoqualmie Valley/NE King County identify as having a disability, which could include challenges with hearing, vision, or independent living as well as cognitive or ambulatory difficulties.¹⁷⁷ This is lower than King County as a whole (9.5 percent). However, given the size and physical diversity across the Snoqualmie Valley/NE King County the overall percentage does not reflect differences between the communities within this area. Census Tract 328, which includes the unincorporated communities of Baring and Grotto, makes up the largest geographic area within the subarea. The area is sparsely populated with a total of 2,900 residents.¹⁷⁸

¹⁷⁷ More information on ACS disability questions are found on this website: [American Community Survey Why We Ask: Disability \(census.gov\)](https://www.census.gov/data/tables/2019/acs/2019-acs-5-why-we-ask-disability.html). The data is self-reported by community members who fill out surveys, stating whether they have a disability or not, but not the degree or intensity of a disability. Disabilities included in the survey are: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

¹⁷⁸ The population of Census Tract 328 includes the incorporated town of Skykomish (population 153) which is not part of the Snoqualmie Valley/NE King County subarea.

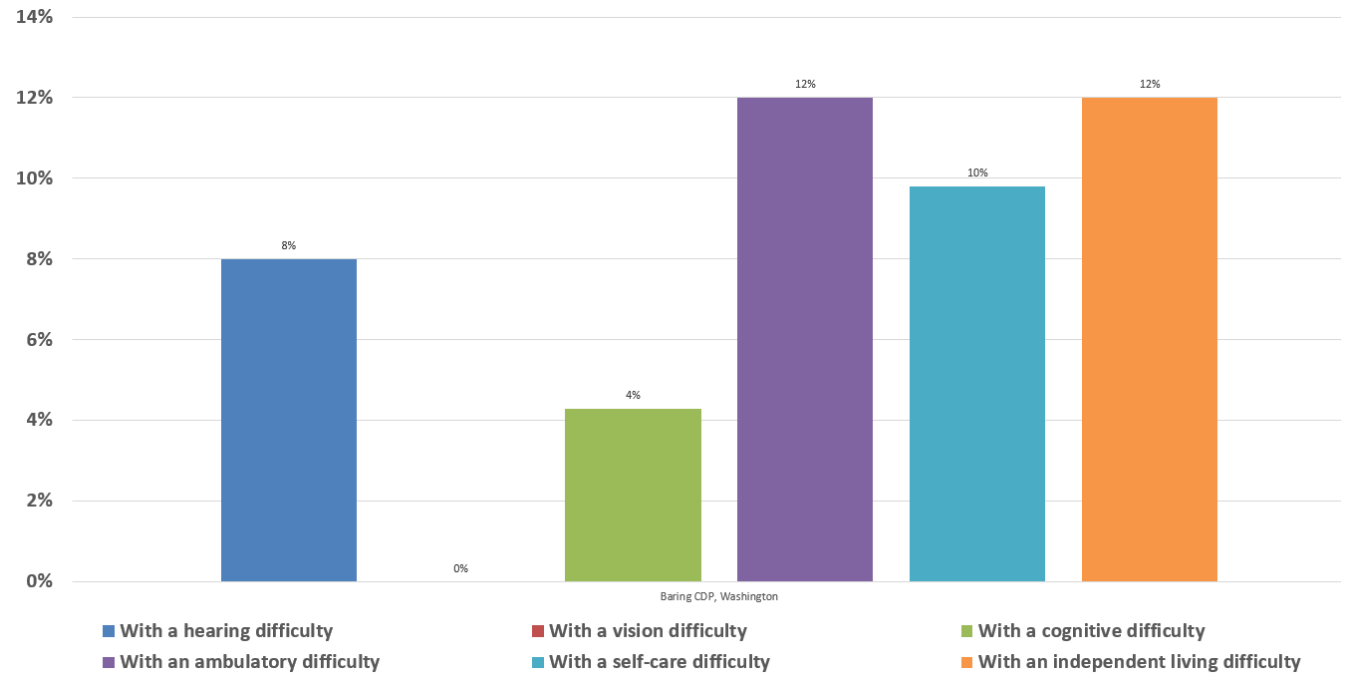


Nearly 18 percent of the population in the Baring Census Designated Place identify as having a disability, almost twice that of King County. Those with disabilities are much more likely to be over the age of 65, and the needs of disabled residents often overlaps with the needs of elderly residents. Disabled residents face further challenges in rural areas such as Snoqualmie Valley/NE King County compared to their urban counterparts due to less access to health care and human services, fewer supermarkets and food options, and limited public transportation.¹⁷⁹ The degree to which a disability affects a person is not a question asked in ACS, though the type of disability is included. Below are graphs of each CDP showing the percentage of the population with each disability.

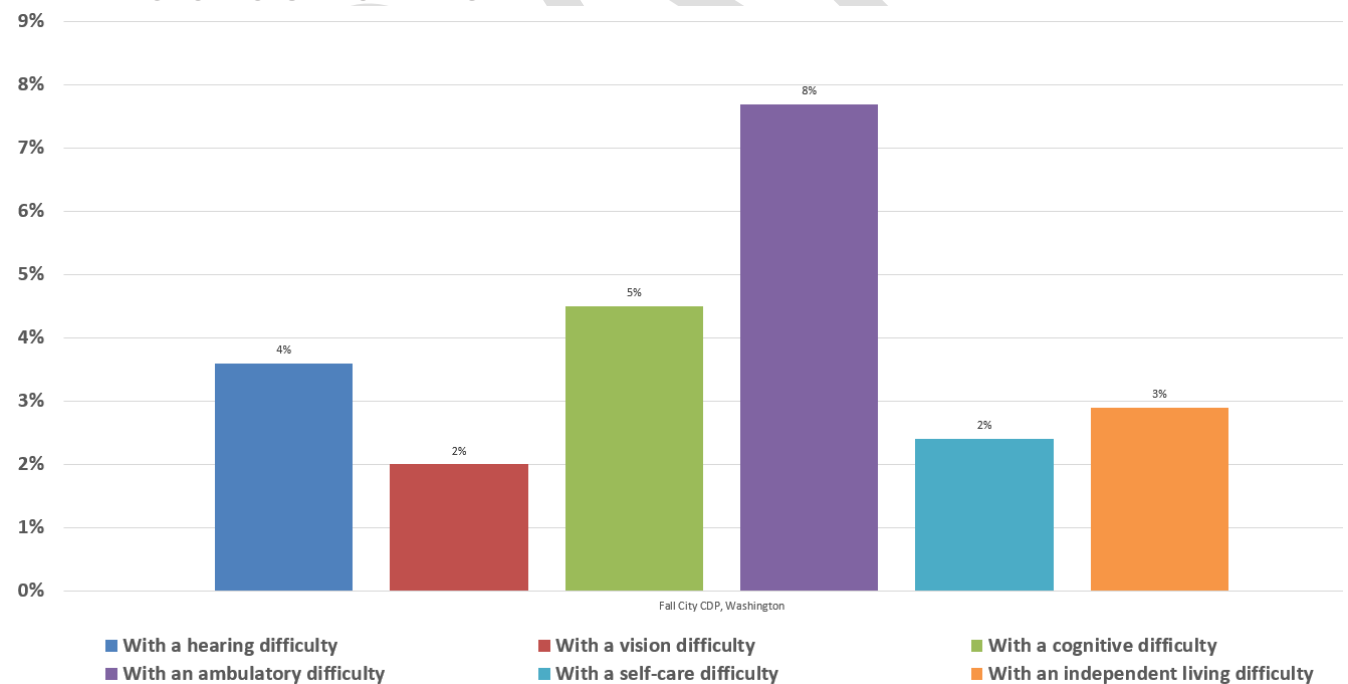
The below graphs delineate which disability ails each CDP by percentage.

¹⁷⁹ [Center for Disease Control and Prevention – Rural Health](#)

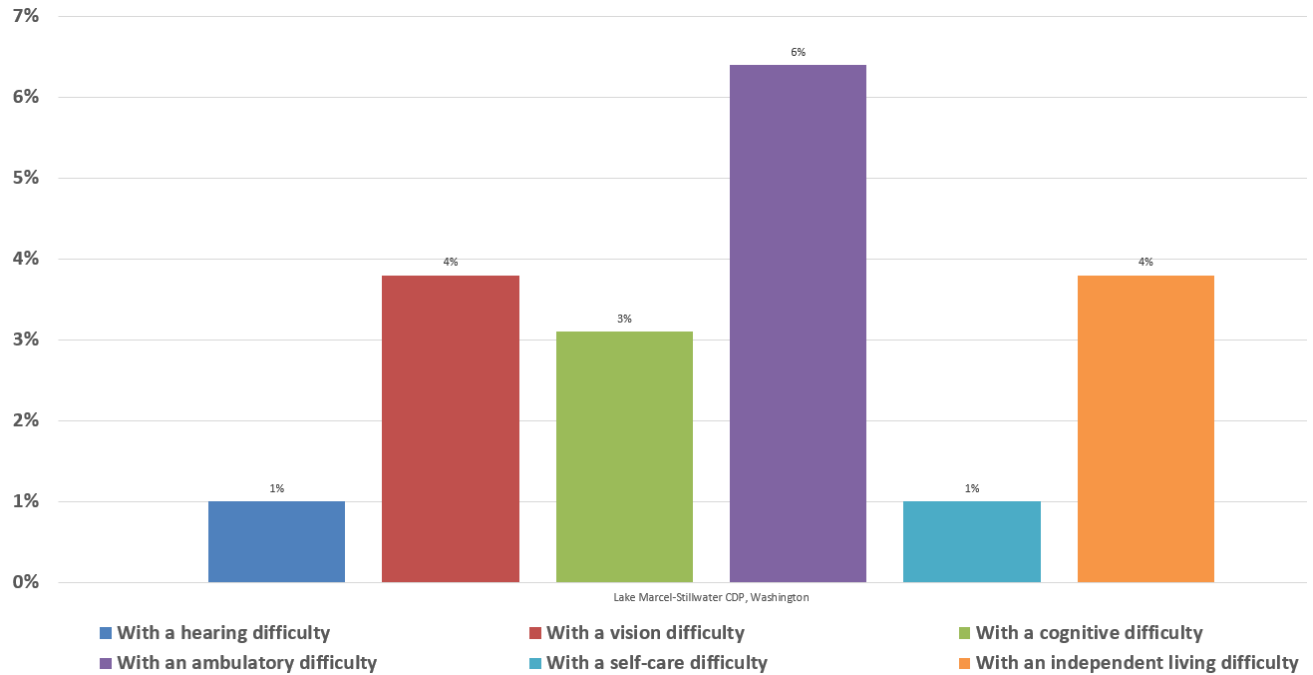
PERCENTAGE OF POPULATION BY DISABILITY TYPE – BARING CDP



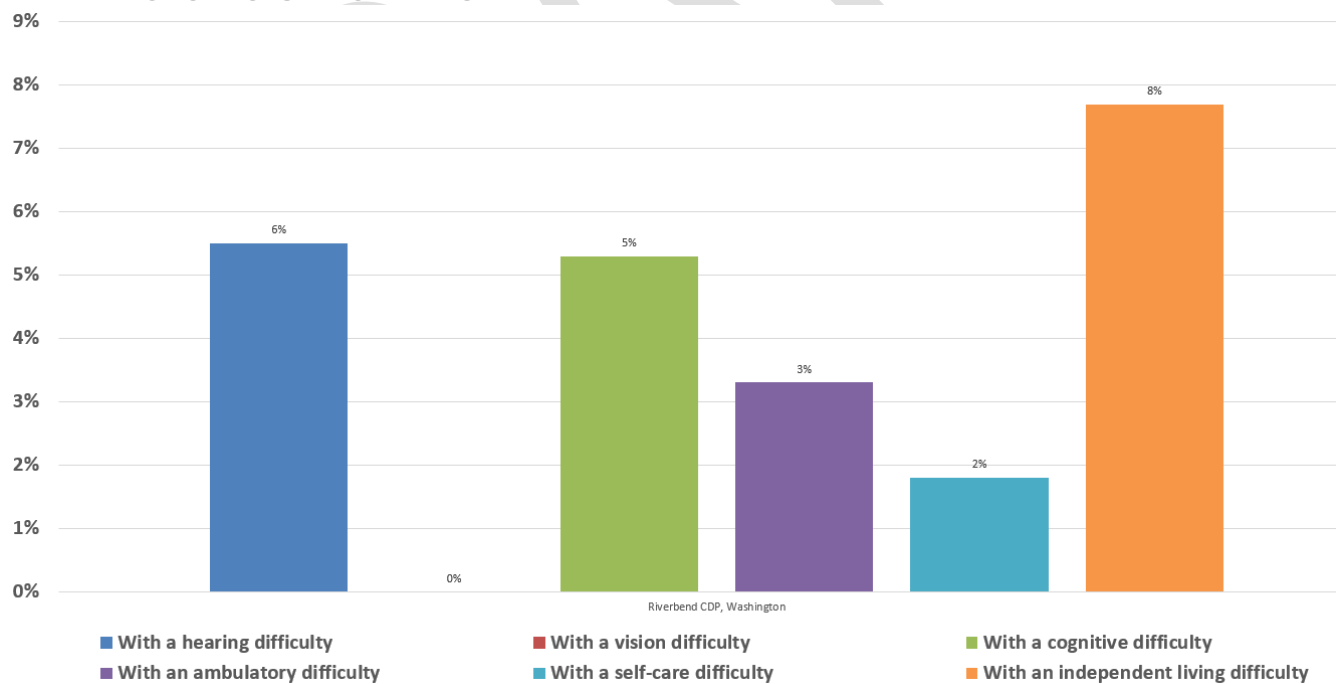
PERCENTAGE OF POPULATION BY DISABILITY TYPE – FALL CITY CDP



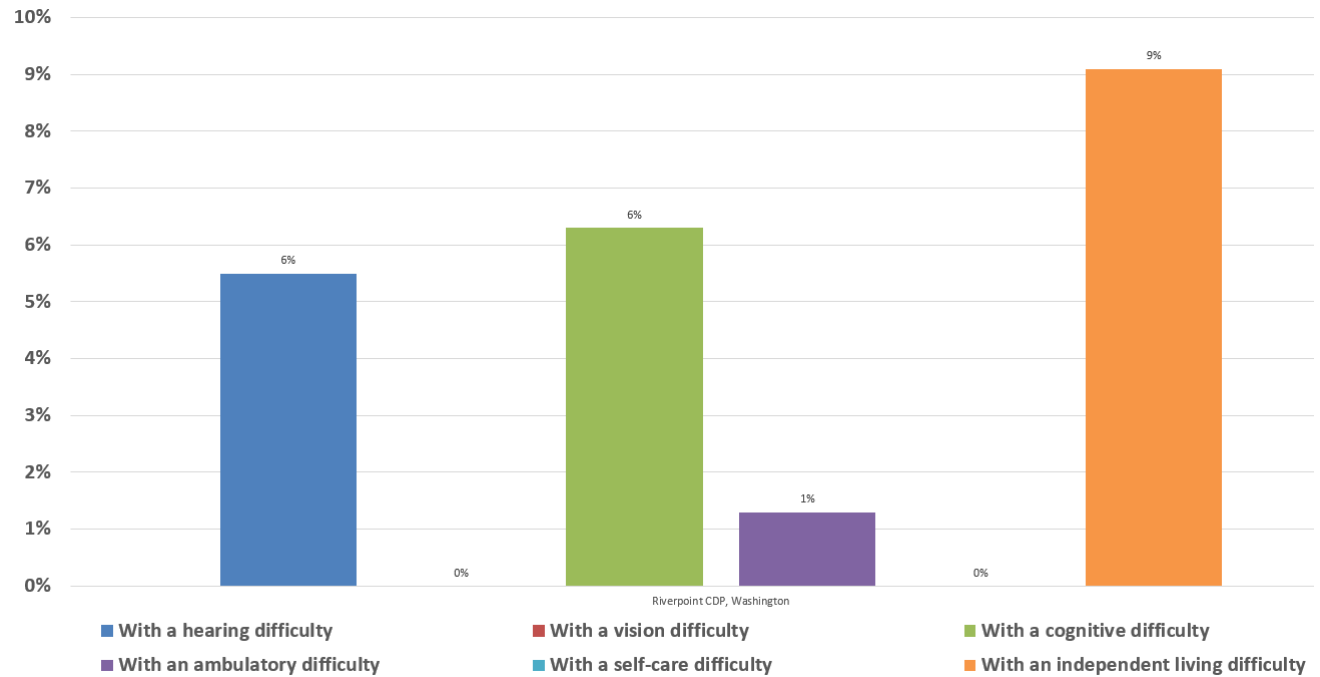
PERCENTAGE OF POPULATION BY DISABILITY TYPE – LAKE MARCEL-STILLWATER CDP



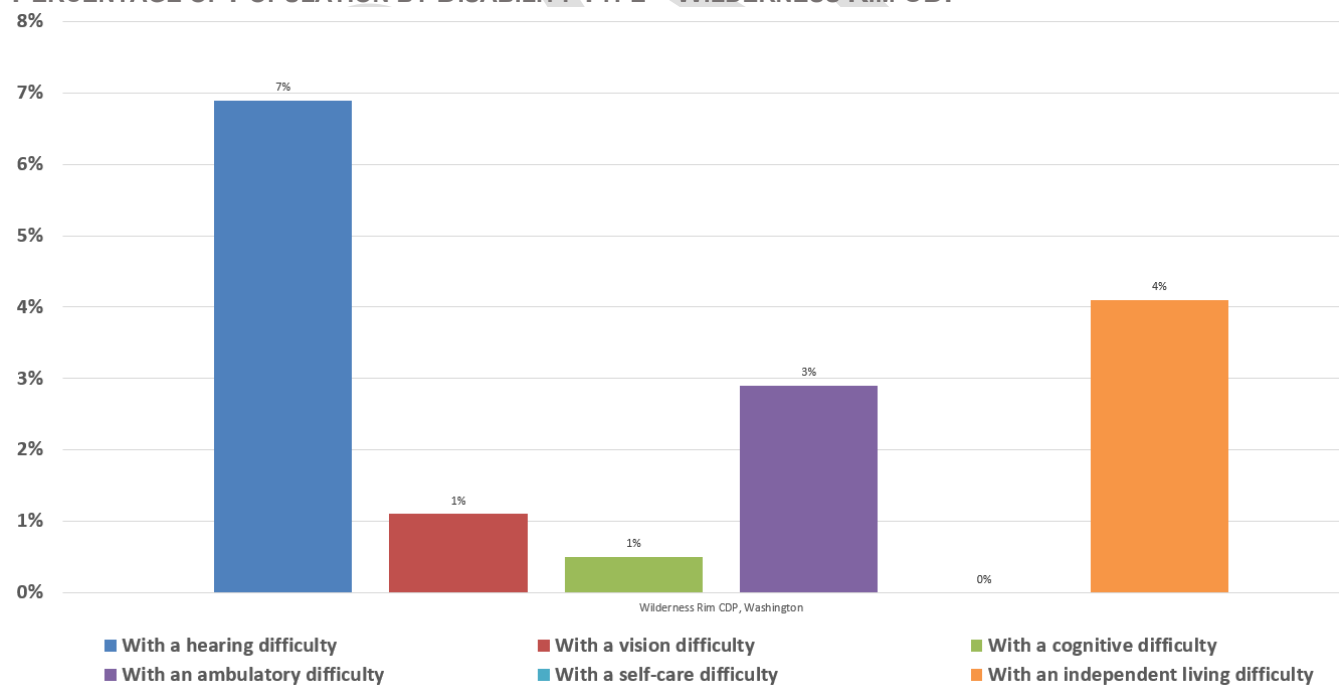
PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERBEND CDP



PERCENTAGE OF POPULATION BY DISABILITY TYPE – RIVERPOINT CDP



PERCENTAGE OF POPULATION BY DISABILITY TYPE – WILDERNESS RIM CDP



Exploring individual disabilities per CDP provides a deeper picture of what ails community members per geography. As reflected in the aggregated disability chart, Baring CDP has the most disabilities by percentage, with both ambulatory difficulty and independent living difficulty at 12 percent of the population, and 10 percent of the population having difficulty with self-care. Baring is also the oldest CDP in the subarea with 25 percent of the population at 65 years and older. When comparing to the second oldest CDP in the subarea, Lake Marcel-Stillwater CDP with 21 percent of the population over 65 years old, there is a significant difference in the percentage of those with disabilities. Six percent of Lake Marcel-Stillwater population has an ambulatory difficulty, with is the highest percentage disability in this CDP, and half that of the Baring CDP percentage of 12%. The CDP with the largest percentage of veterans, Wilderness Rim at 21 percent has relatively low percentages of disabilities reported, the exception being hearing loss at 7 percent, which is second only to Baring at 8 percent.

In terms of equity when concerning those with disabilities, the Baring CDP needs more attention than other places. County staff will make extra efforts to engage with this population during the public review period. As the most remote area of this rural subarea difficulty connecting with the population is inherent, but County staff will continue to make efforts to engage and solicit feedback on plan development.

Equity Impact Review Phase 2 – Assess Equity and Community Context

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

- Tribes
- Black, Indigenous, and People Of Color Communities
- People with Limited English Proficiency
- Youth
- People with disabilities*
- People who are elderly*

*Added as a result of the CDP analysis.

Community Engagement

Community engagement in the subarea planning process provides the opportunity for participants to shape the scope and content of the Snoqualmie Valley/NE King County Subarea Plan. The ability for the community to influence plan development changes throughout the process:

- Visioning. Input given at the visioning stage helps to direct plan scope and guiding principles.
- Subarea Plan Development. During plan development, engagement steers the policies and strategies that are proposed.
- Public Review Draft (PRD). The PRD is intended to capture community interests and identify how the plan can respond to those interests through policies, land use and zoning changes and code amendments.
- Plan Adoption. The County Executive recommends a plan based on consideration of input on the PRD. The Council consider the recommendations and may make changes.

It holds a public hearing for community input before final decisions are made with plan adoption.

- Implementation. Community involvement focuses the implementation of plan objectives and policies to ensure that it meets the vision.

Community engagement in the development of the Snoqualmie Valley/NE King County Subarea Plan occurred in two phases, with the third phase to occur after the release of the Public Review Draft, described below.

FIRST PHASE

The first phase of public engagement took place from June 2021 to June 2022. Prior to developing any proposals to change existing regulations and policies the subarea planning team sought to learn about the priorities and concerns of the residents of Snoqualmie Valley/NE King County.

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

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

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

Engagement efforts for the Plan focused on process equity by reaching out to the various populations in Snoqualmie Valley/NE King County that include but are not limited to priority populations through requesting small meetings with Tribes, businesses or business interests, community-based organizations, offices of elected officials, local governments (including in neighboring cities and counties), public school administrators, and residents within the planning area. The County conducted 75 meetings during this early phase. These meetings ranged from high level introductions to the Plan to targeted discussions covering specific items, such as available services and the future land use of specific parcels. Additional outreach included phone calls and informal meetings with community members. Most of these meetings occurred virtually using Microsoft Teams, but some were in person. In addition to providing an introduction to the subarea planning work, the meetings served as learning opportunities for the County as well as opportunities to build and strengthen relationships within the area. The meetings were an hour long; the first fifteen minutes were used to introduce the team, the engagement purpose, the plan, and the planning process, while the remaining forty-five minutes were dedicated to listening and dialog. In addition to these meetings, the County engaged in numerous phone calls and informal conversations about community priorities and the planning process. These were not formally documented, but deepened County staff's understanding of community.

SECOND PHASE

While the first phase of public engagement for the Subarea Plan was focused on understanding the priorities and concerns of the community, building relationships, sharing knowledge about the Subarea Plan, and identifying interested parties, the second phase of public engagement focused on the following goals from June 2022 to May 2023:

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

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

The County engaged with community members through virtual meetings with individuals and small groups, geographic and topic-specific focus groups, community-wide virtual events, in-person meetings, booths at community events, email correspondence, online surveys, and interactive engagement using online maps. These activities were heavily weighted on virtual, as the COVID-19 pandemic was a health and safety factor throughout almost all of this phase of engagement. The decision to use these methods was derived from feedback during the several hour-long introductory meetings with community-based organizations, tribes, municipalities and other government organizations, and individual community members. In addition to questions about communication preferences and anticipated feedback, the County asked, “What are your ideas for reaching more people through public engagement?”

Notice of meetings was provided using the following means:

- Department of Local Services/King County website
- PublicInput.com – An online platform which served as the main information website for the Snoqualmie Valley/NE King County Subarea Plan
- Social Media (Facebook, Twitter, Instagram, Nextdoor)
- King County Unincorporated Area News email newsletter
- GovDelivery email list for Snoqualmie Valley NE King County; GovDelivery is a subscription-based service application through which the County sends out bulletins and notifications to subscribers

As of November 2022, the Snoqualmie Valley/NE King County Subarea Plan project email list includes almost 600 email addresses, broken down into the following contact types:

- Business (43 contacts)
- Community- Based Organizations (88)
- Elected Officials or Staff (15)
- Interest Groups (15)
- Public Safety (7)
- Public Schools (24)
- Residents (161)
- State and Local Government (118)
- Tribal (18)
- Utilities (18)

The following table summarizes outreach conducted and the discussion/outcome of these activities in the first and second phases of public engagement that was targeted to the four priority populations identified in the Equity Impact Review:

Tribes	<p><u>Snoqualmie Tribe</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> • July 20, 2021, an introduction to the Subarea Plan • January 25, 2022, where the Tribe introduced the “Upper Snoqualmie Resilient River Corridor Management Plan” • June 1, 2022, during a King County Department of Natural Resources (DNRP) annual meeting • August 31, 2022, a meeting specific to the connection between the Subarea Plan and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan • King County DNRP Annual Meeting on March 8, 2023 <p>The conversation in the introductory meeting was geared toward future engagement with the Tribe and Tribal Members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Tribe stated that, as a sovereign nation, Tribal concerns which include land and sacred places need to be treated separately than engagement. This feedback supported King County approaches to date and bolstered this Plan’s approach to Tribal issues; we have approached Tribal concerns separately from those raised by the non-Tribal community members. For example, no questions in the CSA-wide surveys asked the public’s opinions on Tribal issues, as they are not for the public to decide, but to be addressed directly with Tribes through consultation.</p> <p>After the initial meeting with the Snoqualmie Tribe, the majority of content discussed specific to the Plan revolved around the Tribe’s “Upper Snoqualmie Resilient River Corridor Management Plan” introduced to the County in January 2022 and released to the public the following August.¹⁸⁰ The nexus with both plans is land use and zoning within the areas of focus for the Tribe’s Plan. Geographic Information Systems (GIS) data for the Corridor Management Plan has been obtained and compared to existing zoning and land use to ensure no recommended changes within this Plan would negatively affect the Tribe’s goals stated within their Plan and the terrestrial areas it covers.</p> <p>The annual meetings were overviews of plan status, with some time for discussion and feedback. The 2023 annual meeting was an opportunity to discuss policy concepts and how they relate to Tribal concerns.</p> <p>The meetings with the Snoqualmie Tribe were venues to explore Tribal concerns with natural resources, with a focus on the health of the Snoqualmie River. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. Data from the “Upper Snoqualmie Resilient River Corridor Management Plan” was</p>
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¹⁸⁰ Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

	<p>obtained and explored to verify no map amendment recommendations would adversely impact this Plan's goals. An example is a policy created to support improved connections of salmon habitat. Though most of the subjects covered in this meeting are linked to policies found in the <i>Comprehensive Plan</i>.</p> <p>An attempt was made to obtain Tribal demographic information to explore potential ways this plan could support the health and wellbeing of their population, though it was conveyed this data is for internal Tribal use only. The County did not receive any demographic data from the Snoqualmie Tribe.</p> <p><u>Tulalip Tribes</u> Meetings on the following dates:</p> <ul style="list-style-type: none"> • November 15, 2021, as an introduction to the Subarea Plan, • March 15, 2022, as part of an annual meeting with DNRP • March 8, 2023, for the next annual meeting <p>During these meetings the Tribes conveyed concerns with population growth and the effect it may have on treaty reserved resources. They are concerned with water processes and climate change and were interested in how the Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat, particularly the protection and preservation of salmon resources in the Snohomish Basin. Another concern is treaty reserved resources in the uplands and access to them, specifically for gathering and hunting, and ensuring the lands the Tulalips currently have access to remain available in the future</p> <p>The 2023 DNRP annual meeting was an opportunity to discuss proposed policy concepts and how they connect with Tribal concerns.</p> <p>These meetings with the Tulalip Tribe centered around fisheries, treaty rights, and access to usual and accustomed places. These meetings helped inform recommendations within the Environmental Chapter, and the Parks and Open Space Chapter. An example is a policy was created to support coordination to address overcrowded trailheads.</p> <p><u>Muckleshoot Indian Nation</u> Muckleshoot Indian Nation representatives were presented with the Subarea Plan for their review several times but did not offer any feedback</p>
BIPOC Community	<p>Initial BIPOC outreach started with conversing with representatives of community-based organizations and identifying people in DNRP and DLS who have history of working with BIPOC communities and connecting with community-based organizations who service those in in these communities.</p> <p>DLS attempts were made to connect with the BIPOC community through discussions with human service providers in the area, such as SeaMar, HopeLink, Encompass, and Empower Youth Network, who were</p>

	<p>recommended by other community services providers. Though County staff did not gain much contact with BIPOC groups directly from these conversations, the staff of these human service providers helped paint a picture of BIPOC populations in the subarea. Because BIPOC populations do not live in specific parts of the unincorporated area, opportunities for engagement were identified, such as SeaMar’s senior activities, and the possibility of connecting with Multi-Language Learning students at local schools.</p> <p>Several organizations with potential connections to BIPOC populations with needs beyond the general population were contacted individually (personal emails and calls, not via mass email) prior to the public review period but did not respond to County staff. These organizations include BIPOC community advocacy groups, small BIPOC-owned businesses, free legal services providers, food banks, and BIPOC farming groups.</p> <p>Through a call on April 19, 2022, and driving tour May 9, 2022, with the former Preston Foodbank Director and current Snoqualmie Valley Chamber President, concerns were raised regarding migrant farmworkers in the Snoqualmie Valley and their living conditions. They voiced concerns regarding living conditions of the workers and lack of needed services. Through engagement with the farming community of the Snoqualmie Valley Agricultural Production District, the County learned there is not a large BIPOC farming community. With some exceptions, the current composition of the farming community is mostly white, choosing to farm as a lifestyle. Exceptions include a small Hmong community outside of Fall City, a handful of dairy farms who hire migrant workers, and one farm that grows products for an organic community-supported agricultural business, Full Circle Farms. Full Circle Farms was the only farm willing to talk to County Staff that has a significant amount of BIPOC farmers. This was through both using DNRP connections and talking to Valley farmers themselves.</p> <p>County staff spoke with the owner of Full Circle Farms, who employs approximately 15 workers, mostly from El Salvador working in the Snoqualmie Valley on H-1 visas. The conversation covered the needs of the workers and their families, specifically human services need. Also covered were the challenges of making money as a farm owner in King County, and the difficulty of permitting and building temporary housing to code for seasonal workers. Though changing zoning for increased housing in the rural area, specifically an agricultural production district contrasts with the <i>Comprehensive Plan</i> and GMA, policies within Chapter 5: Housing and Human Services are being proposed to support housing and human service needs for such populations.</p> <p>Prior to the public review period other attempts to contact BIPOC populations within the farming community include the Hmong community and a blueberry farmer of South Asian descent. Though connections were not made, more attempts will be made during the public review period. The International Rescue Committee was contacted regarding immigrant and refugee communities they serve in the subarea, but it was found that their focus is almost exclusively South King County, and their preference was to wait to get</p>
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	<p>involved until a plan covered that area. County staff experiences indicate there not being many BIPOC farmers within the subarea, or if they do exist, they are not easily located by government employees.</p> <p>Leads from human service providers opened opportunities to connect with multilanguage learning students at Mt Si High School. This resulted in one class dedicated to the Subarea Plan on November 7, 2022, where County asked students their aspirations for their community.</p> <p>Since this last engagement round, County staff have found new connections to the Hmong community and a few other connections to those within the subarea that are a part of BIPOC populations. Attempts will be made to contact them during the public review period.</p>
English Language Learning Communities	<p><i>Spanish-Speaking Community</i></p> <p><u>Meetings with Community Member and Organizations</u></p> <p>Though the County learned through early engagement that English Language Learning Communities existed in the subarea, demographic data both Countywide and at a CDP level did not show any significant clusters of this population to help target engagement. For this reason, County staff relied on advice provided by community-based organizations that work with this community.</p> <p>Empower Youth Network suggested SeaMar, the Carnation Ixtapa Restaurant, speaking with the new City Administrator of Carnation who is of Salvadorian descent and who at the time was becoming active in the local Spanish-speaking community, as well as other contacts at Empower Youth Network.</p> <p>County staff were able to connect with the Ixtapa Restaurant owner in Carnation in June 2022, where the project was explained and flyers in English and Spanish were given to them to share with their network.</p> <p>Meeting with Empower Youth Network's main contact with the Spanish speaking community in October of 2021 provided insights:</p> <ul style="list-style-type: none"> • They are a hard-to-reach population, especially if one is just dropping in to get feedback on a plan without previous connection • Throughout the pandemic, families within the community found it difficult to communicate, attend school, address daily needs that required online access. • Duvall Highlands, a mobile home community, was mentioned during this meeting as an area of a large Spanish-speaking population. It was found that this area is within the city limits of Duvall, so the community members would be served by the City of Duvall, not King County. <p>The County also held a virtual meeting with new City Administrator of Carnation, Ana Cortez. Ana was new to the area and building connections</p>

	<p>with the Spanish-speaking community. In addition to visiting the Carnation Ixtapa Restaurant, Ana recommended</p> <ul style="list-style-type: none"> • Visiting La Pasadita, a Salvadorean Bakery in Duvall. County staff visited on two occasions after the recommendation. • Joining the Facebook Group “Foro Para La Comunidad Hispana de Carnation y Duvall”, a 63-member group representing the Spanish-speaking community in and around Carnation and Duvall. Staff joined the group and posted messages at engagement points in the plan. <p>Engagement through SeaMar, a community health center offering various human services to the Spanish-speaking community. The County attended a Spanish-speaking senior event on May 9, 2022. Below are topics discussed by attendees, exclusively in Spanish.</p> <ul style="list-style-type: none"> • Though none of the participants lived in the subarea, some often visited the area, and some have family that live there. According to the SeaMar facilitator the group attending this event is the regular group that attends all the events in the Snoqualmie Valley, including the events at the SnoValley Senior Center in Carnation. • There were a few people who lived near the subarea who would often visit family and spend free time in the subarea. • Overall, the participants near the subarea appreciate the open space in the subarea, the safety, and the climate and feel there is a need for social opportunities for them to speak in Spanish. Spanish flyer handouts were displayed and shared at the at the following locations: <ul style="list-style-type: none"> ○ King County Public Health Eastgate Clinic - March and June of 2022. ○ Carnation Ixtapa. ○ La Pasadita, an El Salvadorian bakery in Duvall. ○ Various locations throughout Baring and Skykomish, courtesy of Road Services Division. <p>In June 2022, County project staff joined the “Foro para la Comunidad Hispana de Carnation” Facebook group. This group includes Spanish-speaking residents of Carnation and Duvall.</p> <ul style="list-style-type: none"> • The County posted on June 17, 2022, to introduce the Plan and how to participate. • The County posted on September 1, 2022, with opportunities to engage and information on how to find out more about the plan. Nobody from this online community engaged with the posts. <p>On September 23, 2022, the County met with representatives of the Riverview School District Multilanguage Learning Group at La Pasadita in Duvall. The purpose of the meeting was to both explore ways to engage with students and to hear their observations on the needs of the families of the students their program supports. Needs they identified include:</p> <ul style="list-style-type: none"> • Better transit options – Families need to commute to Woodinville and Redmond for services but cannot afford gas. There is a need for
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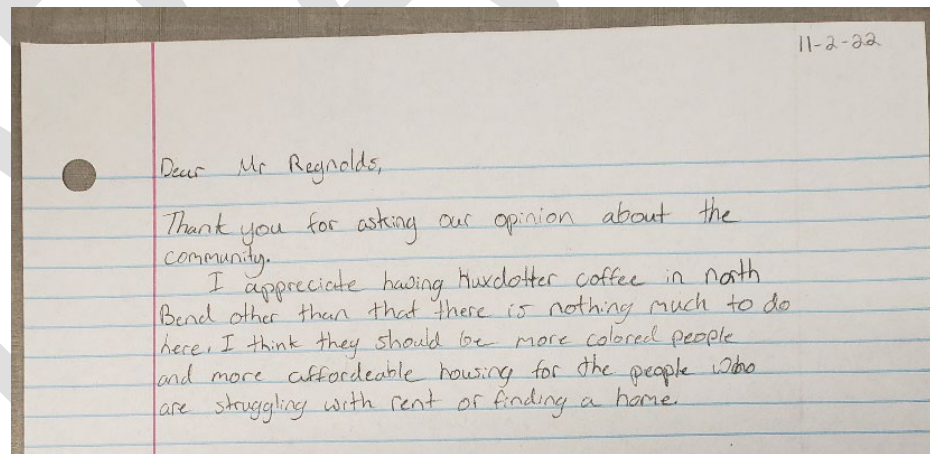
	<p>better information on available transportation options and more transit options beyond the Snoqualmie Valley Transit route along 203.</p> <ul style="list-style-type: none"> • Flooding and the road network – Families get stuck in the Valley during flood events. • Internet and cellular service – There are gaps in cell phone service, such as Stillwater Elementary. Gaps in internet service exist – for example, the school district had to give students hot spots during the pandemic. • More affordable housing options – It takes a long time for families with low-incomes to find affordable housing. One example is a dairy farmer hurt his back and due to their inability to work they could no longer live at the farm; it took them over a year to find a new home. • Medical services – There are no urgent care facilities in Duvall, so families have to go to Redmond or Snoqualmie.
Youth	<p><u>Initial engagement with educational/youth organizations</u></p> <ul style="list-style-type: none"> • Several communications were made by staff to Snoqualmie Valley School District and Riverview School District administrators and staff, Empower Youth Network, and the Mt Si Metropolitan Parks District (MPD) in an attempt to engage with youth. • Connections were made with the Si View MPD's Snoqualmie Valley Youth Council, leading to a meeting during the visioning and scoping period in November 2022, and a meeting during the public review period on June 5th • A connection with students at Snoqualmie Valley School District's alternative high school, Two Rivers Big Picture School, where students will act as youth engagement liaisons during the public review period. Originally, a formal internship was to happen where the students acted as amplifiers for engagement among their peers, which would have given them needed graduation credits. Unfortunately, contracting disagreements could not be overcome between King County Human Resources and the school administration, so student participation is limited to what they can volunteer in their free time. • Attendance at two multilanguage learning classes at Si View High School, one during the scoping and visioning portion, the second during the public review period. <p>The County engaged with the Snoqualmie Valley Youth Council, a group of local middle and high school students that plan and participate in community events and service projects.</p> <ul style="list-style-type: none"> • An October 17, 2022, meeting included round-table introduction and visions, and a visioning discussion. There were focus teams for different scoping items. The group drafted letters to Councilmember Perry as a product. • Meeting during the public review period is planned for June 5, 2023.

The County met with the Riverview School District Multi-Language Learner Classroom on November 7, 2022.

- The teacher stated that when the students were approached with activities to engage on the Plan, they were shocked that the County wanted their opinion.
- Mental Health Services – Mental health services are in huge demand for students currently. Elementary schools are better equipped for short-term mental health support, but it is the high schools that really need it. The school district is currently contracting out mental health support to private counseling services, spending around \$300,000 per year. However, this is from COVID-19 funds which are about to run out.

The County met with the Mt Si High School Multi-Language Learning Classroom in November 2022.

- County Staff worked with the teacher to dedicate a class to learning about urban and regional planning, in addition to gathering student feedback on what they would like to see in their community over the next 20 years.
- Students mentioned topics such as more parks and walking opportunities, more options for food and shopping, fewer lights at night, less trash on the roads, affordable rent, and more people that look like them.
- An example letter (name omitted):



As noted previously, further review of socioeconomic and demographic data as part of the Equity Impact Review revealed additional priority populations – people with low incomes, people who are seniors, veterans, and people with disabilities -- which were not prioritized in the first and second phases of community engagement. These groups were prioritized in the third phase of engagement. Efforts to engage these groups focused on connecting with nonprofits and

community-based organizations in the subarea which provide human services to these populations. Below is a list of these efforts:

Seniors	<ul style="list-style-type: none"> • Staff attended monthly meetings with the Snoqualmie Valley Mobility Coalition and participated on the Coalition Task Force. This organization acts as a voice for the senior population and for those with disabilities. Many conversations and presentations centered around increasing transit and mobility options within Snoqualmie Valley • Planning staff attended an event at the Mt Si Senior Center on May 9, 2022, to speak with senior residents in both English and Spanish. During this event seniors mentioned they appreciate the open space, safety and climate within the subarea, and the fact it is close to family.
People with Low Incomes	<ul style="list-style-type: none"> • Interviewed residents of Unincorporated Skykomish on September 22, 2022. <ul style="list-style-type: none"> ◦ Staff emailed 95 individuals to organize a focus group for the community. Due to lack of interest and response, individual interviews were organized instead with two residents – one from Baring and the other from East Skykomish. • The County met with Hopelink, a nonprofit organization which provides with food banks, energy assistance, housing, a family development program, transportation and adult education to low-income households and residents in need, on April 19, 2022.
Veterans	<ul style="list-style-type: none"> • The County met with A Supportive Community for All, a nonprofit organization which supports older adults, veterans, youth, and low-income households in accessing human service programs, on March 22, 2022.
People with Disabilities	<ul style="list-style-type: none"> • The County attended monthly meetings with the Snoqualmie Valley Mobility Coalition. • The County met with Encompass NW, a community-based organization for family and children which provides programs to children, including programs for children with disabilities, on April 6, 2022.

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

Over the course of the first and second phases of engagement and development of the subarea plan, King County staff identified several areas for improvement. The following section discusses each of the lessons learned and considers strategies to address them in the future:

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

As discussed earlier, this Subarea Plan differs from previous plans due to its size and varied geography. The data for the subarea as a whole is not completely representative of the variations in socioeconomic and demographic experiences across different communities within the

subarea's boundaries. Once the data was reviewed at smaller scales through the CDPs, four additional priority populations were identified that were previously missed: people with low incomes, seniors, veterans, and people with disabilities. While staff did engage with these groups and community service providers which serve these populations in the first two phases, a targeted effort was not included for as part of the community engagement plan developed for Snoqualmie Valley/NE King County. The next phase of engagement will aim to expand outreach and engagement to these populations.

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

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

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

Many of the most successful outreach and networking outcomes came from suggestions provided by community service providers and local agency representatives. These groups have greater knowledge and connections within the area and were able to connect staff with businesses, community leaders, and local groups previously not identified as interested parties. For instance, one of the best conversations the needs of the Hispanic/Latinx community came from the Multilanguage Learning program lead at Riverview High School. Future engagement effort will continue to connect with the service providers and agencies to amplify the needs of the community.

The solution to this lesson is to leverage connections to community based organizations, and create new connections with these service providers early in the planning process, to earn their trust, gain their perspective as representatives of priority populations, and to provide advice on how to effectively connect with these populations.

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

CDP data revealed that, compared to the rest of the subarea, there is a disproportionate number of seniors with disabilities and significantly lower income levels in the Baring area. Attempting to reach this population via email in earlier phases had not worked, so staff will make further efforts to have a physical presence in the area. More efforts will be made to connect with veterans in the subarea as well.

The County will continue efforts to connect with community-based organizations that serve priority populations in the subarea. There has been a core group of organizations that have engaged with County staff. This engagement will continue, through attending their meetings and the

Mobility/Human Services Focus Group. County staff will also try to expand this list of organizations to those who could not be reached in earlier phases and those who had not yet been contacted.

THIRD PHASE

The third phase of engagement will occur after the release of the Public Review Draft. Taking the lessons learned the previous two phases, planning staff will continue to work collaboratively with the community and use the Office of Equity, Racial and Social Justice's Equity Impact Review tool as a guide to ensure the diverse and historically underrepresented voices of the community are amplified and reflected in the Subarea Plan.

Through the assistance of a contract with a consulting firm that specializes in communications, increasing depth in County staff engagement capabilities, a plan to engage more comprehensively with priority populations has been created. Below is a list of strategies and materials created to help engagement subarea-wide, followed by targeted strategies to engage people that have been less represented in the planning process prior to release of the public review draft.

Overall Engagement Strategies to Connect with Priority Populations Beyond Previous Methods

- Greater depth in communication with community-based organizations in subarea
- More focus on the Unincorporated Skykomish Area, specifically seniors and people with disabilities
- More effort to connect with veterans
- Conduct and record a meeting in Spanish to share and post on the Public Input website
- Distribute materials in Mandarin (Chinese)
- More presence at community events occurring during the public review period
- More flyers posted at areas where priority populations may visit
- Mailed postcards containing English, Spanish, and Mandarin to all addresses within the subarea informing community members of this planning process and the public review period
- Increased collaboration on engagement with County Council District 3 staff to further reach priority populations

Potential Impacts to the Determinants of Equity

The following table in this section of the Equity Impact Review considers how the Plan may directly or indirectly impact access to each of the determinants of equity, and how the Plan's content may affect distributional equity and intergenerational equity for the determinants of equity. By using the determinants of equity as a framework, some general observations can be made about what types of impacts the Plan may have. Access to the determinants of equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential.

While the Subarea Plan may directly or indirectly influence the Determinants of Equity, it is important to note that most decisions made about how land is developed that will have an impact on the Determinants of Equity are made by the private sector, based on market factors and personal choices. However, local governments can provide the structure governing how land can be developed and used in a way that positively influences the kind of new development that may occur in the future. Furthermore, local governments also hold the responsibility to remove barriers

to full participation in the economy and society. King County has implemented a pro-equity, anti-racist agenda to address these barriers.

Zoning changes can result in changed market conditions, where the appeal to redevelop a neighborhood or area could increase. Priority populations are more vulnerable for displacement in instances such as this, where renters have no control over the decision to sell a property – home ownership rates being a measure of equity.¹⁸¹

The below table is not a complete analysis of all the potential outcomes associated with each determinant, but rather an illustration of how the Plan relates with the realization of these determinants in a community. As policies are developed for the Subarea Plan, the above section will be updated to reflect the potential influence that these policies will have on the Determinants of Equity.

Determinant of Equity ¹⁸²	Brief Description from KC OERSJ ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children	<p>Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.</p> <p>Early childhood development can be supported through many different resources. Residents of Snoqualmie Valley/NE King County have identified a need for greater support for human services which can include things such as family centers, health and mental health services, and youth programming. The area also lacks adequate affordable housing options.</p>

¹⁸¹ Link to [The Determinants of Equity Report.ashx \(kingcounty.gov\)](#)

¹⁸² King County Code 2.10.210 defines the Determinants of Equity as the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society.

¹⁸³ Link to [K.C.C Title 2, Section 10, Subsection 210](#)

Determinant of Equity ¹⁸²	Brief Description from KC OERSJ ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	<p>The Subarea Plan has limited potential to directly influence equity in access to education, as well as school siting, which is a <i>Comprehensive Plan</i> issue. However, policies support partnering with community organizations to support delivery of educational programs in Snoqualmie Valley/NE King County, leveraging King County-owned parks facilities, and partnering with the local school districts and other agencies and organizations to improve outcomes for students and their families.</p>
Jobs and Job Training	Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families	<p>Creation of jobs is mostly determined by market forces. However, the Plan could help lead to increased access to jobs for both new and current residents through its clear statement of the community's desire to see improved access to job training and career-readiness programs. The Subarea Plan has the potential to indirectly influence creation of jobs if land use and zoning changes successfully encourage more vibrant local business districts that create opportunities for new businesses and jobs, as well as jobs tied to developing and redeveloping land and structures in Snoqualmie Valley/NE King County. Conversely, the Plan can implement policies limiting certain types of uses considered undesirable or inappropriate for the region.</p> <p>The Subarea Plan can create policies aimed at increasing the number and types of employment opportunities in the community, as well as creation of job training facilities and programs in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p>

Determinant of Equity ¹⁸²	Brief Description from KC OERSJ ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal well-being of all people	<p>The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Furthermore, rural areas face further limitations to accessing community service providers who are often located within population centers or incorporated communities. Engagement with the community noted the potential policies in the Subarea Plan that can influence partnerships with other agencies and jurisdictions to support existing service providers in the rural area. The Plan, because it covers rural areas, has little influence on this determinant of equity, because the zoning that allows for health and human service facilities is almost exclusively in urban areas. Because this plan covers rural areas that must consist of rural uses and rural-level services per the Growth Management Act, if the improved provision of these services were to manifest, it would more likely be improved transportation to existing services in the urban areas, versus the creation of such facilities in rural unincorporated areas. The Subarea Plan states that health and human services are a desired community priority and encourages improved access to health and human services.</p>

Determinant of Equity ¹⁸²	Brief Description from KC OERSJ ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people	<p>Access to a healthy diet will influence overall health and ability to access opportunity. Many of the rural communities in Snoqualmie Valley/NE King County lack options for basic shopping services such as grocery stores, where communities such as Baring and Snoqualmie Pass are a half hour drive by car to a full-service grocery store, where other unincorporated areas in the subarea are walking distance to such facilities. Furthermore, the distance and lack of transportation options for residents further impacts the ability to access affordable, healthy, and culturally appropriate foods.</p> <p>While provision of places supplying food on a commercial basis is heavily influenced by market forces, the Subarea Plan has the potential to influence access to food systems for both new and existing residents. Scoping topics in the Subarea Plan include support for local food production, rural economic development, and agriculture in the Snoqualmie Valley/NE King County. Healthy foods can be grown and sold by encouraging farms and small markets as well as supporting plans for improving the necessary infrastructure to connect the community with a sustainable food system.</p>

Determinant of Equity¹⁸²	Brief Description from KC OERSJ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Parks and Natural Resources	Parks & Natural Resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities	<p>Many Snoqualmie Valley/NE King County residential neighborhoods enjoy access to parks, open space, and natural resources in their communities.</p> <p>Access to places to recreate and be in nature will influence overall health thereby influencing ability to access opportunity. Policies prioritizing safety and inviting walking and bicycling throughout Snoqualmie Valley/NE King County to connect residents to transit facilities, commercial areas, local parks, and open spaces are all determinants of equity. As with all of the policies included in the Plan, implementation will consider funding availability, resources, and other factors.</p>
Built and Natural Environment	Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment	<p>Land use policies, land use and zoning map amendments, and development conditions are designed to support the small business environment that is cherished in Snoqualmie Valley/NE King County, supporting access to jobs.</p> <p>By influencing the development of additional jobs, services, and housing in Snoqualmie Valley/NE King County and on transit corridors, the Plan can indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and tree canopy, water, soil, and sediment are addressed when development is proposed.</p>

Determinant of Equity¹⁸²	Brief Description from KC OERSJ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking	The Plan has a potential to influence equity in access to transportation for residents through coordinating road improvements and working with rural transit representatives on mobility solutions. Residents of Snoqualmie Valley/NE King County have limited options for transit and transportation, with the majority of the population being reliant on personal vehicles as their primary mode of transportation. Increasing traffic and natural hazards further impact residents of the area from being able to access needed services across the county.
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. The provisions in the Subarea Plan area intended to support households earning below the King County median income and other priority populations in benefiting from new development and redevelopment in Snoqualmie Valley/NE King County, with the objective of reducing potential for displacement, where possible. Policies can also influence existing economies in the subarea by supporting the retention of local business and creating targeted programs to expand and preserve farms and agriculture in the valley.

Determinant of Equity¹⁸²	Brief Description from KC OERSJ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood	<p>Neighborhood identity and character give a community its sense of place. Snoqualmie Valley/NE King County has many communities and neighborhoods which have a strong sense of identity, and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other Determinants of Equity discussed in this table are likely to have the potential to impact whether Snoqualmie Valley/NE King County's communities thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces and encourage improved access to them, and allow for more location-appropriate development to support opportunities for families to remain in proximity and for aging-in-place.</p>
Housing	Housing for all people that is safe, affordable, high quality and healthy.	<p>While it will largely be the market that determines housing development, the Plan has the potential to influence equity in access to housing for all people that is safe, affordable, high quality and healthy.</p> <p>Policies in the Subarea Plan can support low-income households and other priority populations in benefiting from new development and redevelopment in Snoqualmie Valley/NE King County by encouraging alternative forms of housing up at Snoqualmie Pass, such as microhousing, as well as missing middle housing in the areas adjacent to the Fall City Rural Town commercial special district overlay.</p>

Determinant of Equity ¹⁸²	Brief Description from KC OERSJ ¹⁸³	Potential of the Snoqualmie Valley/NE King County Subarea Plan to influence the Determinants of Equity
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services, and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County	<p>The Subarea Plan has some potential to indirectly influence equity in access to community and public safety facilities and services. While land use and zoning amendments proposed by the Subarea Plan do not alter the ability for public safety facilities to remain in their current locations, the potential for rezones and other regulatory provisions supporting things such as infrastructure may result in safer pedestrian travel which could have an indirect impact on the need for additional services to meet “level of service” standards.</p> <p>Additionally, as discussed above, some land use outcomes have the potential to influence neighborhood and community safety such as increases in sidewalks and streetlights and expanded opportunities for commercial and mixed-use development which could result in more businesses and activity in commercial districts.</p>
Law and Justice	A law and justice system that provides equitable access and fair treatment for all	The Plan has limited potential to influence this determinant of equity.

Equity Impact Review Phase 3 – Analysis and Decision Process

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

Plan policies analyzed below include the following topics: land use, housing, human services, environment, parks and open space, transportation, services and utilities, and economic development. The land use and zoning map amendments discussed in the table are separate from the plan policies described below but are a part of the plan and implement the policies proposed in the Subarea Plan and a part of the plan package. The associated land use and zoning map amendments determine how land can be used, whereas the policies guide future leadership decisions at King County.

The Snoqualmie Valley/NE King County Subarea Plan has been developed to be centered on the community's interests and priorities. The analysis in the table in this section of the Equity Impact Review summarizes what the project team heard from the community as priorities, how the Subarea Plan and associated land use and zoning map amendments and development conditions respond to the priorities, the intended outcomes, and where some questions remain. The table identifies community-raised priorities that the Subarea Plan cannot directly respond to due to scope considerations, while identifying pathways for those priority areas to be considered.

Through its authority, King County can change zoning, the conditions under which land can be developed and used, and the cost for processing land development permits. The results of this can both positively and negatively impact a community's ability to access the Determinants of Equity. While King County can use its authority to develop policy and take regulatory action, provide funding, and engage with the community, the private market will determine whether it wants to invest in development in the subarea. It is the intent of the Subarea Plan to increase the likelihood that new development will occur in a way that will support distributional, process, and intergenerational equity and that changes over time will be consistent with the vision and community priorities expressed by the residents and businesses of the subarea.

Summary of Decision-Making Process and Proposed Subarea Policy Recommendations

Guided by community input, the recommended updates for subarea policies and amendments to land use designations, zoning classifications and development conditions have been drafted for community review in the Public Review Draft (PRD) of the Plan.

The input and recommendations have been prepared based on feedback gathered from the community during all three phases of community engagement, from review of prior community plans and community-developed initiatives. In addition, the Plan has been developed in consideration of the historic, demographic, economic, and geographic characteristics of Snoqualmie Valley/NE King County, and its context within King County and the region. Subsequent work with the community will include listening to input on the PRD, refining the plan accordingly, and continued work to develop a prioritized list of projects for the Community Needs List.

This phase of the Equity Impact Review, "Analysis and Decision", considers how the intended outcomes of the Subarea Plan, guided by community input and expressed through policies, map amendments, and development conditions in the Snoqualmie Valley/NE King County Subarea Plan, may affect the three frameworks of equity: distributional equity, process equity, and cross-generational equity. The analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended consequences that negatively impact access to equity, such as displacement, and provisions in the Subarea Plan that are intended to reduce this potential.

The following tables summarize by theme the Snoqualmie Valley/NE King County community-identified priorities and how the proposals in the PRD were built, considering the input received, and outcomes that are intended to be achieved. Some remaining key questions are identified for particular attention during the comment period for the Public Review Draft.

A note on the Growth Management Act:

As an element of the *Comprehensive Plan*, this Subarea Plan must comply with the Growth Management Act (GMA). It is important to recognize the GMA focuses growth primarily in urban areas, and the subarea is a rural area. To support this focused growth, investment in infrastructure and governmental services is to follow the same path. Therefore, the GMA restricts the type and

level of infrastructure and governmental services to that which is typical of low-density rural areas. Inherently, these restrictions may lead to an inequity in service delivery between urban and rural areas, as the expectation per State Law is for these areas to have rural level services.

A note on relation to *Comprehensive Plan* Policies:

Some of the feedback are issues that occur in other unincorporated areas of the County and are covered in the *Comprehensive Plan* policies. The policies in this plan are unique to this subarea only and do not replicate those found in the *Comprehensive Plan*.

Land use feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Preserve rural character of the communities and limit growth to levels that support local families and businesses in Fall City and Preston, as well as other areas
- Requested attention to Snoqualmie Pass as a community and popular regional recreation destination, including better coordination with other governments
- Lack of affordable housing needs to be addressed
- New development should be mindful of natural hazards and limit environmental impacts
- Preservation of views and natural amenities enjoyed by everyone, including view corridors along scenic byways
- Support to agriculture by protecting farmland, improving drainage, and continuing the Fish, Farm, Flood Initiative

Table summarizing proposed land use policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both low-income residents and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.

Housing and human services feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Maintenance of rural character through limiting residential development.
- Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located next to services for seniors.
- Snoqualmie Pass needs housing that can support the unique nature of its amenities, voicing a desire for more accommodations for the local workforce through zoning allowances.
- Mental health services remain a long-standing issue in the valley with little improvements having been made over the last 10 to 20 years. More behavioral and mental health services and facilities access is desired, including better transportation options to such facilities.

- More support for youth mental health services at schools.
- Better access for seniors in the subarea to services and programs.

Table summarizing proposed housing and human services policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Work with the Cities of Snoqualmie Valley and near the subarea to increase the supply of affordable housing within the incorporated areas to support workers and service providers, while protecting adjacent resource lands.	A direct positive outcome could be increased housing affordable to those who are low income, including those who currently work in the subarea, or those on a fixed income due to various reasons such as a disability. Though affordable housing was raised consistently in all stages of engagement, addressing such a concern in a rural area like this subarea is limited, for reasons noted in the section noting the GMA above. Rural areas are to remain rural with appropriate levels of service, hence increased development capacity for affordable housing is possible only in specific situations, such as the Rural Towns of Fall City and Snoqualmie Pass.
Support housing stability programs and affordable housing development for seniors near existing senior services that serve unincorporated residents.	A direct positive outcome could be increased housing affordable to seniors who have low incomes or fixed incomes. This could have the most positive outcome in and near CDPs where greater than 15% of the population are over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend). Housing stability for seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.
Incentivize residential development that increases the supply and diversity of housing in Fall City Rural Town, while maintaining compatibility with existing development, such as opportunities to develop “missing-middle” housing.	A direct positive outcome could be increased housing affordable to those who have low incomes, or those on fixed incomes due to various reasons such as a disability, within Fall City. During engagement Fall City community members mentioned concerns that their children would not be able to afford to live in the town.
Support housing at Snoqualmie Pass for the local workforce through various programs and incentives.	A direct positive outcome will be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both low-income residents and seasonal migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski

	Area and Snoqualmie Pass residents during engagement.
Support increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	A direct positive outcome could be increased physical and mental wellbeing of youth within the subarea. Both the Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group shared that addressing mental health among youth within the schools is a growing issue.
Partner with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors in the subarea	A direct positive outcome could be increased physical and mental wellbeing for seniors in the subarea. This could have the most positive outcome in and near CDPs where greater than 15% of the population are over 65 (Baring, Fall City, Lake Marcel-Stillwater, Riverbend). Additional programming and activities for seniors was raised during several phases of engagement, including during the Mobility and Human Services Focus Group.

Environment feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Protect the subarea's forests, rivers, lakes, agricultural valleys, and open spaces
- Continue efforts toward salmon recovery, and upholding tribal treaty rights
- Increase resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience
- Increase wildfire resilience and allocating resources for managing wildfires

Table summarizing proposed environmental policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Efforts to increase transportation reliability during flooding, specifically roads that cross the Snoqualmie Valley floodplain.	An indirect positive outcome could be slightly alleviated transportation issues for priority populations who need to make critical appointments in the urban area, for services such as medical and/or behavioral health appointments, and other vital transportation needs including those who depend on public transportation for work. This could directly improve the lives of those within the subarea, specifically within the CDPs that have a disability rate over 15% (Baring, Riverbend,

	Riverpoint), where medical appointments in the urban area are a challenge. This issue was raised throughout engagement, including during the Mobility and Human Services Focus Group.
Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	A direct positive outcome could be improving the conditions of salmon habitat, a vital food source and culturally important entity for local tribes, as was mentioned through engagement with the Snoqualmie Tribe and Tulalip Tribes.
Assist Snoqualmie Valley cities in developing long-term solutions and implementation programs to reduce flood and channel migration risk where feasible.	An indirect positive outcome could be lessened risk to people with low incomes living in risk of flooding-related issues, as often the most affordable housing is within floodplains and other hazard areas.

Parks and Open Space feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Increase access to natural lands and attention to trailhead crowding
- Increase recreational facilities to accommodate a substantial amount of visitors in Fall City and at Snoqualmie Pass during certain periods of the year
- Increase recreational programming for children and teens
- More parks, playgrounds, and other recreational facilities for community members
- Preserve historic landmarks and cultural resources
- Strengthen partnerships and increased coordination with the Snoqualmie and Tulalip Tribes

Table summarizing proposed parks and open space policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Coordinate with the metropolitan parks districts that serve the unincorporated areas of the subarea, and other organizations, through grant opportunities, partnerships, and other means to expand recreation programming.	A direct positive outcome could be increased social interaction, exercise, and general opportunities to participate in fulfilling activities for youth, seniors, veterans, and people with disabilities in the subarea. For example, the Wilderness Rim CDP has the highest veteran population of any CDP by almost twofold (25%) and is within the Si View Metropolitan Parks District special use district, leaving potential for a direct positive outcome for this group. Through both engagement and reviewing surveys and analyses conducted by Si View Metropolitan Parks District, it was found there is a need for

	both facilities and programs in the unincorporated portions of their service area.
Support efforts between local, state, and federal agencies on plans to address overcrowded trailheads on the I-90 corridor.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such a disability or limited income, where a crowded trailhead could be the difference between experiencing nature or not. This positive outcome could be more acutely felt in areas such as Baring, where the disability rate is higher than other CDPs, yet immediately adjacent to nature.
Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	A direct positive outcome could be increased access to nature and recreation for those who may find such excursions difficult due to life circumstances, such a disability or limited income. Through engagement with various subarea communities, land managers, and organizations it was found trailhead access is becoming increasingly difficult due to crowding, with some witnessing over a quarter mile walk to such trailheads as Mailbox Peak and Rattlesnake Lake in recent years.

Transportation feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Desire for increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools
- Desire for road improvements and enhanced maintenance of roadways and bridges
- Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users
- Desire for more transit options in the Snoqualmie Valley, and options for transit along SR 18 to South King County
- Increased mobility options for seniors, youth, and disabled persons

Table summarizing proposed transportation policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Work with communities in the Subarea on mobility solutions that meet their needs.	A direct positive outcome could be increased mobility options for those who are in most need, including seniors, youth, people with disabilities, people with low incomes, and

	other transit-dependent populations. This could directly improve the lives of those within the subarea, specifically within the CDPs that have a disability rate over 15% (Baring, Riverbend, Riverpoint)
Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements to the SE Redmond-Fall City Road portion of SR 202.	A direct positive outcome could be increased safety for youth accessing schools adjacent to Redmond-Fall City Road. Chief Kanim Middle School and Fall City Elementary are adjacent to this right-of-way. The topic of pedestrian safety on school routes has come up often during engagement with the Fall City community.
Address sidewalk gaps in the Fall City Business District	A direct positive outcome could be increased mobility within Fall City Business District for those who are physically disabled and increased overall safety for youth and seniors who walk in the area. Pedestrian safety and the specific desire for sidewalks in the community has been discussed several times during Fall City engagement.

Services and Utilities feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Improve internet access, availability, and quality to better connect the area
- Plan for stresses on services like power and emergency services in areas that see large numbers of weekend visitors such as Snoqualmie Pass
- Increase resilience to the power grid is needed to alleviate chronic outages
- Provide better access to the dump as garbage service is an issue with wildlife
- Keep the new large onsite septic system in the Fall City business district to those in the district and not beyond

Table summarizing proposed services and utilities policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Work with internet service providers that serve the subarea to improve affordability, coverage, and quality of internet for those underserved or unserved in the subarea.	A direct positive outcome would be increased internet service, quality, and affordability for those who do not currently have it available, specifically low-income populations and youth who depend on the internet to learn and complete schoolwork. Both Riverview School District Multi-Language Learning administrators and the Mobility and Human Services Focus Group noted that lack of quality internet access is disproportionately

	high among low-income and immigrant families.
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Economic development feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Preserve resource-based economies of the subarea
- Support and enhance recreation opportunities and support businesses and organizations in the subarea
- Build an economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding
- Provide support to existing local businesses, and retention of the existing size and scale of commercial areas to limit growth and retain rural character

Table summarizing proposed economic development policies supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Support local businesses that are unique to the Snoqualmie Valley and Northeast King County and that leverage the natural beauty and resources of the area, through things such as technical assistance.	An indirect positive outcome would be increased employment/entrepreneurship opportunities for those who are unemployed, underemployed, and/or low-income populations in the subarea, and increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
Support outdoor recreation and tourism that encourages local employment and does not harm the environment through partnerships with agencies, municipalities, and organizations.	An indirect positive outcome would be increased employment opportunities for those who are unemployed, underemployed and/or low-income populations in the subarea, increased opportunities for youth coming into working age. Having more opportunities for youth within the subarea is a topic that has been raised throughout engagement.
Support connecting communities adjacent to the Snoqualmie Valley Agricultural District to local farms to help support the farms and local economies	An indirect positive outcome would be increased access to healthy foods for people with disabilities, seniors, and other populations with mobility difficulties in the subarea. This specific topic was raised by the Fall City community during engagement for this effort.

Land Use and Zoning Map Amendment feedback and policy development with Equitable Outcomes

Summary of what was heard from the community:

- Retain rural character subarea-wide
- Preserve open space/natural lands subarea-wide
- Preserve existing form and character of Fall City Rural Town and Preston area
- Update the Fall City Business District Zoning Overlay to reflect current needs
- Adjust Fall City residential zoning to fit size and scale of current community
- Increase options for affordable housing, where appropriate

Table summarizing proposed land use and zoning map amendments supporting equity, racial and social justice, and intended outcomes:

Proposals in Public Review Draft	Intended Outcomes & to Whom
Allow for workforce housing at Snoqualmie Pass through a zoning map amendment.	A direct positive outcome could be enabling the construction of housing affordable to the local workforce at Snoqualmie Pass, for both residents with low incomes and migrant workers. Workforce housing was a topic raised by both Summit at Snoqualmie Ski Area and Snoqualmie Pass residents during engagement.

Equity Impact Review Phase 4 – Implementation. Staying Connected with the Community

This section will be completed as part of the Executive-recommended transmittal of the Subarea Plan.

Equity Impact Review Phase 5 – Ongoing Learning

This section will be completed as part of the Executive-recommended transmittal of the Subarea Plan.

Appendix C: Community Engagement

NOTE for PUBLIC REVIEW DRAFT. The analysis here will be updated based on community engagement on the public review draft of the Subarea Plan prior to transmittal of the Executive Recommended Plan to the King County Council for review and possible adoption

Process of Translating Engagement to Vision, Scope, Guiding Principles and Ultimately Public Review Draft of Plan

The process of engagement leading up to the public review draft is outlined as follows:

1. Develop an Engagement Plan
2. Introduce community to the planning process through meetings, activities, and conversations
3. Create a list of community and group contacts to participate and spread the word
4. Collect feedback through engagement activities
5. Categorizing feedback into subjects and themes, noting the frequency of each grouping
6. Translate feedback received to a 20-year lens to aid in scoping for policy development
7. Relate the feedback received to the framework of the comprehensive plan
8. Refine feedback to create a draft vision, guiding principles, policy concepts and map amendment concepts
9. Share draft and concept materials with community to solicit feedback
10. Translate community feedback into plan content
11. Format and refine for public review draft

The process of engagement began with an engagement plan that had an equity focus, using the “County engages in dialogue” and “County and community work together” levels of engagement from the ERSJ’s Community Engagement Guide (see Figure 1 below).¹⁸⁴ The approach involved working with the community, including youth, underrepresented populations, and community-based organizations that acted as amplifiers for those in need. The County engaged through various means, as outlined below. These activities were heavily weighted on virtual, as the COVID pandemic was a health and safety factor. These activities include email correspondence, online surveys, virtual meetings with individuals and small groups, geographic and topic-specific focus groups, community-wide virtual events, interactive engagement online maps, and a handful of in-person meetings and booths at community events.

¹⁸⁴ [Community Engagement Guide Continuum](#)

FIGURE 1: COMMUNITY ENGAGEMENT CONTINUUM (OFFICE OF EQUITY, RACIAL AND SOCIAL JUSTICE)

Levels of Engagement				
County Informs King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	County Consults King County gathers information from the community to inform county-led interventions	County engages in dialogue King County engages community members to shape county priorities and plans	County and community work together Community and King County share in decision-making to co-create solutions together	Community directs action Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community 	<ul style="list-style-type: none"> Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

Sources of Engagement to Date

Growing email contact list

The County developed a community engagement contact list and added to the list constantly over the course of the planning process. The purpose of the contact list was to notify interested parties of upcoming engagement opportunities, plan progress, and plan findings, and to encourage them to spread the word to their neighbors, friends and family.

The contact list was created as a result of several sources, starting with existing contacts in Local Services, contacts within other departments at King County who work in the area, contacts within the Valley cities, from websites of entities identified in the engagement plan, and from word of mouth throughout the community. The list of emails was expanded over time, built out as new contacts were gathered. In one instance Councilmember Perry's office was asked to provide emails of Northeast King County residents that live in the unincorporated areas surrounding Skykomish, to help augment a gap in participation from that area. The addition of 94 people from this area helped balance the amount of people notified, but there was not much difference in participation.

As of October 20, 2022, there are 569 emails on the project notification list. Of the 508 emails that are documented on an engagement spreadsheet, the breakdown of contact types is as follows:

- Business (43 contacts)
- Community Based Organizations (88)
- Elected Officials or Staff (15)
- Interest Groups (15)
- Public Safety (7)
- Public Schools (24)
- Residents (161)
- State and Local Government (118)
- Tribal (18)
- Utilities (18)

The email contact list was notified at the following occasions:

- April 15, 2022 – Advertising Engagement Kickoff Event
- April 26, 2022 - Engagement Kickoff Event Information
- May 4, 2022 - Engagement Kickoff Event Information
- May 18, 2022 - Engagement Kickoff Event Information
- June 2, 2022 – Advertising June online survey, soliciting participation in engagement web map
- June 17, 2022 – Advertising June online survey, soliciting participation in engagement web map
- July 15, 2022 – Call to join focus groups, soliciting participation in engagement web map
- September 1, 2022 – Sharing June survey results, advertising new online survey, advertising September engagement event, call to join focus groups, advertising in-person office hours in Fall City, advertising weekly virtual office hours
- September 8, 2022 – Advertising September online survey
- September 19, 2022 – Advertising September online survey, advertising September engagement event, advertising weekly virtual office hours

In addition to email communications directly from Local Services, organizations and government agencies within the Subarea relayed messages as message amplifiers. These entities included community-based organizations and coalitions such as the Snoqualmie Valley Mobility Coalition and A Supportive Community For All, community groups such as the Fall City and Snoqualmie Pass Community Organizations, and local governments and districts such as City of North Bend and Si View Metropolitan Parks District. This messaging allowed a larger swath of community members to be notified of engagement opportunities and updates.

Project Public Input Website (2020 – 2023 Transmittal)

The Public Input website for the project has been the centerpiece of communication, information sharing and thought gathering for the project. During every meeting we have directed individuals, interest groups, and the public at large to the website.¹⁸⁵ The website is translatable into multiple languages and has been the platform used for all recent Subarea Planning efforts to date.

The website contains a high-level explanation of the project effort, with high-level updates on project progress. Current opportunities to participate are shown below, with results from previous engagement below that. A project area map, project timeline, contact information, and a new subscriber sign up are also provided on the page. The project website is also the application that hosted all the three of the community surveys, which are explained below.

As the planning phases progress, the project site is reformatted and updated to reflect engagement opportunities. The website is the centerpiece of information gathering and engagement opportunities during the public review draft period. The website contains the plan documents ready for download and review, along with separate pages explaining the plan components and providing opportunities to give feedback. Events and meetings will be announced, giving dates and links when needed.

¹⁸⁵ Link to [Snoqualmie Valley/Northeast King County Subarea Plan - PublicInput.com](https://www.snoqualmievalley.com/NE-King-County-Subarea-Plan-Public-Input)

Social Media

The County has used social media throughout the project to increase participation. Planners have found that people in the subarea often communicate on Facebook and other social media means to connect in their rural setting. The Department of Local Services accounts and occasionally the Road Services Division accounts for Facebook, Instagram, and Twitter provided updates of plan status and opportunities to participate, often leveraging project-specific videos and other attractive tools. During campaigns to drive participation toward a survey or attendance at a community meeting these announcements were often posted multiple times a week. During these campaigning periods the Office of Councilmember Perry volunteered to spread the word as well, leveraging a network of multiple thousands of followers on social media. Almost all these announcements directed people to the project web page.

Another source of information includes King County's Unincorporated Area News, which has a monthly distribution countywide. These announcements gave high level overviews of plan progress and informed folks how to stay up to date. Staff emails and the project web page were provided in these announcements.

In September of 2022, the project lead participated in an hour-long radio interview on Valley 104.9 FM. The interview consisted of an overview of the subarea planning program, this specific plan, the background of the lead planner, questions on King County in general, and thoughts on the future of the Snoqualmie Valley. This interview aired on Sunday September 25, 2022.

At times the project team partnered with other organizations to help amplify announcements, to help increase reach to networks beyond that of Local Services. Organizations that helped spread the work include:

- Fall City Community Association
- Snoqualmie Pass Community Association
- Snoqualmie Valley Mobility Coalition
- A Supportive Community For All
- Si View Metropolitan Parks District
- City of North Bend
- City of Issaquah

Community Needs List and Associated Survey (2020 – July 2021)

A parallel effort to the Subarea Plan is the Community Needs List (CNL), a list of community requests that are part of the County's biennial budget process. The CNLs are for the six rural community service areas and the five urban unincorporated potential annexation area geographies, as required by King County Code 2.16.055.C, including the Snoqualmie Valley/NE King County subarea. The proposed Community Needs Lists include the potential services, programs, facilities, capital improvements, and standard operations needing additional resources to respond to community-identified needs, including those that build on the communities' strengths and assets. They were developed in collaboration and consultation with members of Snoqualmie.

Because engagement was made with the same community as the subarea planning effort during the same time, and the public provided thoughts on both long-range visionary thoughts and immediate needs, this effort was used as a resource to develop the plan scope. Specifically, a survey with open-ended questions that was open for over a year, spanning mid-

2020 to July 2021, was used as a primary resource. Over 500 public comments were provided, some spanning multiple subjects, i.e., spanning multiple King County departments.

The Community Needs List input relevant to the Subarea Plan included the following topics: rural zoning, preservation of rural character, regional trail connectivity, road improvements and maintenance, improved transit, agricultural support, human services support, and many Fall City-specific items.

Individual meetings, office hours, and group discussions June 2021 to November 2022

The County held many small meetings with various groups within the planning area. These meetings have ranged from high level introductions to the overall effort, to targeted discussions covering specific items, such as available services and the future land use of specific parcels. Most of these meetings have been virtual, primarily using Microsoft Teams. Of the 117 meetings that occurred between June 2021 and early November 2022, 18 were in person, 97 were virtual, and two were phone calls. Of the 117 meetings, nine were with businesses or business interests, 25 were with community-based organizations or coalitions, three were with the offices of elected officials, 23 were with local governments within or adjacent to the project area, two were with public school administrators, 50 were with residents, and six were with tribal representatives.

Note: this list of meetings does not count impromptu phone calls or informal conversation, but only one-on-one or group discussions with prior planning. A complete list of these meetings is available upon request.

Focus groups representing various geographies and interests.

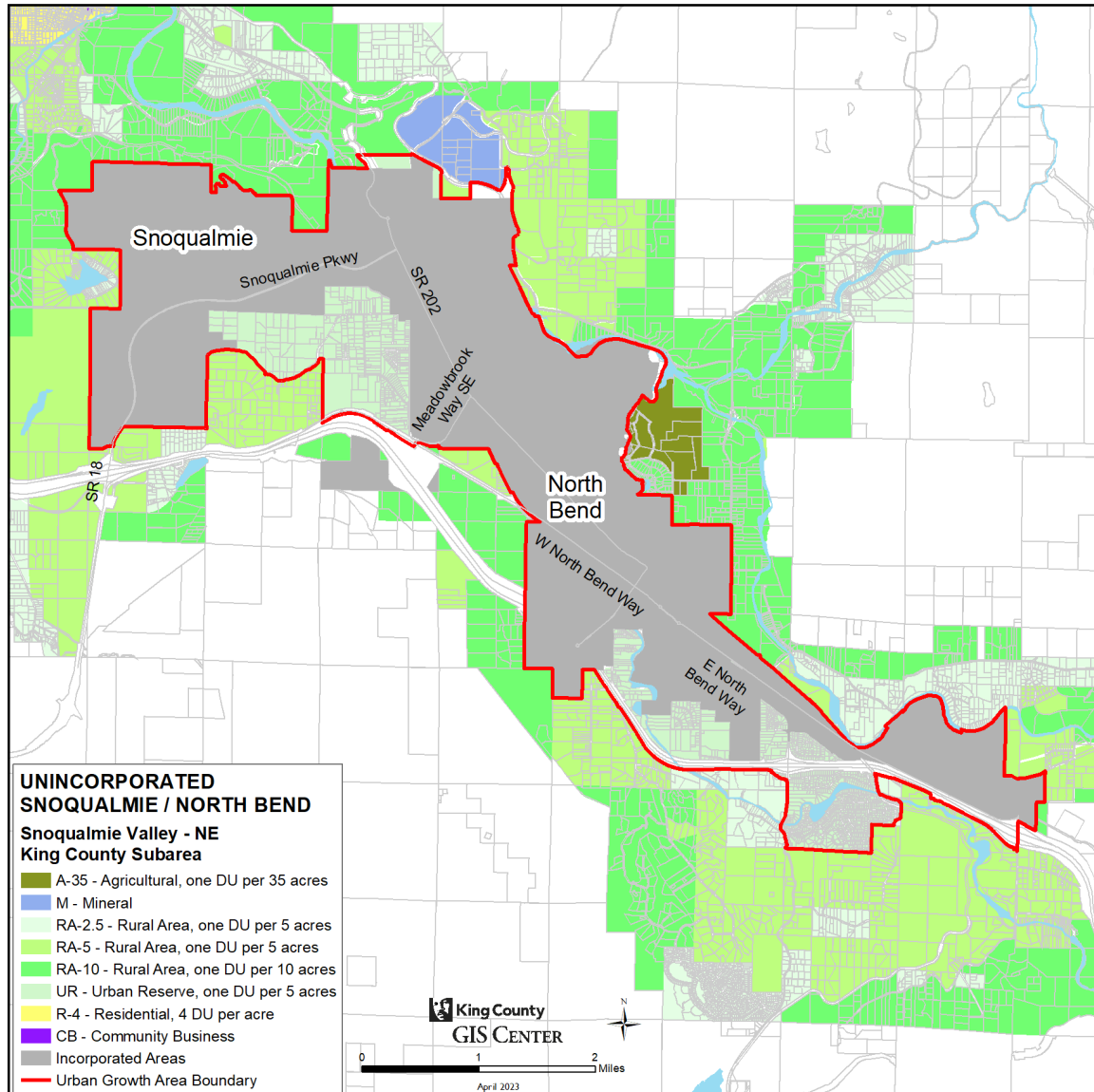
The subarea includes unincorporated areas surrounding the Valley cities of Carnation, Duvall, North Bend, and Snoqualmie, and the Town of Skykomish. The Urban Growth Area Boundary surrounds around each of the incorporated cities. With the exception of the Urban Growth Area Boundary for the Town of Skykomish, which completely aligns with the boundary of the incorporated town, the Urban Growth Area Boundary for each of the other incorporated jurisdictions include urban unincorporated communities. Additionally, many other small communities exist throughout the subarea as clusters of rural neighborhoods. For the purpose of this planning effort, they were categorized into the following to help form engagement focus groups:

- Unincorporated Carnation/Duvall
- Preston/Mitchell Hill
- Unincorporated Skykomish
- Unincorporated North Bend/Snoqualmie
- Snoqualmie Pass
- Agricultural
- Fall City
- Mobility/Human Services

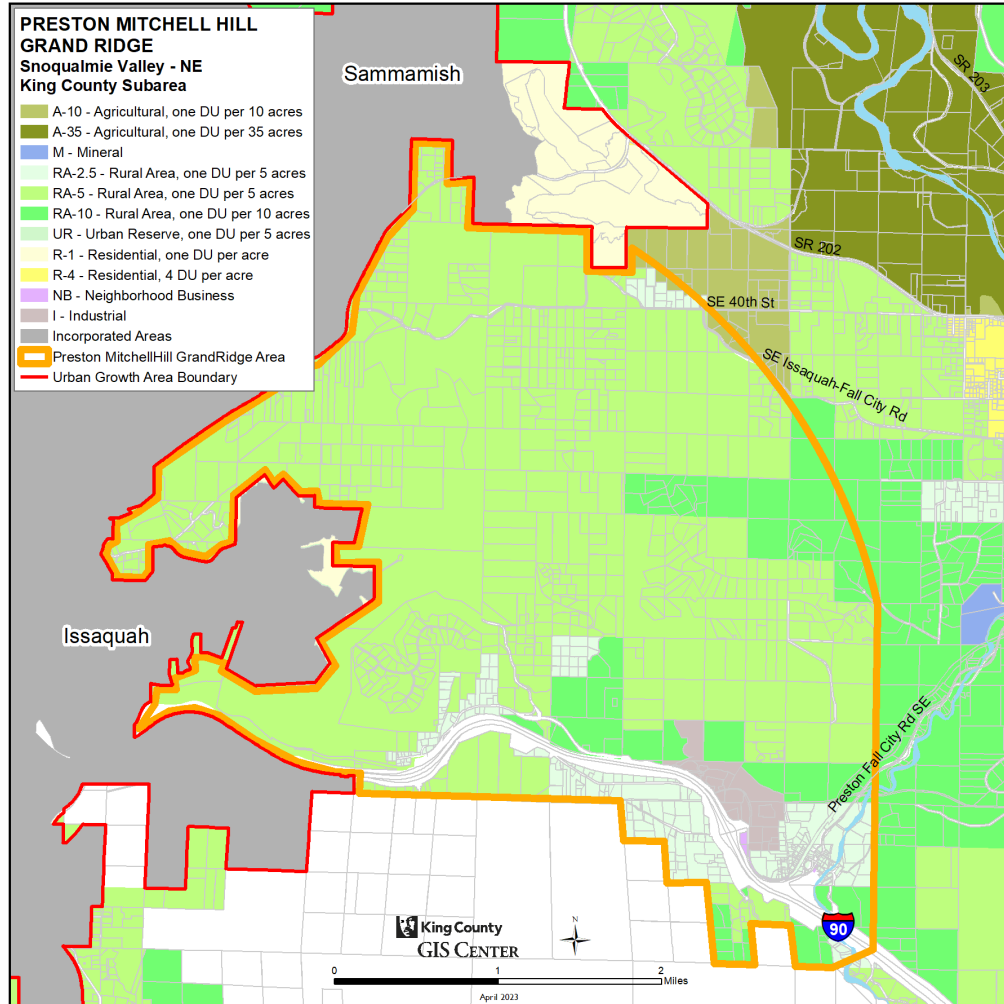
Originally 10 focus groups were sought, but two groups were not formed due to lack of interest. Included on this list would have been a Youth group and an Elderly Group. Youth engagement became a separate category of involvement, including in-person meetings at schools or youth events. The few people who identified as elderly were included in the appropriate geographically specific subgroups. Also noted is the Unincorporated Skykomish group only consisted of two

residents, despite sending specific emails to residents of that area beyond the normal call to participate messaging.

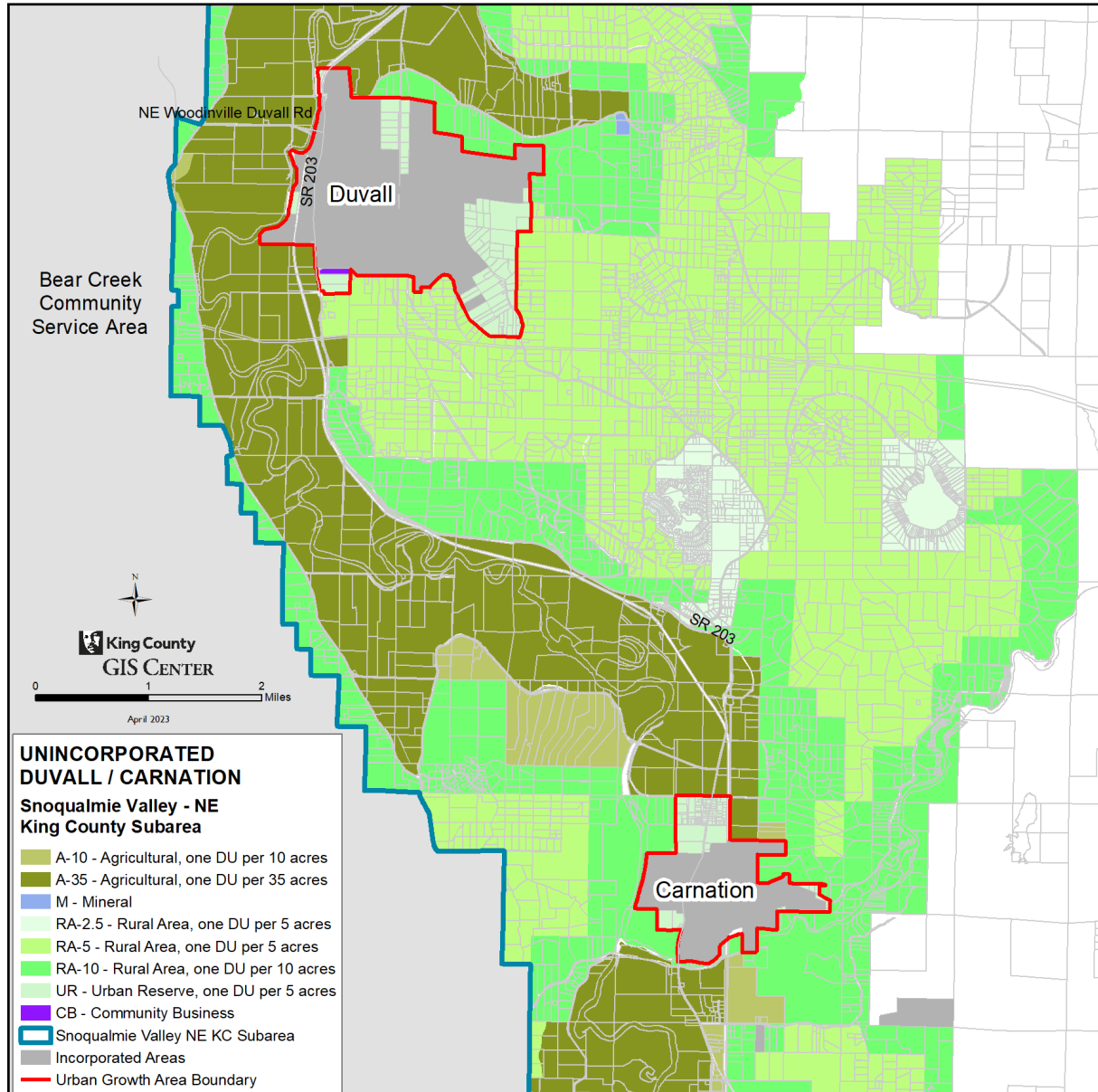
MAP OF APPROXIMATE AREA OF THE UNINCORPORATED NORTH BEND/SNOQUALMIE FOCUS GROUP



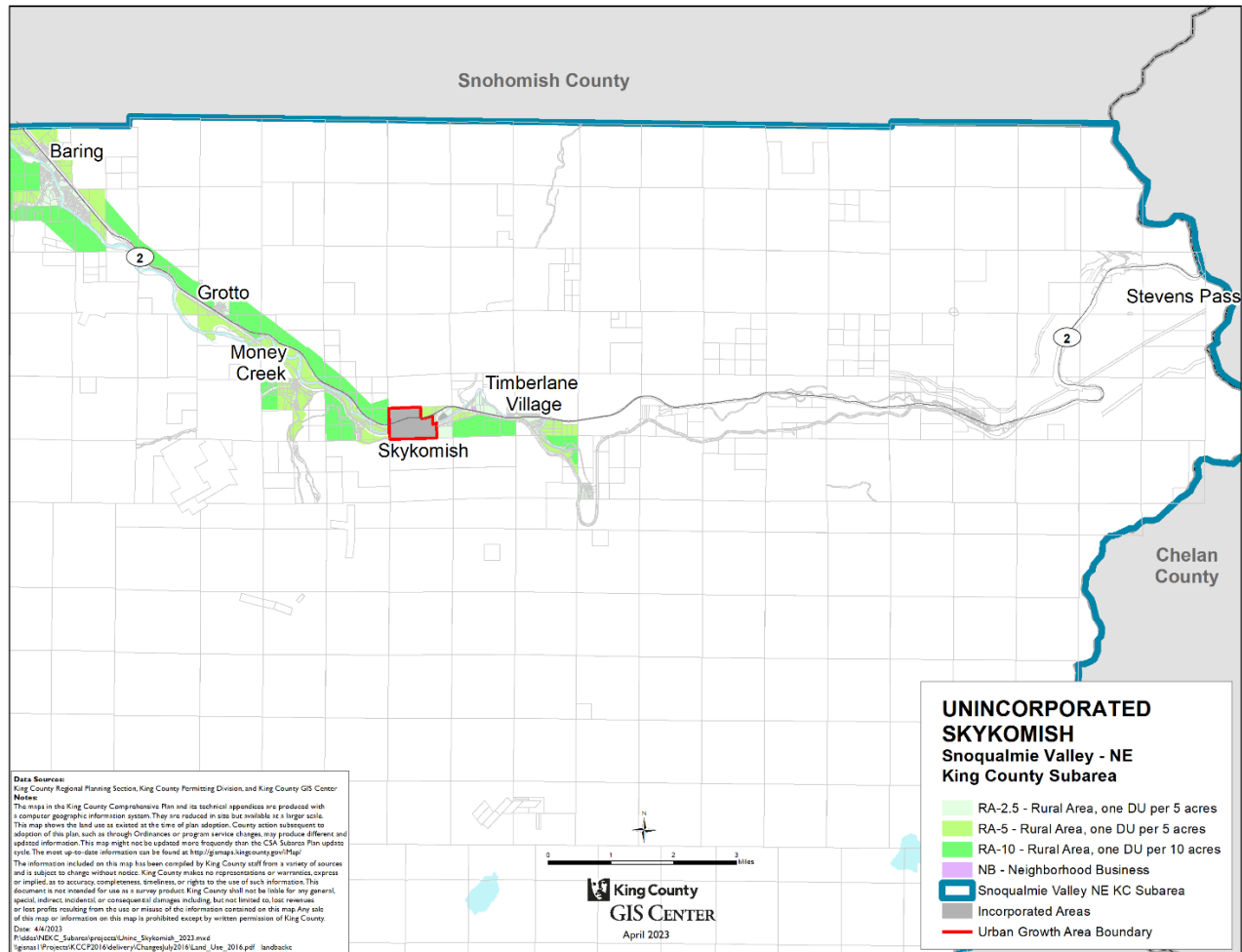
MAP OF THE APPROXIMATE AREA OF THE UNINCORPORATED PRESTON/MITCHELL HILL AREA FOCUS GROUP



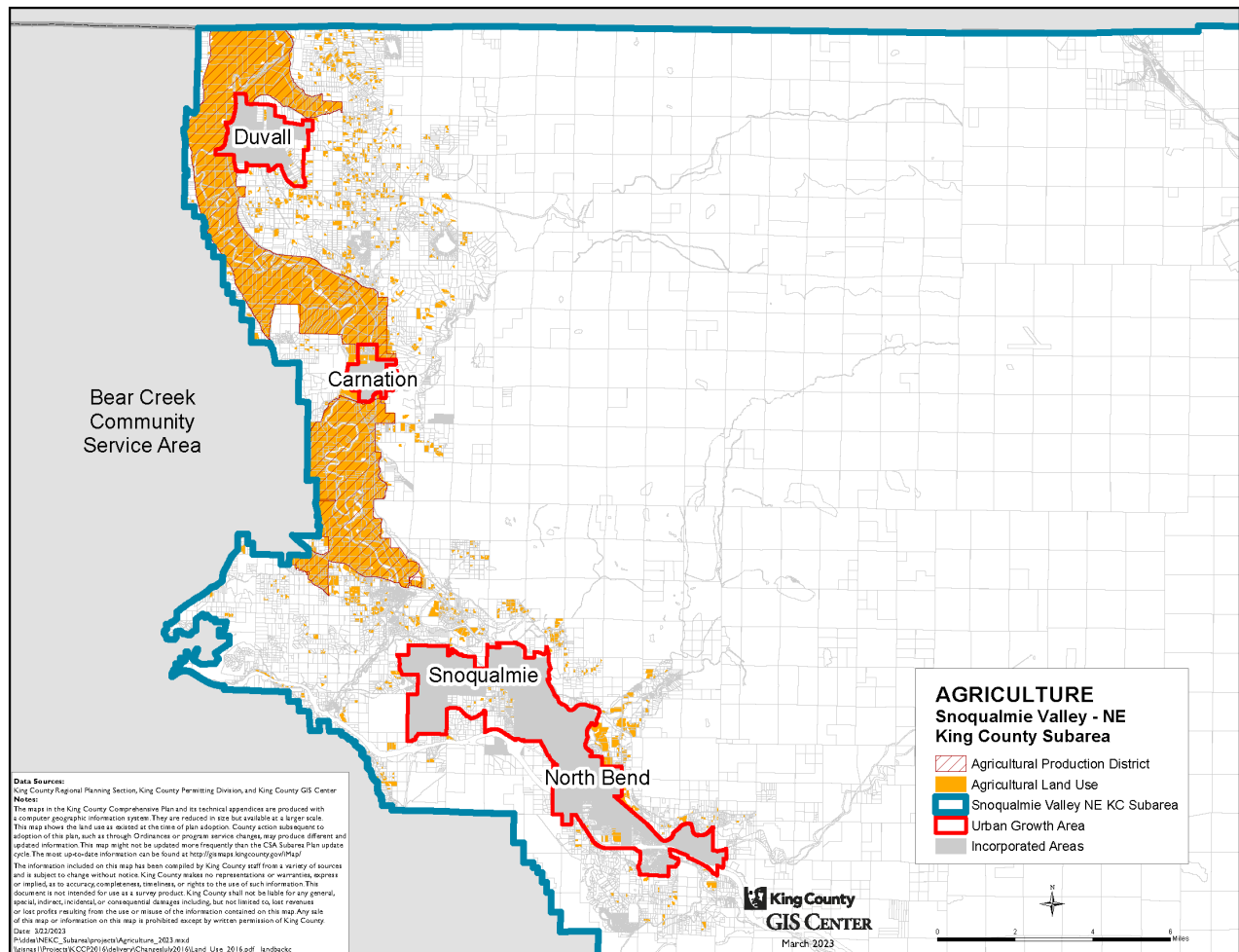
MAP OF THE APPROXIMATE AREA OF THE UNINCORPORATED CARNATION/DUVALL AREA FOCUS GROUP AREA



MAP OF THE APPROXIMATE AREA OF THE UNINCORPORATED SKYKOMISH AREA FOCUS GROUP



MAP OF THE APPROXIMATE AREA OF THE AGRICULTURAL FOCUS GROUP



The first round of focus group meetings, which was meant for visioning and scoping, took place in late August and September 2022. Below are summary findings from those meetings. These summaries were created after the meetings then emailed to the group members to help edit, add, and omit anything they felt needed refining, and to give a chance to contribute for the group members who could not attend the scheduled meeting.

Meeting 1 Summary – Unincorporated Carnation/Duvall – 8/29/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. The items discussed include:

- Folks live here because of the natural environment, want to keep the rural character and would prefer less forest/tree canopy loss
- Want minimal growth, enough to support local families and businesses - balance healthy systems and create rural economic development at the same time
- Want more human services support within valley
- More support for mental health services, and more opportunities to connect with one another in person, especially for youth
- Folks feel there is a need for a stronger connection between the youth of the valley and their natural surroundings
- More job training such as trade schools and support for local businesses

- The ability to age in place is important, and the support that takes
- More support for seniors' ability to get to centers
- Want to strengthen agriculture locally, more support and ability to make money as a farmer
- Specific need for an agricultural processing plant was discussed at length
- Want better internet service, among other utilities

Meeting 1 Summary – Preston/Mitchell Hill – 8/30/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. The items discussed include:

- Need to preserve this rich and varied rural area, maintaining that the dominant feature is the natural landscape
- The Growth Management Act and Urban Growth Boundary need to be upheld to preserve King County's rural and resource lands and to prevent sprawl, including educating folks new to the area about why that and preserving the areas heritage, history, and character are important
- Better trail connectivity for recreational users and commuters, particularly to the east of Preston
- Climate resiliency – ways to mitigate river health, stress to forests, fire resiliency, changes to seasonal hydrology, invasive species
- Improving community connections is important, including support to younger families
- Use and preserve existing outdoor spaces to help with youth mental health, environmental education and carbon sequestration
- Support sustainable forestry including carbon capture strategies in the rural zone while enhancing water quality, fisheries, wildlife, open space and recreation.
- Work to replace incompatible mineral extraction in the rural zone with strategies to enhance recreation, protect water, wildlife and rural residents.
- Strengthen partnerships with Tribes through coordination and land stewardship
- Transportation services should be improved

Meeting 1 Summary – Unincorporated Skykomish – 9/2/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. The items discussed include:

- The area should be shared with the rest of the County, but more supporting infrastructure needs to be planned and built out to avoid overuse.
- Desire for a viable local economy that provides local jobs and services for residents.
- Affordable housing is lacking, partially due to vacation rentals.
- Vacation rentals could use more regulation, both to help with housing shortage and to address increased use from groups of weekend services. Infrastructure/roads are used more as a result of these.
- Internet access should be improved to help with digital connectivity in area.
- Traffic on Highway 2 could be lessened through more transportation options to outdoor recreation areas.
- Garbage service is an issue with bears. Also, would like to have better access to the dump as King County residents.

Meeting 1 Summary – Unincorporated North Bend/Snoqualmie – 9/13/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

- Enhance the quality of life in unincorporated areas through maintaining and enhancing infrastructure systems.
- Desire to have the rural areas stay rural, part of this is no cluster housing out of fear the open spaces could be developed when laws change.
- Want to fill gaps in non-motorized/active transportation options and parks/recreation options for local people.
- Addressing housing affordability, especially for Valley employees is desired. This ties greatly to economic development.
- Economic development in general – need to be creative and leverage the area’s existing amenities – natural resources, farming, tourism. It used to be logging.
- Road Services Division maintenance should be resolved, especially when considering fire service and bus services.
- Transportation services – greatly lacking in the Valley, service should be improved.
- Flooding is of concern regarding hazards mitigation and climate change, especially in the context of groundwater seepage in the upper valley.

Meeting 1 Summary – Mobility & Human Services – 9/16/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

The group wants a transit connected Snoqualmie Valley/NEKC, increased access to human service resources, and a larger supply of affordable housing to create an inclusive and supportive community for all its residents regardless of socioeconomic status.

Access to transportation options and increasing affordability issues are severely limiting the ability of existing human service organizations to support the community. People are being priced out of the area – including the working-class individuals who staff these organizations. The increase in need for these services over the last few years (COVID/recession) has not been met with better funding for expanding services. Those most in need are not able to participate in this Subarea Plan so their representation is only provided through these organizations (this group) who can attend.

Mental Health services have been a long-documented issue in the valley with little improvement or changes having been made over the last 10-20 years. The community is reliant on the County crisis clinic which is understaffed and underfunded. Individuals are often stuck finding services in other communities (Bellevue, Seattle, Redmond) which are difficult to access due to the poor transit options. More funding needs to be provided to the existing organizations and more services need to be established within the community in order to support those in need.

Meeting 1 Summary – Agriculture – 9/19/2022. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Climate change resilience and mitigation is the priority to protect farms and agricultural land in the area. The group wants to see an economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.

Establishing real timelines for policies to accomplish goals is needed to create a resilient agricultural community. Farmers do not have the same funding or access to grant opportunities as environmental/habitat-focused groups so more support is needed in the shape of partnerships and collaboration with municipalities and other organizations to develop much needed climate change mitigation infrastructure, such as flood control. The community's dedication to farmland preservation and protection must be supported through focused strategies which go beyond legal protections.

An overarching climate change vision needs to be created to achieve long term resiliency that doesn't just control negative outcomes but creates positive outcomes/solutions for the valley. Policies and plans across different topics and departments – such as the Ag Strategic Plan – need to be coordinated to improve issues related to transportation, stormwater and flood-management infrastructure and land affordability within the ag-community.

Meeting 1 Summary – Fall City – 9/19/2022. This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City Community Association. The items discussed include:

- Maintenance of the unique character of Fall City though changing the zoning code to limit the density of new housing, using tools such as minimum lot sizes. Also want to explore allowed uses in commercial core and other ways to preserve aesthetics of the rural town through regulation. Fall City wants action on zoning changes before the character of the town is completely changed.
- Affordable housing for everyone, so residents can age in place and youth can live in the town they grew up in, and so the town can support local workers such as schoolteachers.
- Better connection to the surrounding agricultural businesses, farmers and products, in a way that supports both downtown Fall City and the agricultural businesses, as well as the health of the community, leveraging local food and agritourism.
- Pedestrian connectivity, in particular for youth in Fall City to parks/opens space and schools, in addition to areas just outside of the core Fall City, such as Spring Glen.
- Concerns regarding climate change for both the resilience of the community and how state and federal initiatives will affect local infrastructure.

In addition to the feedback received in this meeting, the Fall City Community Association separately provided additional feedback, namely that there were interested in Fall City special use districts having the first right of refusal on open space properties divested from King County, and residents having improved public access to natural lands. They also voiced a desire for more community spaces, both indoor and outdoor; more open space for active and passive recreation; better connectivity for active transportation; preservation of mountain views; and improved maintenance and construction of new amenities in the existing parks.

Meeting 1 Summary – Snoqualmie Pass – 9/29/2022. This meeting was hosted by the newly formed Snoqualmie Pass Community Association in person at the Snoqualmie Pass Firehouse event space. The items discussed include:

- Desire for more community spaces, both indoor and outdoor.
- Safety and improvements to 906.
- Better clarity and planning on trucking and the truck stop, versus the community and recreational parts of the Pass.
- More open spaces for recreation, both passive and active (playing sports).

- Better connectivity for active transportation (walking, biking, rolling).
- Better connectivity socially between the individual neighborhoods.
- Preservation of views and natural amenities enjoyed by everyone.
- Better infrastructure in general to accommodate thousands of people on the weekends, including places for sledding.
- Improved capacity for emergency services.
- Water supply resilience.
- Better planning for snow removal.
- Be sure new development is mindful of natural hazards – avalanches, localized flooding, wildfire, storms/power outages.

The second round of focus group meetings, geared toward reviewing a draft vision statement and guiding principles, and reviewing policy and map amendment policies, took place February 2023. Below are summary findings from those meetings. These summaries were created after the meetings then emailed to the group members to help edit, add, and omit anything they felt needed refining.

Meeting 2 Summary – Fall City – 2/13/2023. This meeting was hosted virtually by the Fall City Subarea Stewards, a subgroup of the Fall City Community Association. The items discussed include:

Community Interests:

Land Use

- Agree with the 5 bullets under land use community priorities:
 - Maintain the rural character of the community and limit growth to support local families and businesses.
 - Lack of affordable housing needs to be addressed.
 - New development should be mindful of natural hazards and limit environmental impacts.
 - Preservation of views and natural amenities enjoyed by everyone.
 - Enhance farmland preservation to provide greater incentives to landowners.
- Reduce the "spill over" effect/impacts of urban density on neighboring rural areas

Housing and human services.

- Amend to include access points needed to mental health services

Environment.

- Agree with the community interests listed:
 - Climate change resilience and mitigation are priorities to protect farms and agricultural land in the area.
 - Need an overarching climate change vision to achieve long-term resiliency that doesn't just control negative outcomes but creates positive outcomes/solutions.
 - Strengthen the water supply and resilience to natural hazards.
 - Support policies that balance the needs of salmon with those of agricultural land preservation.

Parks and open space

- Include public trails along river levee.
- Include making surplus property available to residents.
- Concurs with carbon capture strategies.

Vision Statement:

- Needs to reference preservation of the area's unique rural character.

- Add...services, programs and "land use" are accessible....as a tool to preserve rural character.

Guiding Principles:

- "Retain rural character across the subarea, including in commercial areas and residential communities." Needs to reference preservation of the area's unique rural character.
- "Promote economically sustainable local businesses across the subarea and support the business districts of the Fall City and Snoqualmie Pass Rural Towns." Should promote fall city business districts in addition to support.
- "Support programs and services for youths, seniors, veterans, and others to build community connections." Include recognition of supporting local organizations.

Scoping Topics and Concepts:

General Comments

- Need to have regulations that implements the policies.
- Need to define the word "consider" as it's used in the concept document? Who will consider? What will the consideration process be? Who is accountable to do the consideration?

Land use – Land use, zoning, and development conditions

- Maintenance of character should be incorporated in the concept document.
- Footnote report completed by historical preservation conducted by Julie Kolher.

Land use – Fall City Rural Character

- Incorporate historical design standards.
- Ensure the business district overlay isn't modified without outreach to business community and residents.
- "Consider compatibility of upzones with rural character and existing development." Need clarification on what this means. Suggest developing policy and codes that limit upzones and incompatibility with existing developments.
- "Continue to prohibit density bonuses as affordable housing incentives." Is this in here due to urban zoning of R4 requires affordable housing density bonuses?
- "Evaluate development regulations in residential areas". Add a SDO for development regulations in residential areas to preserve rural character.
- "Keep existing boundary between business district and existing industrial land." Is this needed? Refer to SVP26. Is the Tawney property being converted to R4 or community business or keeping industrial?
- "Consider allowed uses in business district given the planned development of a new large on-site septic system." What public outreach and capacity review will be done with SO-260 revised allowed uses. Lodging discussion as on limiting number of rooms due to LOSS, however there is not demand. Also, missing the language about prohibiting breweries (manufacturing) to protect the LOSS.

Housing and Human Services – Housing Choices

- Middle housing – how would it be incentivized? Additional information is needed to understand the approach.

Parks and open space – General

- Enforcement of currently existing easements / public access areas.
- Fall City amenities:
 - "Support efforts to acquire land and expand active transportation trails serving the Fall City area." Include reference to river levee access.

Economic development - General

- Add language for points of sale for farmers (e.g., farm market locations).

Map Summaries:

SV-02

- Keep it R5 or R10 (Per Angela's notes – this is referring to ES-P02, not allowing clustering and keeping density to R5 or R10).

SV-P26

- The property owner (Industrial parcel) should be consulted about the P-suffix before the amendment is considered.

SV-P28

- Fold into SDO-260, then SV-P28 is no longer needed.

SDO-260

- Retain the needs of viable business district.
- Should research lodging (hotel) and what impacts an increase in lodging may bring. There needs to be a limit on the number of rooms.
- Prohibit breweries as yeast has impact to LOSS.
- Clarify that prohibited uses of the LOSS applies to any residential units that are also connected to the business district.

SV-03

- The location is key place for point of sales. Need to be able to have food trucks and there need to be safe road crossings.

Proposed Snoqualmie Pass Rural Town Microhousing Special District Overlay

- Supporting Micro-housing at Snoqualmie Pass indicates the county is willing to address employee housing.
- Supports employee housing opportunities in Fall City/supporting the concept of creating a SDO.

SV-P27.

- Change name to Bernard Memorial Park.
- Confirm that parks are allowed use in SO-260 and then this wouldn't be needed.
- (New) Community Proposed Development Condition - Fall City Rural Design Standard Overlay Maintain low density of four dwellings per acre.
- Establish minimum lot size 10,890.
- Establish minimum setbacks of Front 35ft; Back 25ft; 10ft.
- Provide variety of 1-2 story homes.
- Provide a range of housing types including starter and middle housing.
- Onsite parking for recreational vehicles and visitors shall be provided for new development.
- Land/Building Ratio of 30%.
- Preserve rural character.
- Require public neighborhood connector trails for pedestrian & non-motorized travel.

Meeting 2 Summary – Mobility & Human Services – 2/13/2023. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Vision Statement and Guiding Principles:

- The vision statement should be expanded to include celebration of diverse cultures and should reference whose culture and history.

Scoping Topics and Concepts:

General

- When a concept reference needs to improve or address access to a type of service, more detail needs to be added that identifies the specific area or corridor.

Housing and Human Services – General

- There should be mention of support for domestic violence victims

Housing and Human Services – Housing Choices.

- Homelessness should be addressed in the subarea plan - the number of unhoused people in the community has increased by 22 percent in the general area.
- Supports for the concept of worker housing at Snoqualmie Pass, in other parts of the subarea, and for farmworkers.
- Address the need for year-round worker housing – many Valley employees cannot afford in the community they work.
- Referenced an area on the riverside of SR 202 in Fall City that the County owns that would work very well for locating worker housing for local workers.

Housing and Human Services - Behavioral health

- Needs more specificity about which areas need improved access, more geographic specificity.
- Services should be available in the Valley – residents in crises have transport issues.
- Need for coordination among the service providers in addition to increasing availability of funding.
- Available funds to assist those in crisis should have flexible expenditure criteria.

Transportation - Access to Services

It is challenging because existing Metro Transit Service guidelines don't address rural needs. This concept approach doesn't prompt change that is needed in the rural area. Would like to see change resulting from this planning process not just reference to existing transportation guidance.

Map Summaries:

There is an area on the riverside of SR 202 in Fall City that the County owns that would work very well for locating worker housing for local workers.

Meeting 2 Summary – Agriculture – 2/22/2023. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Vision and Guiding Principles:

- Concerned about lack of Farm/Fish/Flood Initiative references.
- Adding “Diversity of culture and history”, History vs Heritage.
- Needs to reference land use in last phrase “preserves rural character.”
- Explore further defining Rural Character.

Scoping Topics and Concepts:

Land Use

- Farm/Fish/Flood should have some policies.
- Good with “Protect rural areas and natural...”
- State that natural resource lands include working resource lands or additional narrative.
- Limit development inconsistent with natural the economy of natural resource lands.
- Can we add working resource lands + natural resource lands or draw attention that natural resource lands include working resource lands.

Housing Choices

- The statement “Work with Cities in Rural Area and affordable...” is important. The plan area is missing middle class.
- Support farm worker housing. (after meeting, David Haakenson) When David hires 3 or 4 people seasonally they ask about housing, more than health care. Expensive and hard to find – could ease the rules around it.
- Don't change anything that would increase density outside of UGA/annexation area.
- Offer Middle-Housing in rural cluster areas.

- A policy that supports the review of removal of existing homes in ag production district, issue through acquisition. Potentially allow for existing homes to remain for benefit of farmworkers.
- The viability of farming is decreased if a farmer can't live on property being farmed.
- An alternative to removing homes in floodway may be raising the existing homes.

Environment

- Where is water supply addressed? Instream flow purposes, agricultural consumption.
- This is a specific Valley issue...there is more flooding in this part of the County.
- Natural System Protections – improve rather than restore. The FFF is limited to a specific area of the subarea.
- (after meeting, David Haakenson) Need to think about climate change and more precipitation/flooding – easiest solution is building a dam/reservoir, likely up Middle Fork – wants Subarea Plan to support studies for upper watershed retention.

Parks and Open Space

- Active transportation connections - Strongly supports statement. Safety when travelling in ag areas, big farm equipment.
- Regional trail network - There is a lot of disconnect with existing communities.
- Recreation programming - Greater support/promotion of agritourism. Try to support farmers, but land use regs limit where point of sales are located. Tulalip Tribes have concerns with increase of people into natural areas...impacting wildlife. Don't want to encourage more recreation in forested areas.

Economic Development – Agriculture

- Assessment of how the County can support local businesses. Increase/improve public safety, transportation, permitting/marketing/coordination.
- Importance of support and services for farmers, referenced impact from flood waters. Do more to protect ag operations from natural events. Many farmers aren't enrolled in crop insurance program. More education and technical assistance to improve/protect ag economy.
- Most active farmers don't own the land, so don't have equity and are likely not involved – speaking of Hmong population.

Map Summaries:

- There needs to be a link between the document and maps.
- Rural Forest Demonstration project (#13) – Change for use toward potential carbon sequestration credit project (demonstration project).
- ESP-20 (2nd to the last): For those not already purchased by other agencies, King County could acquire for conservation purposes.

Meeting 2 Summary – Preston/Mitchell Hill – 2/22/2023. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Community Interests, Vision Statement and Guiding Principles:

- Preston is unique as it is right off I-90. Some map amendment language that addresses expansion of business district and concerned that outside investors would take advantage and not a benefit to Preston residents.
- Vision Statement – concern about thriving businesses in rural area. Just Fall City and Preston, Snoqualmie Pass. This is good for existing businesses...don't want new businesses to come to the area to just make money without buying into the rest of the vision for the area.
- Guiding Principles – 3rd bullet a concern...shouldn't be locating affordable housing in the rural area because there aren't services such as transit. Should be in the cities. Be

specific and limiting. Overplay the role and importance of agriculture in the Snoqualmie Valley.

- Most residents don't support increased Agritourism.

Scoping Topics and Concepts:

Land Use

- Make sure references to commercial development aren't used as a loophole to allow businesses that serve beyond rural residents become outlet malls, etc.
- Snoqualmie Interchange item should specify it is only the areas north of I-90.
- Bullet referring to Preston Industrial Area – not felt the community would urge to keep this, ok to remove.

Housing and Human Services – ok with concepts.

Environment – ok with concepts.

Parks and Open Space – ok with concepts.

Transportation – ok with concepts.

Services and Utilities – ok with concepts.

Economic Development

- Preston doesn't want to expand economic development.
- Want viable businesses, but existing Preston businesses only.
- Concerned with continued expansion of business growth and concerned with the commercial area getting bigger.
- Want strong, viable businesses within the existing commercial footprint.
- There is continued pressure for business expansion for outside investors to make money.

Map Summaries:

- The history of the Preston industrial area is huge – an EIS was written for this. Still in agreement with Preston Industrial limitations, though the language could be improved if someone has the time.
- SV-P12 – immense heartburn with repealing or amending with it being so close to I90. Only one convenience store. Should keep NB zoned. A school is located near this area.
- SV-P13 – No issues with repealing.
- SV-P15 – Please keep as is. This was part of the agreement made with the community.
- SV-P17 & P21 – No issues with repealing. Make certain if this is the chance to get the zoning more in line with Parks use then that should happen.
- SV-P19 – Don't want to change. There is a very good reason it is wordy and complicated, to be sure owners were required to do. Do not want to repeal.
- SV-P31 – Whatever is there that gives environmental protection should remain.
- ES-P02 – ES-P02 – Leave it alone. It was a long and brutal fight that ended up with 4x1 program allowing a dense Issaquah Highlands and multimillion dollar mansions on 2.5 acre lots, though agreement called this rural area. They are all clearly and intentionally outside of the Urban Growth Boundary in rural King County, as was required by the 3-Party Development Agreement. Nothing in that very contentious Agreement should be considered for change; those were requirements locked into place after years of fighting and negotiation and they cannot be discarded. Leave it alone.
- ESP21 – Please keep as is. It was a brutal fight that ended in an agreement between KC, Issaquah and community – not sure what they specify, but it should remain.

Meeting 2 Summary – Unincorporated Carnation/Duvall – 2/22/2023. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Community Interests, Vision Statement and Guiding Principles – ok with concepts.

Scoping Topics and Concepts:

Land Use

- Zoning is where the rubber hits the road...changes on zoning classifications are really important.
- Any development needs to be consistent with rural character is hard to regulate.
- Affordable housing in the rural area may not be feasible.
- Incorporate no adverse impact principles, from Association of State Floodplain Managers.

Housing and Human Services

- Housing choices – ok with concepts.
- Behavioral health – ok with concepts.

Environment

- Flood resilience and channel migration risk – ok with concepts.
- Should address forest fire risks - This plan should be linked to other forest and wildlife policies. This subarea is more impacted by forest/wildfires than other subareas. Need to amplify the importance of the wildfire risks in this area of the county.
- Natural systems Protection – ok with concepts.

Parks and Open Space – ok with concepts

Transportation

- (from Lara Thomas, City of Duvall Community Development Director, via email after the Agricultural group meeting) One item that is important to Duvall is capacity/safety of KC arterial road network that our residents rely on for work and play. We also would like to advocate for continued work/policy toward an elevated road in the valley for emergency preparedness.

Services and Utilities – ok with concepts.

Economic Development – ok with concepts.

Map Summaries – ok with concepts.

- P-Suffix EK-P03
 - The bigger landscape buffer the better, within reason. Currently 25-foot buffer.
 - Need to reach out to WDOT to get more information on buffer requirements (*through a meeting with WSDOT it was found there are no buffer requirements*).
- P-Suffix Snoqualmie Pass Rural Microhousing Special District Overlay
 - Can both counties coordinate on zoning? Need for more housing to keep prices down.
 - Need to coordinate with Snoqualmie Pass Utility District regarding water and sewer capacity.
- P-Suffix Snoqualmie Pass Rural Town Avalanche Special District Overlay
 - This is currently too vague - does this apply to property expansions and or upzoning? Some lots were previously studied and determined to be in avalanche risk areas. Attendees will look for the older report by Ed LaChapelle and distribute if they can find it. Need to reach out to NW Avalanche Center too.
 - In Alpental Valley only 3 homes built since 2006.

Meeting 2 Summary – Snoqualmie Pass – 2/23/2023. This meeting was hosted virtually by King County and is a group that was formed in partnership between King County and the Snoqualmie Pass Community Association. A summary of the items discussed is below.

Community Interests, Vision Statement and Guiding Principles:

- Snoqualmie Pass is continuing to grow as a recreational destination, especially in the winter, which is different than rest of subarea.

Scoping Topics and Concepts:

- Land Use - Concerns about the implications of short-term rentals on the community and available rental capacity, desire for further study on how it has been regulated, sentiments in the community and potential regulations.
- No comments for the following policy concepts: Housing and Human Services; Parks and Open Space; Transportation, Services and Utilities; Economic Development.

Map Summaries – ok with concepts.

Meeting 2 Summary – Unincorporated North Bend/Snoqualmie – 2/24/2023. This meeting was hosted virtually by King County and is a group that was formed solely for this purpose. A summary of the items discussed is below.

Community Interests, Vision Statement and Guiding Principles

Vision Statement – ok with concepts.

Guiding Principles – Great goals, though they are somewhat lofty – an explanation was given on the proposed implementation chapter and proposed performance measures.

Scoping Topics and Concepts:

Land Use

- Land use, zoning and development conditions – discussion on development conditions relevant to areas surrounding focus group and beyond.
- View corridors - Would also want to include SR-203 corridor for view corridor protection.
- Allowing ADUs on residential properties (comment made by focus group member via email afterward).

Housing and Human Services

- Question related to Focus Group #1 meeting notes/comments: Is it realistic to think there can be affordable housing in the rural area?
- Housing choices - Encourage the cities to have policies that result in affordable housing, including streamlining ADU permitting process, and ADUs in general.
- Behavioral health –
 - The North Bend area has the lowest life expectancy in King County. Perhaps have the Health Dept investigate why.
 - Comments about need to increase senior housing and greater support to senior centers.

Environment - ok with concepts.

- Flood resilience and channel migration risk.
 - Asked about Flood management plan currently being developed.
 - Likes to see transportation included.
- Natural systems Protection
 - Low flow and water temp is related to growth in the cities.
 - Logging and road construction techniques are impacting temp of streams/rivers.
- Parks and Open Space Active transportation connections – links for trails is important.
- Regional trail network.
 - Likes to see that the missing links are addressed.
 - Some of the missing links are surprising/important.
- Trailhead overcrowding
 - Should increase new trails and trailheads.
 - The number of visitors is damaging the trails.
 - These areas are now being discovered.
 - The biggest problem is where people park their vehicle.

- o Integrate parking in the environment/not expansive paved area.
- o Encourage people to clean-up after themselves/provide trash cans.
- o recognize that people are coming and need to plan for it.
- o Incorporate safety in the trailhead(s).

Transportation – better access to services is needed

Services and Utilities

- Broadband availability – Need to provide reliable broadband service to all areas not just the unserved or underserved areas.
- Electrical grid resilience – agree.

Map Summaries – ok with concepts. Encouraged that not a lot of changes are proposed.

One more focus group will be planned at the initial part of the public review period to get input on a complete draft, and to help address community input at the end of the public review period.

Large Virtual Events

One medium for community engagement has been large virtual events, both general events for Local Services, and project-specific events. These events all had informational components, sharing project scope, timelines and further engagement opportunities with attendees, as well as elements of feedback.

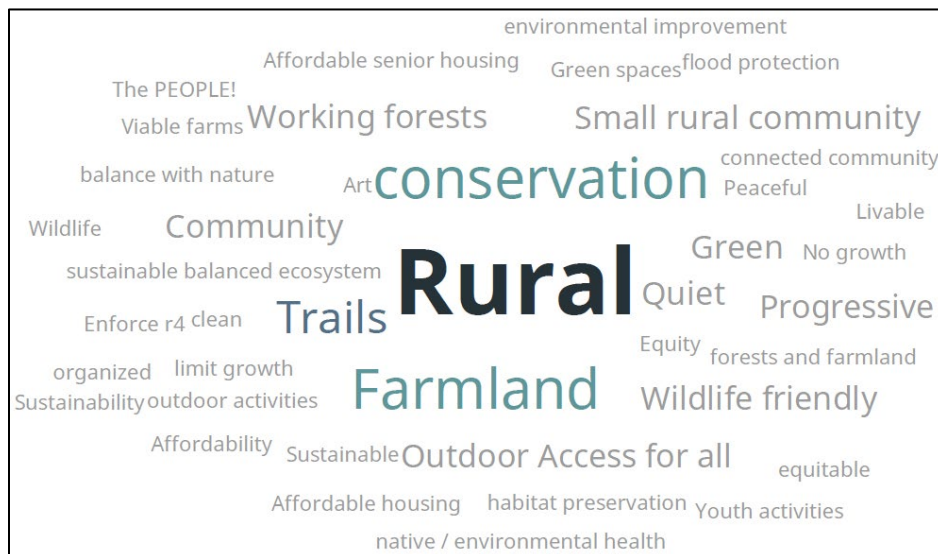
Annual Town Hall for Snoqualmie Valley/NE King County – March 24, 2022.

These annual meetings are an opportunity to hear from elected and appointed King County leaders and department staff members about how the local government for residents of the unincorporated area is delivering services. This meeting featured Councilmember Perry and was focused on prioritizing the community's needs list. The end of this meeting was also the first presentation of the Snoqualmie Valley/NE King County Subarea Plan to a large group. The presentation was an overview of the scope, with information on how to engage and follow progress. A question-and-answer session took place after the presentation, where community members discussed both long-range and short-term issues they would like to see government address.

Visioning and Scoping Kickoff Event – May 24, 2022.

This virtual community event was the official kickoff for developing the vision, guiding principles, and scope for the Subarea Plan. It leveraged engagement during the meeting through interactive word clouds that captured ideas of community members (example below); multiple live question-and-answer periods where participants could share thoughts or questions either over camera and audio, or through text chat; and 10 guest speakers representing a diverse set of geographies and interests within the subarea. Councilmember Perry was the featured guest and shared the role of leading and mediating the event with Local Services Director John Taylor and Project Manager Jesse Reynolds. The engagement results of this meeting, along with an online survey that immediately followed the event (described below), were used to create a framework around the vision, guiding principles, and scope. At the peak of the event there were over 80 attendees.

WORD CLOUD RESULTING FROM ASKING THE PARTICIPANTS THEIR VISION FOR THE FUTURE OF THE AREA:



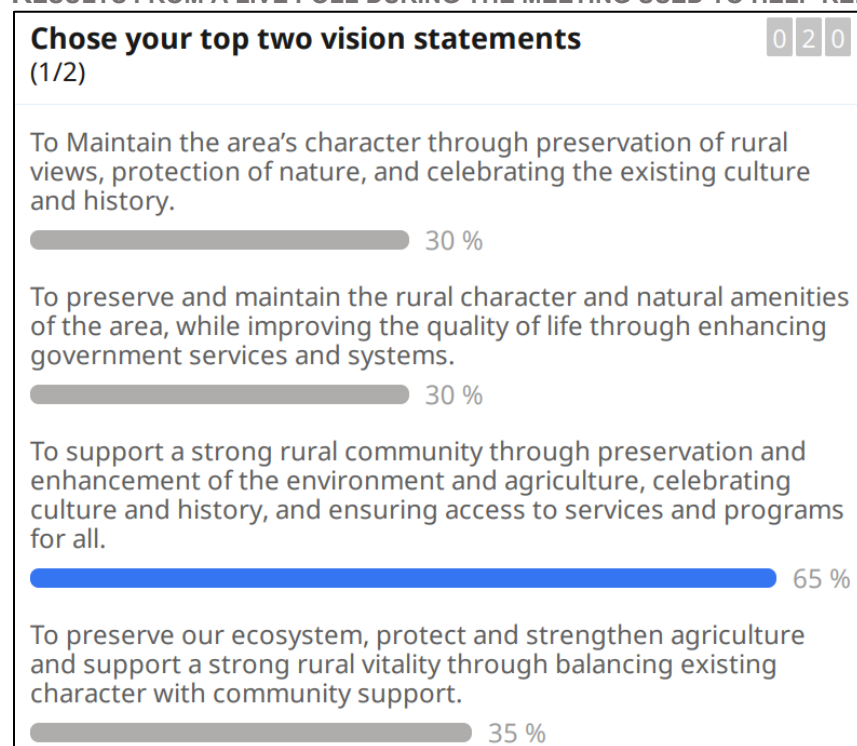
Feedback received during this event included:

- The desire to retain the existing rural character
- The desire to preserve and support the agricultural community
- The desire to retain low density development
- Preserving and leveraging the natural amenities of the area in terms of economy, as well as supporting local businesses
- More open space and better trail connections
- Considering climate change when planning the future
- Increased human services, affordable housing and mental health support
- Improved connectivity through various modes of transportation

Final Visioning and Scoping Workshop Community Event - September 27, 2022.

Where the May Visioning and Scoping Kickoff Event began an intensive period of engagement, this event represented a winding down of intense engagement, with few exceptions. This event was preceded by a survey designed to narrow down content for the vision, guiding principles, and scope from previous engagement so that staff could use this event as a final step in refining this content. Whereas the May event leveraged live, open-ended word clouds to help identify topics of interest, this event leveraged multichoice questions to focus on refining such topics (example below). Like the May meeting, this meeting was comprised of informational content, a feature presentation by Councilmember Perry, presentation of results to date, several guest speakers representing various interests and geographies from within the planning area, question-and-answer periods, and the multichoice questions. At the peak of the event there were over 40 attendees

RESULTS FROM A LIVE POLL DURING THE MEETING USED TO HELP REFINE THE VISION STATEMENT:



Feedback during this event included:

- Desire to preserve the ecosystem and protect agriculture, conservation of open spaces
- Desire to improve access to health and human services and mobility
- Desire to retain rural character
- Housing affordability is important
- Increased agricultural support is desired
- River restoration and salmon recovery are very important
- Road maintenance is important in the area
- Desire for greater internet availability and quality
- Local/small business support is desired

Community Service Area-Wide Online Surveys

In addition to the Community Needs List survey discussed above, two additional online surveys and one interactive engagement web map were made available as both an initial effort to gather thoughts on the vision, guiding principles, and scope, and to refine those elements prior to finalization and developing recommended policy and land use changes. Both surveys were advertised through the Public Input website, multiple emails to the community list of over 600, several social media posts, and through the assistance of Councilmember Perry's team.

June 2022 Online Survey

As a follow-up to the May engagement kickoff event, the resulting word clouds were posted on a survey hosted on the Public Input website, followed by questions for community members to answer. The survey was open the entire month of June. Every word cloud had an open-ended question allowing folks to continue to provide feedback. Results are available on the project

Public Input website.¹⁸⁶ This survey received 680 views, 128 participants, and 901 comments. The comments generally supported the feedback given in the May event.

September 2022 Online Survey

From September 1 to 22, the County managed a survey to help refine the potential vision, guiding principles, and scope prior to the September event. The survey showcases how the County summarized the feedback that fits within the parameters of this plan, i.e., localized policies fitting within our *Comprehensive Plan* and zoning/land use considerations. It consisted of bars that one could slide on a range from ‘Not Important’ to ‘Very Important’ for various phrases that could feed a vision statement, multichoice questions ranging from ‘Completely Disagree’ to ‘Completely Agree’ for various statements to be used in potential guiding principles, and a series of questions on scoping topics that presented a series of subjects that could be selected if important to the participant. Every series of questions had a section for comments. Results are available on the project Public Input website, and were used to finalize the vision, guiding principles, and scope.¹⁸⁷ The survey received 866 views, 388 participants, 12,290 responses, and 430 comments.

September 2022 Council District 3 Survey

In September 2022, Councilmember Sarah Perry’s office distributed a Community Engagement Survey across the Snoqualmie Valley/NE King County subarea through emails, texts, and US Mail addresses. By January 2023, the Councilmember’s office received a total of 490 responses from residents living in the 10 unincorporated areas shown below:

- North Bend 126
- Fall City 123
- Carnation 88
- Duvall 66
- Snoqualmie 39
- Issaquah 30
- Baring 7
- Skykomish 7
- Snoq Pass 2
- Preston 1

The following are the results for the top five priorities for each zip code from the 490 responses.

Top 5 initiatives in each (unincorporated) Zip Code

- 98045 (North Bend): 126 responses
 1. ‘Preserve rural character of unincorporated areas’
 2. Tie between ‘Support policies that balance the needs of salmon with those of agricultural land preservation’ and ‘Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment’
 3. ‘Develop the workforce for behavioral health services’
 4. ‘Increase outreach by trained outreach providers’

¹⁸⁶ Link to [Snoqualmie Valley/NE King County Subarea Plan - Visioning/Scoping Kickoff Feedback Survey - PublicInput.com](#)

¹⁸⁷ Link to [King County, WA - Report Creation \(publicinput.com\)](#)

5. Tie between 'Increase access to senior housing tax relief programs' and 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
- 98024 (Fall City): 123 responses
 1. 'Preserve rural character of unincorporated areas'
 2. Tie between 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' and 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. 'Increase access to senior housing tax relief programs'
 4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. 'Develop the workforce for behavioral health services'
 - 98014 (Carnation): 88 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 3. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. 'Develop the workforce for behavioral health services'
 - 98019 (Duvall): 66 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 4. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 5. Tie between 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)' and 'Increase outreach by trained outreach providers'
 - 98065 (Snoqualmie): 39 responses
 1. 'Preserve rural character of unincorporated areas'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 4. 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)'
 5. Tie between 'Increase outreach by trained outreach providers' and 'Address out of pocket costs for behavioral health care'
 - 98027 (Issaquah): 30 responses
 1. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 2. 'Preserve rural character of unincorporated areas'

3. 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'
 4. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 5. Tie between 'Increase outreach by trained outreach providers' and 'Develop the workforce for behavioral health services'
- 98224 (Baring): 7 responses
 1. 'Address out of pocket costs for behavioral health care'
 2. 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment'
 3. Tie between 'Support policies that balance the needs of salmon with those of agricultural land preservation' and 'Continue to make investments in reducing greenhouse emissions countywide'
 4. Tie between 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland' and 'Increase the amount of permanent housing options'
 5. 'More options for midday, nights, and weekends'
 - 98288 (Skykomish): 7 responses
 1. 'Allocate resources to manage our risk of wildfires'
 2. 'Increase access to senior housing tax relief programs'
 3. Tie between 'Zoning changes to allow duplexes, triplexes, and ADU's' and 'Preserve rural character of unincorporated areas'
 4. 'More transit options to reach major employment centers during peak travel times (6-9 AM, 3-6 PM)'
 5. Tie between 5 initiatives
 - a. 3 from Behavioral Health
 - b. 1 from Transit
 - c. 1 from Zoning and Permitting
 - 98068 (Snoqualmie Pass): 3 responses
 1. 'Continue to make investments in reducing greenhouse emissions countywide'
 2. Tie between 3 initiatives
 - a. 'Reduce permit processing times'
 - b. 'Support policies that balance the needs of salmon with those of agricultural land preservation'
 - c. 'Create more housing with integrated services'
 3. Tie between 3 initiatives
 - a. 'Preserve rural character of unincorporated areas'
 - b. 'New flexible, on-demand options where I can book shared rides to destinations and public transit'
 - c. 'Zoning changes to allow duplexes, triplexes, and ADU's'
 - 98050 (Preston): 1 response
 - Initiatives they ranked as 1 (top priority)
 - 'Preserve rural character of unincorporated areas'
 - 'Enact stronger land use regulations that better protect rivers and streams and associated salmon habitat'
 - 'Enhance farmland preservation programs to provide greater incentive to landowners to protect farmland'

- 'New bus routes/options closer to where I live or work'
- 'Increase investment of public dollars in affordable housing units for people with lower incomes'
- 'Create more housing with integrated services'
- 'Address out of pocket costs for behavioral health care'
- 'Increase access / availability of support services like crisis centers, behavioral health, and substance use treatment '

DRAFT

This is the information compiled from the survey in tabular form:

Code	Response	North Bend	Fall City	Carnation	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoqualmie Pass	Preston	Count
E	Continue to make investments in reducing greenhouse gas emissions countywide							1		1		2
E	Allocate resources to manage our risk of wildfires								1			1
E/LU	Support policies that balance the needs of salmon with those of agricultural land preservation	1	1	1	1	1	1	1		1		8
E/LU	Enhance farmland preservation to provide greater incentive to landowners	1	1	1	1		1	1			1	7
H	Increase amount of permanent housing options							1				1
H/SU	Create more housing with integrated services									1		1

Code	Response	North Bend	Fall City	Carnation	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoqualmie Pass	Preston	Count
LU	Zoning changes to allow duplexes, triplexes and ADUs								1	1		2
LU/E	Stronger land use regulations to protect rivers streams and salmon habitat										1	1
LU/E/CR	Preserve rural character of unincorporated areas	1	1	1	1	1	1		1	1	1	9
SU	Increase access/availability of support services like crisis centers, behavioral health & substance use	1	1	1	1	1	1	1			1	8
SU	Develop the workforce for behavioral health services	1	1	1			1		1			5
SU	Increase outreach by trained outreach providers	1			1	1	1					4
SU	Increase access to senior housing tax relief	1	1						1			3

Code	Response	North Bend	Fall City	Carnation	Duvall	Snoqualmie	Issaquah	Baring	Skykomish	Snoqualmie Pass	Preston	Count
SU	Address out of pocket costs for behavioral health care					1		1			1	3
SU	increase outreach by trained outreach providers	1										1
SU	Reduce permitting process time									1		1
T	More transit options to reach major employment centers during peak travel times				1	1			1			3
T	New flexible on-demand services to book shared rides to destinations & transit									1		1

February 2023 Online Survey

From January 30 to February 24, 2023, the County managed a survey to solicit feedback on a draft vision statement, draft guiding principles, policy concepts, and map amendment concepts. The following bullets provide a summary of feedback received.

- Regarding the vision statement, people supported most portions of the statement, but some expressed doubts about the ability of the County to follow through with the vision.
- Responses regarding the guiding principles were mainly focused on the need to preserve and protect natural resources and maintain the rural character of the area.
- Regarding land use, responses indicated the desire to keep and enhance zoning for low density residential, along with requiring such things as neighborhood trail connections, impact fees, improved walking routes, and other compensations for development impacts.
- Housing feedback included the lack of desire for cluster developments, farmworker housing incentives, and retaining the small town feel of certain areas. Human services feedback in general supported all services, with a focus on mental health.
- Environmental comments included emphasizing the preservation and improvement of water resources, habitat, and protection of critical areas, as well as resilience to flooding and climate change.
- Parks and open space, comments suggest prioritization of rural character is important, along with improving, linking, and creating more multi-use trails, and addressing overcrowded trailheads.
- Transportation comments included addressing traffic and road conditions, improving non-motorized connections, reducing road closures for floods and creating more flood evacuation routes.
- Services and utility comments revolved around increasing resiliency to the electrical grid, protecting aquifer recharge areas and supporting small water districts.
- Economic development comments emphasized prioritizing local farms and farm product sales, and concerns with the increased traffic and crowding associated with tourism.

Results are available on the project Public Input website, and were used to finalize the vision, guiding principles, and scope.¹⁸⁸ The survey received 382 views, 47 participants, and 199 comments.

Online Interactive Maps for Community Feedback

The County used ArcGIS online maps to collect community input on two occasions. The first was to help gauge scoping items that were geographically specific. The second was used to communicate potential zoning and land use changes to gather community feedback.

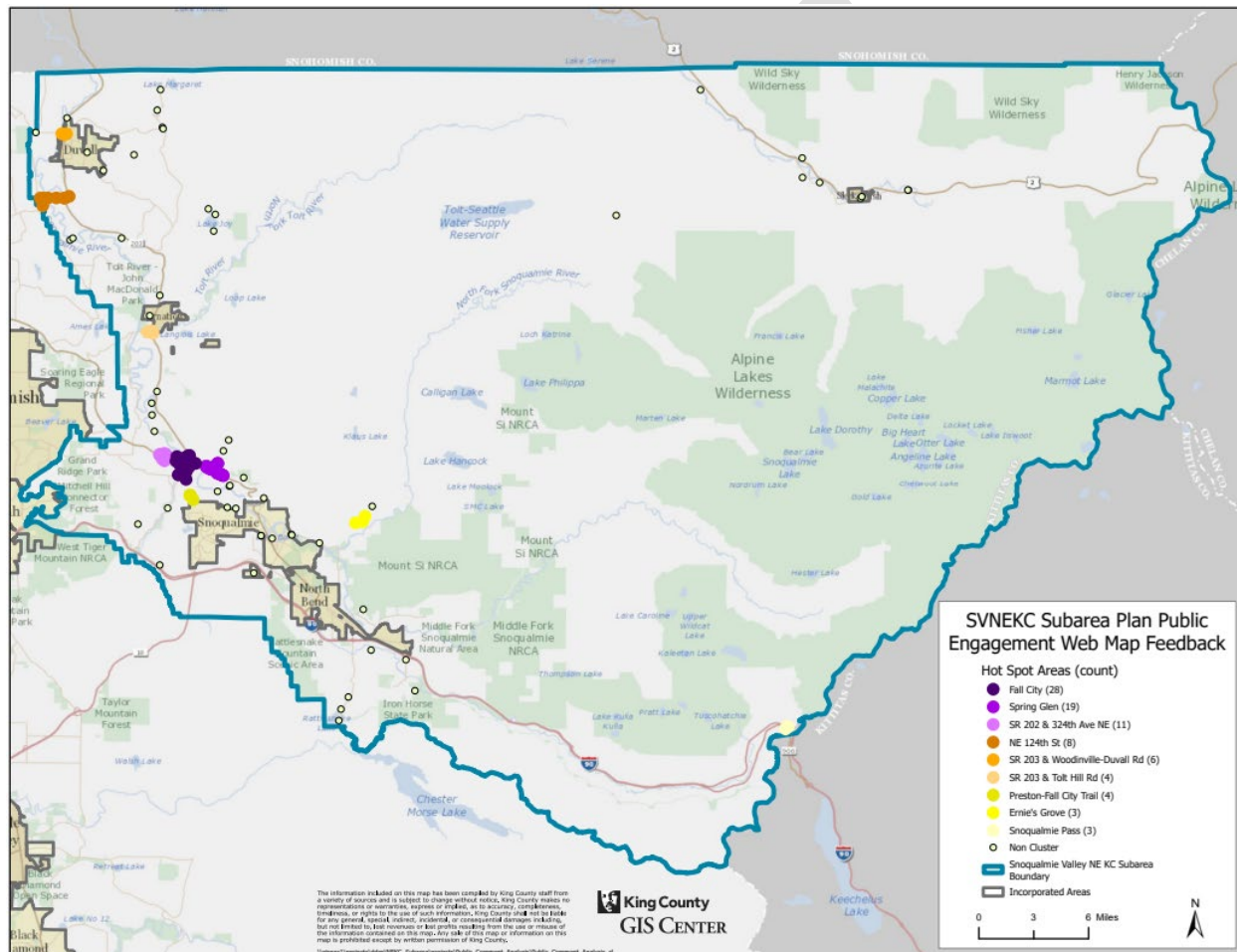
Interactive engagement web map for scoping

An interactive web map was created to solicit location-specific feedback from the community within the parameters of different scoping themes.¹⁸⁹ The map helped to further define what scoping topics to explore and where. The map was live from March 29 to August 4, 2022. During this time a community member voluntarily created a tutorial video to help instruct how to add feedback items to the map.

¹⁸⁸ Link to <https://publicinput.com/Report/ryixyv5jlg>

¹⁸⁹ Link to [Northeast King County Subarea Plan Scoping Feedback App \(arcgis.com\)](https://arcgis.com)

To explore patterns in this data, a variety of analysis tools were used to uncover clustered or hot spots areas of public comment feedback point locations. The analysis tools of Aggregate Points, Optimized Hot Spots, and Density Based Clustering were tested, and, in the end, it was the Density Based Clustering tool that provided the most meaningful results. This tool finds clusters of point features within surrounding noise based on their spatial distribution. For the clustering method a Defined Distance algorithm was used to find clusters of at least three points that were in proximity based on a specified search distance. Several search distances were tested with one half mile providing a balanced coalescence of points in the densest areas. Additionally, there weren't enough comments received for any of the comment categories to identify clusters within a single category. The below map shows where clusters were identified in the data:



The project leads and analysts initially set out to find clusters that combined location and topic, but it was found the dataset was not large enough to do so, so solely location was analyzed. Clusters were shown primarily around Fall City, with some smaller clusters found in the lower valley areas.

Representation at Community Events

Both Subarea Planners and Local Services staff as a whole spent time out in the community during events to help spread the word about the plan, gather feedback and encourage participation in the planning process. Events included but were not limited to:

- Si View Farmers Market in North Bend – August 25, 2022
- FCAA representing at the Fall City Night Out, sharing project flyers and King County contact
- Dam Be Ready Event on September 22 – flyers distributed
- Open House for Lower Frew Levee Setback project on October 22 – flyers distributed

Sources of Secondary Feedback

Some secondary feedback was used to help inform scoping. These studies included:

- Si View Metropolitan Parks District Community Interest and Opinion Survey Findings Report, June 2021¹⁹⁰
- A Supportive Community For All Community Needs Assessment, May 2019¹⁹¹
- Snoqualmie Valley Mobility Coalition 2022-2023 Work Plan¹⁹²
- Fall City Community Survey, September 2022¹⁹³

Tribal Engagement

Tribal engagement has been treated differently than engagement with the community as a whole. The Snoqualmie Tribe, Tulalip Tribes, and Muckleshoot Tribe are sovereign nations, and the County engages with them through government-to-government consultation. Deliberate effort has been made to address tribal needs as they apply to this plan, through direct dialog and coordination with internal departments at King County who address tribal issues such as fishing rights and access to ancestral lands.

SNOQUALMIE TRIBE

- Meetings on the following dates: July 20, 2021, as an introduction to the Subarea Plan; January 25, 2022, where the Tribe introduced the “Upper Snoqualmie Resilient River Corridor Management Plan.” June 1, 2022, during a DNRP annual meeting, August 31, 2022, for a meeting specific to the connection between the Subarea Plan and the Tribe’s Upper Snoqualmie Resilient River Corridor Management Plan, and March 8, 2023, for another DNRP annual meeting
- The conversation in the introductory meeting was geared toward future engagement with the Tribe and tribal members, what they anticipated we would hear from the community, and specific concerns to the Tribe. The Tribe stated they are on a different level than community interested parties as a sovereign nation, so tribal concerns which include land and sacred places need to be treated separately than engagement. This feedback supported King County approaches to date and bolstered this Plan’s approach to tribal issues; we have treated tribal concerns on a different plan than the community at large. For example, no questions in the subarea-wide surveys asked the public’s opinions on tribal issues, as they are not for the public to decide, but to be addressed directly with Tribes through consultation.
- After the initial meeting with the Snoqualmie Tribe, the majority of content discussed specific to the Plan revolved around the Tribe’s “Upper Snoqualmie Resilient River Corridor Management Plan” introduced to the County in January 2022 and released to

¹⁹⁰ Link to [Si View Metro Parks Community Interest and Opinion Survey Findings Report](#)

¹⁹¹ Link to [SCFA-FINAL-Needs-Assessment-2019_0812.pdf \(asupportivecommunityforall.org\)](#)

¹⁹² Link to [SVMC FY23 Work Plan FINAL.pdf \(cdn-website.com\)](#)

¹⁹³ A paper and online survey mailed and emailed by the Fall City Community Association September, 2022. Responses available upon request.

the public the following August.¹⁹⁴ The nexus with both plans is land use and zoning within the areas of focus for the Tribe's Plan. Geographic Information Systems (GIS) data for the Corridor Management Plan has been obtained and compared to existing zoning and land use to ensure no recommended changes within this Plan would negatively affect the Tribe's goals stated within their Plan and the terrestrial areas it covers.

- During the March 8, 2023, meeting discussion was made on policy concepts presented to the Tribal staff, specifically expanding the scope of a policy related to the environmental health of the Snoqualmie River, as well as discussion on the significance of architectural sites within Fall City and other areas in the subarea significant to the Snoqualmie Tribe

THE TULALIP TRIBES

- Meetings on the following dates: November 15, 2021, as an introduction to the Subarea Plan, March 15, 2022, as part of an annual meeting with DNRP, and March 7, 2023, as another annual meeting with DNRP.
- During these meetings the Tribe conveyed concerns with population growth and the effect it may have on treaty reserved resources. They are concerned with water processes and climate change and were interested in how the Plan could address these topics. They are also concerned with recreational use and development within the floodplain and how it relates to salmon habitat. A great concern of theirs is protection and preservation of salmon resources in the Snohomish Basin. Another concern of theirs is treaty-reserved resources in the uplands and access to them, specifically for gathering and hunting, and how overuse of recreation affects these treaty rights. They are concerned lands the Tulalip Tribes currently have access to may not be available in the future.

During the March 7, 2023, meeting the topic of further engagement with the Tribal Planning staff was discussed, as it was suggested by County staff during the initial meeting. It was felt by Tulalip Planning staff did not have the capacity to engage in this plan.

THE MUCKLESHOOT TRIBE

- The Muckleshoot Tribe was notified of this planning process twice, and that a small section of the planning area is within the Lake Sammamish Watershed, though no response was given.

Equity-focused Engagement

Connecting with subarea residents who have not traditionally engaged in community planning efforts was a priority throughout the planning process. The County's goal is to create a plan that reflects the needs of those traditionally not at the table. Planning staff went to lengths to connect with these communities with some success and some lessons learned.

Before creating connections for engagement with communities within the subarea, the County studied demographic data. When viewing the subarea population of approximately 26,000 as a whole, it is an area that is predominantly white (86 percent) compared with the rest of the county (60 percent), a higher household income (\$124,000 annually, versus \$103,000 countywide), and

¹⁹⁴ Link to [Upper Snoqualmie Resilient River Corridor Management Plan](#)

2 percent of the population has limited English proficiency (6 percent countywide). When exploring the population at a finer grain using Census Designated Places (CDPs), similar demographics were found, the exception being lower incomes in some areas - the most significant community with lower incomes is Baring with an annual median income of \$60,000 annually. Baring also has an older population (25 percent persons over 65 years old, versus 13 percent subarea-wide) and a population with a higher level of disabilities (18 percent, versus 8 percent subarea-wide) than the rest of the CSA.

The challenge with reaching community members in and around Baring is its remoteness. Flyers were posted in areas such as the Baring Store and the commercial area of Skykomish in both English and Spanish, and emails were sent to 95 individuals from a list provided by Councilmember Perry's office, but little input was received, and outreach strategies only yielded a handful of conversations.

Except for Baring, available data for the subarea did not reveal much in terms of specific locations where priority populations resided. To identify priority populations throughout the rest of the subarea, the County relied on connections with community-based organizations and existing connections within King County Local Services and Department of Natural Resources and Parks.

The County engaged several community-based organizations during the summer of 2021 to learn more about priority populations in the area, to connect with the individual community members directly, and to hear what service providers feel is needed most. The County contacted umbrella organizations such as the Snoqualmie Valley Mobility Coalition and A Supportive Community For All, as well as community-based organizations with more targeted services and populations, such as SeaMar, Hopelink, Encompass, and Empower Youth Network. These discussions opened opportunities to further reach priority populations such as connecting with multilanguage learning students at Mt Si High School.

The County contacted both the umbrella group the Snoqualmie Valley Mobility Coalition and the service provider Snoqualmie Valley Transit on several occasions regarding mobility in the subarea. The County attended monthly Snoqualmie Valley Mobility Coalition meetings, and the organization was used to spread the word on engagement opportunities. Several conversations between Amy Biggs, director of Snoqualmie Valley Transit, occurred throughout the planning process. Findings from these meetings and conversations, in addition to several letters of support for Snoqualmie Valley Transit provided to County staff show that there is a greater need for mobility services, to help people attend work, school, and use services available exclusively in the urban area such as medical appointments. Though the users of transit services were not contacted directly, much was gained by their service providers. WA policy has been created in the Transportation Chapter to address coordination between the County as a whole, Metro, and these services.

The County met with Empower Youth Network, specifically with Family Connection Coordinator Yareli Ruiz, in October 2021 to identify populations of concern that did not appear in demographic data. Yareli had insights into the local Spanish-speaking population and estimated it would be challenging connect with them. She described the population as generally hard to reach and not in one cohesive area and noted that the pandemic had made this worse. The community of Duvall Highlands was mentioned, but this community is within the City of Duvall. Yareli suggested connecting with the community-based organization SeaMar, the owners of the Carnation Ixtapa restaurant, and the new City Administrator of Carnation, Ana Cortez, who is of Salvadorian decent and becoming active in the Hispanic Community.

City Administrator Cortez also recommended the owners of the Carnation Ixtapa Restaurant, in addition to connecting with the owners of a Salvadorian bakery in Duvall named La Pasadita and a Facebook Group named “Foro Para La Comunidad Hispana de Carnation y Duvall”, a 63-member group representing the Hispanic community in and around Carnation and Duvall. County staff created a Facebook account to join this group and posted messages at engagement points in the plan (screenshot provided below) in hopes of gaining connections. The first message, on June 17, 2022, introduced the group to the Plan and how to participate. The second message on September 1, 2022, explained several opportunities to engage and how to find out more about the plan. A message will be sent informing the group of the public review period and asking to connect with individuals interested in providing feedback.

The owners of the Carnation Ixtapa Restaurant could not be reached via email, so County staff met them at the restaurant, distributed flyers in English and Spanish, and asked them to participate and encourage their family and friends to participate in the planning process. The County visited La Pasadita twice and gave flyers (in English and Spanish) to the owners’ son and asked him to encourage his friends and family to participate in the planning process. Flyers were also posted by County staff at the King County Public Health Eastgate Clinic in English and Spanish during both March and June of 2022.

County staff attended a social event at Mt Si Senior Center for Spanish-speaking seniors on May 9, 2022. The SeaMar program started 25 years ago and is designed for seniors who speak Spanish to talk to folks their age. The program also helps with transportation to medical appointments and other benefit assistance like social security and citizenship. In the subarea, SeaMar events take place in Carnation and North Bend. Highlights of these conversations are:

- Though many of the participants visited the subarea, none actually lived in it.
- According to the SeaMar facilitator at the event, this is the regular group that attends these events at Mt Si Senior Center, and SnoValley Senior Center.
- Three participants visited the subarea occasionally, who live in Issaquah and Issaquah Highlands. They are an elderly woman from Venezuela, an elderly woman from Mexico, and an elderly man from Ecuador. The Ecuadorian man has a daughter in Preston, but the planning team was unable to connect with the man afterward to receive their contact information.

Overall, the participants who visit the subarea appreciate the open space, safety, the climate, and social opportunities such as this event.

Though County Staff did not connect with Riverview School District Multilanguage Learning students prior to the public review period, teachers and administrators met in person with County staff on September 23, 2022. The purpose of the meeting was to both explore ways to engage with students and to hear their observations on the needs of the families of the students their program supports. A summary of the needs is as follows:

- Better transit options – families commute to Woodinville and Redmond but cannot afford gas; better information on available transportation options is needed; more transit options are needed.
- Flooding and the road network – families have limited mobility in the Valley during flood events.

- Internet and cellular service – gaps in cell phone service and internet service exist, such as Stillwater Elementary School; the school district had to give students hot spots during the pandemic.
- More affordable housing options – it is difficult for low-income families to find affordable housing; one example is a dairy farmer hurt his back and due to their inability to work they could no longer live at the farm, and it took them over a year to find a new home.
- Medical services – there are no urgent care facilities in Duvall, so families go to Redmond or Snoqualmie.
- Mental health services – mental health services are in huge demand for students currently. Elementary schools are better equipped for short-term mental health support, but it is the high schools that have the greatest need. The school district is currently contracting out mental health support to private counseling services, spending around \$300,000yr, but this is from COVID funds which will end.

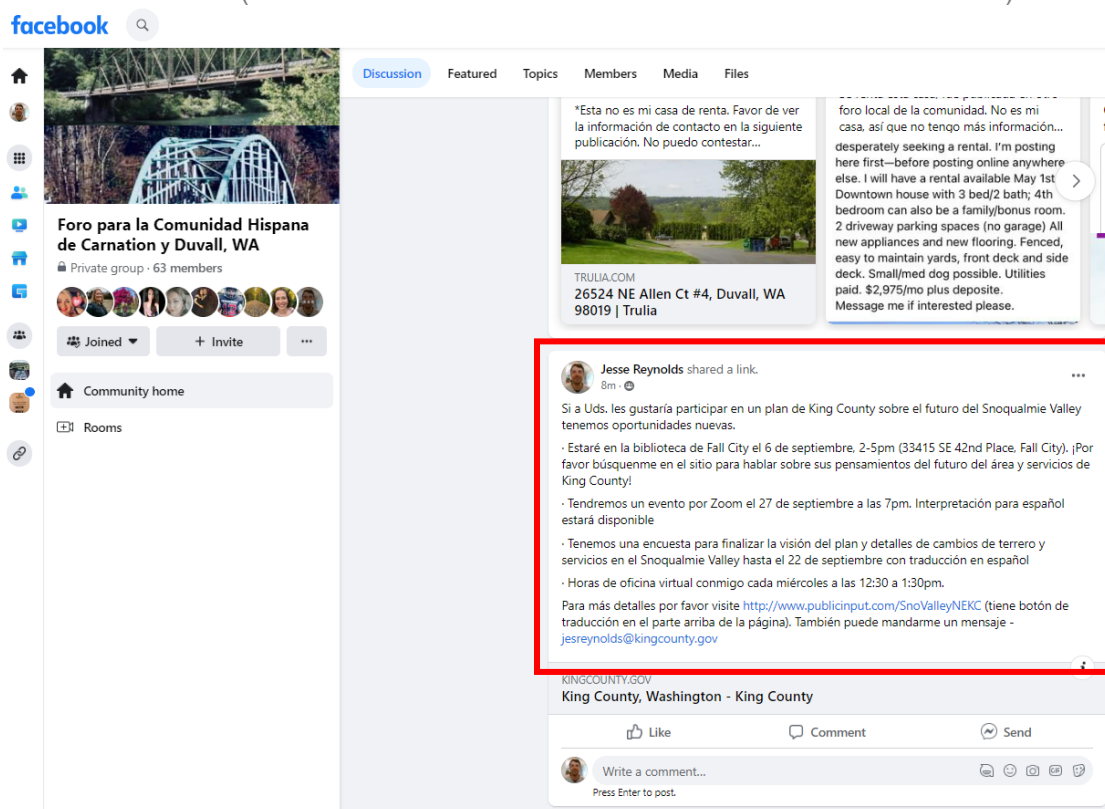
Farmers, organizations supporting the farming community, and King County Department of Natural Resources and Parks all shared that only a few farms within the Snoqualmie Valley have more than a couple migrant workers. One farm that has approximately 15 migrant workers, mostly from El Salvador through H-1 visas, is Full Circle Farms. County staff spoke with Full Circle Farms owner Andrew Stout at a Snoqualmie Valley Watershed Improvement District field event on June 3, 2022. Mr. Stout discussed the challenges of permitting temporary worker housing. Mr. Stout offered to connect the project lead with farmworkers, but the County team was unable to get ahold of him after the event as it was the middle of growing season.

The County recognizes there is more work to do to ensure perspectives of all subarea residents are reflected in the plan. During the public review process, County Staff will attempt to engage with a larger group of service providers and those who are a part of priority populations. This includes more efforts to reach Baring residents and the Hmong community that farms the Snoqualmie Valley, which were difficult to reach during the initial phases of engagement.

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(EXAMPLE POSTING ON HISPANIC COMMUNITY FACEBOOK GROUP)



Youth Engagement

Several communications were made by County staff to Snoqualmie Valley School District and Riverview School District administrators and staff, including both districts' multi-language learning administrators, Two Rivers Big Picture School (alternative high school in Snoqualmie), Empower Youth Network, and the Mt Si Metropolitan Parks District. These communications were an attempt to engage with youth and get their feedback. Though more touchpoints with the youth of the area would be desired prior to the public review period, the times that interactions were made proved to be valuable. County staff intend to have more robust and wide-reaching engagement with youth of the subarea to gain their thoughts during the public review period, so they can be addressed in the final plan.

SNOQUALMIE VALLEY YOUTH COUNCIL

One avenue for engaging with youth in the subarea was working with the Snoqualmie Valley Youth Council. The Council says of themselves Snoqualmie Valley Youth Council is a group of local middle and high school students that plan and participate in community events and service projects. Come meet new friends, have your voice heard, and help make a difference! Joining the group is free, and new students are welcome to join all school year. Past projects have included: Park pick-ups, SOCKtober donations, food drives, and senior tech nights.¹⁹⁵

On October 17, 2022, the County met with the Council. The round-table style-meeting included introductions and a visioning discussion. Each of the student participants had the opportunity to

¹⁹⁵ Description of the Snoqualmie Valley Youth Council provided by facilitator Zach Todd on October 17, 2022.

share their thoughts on their community and desires for the future. Students mentioned how they like the nature that surrounds them and the community in general, but in general were dissatisfied with the quantity and type of residential development occurring in the incorporated areas. Students also had a desire for greater opportunities and activities for folks their age in town and felt there could be more commercial options. In general, students felt they did not want their area to change much in the next twenty years.

- June 5, 2023, meeting placeholder (for reviewing public review draft)
- Placeholder for findings from February 2023 meeting

MOUNT SI HIGH SCHOOL MULTI-LANGUAGE LEARNER CLASSROOM – November 7, 2022

County staff came to a scheduled multi-language learning class to speak directly with youth about the planning effort. The teacher said that when they introduced the activity to the students, the students were shocked that the County wanted their opinion. This gives even more reason to engage those who are BIPOC, immigrant, or both. Not only should their opinion be heard, they should feel that it is important. Students voiced a desire for more amenities in their area, such as places to hang out, activities to participate in, and more commercial options that fit their culture.

TWO RIVERS BIG PICTURE SCHOOL

The County tried creating internships for three students, but due to human resources and contracting complications official internships were not possible. Instead, these students volunteered to spread the word and collect feedback. Two Rivers Big Picture School have been contacted.

Summary of Feedback and How It Translated to Plan Scope

The following tables summarize the feedback staff have received to date. The feedback is grouped into themes and there are notes on whether it was included in the Subarea Plan, and why. The sources of input include everything from formal online surveys to individual discussions with community members. The tables are organized by topic and cover the primary feedback received.

LAND USE FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
Preserve rural character of the communities and limit growth to levels that support local families and businesses, in Fall City and Preston, as well as other areas.	Policies for both Fall City Rural Town and Preston encouraging zoning to continue reflecting character and scale.	Preservation of rural character is an issue for all rural areas in the County addressed in the <i>Comprehensive Plan</i> , though zoning and land use designations certain communities within the subarea have unique characteristics requiring specific policies.
Requested attention to Snoqualmie Pass as a community and popular regional recreation destination, including better	Policy addressing intergovernmental coordination at Snoqualmie Pass, and recognition of	Included.

Topic	How Addressed	Reason for Not or Partially Including
coordination with other governments.	community character and regional role.	
Lack of affordable housing needs to be addressed.	Limited zoning map amendment to allow workforce housing at Snoqualmie Pass.	Aside from Rural Towns, per the <i>Comprehensive Plan</i> and GMA, limited residential density increases are allowed in rural areas.
New development should be mindful of natural hazards and limit environmental impacts.	Not included.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code.
Preservation of views and natural amenities enjoyed by everyone, including view corridors along scenic byways.	A policy to protect view corridors on scenic byways.	Preservation of views and natural areas in all rural and resource lands in the County addressed in the <i>Comprehensive Plan</i> , though scenic byways are unique to the subarea.
Support to agriculture by protecting farmland, improving drainage, continuing the Fish, Farm, Flood Initiative.	Not Included.	Because of the intricately linked and interrelated policies within the <i>Comprehensive Plan</i> , and to avoid potential contradiction and confusion, all FFF policies will be in the <i>Comprehensive Plan</i> . This includes both unincorporated-wide and Snoqualmie Valley-specific issues. This will help maintain the context and history in a single plan document.

HOUSING AND HUMAN SERVICES FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
Maintenance of rural character through limiting residential development.	Maintained existing residential zoning designations in rural areas.	Included.
Lack of affordable housing needs to be addressed for young people to stay in the subarea. Affordable housing located next services for seniors.	Policy supporting coordination with Valley cities to increase affordable housing within incorporated areas to support local population and protecting adjacent resource lands.	Included.
Snoqualmie Pass needs for housing that can support the unique	Policy supporting local workforce housing at Snoqualmie Pass through	Included.

Topic	How Addressed	Reason for Not or Partially Including
nature of its amenities, voicing a desire for more accommodations for the local workforce through zoning allowances.	various programs and incentives.	
Mental health services remain a long-standing issue in the valley with little improvements having been made over the last 10-20 years. More behavioral and mental health services and facilities access us desired, including better transportation options to such facilities.	Supportive policies are limited to what is described below for seniors and youth in existing facilities.	This is an issue that is not unique to the subarea, hence addressed in the <i>Comprehensive Plan</i> policies and through existing code. Also, creation of new facilities are limited because this subarea is rural, where the GMA and <i>Comprehensive Plan</i> focus development and services in urban areas.
More support for youth mental health services at schools.	Policy supporting increased availability of behavioral and mental health services for youth within school facilities by partnering with school districts and human service providers.	Included.
Better access for seniors in the subarea to services and programs.	Policy supporting partnership with senior service providers in the subarea to coordinate access to programs that support the mental and physical health of seniors in the subarea.	Included.

ENVIRONMENT FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
Protection of the subarea's forests, rivers, lakes, agricultural valleys and open spaces.	Not Included.	Protection of the mentioned natural amenities is a concern and priority in all unincorporated areas and is covered in the <i>Comprehensive Plan</i> .
Continued efforts toward salmon recovery and upholding tribal treaty rights.	Support opportunities to restore the Snoqualmie River watershed to better ameliorate high water temperatures.	Salmon recovery and upholding treaty rights are topics that cover all unincorporated areas of the County that include salmon habitat. Water temperature issues are unique to the subarea.
Resilience to extreme flooding and other hazards exacerbated by climate change, increasing agricultural resilience.	<p>A policy to support increased transportation resiliency during flooding, specifically for roads that cross the Snoqualmie Valley.</p> <p>A policy supporting assistance to Snoqualmie Valley cities in developing long-term solutions and implementing programs to reduce flood and channel migration risk.</p>	<p>Flooding and climate change related concerns are in many unincorporated areas of the County and covered in the <i>Comprehensive Plan</i>.</p> <p>Transportation across the Snoqualmie Valley during flood events is considered a unique issue to this subarea. The river-related hazards that are posed to the Valley Cities are considered unique to the subarea as well.</p>
Wildfire resilience and allocating resources for managing wildfires.	Not included.	Wildfire resilience and preparation is a concern and priority in all unincorporated areas that have wildland urban interface. All policies related to wildfires are in the <i>Comprehensive Plan</i> .

PARKS AND OPEN SPACE FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
Greater access to natural lands and attention to trailhead crowding.	Support efforts between, local, state and federal agencies on plans to address overcrowded trailheads on the I-90 and US Highway 2 corridors.	Included.
Greater connections to regional trails.	Not included.	The goal to have a connected regional trail system is a goal countywide and is supported through policy in the <i>Comprehensive Plan</i> .
Increased recreational facilities to accommodate both residents and a substantial number of visitors in Fall City and at Snoqualmie Pass during certain periods of the year.	Encourage partnership opportunities with the Fall City Metropolitan Parks District, community-based organizations, and private entities to provide and manage, and maintain community facilities and gathering spaces in Fall City.	Increased recreational use is seen as an issue in areas beyond the subarea and is addressed in <i>Comprehensive Plan</i> policy.
Increased recreational programming for children and teens.	Policy that fortifies coordination with metropolitan parks districts regarding recreation programming.	Included.
More parks, playgrounds and other recreational facilities for community members.	Not included.	The topic of more recreation facilities and opportunities for community members is a topic that covers many unincorporated issues and has supportive policies in the <i>Comprehensive Plan</i> .
Preservation of historic landmarks and cultural resources.	Not included.	Preservation of historic landmarks and cultural resources is an issue for all unincorporated issues and is covered in the <i>Comprehensive Plan</i> .
Strengthened partnerships and increased coordination with the Snoqualmie Tribe and Tulalip Tribes.	Not included.	Strengthened partnerships and increased coordination with tribes is a goal that spans all unincorporated area and is covered in the <i>Comprehensive Plan</i> .

TRANSPORTATION FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
The desire for increased active transportation infrastructure, such as bike lanes, shoulders that can accommodate walking and rolling, and sidewalks in areas where pedestrian traffic is high, such as around schools.	A policy to address sidewalk gaps in the Fall City Business District.	Apart from the Rural Towns, active transportation infrastructure is not included in the County Road Standards, nor is considered a rural level of service. The regional trail system is covered in the <i>Comprehensive Plan</i> .
Desire for road improvements and enhanced maintenance of roadways and bridges.	A policy to support safety improvements to State Route 906 to better serve area residents and visitors. Coordinate and work with Washington State Department of Transportation and nearby community members on the study and implementation of safety and active transportation improvements.	Aside from the unique situation on the State Routes 202 and 906 the need to improve roadway safety is recognized for all unincorporated areas. Because this is a rural area, the ability to enhance roadways and bridges is limited to that of rural level services.
Concerns about traffic congestion along commuting routes to the urban areas during the week, and in areas that see weekend recreational users.	Not Included.	Traffic circulation from residential communities in the rural area to urban areas during the week is an issue in many unincorporated areas and is addressed in the <i>Comprehensive Plan</i> .
Desire for more transit options in the Snoqualmie Valley, and options for transit along SR 18 to South King County.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Transit-related services must be in alignment with Metro Transit Service Guidelines and be at a rural level of service.
Increased mobility options for seniors, youth, and disabled persons.	A policy to work with communities in the subarea on mobility solutions that meet their needs.	Included.

SERVICES AND UTILITIES FEEDBACK SUMMARY TABLE

Topic	How Addressed	Reason for Not or Partially Including
Internet access and availability and quality needs to be improved to better connect the area.	A policy on working with service providers that serve the subarea to improve affordability, coverage and quality of internet for those who are unserved or underserved.	Included.
Utilities in areas that see large numbers of weekend visitors such as Snoqualmie Pass see stresses on services such as power and emergency services.	<p>A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions.</p> <p>A policy in the Land Use Chapter addressing intergovernmental coordination at Snoqualmie Pass, and recognition of community character and regional role.</p>	Emergency services is not a topic covered in King County's <i>Comprehensive Plan</i> , though coordination among agencies regarding emergency services is occurring presently.
More resilience to the power grid is needed to alleviate chronic outages.	A policy to support utilities in maintaining a reliable electric grid to reduce power outages during storm conditions.	Included.
Garbage service is an issue with wildlife. Better access to the dump as King County residents is needed.	Not Included.	Garbage issues are seen as an acute issue, not that of a long-range policy, and they are also seen as an issue for all rural areas. Comments regarding garbage service and wildlife were shared with the King County Solid Waste Division. Solid waste service-related policies are covered in the <i>Comprehensive Plan</i> .
The Fall City business district's new large onsite septic system should not be a tool to expand development and should only be for the business district.	A policy regarding the limitation of the Fall City business district to only serve those in the business district.	Included.

ECONOMIC DEVELOPMENT FEEDBACK SUMMARY TABLE

Topic	Where Included	Reason for Not or Partially Including
Desire to preserve resource-based economies of the subarea.	Not Included.	Supporting resource-based economies is an issue in all rural areas of the County and is supported through policy within the <i>Comprehensive Plan</i> .
Economically sustainable and viable community which supports farms through more agricultural tourism and protecting against the threats posed by climate change and flooding.	<p>A policy to consider ways agritourism can support the resilience of farms at levels appropriate for the Snoqualmie Valley Agricultural District.</p> <p>A policy that supports connecting communities adjacent to the Snoqualmie Valley Agricultural Production District to local farms to help support the farms and local economies.</p>	The issue of flooding specific to farms is covered through <i>Comprehensive Plan</i> policies and functional plans under the <i>Comprehensive Plan</i> such as the Flood Hazard Management Plan.
Desire to support and enhance recreation opportunities and support businesses and organizations in the subarea.	A policy to support outdoor recreation and tourism that encourages local employment and does not harm the environment, through partnerships with agencies, municipalities, and organizations.	Included.
Desired support to existing local businesses, and retention of the existing size and scale of commercial areas.	A policy to support local businesses that are unique to the Snoqualmie Valley and Northeast King County and that leverage the natural beauty and resources of the area, through things such as technical assistance.	Included.
Desire to limit growth and retain rural character.	A policy to focus non-resource-based economic growth in the existing commercial areas, where local businesses that	Included.

	serve the community are supported.	
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ZONING AND LAND USE MAP-RELATED FEEDBACK SUMMARY TABLE

Topic	Where Included	Reason for Not or Partially Including
Retention of rural character subarea-wide.	Included through retention of existing zoning patterns and intensities.	Included.
Preservation of open space/natural lands subarea-wide.	The designation parcels acquired for the King County Open Space System as open space land use. Add native vegetative buffers to the parcels adjacent to the I-90 and SR 18 Interchange and I-90 at Snoqualmie Pass.	Included.
Preserve existing form and character of Fall City Rural Town and Preston area.	The update of development conditions within Preston to help retain current use, scale and character.	Included.
Need to update Fall City Business District Zoning Overlay to reflect current needs.	Retention of Fall City Business District size and scale, with slight adjustments to reflect changes since last update.	Included.
Adjust Fall City residential zoning to fit size and scale of current community.	Adjust zoning code to limit densities allowed for Fall City residential subdivisions.	Included.

Greater options for affordable housing, where appropriate.	Expand the Alternative Housing Demonstration Ordinance to include Snoqualmie Pass, allowing for congregate housing for seasonal workers.	Included.
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Community Engagement Lessons Learned

This section has been written prior to the public review period as a point of reflection on engagement to date. As the first plan for a rural area under a new subarea planning program this was an exploratory engagement effort with lessons learned. County staff plan to address these edits in the public review period, as outlined below. Notes are also made on how rural subarea plan engagement could be improved in the future

Lessons Learned Prior to the Public Review Period (pre-June 2023)

There were many challenges engaging with priority populations during this planning process. The nature of unincorporated rural areas leads to decentralized residences and often no cohesive groups, the exceptions in this subarea being the Rural Towns of Fall City and Snoqualmie Pass. Addressing individual communities through a subarea as large as this one is challenging. The decentralized nature of these communities and the presence of a pandemic is why virtual engagement was relied upon primarily. In-person visits to areas were still used to augment virtual presence, as not all have access to a computer or phone or have the time to join a virtual meeting.

Challenges existed finding inroads with the priority populations of this subarea. Various reasons for this difficulty were theorized in conversations with community service providers, including potential fear of government, time for engagement, or that groups are fragmented across a large geography. One global challenge for this subarea is separating unincorporated residents from those who live in the cities within the Snoqualmie Valley or adjacent cities. This was difficult for immigrant and BIPOC groups. Occasionally a group would be identified along with their needs, and County staff would later find out the community is in an incorporated area, for example the Spanish-speaking community in the Duvall Highlands.

One lesson learned from this planning process is the general difficulty in getting face-to-face contact with priority populations in general. As mentioned above, many may not be willing to speak with the government, and others may not have the time. Through engagement, the County found an effective strategy for learning about the needs of priority populations is to speak with service providers, as was mentioned several times during the Mobility and Human Services Focus Group for this planning effort. Through their services, the providers hear the needs of the groups that may not be willing or able to speak with County staff. One particularly successful conversation was with the Multi-Language Learning Administrators for the Riverview School District. They were able to convey issues and needs at a school district-wide level, including issues exacerbated by the COVID-19 pandemic, such as mental health issues and lack of access to quality internet, both topics are proposed policies in this plan.

Lessons were learned through engagement with community groups, specifically the Fall City Community Association (FCCA) and Snoqualmie Pass Community Association (SPCA). County staff partnered with them to organize events to hear feedback from their members. Overall, this

was a great success, though some sacrifices were made. The FCCA is a very mature and organized group, and often was ahead of the process in terms of engagement, which was very helpful to County staff. The FCCA formed a “Subarea Stewards” group that met weekly for over a year before focus groups were created and engaged for this plan. Some community members approached County staff individually and said this group was not wholly representative of the community. At times the group would produce engagement tools which did not align with the scope and process of the Subarea Plan, for example, a survey posited as a “Fall City Subarea Plan” survey, though no County staff were consulted, nor does a Fall City Subarea Plan exist.

The SPCA, though a community association for a Rural Town much like Fall City, is different in terms of maturity. The group officially elected board members in March 2023 and was in the process of being formed during much of the Subarea Plan engagement. County staff helped the community leads leverage the planning process to garner support to form the group while receiving community feedback, which was largely successful. The SPCA hosted an in-person focus group event and broadcasted engagement opportunities on their Facebook group. One difficulty during the formation of the group was the delay of meetings, as the now elected board members were balancing the creation of an association with this plan and their professional and personal lives. Another issue that arose is the fact that Snoqualmie Pass is in two counties, and the SPCA does not distinguish between King and Kittitas County residents. Many of the issues presented and discussed in the group meetings were related to things on the Kittitas County side of the border, which at times was difficult to separate, but also an advantage as it helped support the idea and now policy of more coordination with Kittitas County for Snoqualmie Pass issues.

One other lesson learned is a matter of engagement equity, in terms of attempting to balance the voices heard throughout a geographically large area. During a large portion of the engagement process, County staff primarily heard from community members of Fall City, and their local issues. County staff had a very hard time reaching residents of the unincorporated areas surrounding Skykomish. When examining CDPs, it was found that the Fall City CDP has a higher median income and better health outcomes than the Baring CDP, which has the lowest median income and highest percentage of people with disabilities out of all the CDPs. This shows that more efforts need to take place when engaging areas with more needs.

How Lessons Learned Will be Used to Improved Overall Engagement

County staff are using these lessons learned to create and execute a more robust engagement effort during the public review period of this subarea plan. To reach a wider audience, specifically priority populations, the following tactics are being employed:

- Postcard mailers sent to every residence within the subarea
- More physical presence at events
- Using the contacts gained through engaging with school district staff to connect with youth
- Further relying on human service providers as amplifiers for priority populations in the subarea

Postcards with information on the Subarea Plan, dates for engagement, ways to provide feedback, and informational text in Spanish and Mandarin will arrive in the mailboxes of every residence in the subarea at the beginning of the public review period. This will help reach those who may not regularly have access or use the internet, and those who generally are not associated with groups who may have contact with County staff. The goal is a more robust and diverse group of community members providing feedback.

Plans are being made to have more presence at community events during the public review period. This will be easier than in the past because there are no longer COVID restrictions for County employees. Also, the public review period falls during a time of both generally nicer weather in the area and community events in the subarea. County staff will have official booths at some events, and at others will attend and hand out flyers. Flyers will also be distributed to more locations throughout the subarea for farther reach.

The County will further engage with human service providers through the Mobility and Human Services Focus Group, and through individual conversations. Conversations will explore how the public review draft addresses needs specific to service providers' communities, how it could be improved, and how County staff could further engage directly with priority populations. The list of community service providers that will be engaged has been expanded from earlier phases to cast a wider net to priority populations.

Much effort was made during prior engagement phases contacting school administrators to find out who are the best representatives and what are the best avenues to engage youth and explore their needs. These contacts have been made and school districts will be contacted to both hear from administrators and teachers how the public review draft addresses the need of the students and their families.

The County will continue to partner with both the FCCA and SPCA. There is now one County employee who is dedicated solely to being the engagement lead with the FCCA, which will help with coordinating engagement, improving messaging, and gaining feedback directly from community members. Now that the SPCA has an elected board, County staff has a body of community representatives to coordinate with regarding both engaging the larger community and specific needs that can be addressed in this plan. A monthly meeting has been set for the SPCA months prior to the public review period where engagement planning begins.

How Overall Improvements Could be Made to Rural Subarea Plan Engagement

Engagement on long-range planning efforts is unique in unincorporated rural areas when compared to cities and urban unincorporated lands. The physical separation of individuals, families, and communities is a natural state of rural areas and proves difficult for cohesive engagement and messaging. Specific approaches and messaging may help improve engagement with priority populations and rural subarea community members at large.

School districts could be leveraged to a greater degree at the beginning of the planning process to have a greater reach to families and youth. Sending out a mailer to all residences and businesses at the beginning of the planning process could be valuable, in addition to mailers sent at the beginning of a public review period for a draft plan. More effort at the beginning to expand existing networks and create a larger engagement list in general could be of value. Lack of awareness is not the only reason people do not share feedback. For some community members, there are significant barriers to participation, as noted above. A paid community advisory group that represents various priority populations could help amplify engagement opportunities and provide a more equitable strategy by increasing the amount of feedback received from those who are not usually at the table.

Specific messaging for rural subarea plans could help educate community members understand what a subarea plan for an unincorporated rural area contains. Better emphasis of both the subject matter and time horizons could help channel feedback, i.e., aspirational policies with 20-year time horizons and zoning and land use changes. Delineating what areas are incorporated and what are not could help community members understand if they are an unincorporated

resident affecting by the planning process, or if they live in a city and should focus on planning efforts from another government. Finally, emphasizing what can and cannot be done in terms of the rural level of services a County is required to maintain under the GMA would help both educate the public on what can be done within these plans, and help focus the feedback given on comments that can be change agents to government services.

DOCUMENTED MEETINGS – JUNE 2021 TO APRIL 2023

Date	Organization	Type	Format
6/23/2021	Snoqualmie Valley Planning Committee	Local Government	Virtual
6/29/2021	Fall City Community Organization	Residents	Virtual
6/30/2021	Kittitas County	Local Government	Virtual
7/1/2021	Skykomish Mayor	Elected Official	In-Person
7/2/2021	Private Landowner		In-Person
7/20/2021	City of Snoqualmie	Local Government	Virtual
7/20/2021	Snoqualmie Tribe	Tribal	Virtual
7/28/2021	City of Carnation	Local Government	Virtual
8/3/2021	Chelan County	Local Government	Virtual
8/11/2021	City of Sammamish	Local Government	Virtual
8/11/2021	City of North Bend	Local Government	Virtual
8/12/2021	City of Issaquah	Local Government	Virtual
8/13/2021	Snoqualmie Valley Mobility Coalition	Community Based Org	Virtual
8/30/2021	Snohomish County	Local Government	Virtual
9/13/2021	DNRP Sno/Sky Coordination Team	Local Government	Virtual
9/16/2021	Stevens Pass Ski Area	Business	Virtual
9/16/2021	Snoqualmie Pass Community Group	Community Based Org	Virtual
9/21/2021	Kittitas County	Local Government	Virtual
9/27/2021	Fall City Community Association	Residents	Virtual
9/29/2021	Fall City Metropolitan Parks District	Community Based Org	In-Person
10/1/2021	Evolution Projects development group	Business	Virtual
10/5/2021	Fall City Community Association	Residents	Virtual
10/11/2021	Fall City Community Association	Residents	Virtual
10/13/2021	Farm Fish Flood Initiative 2021 Retreat	Coalition/Hybrid	Virtual
10/13/2021	Empower Youth Network	Community Based Org	Virtual
10/25/2021	Fall City Community Association	Residents	Virtual
10/26/2021	Agricultural Community Representatives	Community Based Org	Virtual
11/12/2021	City of Duvall	Local Government	Virtual
11/15/2021	Tulalip Tribes	Tribal	Virtual

Date	Organization	Type	Format
12/6/2021	Business Impacts Northwest	Community Based Org	Virtual
12/6/2021	City of Carnation City Administrator	Local Government	Virtual
1/4/2022	Mountains to Sound Greenway, unincorporated stakeholders	Community Based Org	Virtual
1/19/2022	Si View Metro Parks District	Community Based Org	Virtual
1/25/2022	Snoqualmie Tribe	Tribal	Virtual
3/10/2022	Office of CM Perry	Elected Official	Virtual
3/15/2022	Tulalip Tribes	Tribal	Virtual
3/17/2022	Snoqualmie Valley Transit	Community Based Org	Phone Call
3/21/2022	Fall City Community Association	Community Based Org	Virtual
3/22/2022	A Supportive Community For All	Community Based Org	Virtual
3/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
3/26/2022	Local Services Town Hall	Residents	Virtual
4/6/2022	Empower Youth Network	Community Based Org	Virtual
4/6/2022	Encompass Northwest	Community Based Org	Virtual
4/6/2022	Office of Rep. DelBene	Elected Official	Virtual
4/15/2022	Snoqualmie Valley Preservation Alliance	Community Based Org	Virtual
4/18/2022	Snoqualmie Valley Human Service Coalition	Community Based Org	Virtual
4/18/2022	Fall City Subarea Stewards	Residents	Virtual
4/19/2022	Snoqualmie Valley Chamber	Community Based Org	Phone Call
4/19/2022	Hopelink	Community Based Org	Virtual
4/28/2022	Snoqualmie Pass Community Group	Residents	Virtual
5/2/2022	Fall City Subarea Stewards	Residents	Virtual
5/3/2022	Fall City Community Association	Residents	Virtual
5/9/2022	SnoValley Chamber of Commerce	Community Based Org	In-Person and Driving Tour
5/9/2022	SeaMar Spanish-speaking Senior Event	Residents	In-Person at Mt Si Senior Center
5/16/2022	Snoqualmie Valley Human Services Coalition	Community Based Org	Virtual
5/16/2022	Fall City Subarea Stewards	Residents	Virtual
5/18/2022	Snoqualmie Valley Governments Association	Local Government	In-Person at Mt Si Senior Center
5/24/2022	Subarea Plan Kickoff Meeting	Residents	Virtual
5/26/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/1/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/1/2022	Snoqualmie Tribe	Tribal	Virtual
6/3/2022	Local Roots Farm	Business	In-Person

Date	Organization	Type	Format
6/3/2022	Snoqualmie Valley Watershed Improvement District	Community Based Org	In-Person/Tour
6/3/2022	Snoqualmie Valley Mobility Coalition	Community Based Org	Virtual
6/6/2022	Summit at Snoqualmie Ski Area	Business	Virtual
6/7/2022	Carnation Farms	Business	Virtual
6/7/2022	Fall City Community Association	Residents	Virtual
6/10/2022	Ixtapa Carnation	Business	In-Person
6/10/2022	La Pasadita Duvall	Business	In-Person
6/10/2022	Snoqualmie Pass Community Group	Residents	In-Person
6/16/2022	City of Issaquah	Local Government	Virtual
6/16/2022	City of Sammamish	Local Government	Virtual
6/17/2022	Town of Skykomish	Local Government	Virtual
6/17/2022	City of Duvall	Local Government	Virtual
6/23/2022	City of Carnation	Local Government	Virtual
6/23/2022	Snoqualmie Pass Community Group	Residents	Virtual
6/27/2022	City of North Bend	Local Government	Virtual
6/30/2022	City of Snoqualmie	Local Government	Virtual
6/30/2022	Kittitas County	Local Government	Virtual
6/30/2022	Snohomish County	Local Government	Virtual
7/5/2022	Fall City Community Association	Residents	Virtual
7/11/2022	Snoqualmie Valley School District	Public School	Virtual
7/14/2022	Snoqualmie Valley Agricultural Commission	Residents	Virtual
8/25/2022	North Bend Farmers Market	Residents	In-Person
8/29/2022	Unincorporated Carnation/Duvall Residents	Residents	Virtual
8/30/2022	Preston/Mitchell Hill Residents	Residents	Virtual
8/31/2022	Snoqualmie Tribe	Tribal	Virtual
9/2/2022	Interview with residents of Unincorporated Skykomish	Residents	Virtual
9/6/2022	Fall City Library Office Hours	Residents	In-Person
9/6/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
9/7/2022	Weekly Virtual Office Hours	Residents	Virtual
9/12/2022	Unincorporated North Bend/Snoqualmie Residents	Residents	Virtual
9/13/2022	Snoqualmie Pass Community Group	Residents	Virtual
9/14/2022	Weekly Virtual Office Hours	Residents	Virtual
9/16/2022	Mobility and Human Services Representatives	Community Based Org	Virtual

Date	Organization	Type	Format
9/19/2022	Agricultural Community Representatives	Residents	Virtual
9/19/2022	Fall City Community Association	Residents	Virtual
9/20/2022	Live Radio Interview with Heather Stark, Valley 104.9	Residents	Recording for Live Radio
9/21/2022	Weekly Virtual Office Hours	Residents	Virtual
9/22/2022	Snoqualmie Pass Community core group	Residents	Virtual
9/27/2022	Community-wide Zoom Event	Residents	Virtual
9/28/2022	Weekly Virtual Office Hours	Residents	Virtual
9/29/2022	Riverview School District Multi-Language Learning leads	Public School	In-Person
9/29/2022	Fall City Community Member	Residents	In-Person
9/29/2022	Snoqualmie Pass Focus Group	Residents	In-Person
10/3/2022	Si View Metro Parks District	Residents	Virtual
10/4/2022	Fall City Community Association Monthly Meeting	Residents	Virtual
10/5/2022	Weekly Virtual Office Hours	Residents	Virtual
10/12/2022	Weekly Virtual Office Hours	Residents	Virtual
10/17/2022	Snoqualmie Valley Youth Council (Si View Metro Parks)	Residents	In-Person at Si View Parks Headquarters
10/18/2022	Mountains to Sound Greenway Trust	Community Based Org	Virtual
10/19/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	Weekly Virtual Office Hours	Residents	Virtual
10/26/2022	WA State DOT	Government	Virtual
11/1/2022	WA State DNR	Government	Virtual
11/2/2022	Weekly Virtual Office Hours	Residents	Virtual
11/7/2022	Mt Si High School Multi-Language Learning Program	Residents	In-Person During a Class
11/9/2022	Weekly Virtual Office Hours	Residents	Virtual
11/9/2022	Puget Sound Energy	Utility	Virtual
11/16/2022	Weekly Virtual Office Hours	Residents	Virtual
11/16/2022	Snoqualmie Pass Water/Wastewater Utility	Utility	Virtual
11/23/2022	Weekly Virtual Office Hours	Residents	Virtual
12/6/2022	FCCA Monthly Meeting	Residents	Virtual
12/8/2022	Biweekly Meeting with CM Perry	Council	Virtual
1/3/2023	FCCA Monthly Meeting	Residents	Virtual
1/4/2023	Biweekly Meeting with CM Perry	Council	Virtual
2/2/2023	Biweekly Meeting with CM Perry	Council	Virtual
2/7/2023	FCCA Monthly Meeting	Residents	Virtual

Date	Organization	Type	Format
2/9/2023	Meeting with past and current FCCA presidents	Residents	Virtual
2/13/2023	Focus Group Meeting 2 - Mobility & Human Services	Community Based Orgs	Virtual
2/13/2023	Focus Group Meeting 2 - Fall Cities	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Agriculture	Residents/CBOs/Businesses	Virtual
2/22/2023	Focus Group Meeting 2 - Preston/Mitchell Hill	Residents	Virtual
2/22/2023	Focus Group Meeting 2 - Unincorporated Carnation/Duvall	Residents	Virtual
2/23/2023	Focus Group Meeting 2 - Snoqualmie Pass	Residents	Virtual
2/24/2023	Focus Group Meeting 2 - Unincorporated North Bend/Snoqualmie	Residents	Virtual
2/28/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Weekly Virtual Office Hours	Residents	Virtual
3/7/2023	Annual Update - Tulalip Tribes	Tribe	Virtual
3/7/2023	FCCA Monthly Meeting	Residents	Virtual
3/8/2023	Annual Update - Snoqualmie Tribe	Tribe	Virtual
3/14/2023	Weekly Virtual Office Hours	Residents	Virtual
3/14/2023	Kittitas County SR906 meeting	Intergovernmental	Virtual
3/17/2023	Snoqualmie Pass Community Association	Intergovernmental/CBOs	In-Person
3/21/2023	Weekly Virtual Office Hours	Residents	Virtual
23-Mar	Snoqualmie Pass Community Meeting	Intergovernmental	Virtual
3/28/2023	Weekly Virtual Office Hours	Residents	Virtual
4/4/2023	Weekly Virtual Office Hours	Residents	Virtual
4/11/2023	Weekly Virtual Office Hours	Residents	Virtual
4/14/2023	Snoqualmie Valley Mobility Coalition	Community Based Orgs	Virtual
4/18/2023	Weekly Virtual Office Hours	Residents	Virtual