



**King County**

**Metropolitan King County Council  
Local Services and Land Use Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	3, 4, 5, 6	<b>Name:</b>	Erin Auzins
<b>Proposed No.:</b>	2023-0438 2023-0439 2023-0440 2024-B0035	<b>Date:</b>	March 7, 2024

**SUBJECT**

At tonight's meeting, Council staff will provide a short briefing, with the remaining time dedicated to public comment, on the 2024 Comprehensive Plan and the Snoqualmie Valley/Northeast King County Subarea Plan.

**SUMMARY**

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

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

At tonight's meeting, staff will be available to answer questions beginning at 6:00pm. The meeting will start at 6:30pm, with a short briefing by Council staff, and then time for public comment on the 2024 KCCP and Snoqualmie Valley/Northeast King County Subarea Plan.

**BACKGROUND**

**King County Comprehensive Planning.** The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to

the KCCP on an annual, midpoint, or ten-year update schedule.<sup>1</sup> The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

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

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

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

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<sup>1</sup> K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.



including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

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

**Council Review Process.** The LSLU Committee will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in Committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the Committee review process, and then heard with the striking amendment at the end of the committee review process.

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

Special LSLU Evening Meetings. The LSLU Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meetings will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100	KCCP Overview

Meeting Date/Time	Location	Focus
	Covington	
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by Councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

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

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

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

Key committee review dates include:

Date	Deadline
<b>March 29</b>	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
<b>April 5</b>	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
<b>April 12</b>	Amendment requests for Striking Amendment due – Critical Area Regulations
<b>April 19</b>	Substantive direction deadline for Striking Amendment – Critical Area Regulations
<b>May 14</b>	Striking Amendment released
<b>May 22</b>	Line amendment direction due

## **ANALYSIS**

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

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
  - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
  - Proposed land use designation and zoning map amendments;
  - I-207 matrices and Plain Language Summary;
  - Equity Analysis; and
  - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary<sup>2</sup>).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

**Analysis of the Executive's Proposal.** The following sections provide a high-level description of the Council staff's review of the Executive's proposal. This includes:

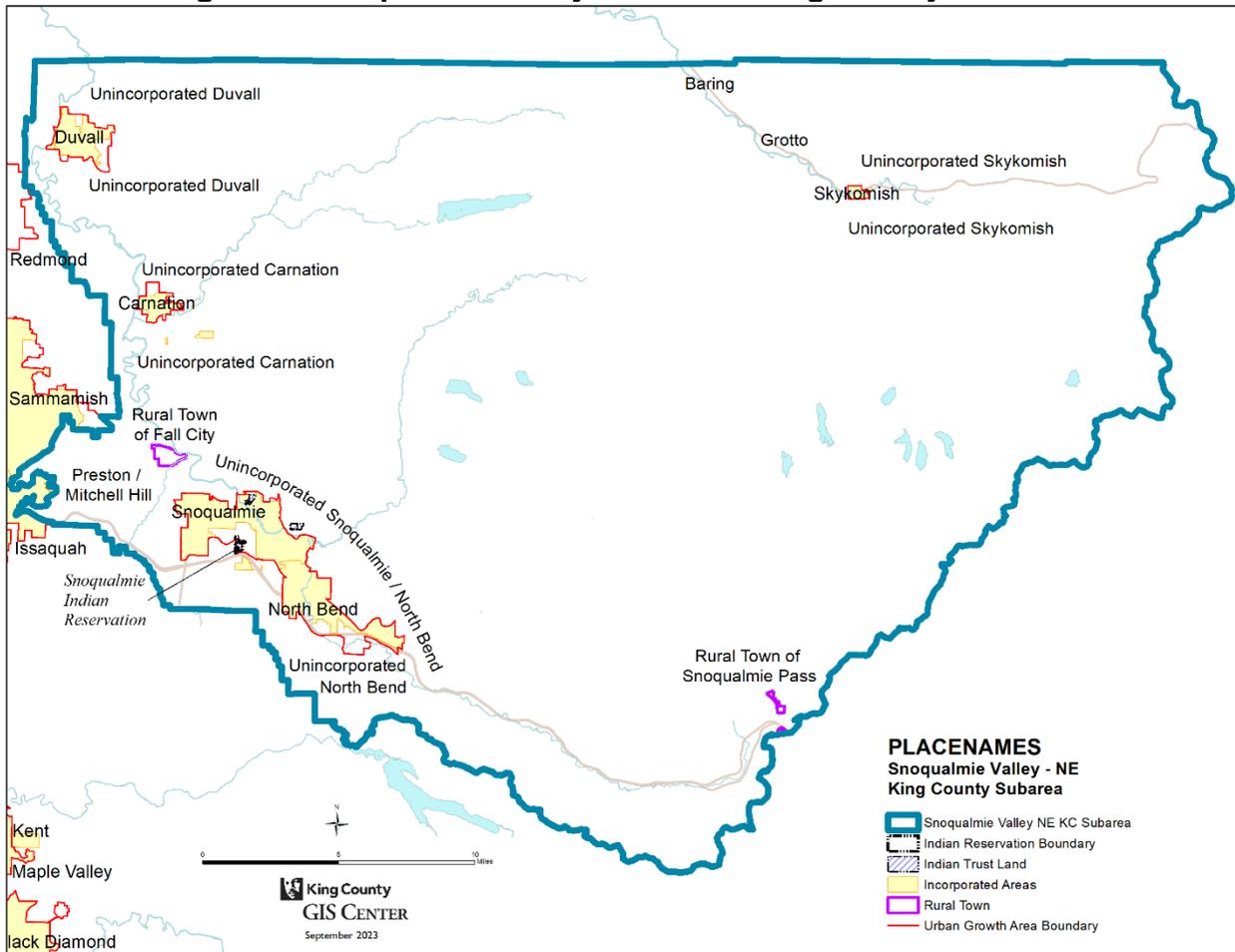
- The Snoqualmie Valley/Northeast King County Subarea Plan
- Associated Map Amendments;
- Associated Code Changes; and
- A Fall City Subdivision Moratorium Work Plan Report.

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

**Snoqualmie Valley/Northeast King County Subarea Plan.** The proposed Subarea Plan<sup>3</sup> would serve as a community-level planning document specific to the Snoqualmie Valley/Northeast King County CSA geography. This subarea geography, shown in Figure 2, is the largest in King County, totaling 881 square miles. Snoqualmie Valley/Northeast King County encompasses a number of communities, including Preston, Baring, and Lake Marcel-Stillwater, and includes the Fall City and Snoqualmie Pass Rural Towns. The subarea geography surrounds five cities (Carnation, Duvall, North Bend, Snoqualmie and Skykomish), but do not include these cities, as the focus of the Subarea Planning program is on unincorporated areas.

**Figure 2. Snoqualmie Valley/Northeast King County Subarea**



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

<sup>3</sup> Attachment 2.b. to this Staff Report

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

### Community Vision Statement

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

### Guiding Principles

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

Chapter 3 describes the area's geography, population and demographics, and land uses. It also describes the government agencies, special service districts, and other non-governmental agencies that are providing services and programs to the community. Chapters 4 through 10 are organized by topic and address many of the same topics as the King County Comprehensive Plan. The chapters each include background and context on the topic area, followed by a summary of the community's priorities around that topic, and concludes with 34 subarea-specific policies that will guide County decision making and investments for the next generation.

Chapters include:

4. Land Use
5. Housing and Human Services
6. Environment
7. Parks and Open Space
8. Transportation
9. Services and Utilities
10. Economic Development

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

Zoning Regulation Changes.<sup>4</sup> Proposed Ordinance 2023-0439 would also make the following changes:

*Alternative Housing Demonstration Project.* The proposed ordinance would remove an existing alternative housing demonstration project from the Vashon Rural Town and White Center (which expires in July 2024), apply it to the Snoqualmie Pass Rural Town, and make it effective for a period of 4 years after the effective date of the ordinance. The demonstration project, as identified in the ordinance, is intended to test congregate residence<sup>5</sup> development, as well as consider potential modifications to development regulations to accommodate this housing type.

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

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

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

*Rural Forest Demonstration Project.* The proposed ordinance would repeal the Rural Forest Demonstration Project in K.C.C. 21A.55.050. The demonstration project was intended to test techniques to maintain long-term forest uses in areas with parcel sizes less than 80 acres located in proximity to residential developments. Under the County's

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<sup>4</sup> Attachment 2 to this Staff Report

<sup>5</sup> Congregate residences are defined as one or more buildings that contain sleeping or dwelling units, or both, and where residents share sanitation facilities or kitchen facilities, or both.

Code, the demonstration project was to end 5 years after subdivision occurs. According to Executive staff, this occurred over a decade ago and the provisions have effectively expired.

*Fall City Business District Special District Overlay.* Special District Overlay SO-260<sup>6</sup> concerns commercial development in the Fall City Business District, which currently relies on septic systems for wastewater disposal. The special district overlay limits the types of uses permitted in this area, residential density, dimensional standards such as building height, number and height of floors, and uses. The proposed ordinance would clarify the purpose and intent of the special district overlay, conform the list of uses to terms used elsewhere in the zoning code, and identify structures, lots and range of allowed uses that can be served by the area's future large on-site sewage system.

*Highway-Oriented Development Special District Overlay.* Special District Overlay SO-170<sup>7</sup> is currently applied to properties along the I-90 corridor, which have since been annexed by the City of North Bend. This overlay is no longer applicable and is proposed for repeal.

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

Fall City Subdivision Moratorium Work Plan Report.<sup>8</sup> As part of Ordinance 19613, which passed a moratorium on residential subdivisions in the residential area of Fall City, the Executive was required to complete a work plan and transmit it as part of the Snoqualmie Valley/Northeast King County Subarea Plan transmittal. The work plan is to include five components, which are discussed below. The County engaged a consultant to support this work.

- 1) *Describe development regulations that affect lot dimensions and building size and bulk for residentially zoned properties in Fall City.* The report identifies standards for the R-4 zone, which is the residential zone in Fall City, including permitted uses, dimensional standards, parking requirements, on-site recreational requirements, on-site septic requirements, and stormwater standards.
- 2) *Evaluate the rural character of the Fall City Rural Town.* A qualitative and quantitative analysis was completed for three example neighborhood sites, representing different development periods. The analysis identifies development patterns, such as size of lots, building placement, building scale, architectural style, and street/frontage improvements for each of these sites. The report found that the average lot size is 14,000 square feet, featuring one- to two-story

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<sup>6</sup> <https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx>

<sup>7</sup> <https://kingcounty.gov/en/legacy/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-170.aspx>

<sup>8</sup> Attachment 2.d. to this Staff Report

houses, with an open landscape between structures. Newer development in the area is typified by smaller lots (averaging 5,825 square feet). The report states that “the pattern of recent development is not consistent with the rural character of Fall City as it departs from the typical land use patterns found in the residential areas.”

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

<b>Snoqualmie Valley/NE King County Map Amendments<sup>9</sup></b>
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This section of the staff report summarizes the map amendments that are proposed by the Snoqualmie Valley/Northeast King County Subarea Plan.

**1. Snoqualmie Valley/Northeast King County – Fall City Business District**

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** CB-P-SO  
**Proposed Zoning:** CB

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

**2. Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards**

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<sup>9</sup> Attachment 2.c. to the Staff Report

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** R-4  
**Proposed Zoning:** R-4-P

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

### **3. Snoqualmie Valley/Northeast King County – Fall City Industrial**

**Existing Land Use Designation:** rt  
**Proposed Land Use Designation:** rt

**Existing Zoning:** I-P  
**Proposed Zoning:** I-P

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

### **4. Snoqualmie Valley/Northeast King County – Preston Industrial Development Conditions**

**Existing Land Use Designation:** ra, os, i  
**Proposed Land Use Designation:** ra, os, i

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

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

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

### **5. Snoqualmie Valley/Northeast King County – Preston Mill Development Conditions**

**Existing Land Use Designation:** rn, os  
**Proposed Land Use Designation:** rn, os

**Existing Zoning:** NB-P, F-P  
**Proposed Zoning:** NB, F

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

- Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned Neighborhood Business.
- Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and guide development of the former Preston Mill site.
- Amends the zoning classification from Neighborhood Business to Forest on a portion of a property acquired by King County Department of Natural Resources and Parks currently designated King County Open Space System.
- Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.

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

**Existing Land Use Designation:** m  
**Proposed Land Use Designation:** m, os

**Existing Zoning:** M-P  
**Proposed Zoning:** M-P, RA-10

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

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

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

**Existing Land Use Designation:** ra, os

**Existing Zoning:** RA-10-P, RA-5-P, RA-2.5-P, R-1-P, A-10-P

**Proposed Land Use Designation:** os, op

**Proposed Zoning:** RA-10-P, RA-5, RA-2.5, R-1, A-10

**Effect:**

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

East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.

- Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the now-constructed Grand Ridge development.
- Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.

#### **8. Snoqualmie Valley/Northeast King County – Snoqualmie Mill Development Conditions**

**Existing Land Use Designation:** ra, rx, m, os

**Existing Zoning:** M-P, I-P, RA-5-P

**Proposed Land Use Designation:** os, rx, m

**Proposed Zoning:** M, UR, RA-5

**Effect:**

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

#### **9. Snoqualmie Valley/Northeast King County – Snoqualmie Pass Landscape Buffering and Alternative Housing Demonstration Project Area**

**Existing Land Use Designation:** f, rt

**Existing Zoning:** F-P, CB-P

**Proposed Land Use Designation:** f, rt

**Proposed Zoning:** F, CB-P-DPA

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

- Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted in 1997 when Snoqualmie Pass was part of the East King County

Community Planning Area, is replaced by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer only on CB-zoned parcels south of Interstate 90.

- Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CB-zoned parcels in the Snoqualmie Pass Rural Town, south of Interstate 90. The Alternative Housing Demonstration Project Area encourages private market development of housing options that are affordable to different segments of the county's population, such as seasonal workers employed at the ski area and supporting recreational and tourism amenities. The Alternative Housing Demonstration Project is amended as part of the amendments to the King County Code in this ordinance.
- Repeals P-Suffix EK-P03 from the Zoning Atlas.

#### **10. Snoqualmie Valley/Northeast King County – Other Parks and Wilderness Increase**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** op

**Existing Zoning:** Varies  
**Proposed Zoning:** Varies

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

#### **11. Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** ra

**Existing Zoning:** RA-10-DPA,  
RA-5-DPA, RA-2.5-DPA  
**Proposed Zoning:** RA-10, RA-5, RA-2.5

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

#### **12. Snoqualmie Valley/Northeast King County – Rural Clustering Development Conditions**

**Existing Land Use Designation:** ra  
**Proposed Land Use Designation:** ra

**Existing Zoning:** RA-10-P,  
RA-5-P  
**Proposed Zoning:** RA-10, RA-5

**Effect:**

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23, which requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36, which requires clustering of residential development of the parcels. Clustering

would still be permitted on the parcels under the King County code if future development occurs.

- Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.

### **13. Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment**

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

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

**Proposed Land Use Designation:** ag, f, ra

**Proposed Zoning:** RA-10, RA-5, RA-2.5, A-35, F

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

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

### **14. Snoqualmie Valley/Northeast King County – Removal of Development Conditions from Previously Annexed Areas**

**Existing Land Use Designation:** n/a

**Existing Zoning:** n/a

**Proposed Land Use Designation:** n/a

**Proposed Zoning:** n/a

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

## **ATTACHMENTS**

1. Council's Review Schedule for 2024 KCCP, updated January 29, 2024
2. Proposed Ordinance 2023-0439 with Attachments
  - a. Attachment A: KCCP Chapter 11 changes
  - b. Attachment B: Snoqualmie Valley/Northeast King County Subarea Plan
  - c. Attachment C: Snoqualmie Valley/Northeast King County Map Amendments
  - d. Attachment D: Fall City Subdivision Moratorium Work Plan Report
3. Excerpt of Ordinance 19527: Snoqualmie Valley/NE King County Community Needs List

## **INVITED**

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

## **LINKS**

**All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:**

<https://kingcounty.gov/en/dept/council/governance-leadership/county-council/topics-of-interest/comprehensive-plan>

### **Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan**

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

### **Supporting Materials**

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

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

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

Supporting Materials

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

**Proposed Ordinance 2023-0438 – Countywide Planning Policy Update**

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

Supporting Materials

- Transmittal Letter
- Fiscal Note