

Fall City Planning Meetings Report 2011

**Fall City Community Association
Planning Committee**

Issued: June 15, 2011

Report of Fall City Planning Meetings 2011

Committee Members:

Allen Minner, Chair; Angela Donaldson, Del Moore, Gene Stevens , John Chaney, Kevin Hauglie, Nancy Moore, Pete Nelson and Silvermoon Johnson

Committee Charge

- Educate the Fall City stakeholders on the importance and content of the 2008 King County Comprehensive Plan.
- Foster public participation and further public comment on issues raised at the January public meeting.
- To report the discussions, feedback and comments of meeting participants at the three public meetings to the FCCA membership and King County.

Organization of the Report

- Report Summary Pages 2-3
- Background Pages 3-4
- Community Feedback (meetings April 11 and May 16, 2011) Pages 5-21

Appendix

- 1999 Fall City Subarea Plan policies
- 2008 King County Comprehensive Plan policies for Fall City and Rural Towns
- Summary of comments submitted to King County at the January 31, 2011 and in comments following that meeting submitted directly to King County.
- Vision and Workgroup forms Meeting April 11, 2011
- Written Comments
- Meeting summary May 16, 2011
- Summary Report presented FCCA meeting June 10, 2011

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Report Summary

Education

The Planning Committee reviewed existing and past planning work related to Fall City. That information was posted to the Committee Website and publicized in the *Fall City Neighbors*, posted in notices around town, in Fall City Yahoo Group postings and with four portable signs. Presentations on the Committee work were made at FCCA meetings and at other community organizations.

Public Participation

In December, 2010, King County Planner, Paul Reitenbach was asked if King County was prepared to conduct a subarea planning process to update and revise the 1999 Fall City Subarea Plan. The 1999 plan process included the appointment of an advisory committee and King County supported and facilitated the work of the advisory committee. He replied: "I am preparing for the next major update of the King County Comprehensive Plan (KCCP), which I will be working on in 2011 and will be sent to the King County Council on March 1, 2012. There are usually several area zoning studies / subarea plans associated with a major update of the KCCP. I am suggesting an area zoning study for Fall City to address issues related to downtown zoning, and to address at least one policy in the KCCP and the existing Fall City subarea plan that requires a sewer system be installed prior to any commercial rezones. The first step in the update process is to prepare a scope of work, which will be sent to the King County Council on March 1, 2011. I am in the process of developing this scope of work, working with the Unincorporated Area Councils, interested citizens, and staff from county departments. I am not proposing to do a complete update of the Fall City subarea plan, or to create a citizen advisory committee. However, I am interested to hear from all citizens in the Fall City area regarding their thoughts on what the scope for this area zoning study should be. County resources are very limited. I am basically the only full time planner working on the KCCP update, so we must rely on citizens and citizen groups to provide input and carefully manage the staff resources available so we can address a long list of issues across King County."

On January 31, 2011, Paul Reitenbach conducted a public meeting attended by approximately 100 people which was sponsored by the FCCA. The meeting focused on the King County comprehensive Plan process, including scoping, and the submission of public comments to DDES staff. The April and May public meetings, each attended by approximately 50 persons, were conducted by the FCCA Planning Committee and focused on creating a vision statement and exploring specific issue areas. The issues were presented with a number of engagement strategies including: large group, small working groups and individual comments both orally and in writing. All of the comments received by these differing strategies were shared in the Committee's planning and helped shape the selection of the issue areas at the April 11th meeting and the feedback questions at the May 16th meeting. The Committee ended its public input at the May 16th meeting and worked to prepare the Committee Report. A summary of the report was presented at the June 10, 2011 FCCA meeting.

Vision Statement

We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community.

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Quality of Life and Livability

In Fall City we want to work toward maintaining a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract people here who add to this richness. Seven other statements were agreed to.

Goods and Services

King County should work with the Businesses, Property Owners and Residents of Fall City to explore and implement improvements to Fall City that reinforce its rural character and improve its downtown experience for all. Two other statements were agreed to.

Business District Boundaries

King County should review and consider the three areas reviewed and recommended for commercial consideration. The south side of SR-202 from the Fall City Elementary School To Chief Kanim Middle School should not be considered for commercial expansion. See full report for specific areas.

Residential Rural Town Boundaries

King County shall expand the Fall City Town Boundary to include the adjacent 14+ acre Wells Nursery site and zone it to conform to the developed densities of the adjoining residential areas within the Town Boundary.

Wastewater Disposal

Because the current conditions are perceived to hamper the economic development of the Fall City Business District, King County shall give the analysis and implementation of any solutions a high priority in each of the responsible King County Departments while taking into account: preserving water quality, maintaining rural character, maintaining the type and scale of rural businesses, and the economic realities of the community of Fall City.

Parks, Trails and Recreation Work Group

King County shall complete the previously identified "missing links" in its regional trail system in the Fall City area including trail projects: PS-1, Preston-Snoqualmie Trail Extension; SNO-2, Snoqualmie Valley Trail (Snoqualmie Gap); and PS-2, Snoqualmie River Bridge. Seven other statements were agreed to. Additionally, King County shall provide public restrooms in Fall City to support visitor use of the business district and parks, was added at the meeting.

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Background

- The 1985 King County Comprehensive Plan designated the Snoqualmie Valley community planning area as Rural Area and Resource Lands, including agriculture, forestry, rural residential development and rural activity centers. This plan recognized five towns as Rural Activity Centers in this planning area: Carnation, Duvall, Fall City, North Bend, and Snoqualmie.
- In the late 1980's the Snoqualmie Valley Community Plan was prepared and adopted (initiated in April 1984 and adopted in August 1989)
- In 1990-91, the Washington State Legislature passed the Growth Management Act and King County developed a new comprehensive plan to comply with it. In 1994, King County adopted the new comprehensive plan. The 1994 King County Comprehensive Plan continued the designations for Fall City adopted in 1985 and 1989.
- In 1998, most of the community plans were repealed as plans separate from the county's comprehensive plan, and the appropriate policies from these community plans were readopted in a new Chapter 14, "Community Plans" of the King County Comprehensive Plan.
- In the summer of 1998, the subarea plan project began with meetings to assess how Fall City residents view their community. The Fall City Subarea Plan Citizens Advisory Committee (CAC) worked diligently from October of 1998 through March of 1999 to develop their recommendations
- At their June 12, 2000, meeting, the Metropolitan King County Council adopted the Fall City Subarea Plan with several amendments.
(include website link)
- Since 2000 there has been a 4 year review and adoption process for the KC Plan, the next is in 2012.
- In December 2010, Paul Reitenbach, Comprehensive Plan Project Manager, King County Department of Development & Environmental Services, attended the Fall City Community Association (FCCA) meeting to announce the scoping process for the 2012 Comp Plan review and amendment. He asked the FCCA to sponsor a meeting in Fall City. That initial scoping meeting was held on January 31, 2011 at Chief Kanim Middle School in Fall City. Following that meeting the FCCA established a planning committee; Allen Minner was appointed Committee Chair. The committee began meeting in February, organizing two additional public meetings and created a website. <http://compplan.weebly.com/>
- On June 10, 2011 the FCCA membership received the Committee Report. The full report was forwarded to King County and place it on the Committee's website.

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FALL CITY VISION

At the Community Meeting held on April 11, 2011, in an effort to help fashion a vision for Fall City, attendees were asked to state what they liked about Fall City and/or what values they considered to be important for our community. From the ideas listed that evening, a couple of proposed Visions for Fall City were drafted. One definition of a vision is “A vision statement communicates the values of the town, its desired future state, and the strategic direction it should take.”

Drafts of a Vision for Fall City:

- A.** Fall City is a rural town where history, hospitality, and natural beauty come together to form a community that is proud of its past and excited about its future. We recognize Fall City’s future prosperity depends on protecting these assets through encouraging residents and welcoming visitors to become integral participants in Fall City’s unique community.

I really like it: 13 It needs work: 14 Not for me 11 Not Commenting 5

Additional Comments: None

- B.** We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community.

I really like it: 19 It needs work: 12 Not for me:7 Not commenting 5

Additional Comments: combine A and B; omit “through encouraging ... rich heritage.” (2); merge A and B, strike “We recognize ... community.” (1); original goal statement in the FCSAP 1999 OK. Urban amenities are just a quick jaunt away. This will preserve Fall City rural character, while maintaining its draw for regional activities that bringing income to our business district. (1)

C. My vision for Fall City is:

This item was not submitted for a vote:

Comments included: use existing subarea plan language (3); leave as-is now (1); leave the town of Fall City as it is (1); do # 17 [see question 17 below] to help the business district (1); would combine parts of A and B (1); no vision. Stay with the Fall City Subarea Plan community goals (1); maintain rural nature – control growth by not moving the rural/urban boundary (1); add to A and B: “that provides both very basic economic services as well as unique services reflecting creative community talents, and that meet the current and future economic needs of visitors and residents (a balance of needs and fun) (1)

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Committee response Fall City Vision: The majority of comments reported herein show support for the vision statement below, which validates the “values” statement in the 1999 Fall City Subarea Plan (included below) with additional emphasis towards issues related to the economic viability of Fall City.

We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community.

2008 King County Comprehensive Plan Community Plans Chapter Ten, Pages 27-29

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

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

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Quality of Life and Livability

Report from work group at the April 11, 2011 meeting

Five big Ideas:

1. Fall City needs a Community Center to serve as a focal point for many diverse interests and creative groups in the valley.
 - Set a long term vision for the town.
 - Philosophy of accommodation.
2. Work towards maintaining rural, family friendly town that supports and embraces farms, forests, recreation, the arts and attracts like – minded people.
3. River regulation is important to maintain a family friendly and beautiful beach.
4. Discourage truck traffic thru downtown Fall City. Also, lower the speed limit.
5. Any ideas will be design mandated to fit in with our rural vision. ie trees, building colors, lighting, structure size. Architectural standards should be determined by community.

Some more things residents want:

Sporting events, Farmers' Market, Art Displays, Bakery, Convenient goods and services, link to Greenways/ Mountains to Sound areas, Music events

Feedback from the May 16 Community meeting

What do You envision that can increase our Livability and Quality of Life Here in Fall City?

1. In Fall City we want to work toward maintaining a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract like-minded people here who add to this richness. Would this be an acceptable goal statement?

I really like it: 25 It needs work: 14 Not for me: 4

Comments: strike "like-minded" (10); no historic district (1)

Committee Response: Forward revised statement to King County.

In Fall City we want to work toward maintaining a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract people here who add to this richness.

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2. To work mutually together with this goal, it appears that people would like places to gather such as benches placed around town, possibly “sitting circles” in the parks, as well as, small family-friendly businesses and services in our town.

Agreed: 30 Not Agreed: 10 Not commenting: 3

Additional Comments: No benches (1); walking town (1); we have this (1); bakeries, coffee shops for winter gathering (1)

Committee Response: Forward to King County.

3. We should support the creation of a footbridge over the Snoqualmie from our business community to our Fall City Park. **Agreed: 29 Not Agreed: 11 Not commenting: 3**

Additional Comments: None

Committee Response: Forward to King County.

4. We should support sporting events and art displays and link to events including the Mountains to Sound Greenway, the Snoqualmie Tribal and others to provide a diversity of culture for our community. **Agreed: 34 Not Agreed: 6 Not Commenting: 3**

Additional Comments: Bike and Pedestrian races (1); “... support outdoor natural sporting events ...” (1)

Committee Response: Forward to King County.

5. Community feedback has suggested that we shine up our town. It has been suggested that our community could shape up a theme or vision that could make our town more pleasant and vibrant. It has been suggested that some structures be painted and that we establish a higher level of cleanliness both in the alleys and on the street fronts. . **Agreed: 28 Not Agreed: 12 Not Commenting: 3**

Additional Comments: who pays (1); primary need – must be a priority (1); I love our town now (1); help, but not force (1); problem is shabbiness, not cleanliness (1); add: “economically viable” and diversity (1)

Committee Response: Forward to King County.

6. Community feedback has suggested that we could set our sights on creating a community center to serve as a hub for the many diverse interests and creative groups in the Fall City area. This could be a site, large or small, where there are community activities and could be potentially available for approved rentals.

Agreed: 30 Not Agreed: 10 Not Commenting: 3

Additional Comments: how to pay for it (2); use the schools (3); FCMPD survey only indicated 3% support; should be mindfully compatible with Snoqualmie Valley Senior Center

Committee Response: Forward to King County.

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7. Community feedback has suggested that we enroll King County to work with us to assist in fulfilling our visions and preserving our values and the rural nature of our town. This partnership with King County would help insure that the development of any standards for the business district in architectural design, lighting, building colors, structure size and other aesthetic matters would be shaped by our community in partnership with King County.. **Agreed: 22 Not Agreed: 17 Not Commenting: 4**

Additional Comments: not force (1); King County does not have our vision and values (1)

Committee Response: Forward to King County.

8. Community feedback has requested that the County shall be flexible in working with us in the shaping of our town. Community feedback has requested that there be a continuation of the conditional use permits that are allowing some businesses to continue to serve us. **Agreed: 38 Not Agreed: 2 Not Commenting: 3**

Additional Comments: business district yes, residential no (1); Fall City needs help to avoid becoming in the flood plain (1)

Committee Response: Forward to King County.

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Goods and Services

Report from work group at the April 11, 2011 meeting

There were several positive comments and suggestions geared toward increasing the goods and services currently available to Fall City's inhabitants. The focus of those suggestions lent themselves to four common areas:

1) Recreational/Cultural: Suggestions included indoor and outdoor activities.

Recreational/Cultural businesses would include those such as a Community Center, Gym, Dance Studio, Arcade/Gaming Lounge, Book Exchange and Art Galleries.

Outdoor destinations for recreation and cultural activities suggested include Play Ground, Tennis Courts, Skate Park/ Adventure Park and Art Programs/Summer Art Park Events such as block parties, outdoor movies, music, etc. It was also discussed between a few participants that an Online Directory/ Forum for local businesses and services including in-home services could be made available.

2) Farm Related Services: Farmers Market and Community Gardens had a lot of interest.

3) Family Related Services: Coffee Shop with chairs for friends and families to gather, After School Activities/Study location, Daycares/Preschools, Primary Medical Services, Public Restrooms

4) Retail and General Services: Of all the shop front stores that were mentioned, a bakery was mentioned by almost every participant. Other services/goods that people value having in the community or would like to have in the community include the following: Boutiques, Office/School Supplies, Craft Store, Deli, Hardware store (small storefront, possibly combined with other services), Ice Cream, Grocery, Fishing/Tackle Shop, Bike Shop, Tack Shop, Consignment/Garage Sale store, Quilt Store, Nursery, policy and judicial services and better public transportation.

Feelings and opinions were shared that touched on more than just convenience items to be made available but also on the type of character or attributes a rural town business should portray. Comments such as those touched above like "store front" and "ma and pa". Those comments are balanced with the need to have businesses that will create jobs for locals – furthering the sustainable of the community. Public opinion shows that there should be a common character and look representative of a rural town which is attractive to its residents and the type of visitors we want coming to town; that fit our lifestyle and vision. Adding to the look of the town were requests/suggestions for light fixtures along 202 in the downtown area, a walking bridge across the river and a safe "Walking" Main street such as turning the alley into a boardwalk with a connection to the river walking bridge to allow pedestrians and patrons travel in a loop for goods and services as well as enjoy our beautiful surroundings and lastly a river front recreational area for picnics and docks for walking along and dropping in a fishing line.

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There were a few comments related to placing limitations to current services in town. Someone mentioned limiting the parking location for the auto repair shop so that traffic/safety/aesthetics are taken into consideration. Another suggested that bars, smoke shops, liquor and other controlled substances are limited by the distance to a school zone.

Feedback from the May 16 Community meeting

What goods and services will keep Fall City a viable rural town?

9. King County should continue to revise the zoning for Rural Towns and shall engage the Fall City community in pursuing more appropriate and specific commercial zoning for Fall City. **Agreed: 29 Not Agreed: 10 Not Commenting: 4**

Additional Comments: need more services like 2 page list (1); "rural town" should be replaced by "business district" (1); zoning should be revised on an individual basis (1)

Committee Response: Forward to King County.

10. King County shall work with Businesses, Property Owners and Residents of Fall City to review, enforce or update current business regulations to maintain workable standards that enhance Fall City while allowing desired business operations.

Agreed: 33 Not Agreed: 0 Not Commenting: 6

Additional Comments: this is already their job (1); should refer to "greater" Fall City (1) who decides desirability (1)

Committee Response: Forward to King County.

11. King County should work with the Businesses, Property Owners and Residents of Fall City to explore and implement improvements to Fall City that reinforce its rural character and improve its downtown experience for all. **Agreed: 37 Not Agreed: 5 Not Commenting: 1**

Additional Comments: I like it the way it is (1); would shop the whole valley to keep Fall City a small rural town (1); could be conflicts (1)

Committee Response: Forward to King County.

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Business District Boundaries

Report from work group at the April 11, 2011 meeting

The business boundaries group considered four suggestions for expansion of the business district which had been suggested by previous comments at the January meeting or directly to King County:

- SR-202 from Chief Kanim to FCES, there was no support for pursuing this change.
- The east side of 338th SE including the County Maintenance shops, there was limited support for this change.
- The east side of the Preston – Fall City Rd including the Sterling building and east of the Road house should be approved for expansion of the business area. Note: There was no consensus on the extent of the area to be included east of the Roadhouse.
- The north side of Cedar Street (SE 43rd Street) between 334th and 338th Place SE. There was also no consensus regarding this area. There is concern for the impact on the residential parcels on the south side of Cedar Street if the north side was approved for expansion of the business area. There was some agreement that the concerns could be mitigated if more was known about the potential for controlling the types of businesses that would be approved. It was also agreed that property owners who would be affected should be notified for comment.

Most of the participants in the discussion were owners of property within the Town Boundaries. Not all stakeholders in the issue were represented in the discussion because there was little or no contribution by owners who might want to start a business, or who might use the services provided by new businesses.

Feedback from the May 16 Community meeting

It has been 12 years since the last Fall City Plan, are there any changes to be considered to the business district boundaries?

12. EAST of Preston-Fall City Road (SEVEN PARCELS)

Comments received to date appear to indicate some consensus that the three parcels east of and adjacent to existing property zoned Commercial Business (the Roadhouse); and four parcels fronting on the Preston-Fall City Rd (Sterling Properties) should be rezoned for commercial use. **Agreed: 29 Not Agreed: 10 Not Commenting: 4**

Additional Comments: Low density, low rise (1); neighborhood business (2) Use existing rezone process ie due process (2); no public benefit, parcels should go through regular hearing process (1); boundaries should be made without regard to geometric disposition (1); should have P suffix to limit density (1); maybe (1); only parcels fronting on Preston-Fall City road, not behind Roadhouse (2)

Committee Response: Forward to King County.

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13. SOUTH SIDE of SR-202 From Fall City ES To Chief Kanim MS

Based on comments previously submitted there appears to be a consensus that existing residential designation should remain in effect for parcels in this area.

Do you support this determination?

Agreed: 32 Not Agreed: 5 Not Commenting: 6

Additional Comments: should be reviewed (2)

Committee Response: Forward to King County.

14. NORTH SIDE SE 43RD St (Cedar St) FROM 334TH PI SE TO Preston FC RD, Area C

This area is currently zoned residential (R-4) with a "P" suffix expecting that commercial development would be allowed contingent on construction of a public sewer. It is expected the requirement for a public sewer system may be rescinded to allow commercial development using septic systems or other wastewater alternatives.

Should the zoning in this area be changed for commercial use without sewers?

Agreed: 23 Not Agreed: 17 Not Commenting: 3

Additional Comments: OK new technology or community drain field (1); should not be changed at all (1); neighborhood business only (1); Small Fries block should be commercial (1); commercial zoning isn't appropriate for only one side of a street (1); OK is south side is also rezoned (1)

Committee Response: Forward to King County.

15. BETWEEN Preston-Fall City Road AND 338TH PI SE FROM SE 43RD TO SE 44TH PI (County Shops area) Area D

The County Shop property fronts on the Preston-Fall City Rd and is currently zoned residential (R-4). Three other parcels (the apartments) also front on the Preston Fall City Rd but are zoned Community Business. The suggestion to change the zoning in this area to Community Business has received no consensus agreement.

Should the zoning for the County Shops area be changed to Community Business?

Agreed: 27 Not Agreed: 13 Not Commenting: 3

Additional Comments: none

Committee Response: Forward to King County.

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Residential Rural Town Boundaries

Report from work group at the April 11, 2011 meeting

The rural town boundaries received only one property for consideration. It is the old Wells Nursery property consisting of 13.67 acres currently zoned RA-5 (rural with a minimum parcel size of 5 acres). It is now completely surrounded by built-out residential development. It is bordered by the Town Boundary and R4 zone on the north (built out in 1/3 to 3/4 acre lots) and RA-5 zone on the East, South and West. Though zoned RA-5, the property to the East and South is the subdivision of Koba Gardens; nine approximately 1-acre lots (all with houses) border this parcel. To the West is a newer 4-lot short plat of approximately 5 to 7 acre parcels, all with houses.

The Owners believe it would be appropriate and in the best interest of the Fall City community to expand the current town boundary and R-4 zone to include this parcel. They propose to develop this property with small, energy and resource efficient “cottage community” type housing including a public open space component. They noted the following benefits to the community and neighbors from the project:

- Provision of additional housing close to existing services (schools, retail, dining, public transportation)
- Provision of housing options not currently available in the community (small, efficient, new construction adjacent to public open space).
- Open space/park on the South side of the community (none exists currently).
- Increased tax base (Fall City Parks, fire district, flood district, roads, etc.)
- Takes housing pressure off surrounding working landscape (forests, farms)
- Provides local construction jobs
- Increases surrounding property values

This property is bounded on two sides by arterial roads and served by the Fall City water district. Development in this way could provide a connection to the neighborhoods to the East, South and West as well as some much needed public open space.

Feedback from the May 16 Community meeting

12 years have passed since the Fall City Rural Town boundaries were revised, any suggested revisions?

The Wells Nursery site is surrounded by developed residential property, to the north at 3-4 houses/acre, to the east and south by Koba Gardens at 1 house/acre and across 328th at 1 house/7.5 acres.

16. King County Shall expand the Fall City Town Boundary to include the adjacent 14+ acre Wells Nursery site and zone it to conform to the developed densities of the adjoining residential areas within the Town Boundary.

Agreed: 20 Not Agreed: 16 Not Commenting: 7

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Additional Comments: this property should become a park (1); include area west of 324th and north of SR-202(3); keep boundaries don't add 324th (1); use existing zoning process, good only for property owner, bad for Fall City (1); agrees boundary should be extended west of 324th (1); property owners should follow the formal zoning process like everyone else and not tag onto the Comp Plan process (1)

Committee Response: Forward to King County.

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Wastewater Disposal

Report from work group at the April 11, 2011 meeting

Is there a problem with waste water in the Fall City Business district? Both the Sub-Area plan of 1999 and the Waste Water Study of 2001, says there is. However, the problem seems to be confined to the businesses because of their tight proximity and lack of real estate room for drain fields and backup drain-field areas. Meanwhile, the residential drain-fields, with their current light density and non-commercial usage, seem to be functioning adequately.

What are the possible solutions proposed by the 2001 Waste-Water Study and projected through today?

1) Do nothing. This has been the reality, so far.

2) Continue to use on-site drain-fields. This too has been the reality, so far.

3) Install a community drain-field on 7 to 12 acres that will handle up to 100,000 gallons per day of effluent and tight-line to it. This would be regulated by the county, but over 100,000 gpd would be regulated by the state. The Fall City area is fortunate to have soils with good "Perc" (according to Larry Fay of the King County Health Dept.) and the current water usage by the business district is about 27,000 gpd. This is a good possibility, but it brings up questions.

A) What 7 to 12 acres?

B) How much cost?

C) Is there any financial assistance available?

D) What government entity will manage the system?

E) Could this idea be dovetailed with the land uses of our Parks District? Drain-fields under athletic fields are discouraged at the present state-of-the-art.

4) Install a Full blown sewer system. In the time since 2001, new technologies have been proven acceptable.

A) "White-water" systems are more proven and commonly used now than then.

B) "Membrane Bio Reactors" (MBR's) are now being developed. The state has approved these systems with some stringent rules and there are experimental systems in use in Tenino and Belfair. King county revised it's code in 2007 with the caveat that they can now adopt newly approved Washington State Code items without a complete revision of their own code. Also, in the last 10 years, it has become legal for our rural town to hook into the Metro line at 292nd Ave SE on the Redmond-Fall City Road. Again, the cost is unknown. We would have to pay for the pipeline, and probably the hook-up and the ongoing effluent volume.

Another challenge that we have as an unincorporated rural town, is that without a "City Government", we have no entity with which to draw "Matching funds". However, it was pointed out that cities such as Carnation and Snoqualmie are expected to take the growth that comes to the area. Carnation's system was sized to handle 3 times it's present usage. So, if we want

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to maintain our low density rural character, we will have to be careful what financial help we seek.

Feedback from the May 16 Community meeting

A major waste water study was undertaken in 2001 for Fall City but was not implemented, 10 years have passed, what do we do now?

17. King County shall resume leadership in determining a (non-sewer*) wastewater solution for the Fall City Business District. Because the current conditions are perceived to hamper the economic development of the Fall City Business District, King County shall give the analysis and implementation of any solutions a high priority in each of the responsible King County Departments while taking into account: preserving water quality, maintaining rural character, maintaining the type and scale of rural businesses, and the economic realities of the community of Fall City.

Agreed: 34 Not Agreed: 5 Not Commenting: 4

Additional Comments: non sewer (13); we need to see some action (1) create CC&R's to establish limits on density and use (1); Fall City needs to hook up to the county sewer system (1); statement is too limiting, town needs ability to serve citizens (1); this should be a priority for \$\$\$ spent in Fall City. Allow businesses to be creative (1); businesses should solve their own problem with their own money. Change nothing, changes to the King County code in 2007 takes care of this (1)

Committee Response: Forward to King County.

* **The meeting discussion raised a number of issues that warrant additional investigation. The sewer plant solution similar to Carnation was not favored and the addition of "non-sewer" spoke to that issue. The concern over significant expansion of the commercial district, including high density housing as a permitted use and expansion of sewers into the residential areas is very strong.**

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Parks, Trails and Recreation

Report from work group at the April 11, 2011 meeting

- There should be a balance between "active" and "passive" recreation facilities in the Fall City area.
- Local residents enjoy walking and hiking through the rural town of Fall City and within the designated open space areas of unincorporated King County.
- Fall City Park West (located off of the Issaquah-Fall City Road), which is County-designated open space, should have clearly marked signing indicating that it is County-owned and is publicly accessible.
- King County should provide information about the accessibility of spaces owned by the King County Flood District such as property at 324th Ave SE and SE 31st Street. Are these spaces accessible as public open space? If not, why not?
- Fall City Park should be classified something different than simply a "local park" because it includes unique elements that routinely draws folks from outside the local area, namely: the equestrian arena, and a parking facility which is one of the largest parking facilities that accesses the regional Snoqualmie Valley Trail and accommodates bicycling groups for on-road touring of the Snoqualmie Valley.
- King County has an obligation to remain the provider of recreational facilities in the unincorporated rural areas based upon the taxes it collects from the property owners of these areas.
- King County should have an active role in the management of recreational uses along major water bodies of unincorporated areas, including the Snoqualmie River.
- King County should work to complete the previously identified "missing links" in its regional trail system within the Fall City area.
- King County should update its "missing trail link" project list to include the section between Fall City Park and the marked pedestrian/equestrian trail crossing across SR 203. An official trail easement that follows the existing access road on the PSE (Puget Sound Energy) substation property between Fall City Park and SR 203 is needed. The easement would provide an official and permanent connection between Fall City Park and the Snoqualmie Valley Trail.
- King County should continue its efforts to determine and develop a trail connection between downtown Fall City and the Preston-Snoqualmie Trail as identified in the 1999 Fall City Subarea Plan.

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Feedback from the May 16 Community meeting

What parks and recreation uses are missing or need to be improved for the Greater Fall City area?

18. King County has an obligation to remain the provider and maintainer of parks and recreational facilities in the unincorporated rural areas based upon the taxes it collects from the property owners of these areas and because of the contributions of these facilities serve the countywide population.

Agreed: 39 Not Agreed: 0 Not Commenting: 4

Additional Comments: don't let County remove this obligation (1)

Committee Response: Forward to King County.

19. King County shall have an active role in the management of recreational uses along major water bodies of unincorporated areas, including the Snoqualmie River.

Agreed: 36 Not Agreed: 3 Not Commenting: 4

Additional Comments: town has impacts from regional users

Committee Response: Forward to King County.

20. King County shall complete the previously identified "missing links" in its regional trail system in the Fall City area including trail projects: PS-1, Preston-Snoqualmie Trail Extension; SNO-2, Snoqualmie Valley Trail (Snoqualmie Gap); and PS-2, Snoqualmie River Bridge.

Agreed: 41 Not Agreed: 1 Not Commenting: 1

Additional Comments: none

Committee Response: Forward to King County.

21. King County shall update its "missing trail link" project list to include the missing segment between Fall City Park and the marked pedestrian/equestrian trail crossing across SR 203. An official trail easement that follows the existing access road on the PSE (Puget Sound Energy) substation property between Fall City Park and SR 203 is needed. The easement would provide an official and permanent connection between Fall City Park and the Snoqualmie Valley Trail.

Agreed: 39 Not Agreed: 2 Not Commenting: 2

Additional Comments: will we need user fees? (1); should not include use of eminent domain (1)

Committee Response: Forward to King County.

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22. King County should continue its efforts to determine and develop a trail connection between downtown Fall City and the Preston-Snoqualmie Trail as identified as a priority in the 1999 Fall City Subarea Plan.

Agreed: 36 Not Agreed: 5 Not Commenting: 2

Additional Comments: will we need user fees? (1); private property owners here (1)

Committee Response: Forward to King County.

23. King County shall develop a specific type of park category which recognizes that some rural parks have unique elements and qualities which routinely draw users from beyond the local area. For instance, Fall City Park is home to one of only two public equestrian riding arenas in the County and also has one of the largest parking facilities that can access the regional Snoqualmie Valley Trail by equestrians, bicyclists, and walkers/runners/hikers. In addition, Fall City Park's parking facility regularly serves as a meeting place for bicycling groups from outside the local area that ride the roads of Snoqualmie Valley.

Agreed: 38 Not Agreed: 4 Not Commenting: 1

Additional Comments: not to include motorcycles, enforce speed limits (2); will we need user fees? (1); regional uses should justify additional funding (1); strike "develop ... category which" (1);

Committee Response: Forward to King County.

24. King County shall provide and post information about the public accessibility to Fall City Park West (located off of the Issaquah-Fall City Road).

Agreed: 37 Not Agreed: 2 Not Commenting: 4

Additional Comments: will we need user fees? (1); not without parking and restrooms (1); through the FCMPD (1)

Committee Response: Forward to King County.

25. King County shall provide and post information about the public accessibility to open spaces owned by the King County Flood District, such as the property located at 324th Ave SE and SE 31st Street.

Agreed: 36 Not Agreed: 1 Not Commenting: 6

Additional Comments: not without parking and restrooms (1); through the FCMPD (1)

Committee Response: Forward to King County.

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26. King County King County shall be a leader in working with and coordinating with special purpose districts, including the Fall City Metropolitan Park District, by providing environmentally sound stewardship of parks, trails, natural areas, forest lands, and recreational facilities in the rural and unincorporated areas. This will assist the Fall City Metropolitan Park District in its mission to specifically enhance the quality of life for Fall City.

Agreed: 39 Not Agreed: 2 Not Commenting: 2

Additional Comments: create a river park from the Snoqualmie Falls to Fall City (1); strike "with special ... by providing" (1)

Committee Response: Forward to King County.

Additional issues and questions

At the meeting on May 16 it was proposed that a statement pertaining to the increased occurrence of severe and repetitive flooding and the role that King County has in regards to floodplain management, advocacy and public safety be added for feedback. The committee did not have the opportunity to fully evaluate the issue, but 23 of the meeting attendees stated their agreement that this issue should be evaluated by King County and be responsible to set forth obligations identified from the findings and additional public feedback.

King County should take the lead in working to address the significant impacts to the Fall City area by recent major floods and work to insure timely and accurate flood information during flood events.

Agreed: 23 Not Agreed: 0 Not Commenting: 20

Committee Response: Forward to King County.

At the meeting on May 16 it was proposed that a question on the issue of public restrooms be added for feedback

King County shall provide public restrooms in Fall City to support visitor use of the business district and parks.

Agreed: 29 Not Agreed: 0 Not Commenting: 14 (*)

Committee Response: Forward to King County.

Because these questions was added at the meeting, there was no written question on the issues. The Committee feels the "not commenting" was higher than other areas of feedback but there was clear support for considering these issues for consideration by King County.

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2008 King County Comprehensive Plan policies for Fall City and Rural Towns

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DRAFT uses that may be appropriate for rural city commercial zoning

Source: King County Department of Development 2010

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Vision and Workgroup forms Meeting April 11, 2011

Appended without page numbers

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Appendix

2008 King County Comprehensive Plan

Policies for Fall City and Rural Towns

Community Plans

Chapter Ten, Pages 27-29

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

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

CP-937 Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.

CP-938 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.

CP-939 Within the residential area of Fall City, compatible home occupations and smallscale agricultural pursuits or similar rural land uses can continue.

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CP-940 King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.

CP-941 King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.

CP-942 Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.

Other policies in the King County Comprehensive Plan that address Fall City

Rural Legacy and Natural Resource Lands Chapter Three

R-102 King County will continue to support the diversity and richness of its rural communities and their distinct character by working with the unincorporated area councils, community groups, rural residents, and business owners to sustain and enhance the rural character of its rural and resource lands, Rural Neighborhood Commercial Centers, and Rural Towns.

R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The GMA specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070(5)). The GMA defines rural character as it relates to land use and development patterns (RCW 36.70A.030(15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to implement GMA, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service. Therefore, King County's land use regulations and development standards shall protect and enhance the following components of the Rural Area:

- a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining and cottage industries;
- c. Historic resources, historical character and continuity, including archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;

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- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space;
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and
- h. Traditional rural land uses of a size and scale that blend with historic rural development.

R-301 A low growth rate is desirable for the Rural Area, including Rural Towns, to comply with the State Growth Management Act, prevent sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character and protect the environment. King County shall focus its resources on the 3 - 16 October 2008 unincorporated Urban Area until such time that these areas become part of cities. All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.

R-302 Residential development in the Rural Area should occur as follows:

- a. In Rural Towns at a variety of densities and housing types, compatible with maintenance of historic resources and community character; and
- b. Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.

R-403 In the Rural Area, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area (for example, a pipeline from a municipal watershed) should be designed and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands," rural cities or Rural Towns, or new or existing public schools or public school facilities, shall be tightlined and have access restrictions precluding service to the Rural Area. (2008 comp plan 3-30)

The purposes of the Rural Town designation are to recognize existing concentrations of higher density and economic activity in the Rural Area, whether by virtue of historical rural settlements or redesignation of an urban commercial center; provide a physical focus for the historic identity of rural communities; and to allow for modest growth of residential and economic uses within these designations if supported by the community and adequate utilities and other public services are available. At the present time, the Rural Towns are Fall City, Snoqualmie Pass, and the Town of Vashon and are recognized as such within the Comprehensive Plan. The county supports the economic vitality of these communities and is offering programs and working with the businesses and residents impacted by these communities in to help ensure their continued economic health. (2008 comp plan 3-33)

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

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

R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers. (2008 comp plan 3-34)

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

R-513 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston.

Transportation Chapter Seven

T-215 The concurrency program shall include provision for mobility areas within travel sheds. Rural Mobility Areas shall be defined as unincorporated Rural Towns as designated in the King County Comprehensive Plan.

Services, Facilities and Utilities Chapter Eight

F-248 The existing public sewer system in the Town of Vashon cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-249 and as consistent with Title 57 RCW. On-site systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in other Rural Towns.

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Fall City Subarea Plan Policies 1999

Adopted by the King County Council June 12, 2000 (Ordinance No. 13875)

Sanitary Sewers

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

Rural Town Boundaries of Fall City

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

Land Use

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

L-2 Residential development within the revised boundaries of the Rural Town of Fall City should be at densities ranging from one to four dwelling units per acre. All residential land should be zoned R-4 and the zoning 26 code should be amended to eliminate the minimum density requirement and the maximum density option for R-4 zoned properties located within the Rural Town of Fall City.

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

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

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

Historic Preservation

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

Rural Character

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

Parks, Trails and Open Space

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

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

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

Circulation

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

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

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

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

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

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

Environmental Protection

E-1 King County should play an active role in State Watershed Analysis studies of the Raging River Basin and support forest management prescriptions that will minimize downstream flooding, sedimentation and improve fisheries habitat conditions in the lower reaches of the basin. King County's Department of Development and Environmental Services (DDES) and Department of Natural Resources (DNR) continue to play active roles in this regard by participating in studies and monitoring of activities covered by forest practices permits, etc.

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

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Summary of comments submitted to King County at the January 31, 2011 and comments following that meeting submitted directly to King County through March 12, 2011

Comments at the first public meeting at Chief Kanim Middle School, and also comments submitted directly to the County have been reviewed to assess the topics expected to be on the agenda for two additional public meetings. Both "pro" and "con" comments have been included in the total noted in parenthesis for each of six major categories.

- The business district (18)
 - Lack of diversity
 - Benefit to the public
 - Economic viability
 - Lack of vitality

- Wastewater disposal (14)
 - Alternative system for businesses
 - Cost of not fixing the problem
 - No sewer for residential area

- Commercial re-zone (12)
 - 304th PI SE (In back of FC Roadhouse)
 - SE 43th (Cedar St from 334th SE to P-FC Rd)
 - SR-202 from Fall City Elementary School to Chief Kanim Middle School
 - P-FC Rd from SR-202 to SE 44th PI

- General questions or comments related to the review process. (10)
 - The Comprehensive Plan
 - The Subarea Plan
 - Docket processing
 - Permitted Uses
 - Rezoning

- Trails (8)
 - Loss
 - Access

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- Expense
- The river (6)
(note the Fall City Metropolitan Park District River Float Task Force, was meeting during this same period addressing many of these issues)
 - Parking
 - Access
 - Drugs
 - Violence
 - Tagging
 - River health
 - Economic asset
 - Flooding
- Other miscellaneous submittals included comments from three or fewer persons including:
 - Lake Alice road access (to Snoqualmie)
 - Wells site development
 - ADA (parking stalls)
 - Bicycle paths – Iss-FC Rd and P-FC Rd
 - "Make no changes to the Subarea Plan"
 - "Spend less – no more trails, open space, parks"
 - CAO – land clearing
 - Floodplain Management Standards
 - "Sheriff issues"
 - Metro bus service
 - R4 zoning
 - P-FC Rd - traffic

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Additional Written Comments

Seventeen people turned in written comments related to the Work Groups sessions conducted at the April 11, 2011 Fall City Comprehensive Plan Meeting held at Chief Kanim Middle School. Additional comment forms were distributed at the meeting and comment boxes were placed at the Fall City Library and the Hauglie Building. Since several people responded to more than one work group topic, the relevant portions of their comment sheet were placed with the specific work group topic. There is an “additional comments” section at the end for comments not specific to a given group and those received after the May 16 meeting and prior to publication. Note: the comments are transcribed without editing.

My vision and values for Fall City are:

Buildings repaired and painted coordinating colors. Awnings for all buildings. Hanging flower baskets at various locations. New small businesses allowed to open – gift shop, antiques stores, used furniture store, coffee shop, bookstore, video store.

A family friendly rural town which supports and embraces farms, forests, recreation and the arts and attracts like-minded people. Community Center, Sustainable uses.

Volunteer appreciation. Light fixtures along cherry trees on 202. Medical clinic. Hardware store – Family Friendly – Farmers markets – Clean town – Solid local police and courts work together. Ways to interest, challenge, engage the kids – community center – Health and recreation focus – quaint/small – Community watch – Unity – Vibrant historical community – Clean, safe river – public bathroom – Connect the parks – Bridge.

Maintain small town atmosphere and density, yet encourage a more vibrant business district by allowing a wider array of restaurants and services that are currently limited due to septics and lack of space to expand individual septics on business lots. Maintain, as well as encourage, a friendly and cooperative community of neighbors who pull together to create a positive environment for all age groups.

Fall City stays primarily unchanged. Small scale downtown. Low density residential development and large lots with gardens and livestock. Small rural town identity, close knit community and family life. Fall City view of surrounding hills remain non suburbanized. The first comment I made to King Co DDES “Make no changes to the Fall City Subarea Plan” still remains the same. The Fall City Subarea Plan has served the residence of Fall City well and I believe most Fall City residence are happy with slow growth and the rural character the Fall City Subarea Plan reflects.

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My vision for Fall City is to grow at a reasonable pace of growth, just as King County has allowed. My vision is to retain the rural character of the town. Keep it status quo.

My vision for Fall City is to keep it the same so I can walk down the street and be greeted by friends and neighbors. I don't see that happening when a special interest group forces change.

Protect this small rural town from change. If you want urban items they are just 10 minutes away.

A small rural affordable safe clean town.

Since we are just "tweaking" the 1999 Fall City Subarea Plan and not rewriting it, Community Values and Goals continue to be the Best Vision Statement. Local residents have a strong sense of place and cohesive community spirit. The town has a historic development pattern and unique qualities. Fall City residents value open spaces within the town, historic buildings and landmarks, gardens, rural landscape of the surrounding countryside, livestock, scenic views of the valley and mountains, small rural town identity, and close-knit community interactions. (The overriding sentiment expressed through the subarea planning process was to) preserve the rural character of Fall City and the surrounding area.

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

- Retain the compact, small size of the town.
- Protect scenic rural view corridors
- Preserve agricultural and forest areas around Fall City
- Limit future growth within and around the town
- Preserve historic settlement patterns and landmarks
- Retain pasture land and open space within the town
- Maintain a steady population level in Fall City
- Continue the historically low-density residential development pattern in and around Fall City
- Preserve locally owned businesses in a small scale downtown.(This one needs the carry through from the 1999 Subarea Plan to address)

Continue small town rural community: single family homes, grandmother apartments, gardens, few or no fences, sheds and pastures. Walking distance to: schools, library, churches, grocery store, small shops, community events. Support local activities: farming; nurseries; sports; recreation; walking, hiking, jogging, marathons; parks, trails; river activities; sustainable pursuits. Accommodate sustainable activities: historical preservation, continue traditional occupations, outdoor recreation, natural or rural experience activities, Arts, humanities. Encourage renewable pursuits: agriculture, ecological education, wildlife appreciation, healing,

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and recovery. Create an area around Fall City's rural community for people to continue to pioneer. Allow more flexible regulations which attract pioneers and innovators who have sustainable ideas. FUTURE GOALS: Invite pursuit of sustainable interests to the Fall City area. Grow into an innovations in compatibility equivalent of Silicone Valley. Encourage an "Outdoor University" of opportunities for education, with college credits. Support a "Pioneer Valley", traditional, historical, or innovative. Continue an Agricultural Valley of renewable pursuits. These interest are not merely compatible, they could interact to create a "Valley of green synergies". Over time, Fall City becomes a small rural community, in a diverse neighborhood pioneering opportunities.

Quality of Life and Livability

I'd like to encourage "community" for all age groups with a community center and a real park that suits preschoolers thru teens; which would mean play structures for toddlers thru elementary aged kids and a skate/scooter area for the older kids. As it is now, kids have to lay on the elementary school property after hours only, or just "hang out" (loiter) around town and outside/inside the library. A community center would also provide an additional option for community related meetings, as well as a meeting place for various clubs or classes.

A pedestrian/horse bridge to Fall City Park from the park across from the library. We need better access to open park space in town. Farmers market. Celebrate the logging history of Fall City Days. Create more of an appeal for people to visit Fall City from other locations. Sightseers and day trippers not just meth-heads.

Goods and Services in Fall City

Small hardware store. Relevant goods/services. Farmer's Market. Judicial system presence. Community Center. Medical sources. Public restrooms.

Business District Boundaries

Change zoning of properties on eastside of 203 as you come into town from Preston.—From Raging River bridge to the Roadhouse. Those should all have community business or non-residential type of zoning

Changes in Business District Boundaries/Commercial re-zone.

- * Keep a small scale downtown.
- NB Zoning Maybe? (In back of FC Roadhouse) Tax lots 673070-0081, 673070-0075 & 673070-0060 only. These residential lots seem to be overrun by a gas station open 24/7

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and restaurant parking. By zoning these properties NB you run the change of them becoming apartments, condos and townhouses. (Blue Section)

- NB Zoning Maybe? (Property located east of Preston-FC Rd from SE 43rd ST south) Tax lots 673070-0275, 673070-0285, 673070-0305 & 673070-0315 only. Located on SR 202 and not really a residential area. Already two are businesses but they may not need rezoning. (Blue Section)
- NB and CB zoning allow apartments, condos and townhouses as part of a mixed-use development and if wastewater issues are addressed this could happen.
- Apartments, condos and townhouses are not Fall City rural town character
- There is no need to change home occupied businesses operating under King County code chapter 21A.30.080 to business zoning.
- **No** – Other lots located east of Preston-FC Rd from SE 43rd ST to SE 44th PL. (Blue Section)
- **No** – SE 43rd ST (Cedar St) from 334th SE to P-FC Rd (Red Section)
- **No** – Any property located west of Fall City Elementary School/SR-202 from Fall City Elementary School to Chief Kanim Middle School (Green Section)
- **No** – Property located west of Preston-FC Rd from SR 202 to SE 44th PL (Orange Section)

Do not allow changes to the Comp Plan because it will lead to expansion of the commercial boundaries and eventually urban development. Make no changes to the Sub Area Plan. It's working well for the town.

The community can't support any more businesses.

RT-1 [Rural Town boundaries] The revised Rural Town boundaries eliminate most of the Urban Reserve area and reduce the amount of potential growth around the historic core of Fall City.

S-1 [Sanitary Sewers] and RT-1 could seem diametrically opposed to one another, but the 1999 Fall City Subarea Plan 1999 states, "Preserve locally owned businesses in a small scale downtown." It suggests that residential, historical and rural properties should not be traded off to pay for a larger commercial area. "Tweaking" the 1999 FCSP should result in policies that facilitate the growth and success of locally owned businesses, not encumber and stop them. Each business should be able to grow and prosper, yet preserve a small scale downtown. For example, The Rivers Edge owner have another name and ware. The hardware opportunities they have may be not only some basic needs, but the unique place to find what other hardware stores don't have. The Farmhouse Market has an expanding offering of special foods for special diets. I want to be able to take home hot deli chicken. All of the businesses need the citizens buying and letting them know what you need. I remember the inn plans for the area next to the Roadhouse Inn. At least he came to the 1998-99 meetings and presented detailed plans. If someone has plans, at least present them. Else I stand by the 1999 Subarea Plan, with

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“Tweaking” by individuals’ unaddressed problems and the businesses completing the S-1 section of FCAP 1999 and implementing.

I went to the Business Center group. I do not want to see a list of acceptable businesses become a fee and permit list. I fear it would not encourage and facilitate old or new businesses. In the 4 maps with red, orange, green and blue outlines I do not support any of the additions to the current business district. I do believe individuals like Louise Martin should have this opportunity to find solutions for their problems. That may change some zoning on lots 6730700081, 6730700075 and 6730700060. On Preston Fall City Road, 673070007275 and 673070005285 are, or should continue commercial.

Residential Rural Town Boundaries

No residential town boundaries should be changed. The current residential town boundaries reflect the community’s strong commitment to its rural character. If large open space becomes residential homes they should do so at current zoning on large lots so that the rural character of Fall City is retained.

No residential boundaries should be changed. Keep large lots. Growth should be in the cities, where infrastructure is set for it, not the country.

The old Wells Nursery site should allow for higher density (R-5) The property is now surrounded on three sides by higher density developments. If we want to minimize the low density suburban sprawl we need to allow for higher density in town. There is good potential to include some public space parks within this parcel along with smaller home sites.

I would like to register my support for the re-zoning of the old Wells Nursery property at 32925 SE Issaquah-Fall City Road (Parcel # 1524079017) consisting of 13.67 acres currently zoned RA-5. I agree with the proposal to rezone the property to R-4. I also promote the idea of developing the property with a vision that adheres to an energy and resource efficient “cottage community” development including a public open space component.

I support the submission to change the existing rural town boundary to include the Wells property.

Wastewater Disposal

I’d like community business property owners to be able to expand their options for what types of businesses can operate there currently. These property owners (many of them) need a better way to handle their wastewater before they can offer a wider array of services/goods to

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the local population and visitors. If residents are afraid of over development, could CC&Rs be devised to limit size of buildings in business district?

No sewer/wastewater in residential zone. Sewer/wastewater infrastructure costs should not be the driver to change residential zoning to business zoning.

Keep Fall City a rural town so we don't lose it's character. The only way to accomplish this is to not allow wastewater in residential area and allow only existing businesses, commercial property owners to develop their own sewer system and pay for it themselves.

The Fall City Subarea Comp Plan has served Fall City well because it has managed reasonable growth. Changes to the Plan will open the door for sewers and this town will explode because the push for changes are proposed by a handful of commercial property owners who will benefit from those changes. A change in the Fall City Comp Plan is a means to an end for those people who have something to gain – Follow the money.

No sewer/wastewater in residential zone.

We need to plan for the future. It is naïve to assume Fall City will always stay small. I would like to see Fall City connected to the Metro System at Duthie Hill. The immediate connection should be for the business district, but the pipe should be sized to accommodate the whole town plus future growth. This will allow for the rebirth of the downtown area.

ADDITIONAL COMMENTS:

We need to look like a town that cares about itself. We also need to be a reason for people to stop and stroll. Right now most people pass through – and not at 30 mph – usually speeding.

Instead of coming up with plans to spend money we would like to have people of this town figure out ways to reduce expenses. Our property values have declined yet our taxes have increased. King County needs to figure out ways to reduce costs and not just talk about cutting a budget that is bigger each year than the last. This is not reducing costs. It is only not spending as much as they want to. This meeting was going along the same path. We were disappointed at the way the meeting was directed only at more projects which means spending more money.

I am concerned about the process and wish page 18 of FCSP 1999, "Public Process" to be part of my comments. I attended the 1998-99 meetings and felt they fairly represented the community, but with a guiding hand by the county with whom we communicated our suggestions and concerns. It was long, not easy and opinions were certainly expressed. It makes sense to regularly review and see what needs "Tweaking". However, the current

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process is only that. The county meeting informed the public in January and requested individual input. It did not stand in the way of this voluntary process. The information and Vision /Statements by any name, rezoning blocks of residential areas, and I don't know what went on in the other 5 groups, just is not okay. That task requires a process that looks a lot more like page 18 of FCSP 1999, "Public Process".

The following comment was received by e-mail on May 31, 2011 from a participant at the May 16, 2011 meeting.

Today I logged into the FCCA website hoping to find a link to leave public comments on the subarea plan process. I found no such link, so I would like to request that the following be submitted as public comment.

- 1) As I expressed at the beginning of the last public meeting, I have serious concerns about the legitimacy of the vote that was taken to determine Fall City's future when there were less than 50 people in the room, and three or more of those were county people, and four or five were members of FCCA. Apparently only 42 submitted votes on the subarea plan topics. This is hardly a representative quorum to represent the nearly 5,000 people that live in Fall City. From the number of people who stood up to complain that they should be able to develop their property, I have zero doubt the 'vote' is apt to be skewed. It has no value.
- 2) As a second comment, I was disappointed to see the 'information' on the wall that listed only positive 'benefits' of developing the former wells nursery site, and no negative factors were also listed. If I understand correctly, that 'information' was prepared by the landowner and presented as-is. I can accept that perhaps no negative viewpoints were offered by anyone at that point, so none were shown. If no one else has done so by now, please allow me to cite a few.
 - i) First, the loss of farmland in a rural area is a sad thing, as it takes away from the beauty of the valley.
 - ii) The conversion of the land to housing development will bring more cars and congestion to the streets of fall city and also add to our overcrowded schools. My kids were forced to attend classes in trailers at Mr Si due to exactly this kind of thing – development without infrastructure to support it.
 - iii) Additional houses will also bring noise and additional lights and noise - night sky pollution was cited in the last subarea plan as an undesirable thing to residents.
 - iv) The residents who live alongside this tract of land will be negatively effected, particularly the people on the ten acre lots across the street - their property values will be diminished.
 - v) There is the issue of lack of fairness when rezoning is done for some but not others. Granting the landowner a plum by this round of subarea 'process' while denying others the same benefit is wrong.

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- vi) Lastly, I do not think such sweeping rezoning changes ought to be made without due process, which means posting signage of proposed land use. It's the proper way to do it.

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Fall City Community Public Meeting – King County Comprehensive Plan

May 16, 2011 7:00 pm – 9:00 pm Chief Kanim Middle School

FCCA Comprehensive Plan Steering Committee Chair, Allen Minner, welcomed the approximately 50 Fall City and surrounding area residents and visitors to the meeting and introduced the members of the Planning Committee.

He also introduced Kathy Lambert, King County Council (District 3), Christine Jensen, (Kathy Lambert's Office) and Paul Reitenbach (DDES). Kathy Lambert announced a \$10,000 grant (details to follow) from the office of Dow Constantine, King County Executive, to help Fall City design a "look" for downtown. This project involves the UW School of Architecture. Kathy suggested as a possible project the design of a public restroom facility, which would benefit residents, visitors, and businesses. Businesses could benefit by reduced numbers of requests by non-customers for restroom use and by an increase in the number of customers they would be allowed to serve because of the availability of an off-site public restroom facility.

Allen then turned the meeting over to Planning Committee member and meeting facilitator, John Chaney. John did a quick review starting with the 1985 King County Comprehensive Plan designating the Snoqualmie Valley community planning area as Rural Area and Resource Lands; the Snoqualmie Valley Community Plan adopted in August 1989; the 1990-91 passage by the Washington State Legislature of the Growth Management Act and King County developing a new comprehensive plan to comply with it; and, the work of the Fall City Subarea Plan Citizens Advisory Committee from Oct 1998-March 1999, which was adopted with several amendments by the Metropolitan King County Council in June of 2000. Since 2000 there has been an every fourth year review and adoption process for the KC Plan. The next is in 2012.

John went on to explain that in December 2010, Paul Reitenbach, Comprehensive Plan Project Manager, DDES, attended the Fall City Community Association (FCCA) meeting to announce the scoping process for the 2012 Comp Plan review and asked the FCCA to sponsor community meetings to help gather public comments on the plan and forward them to King County. King County hosted the first meeting, January 31, 2011. The FCCA Comp Plan Steering Committee hosted the second community meeting April 11, 2011. This is now the third meeting.

In order to get an idea of the various stakeholders participating in the meeting, attendees were asked to self-identify their relationship to Fall City.

RESIDENTS Twenty people indicated they were residents within the Fall City Rural Town boundary (two of whom live within the current business district boundaries) and 22 self-identified as residents outside the town boundaries, but who identify with Fall City and are served by Fall City businesses.

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LENGTH OF RESIDENCY Twenty-five people have been residents 15 or more years; three...10-15 years, eleven from 5-10 years, and only one under five years (just a few weeks).

BUSINESS OWNERS Six people owned a business or property within the town and within the current Business District Boundaries; three were business owners within the Rural Town Boundaries, but outside the current business district boundaries; and ten owned businesses outside the Rural Town Boundaries, but identify with Fall City and serve Fall City residents.

At this point John introduced the four page, Fall City Planning Feedback handout that each attendee was invited to complete and turn in for tallying. The information gathered to be turned in to Paul Reitenbach (DDES) and posted on the comp plan web site <http://compplan.weebly.com> .

The items on the feedback sheet were generated based upon discussion and follow-up comment sheets from the first two meetings covering a Vision for Fall City; Quality of Life and Livability; Goods and Services; Business District and Residential Rural Town Boundaries; Wastewater Disposal; and Parks, Trails and Recreation. The response to a question from the floor regarding the generation of data from a group of approximately 50 when the number of stakeholders might be closer to 5000 was that the committee had made every reasonable effort to notify the community members of the meetings by email, signs, and announcements in the Fall City Neighbors and the committee provided a web site with background information. In short, the committee has informed the community and provided a means for those community members with an interest to express their views to the county. In addition, any community member may contact the county directly. The forms were filled out by the attendees and collected for tallying.

Del Moore agreed to tally the results and bring them back to the planning committee.

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Fall City Community Association

Planning Committee Report

June 10, 2011

Committee Members:

Allen Minner, Chair; Angela Donaldson, Del Moore, Gene Stevens , John Chaney, Kevin Hauglie, Nancy Moore, Pete Nelson and Silvermoon Johnson

Committee Charge

- Educate the Fall City stakeholders on the importance and content of the 2008 King County Comprehensive Plan.
- Foster public participation and further public comment on issues raised at the January public meeting.
- To report the discussions, feedback and comments of meeting participants at the three public meetings to the FCCA membership and King County.

Committee Background

In December 2010, Paul Reitenbach, Comprehensive Plan Project Manager, King County Department of Development & Environmental Services, attended the Fall City Community Association (FCCA) meeting to announce the scoping process for the 2012 Comp Plan review and amendment. He asked the FCCA to sponsor a meeting in Fall City. That initial scoping meeting was held on January 31, 2011 at Chief Kanim Middle School in Fall City. Following that meeting the FCCA established a planning committee; Allen Minner was appointed Committee Chair. The committee began meeting in February, organizing two additional public meetings and created a website. <http://compplan.weebly.com/>

Report Summary

Education

The Planning Committee reviewed existing and past planning work related to Fall City. That information was posted to the Committee Website and publicized in the *Fall City Neighbors*, posted in notices around town, in Fall City Yahoo Group postings and with four portable signs. Presentations on the Committee work were made at FCCA meetings and at other community organizations.

Public Participation

The January meeting, conducted by King County, focused on the King County comprehensive Plan process and the submission of public comments to DDES staff. The April and May public meetings

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focused on creating a vision statement and exploring specific issue areas. The issues were presented with a number of engagement strategies including: large group, small working groups and individual comments both orally and in writing. All of the comments received by these differing strategies were shared in the Committee's planning and helped shape the selection of the issue areas at the April 11th meeting and the feedback questions at the May 16th meeting. The Committee ended receiving public input at the May 16th meeting and worked to prepare the Committee Report.

Vision Statement

We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community.

Quality of Life and Livability

In Fall City we want to work toward maintaining a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract people here who add to this richness. Seven other statements were agreed to.

Goods and Services

King County should work with the Businesses, Property Owners and Residents of Fall City to explore and implement improvements to Fall City that reinforce its rural character and improve its downtown experience for all. Two other statements were agreed to.

Business District Boundaries

King County should review and consider the three areas reviewed and recommended for commercial consideration. The south side of SR-202 from the Fall City Elementary School To Chief Kanim Middle School should not be considered for commercial expansion. See full report for specific areas.

Residential Rural Town Boundaries

King County shall expand the Fall City Town Boundary to include the adjacent 14+ acre Wells Nursery site and zone it to conform to the developed densities of the adjoining residential areas within the Town Boundary.

Wastewater Disposal

Because the current conditions are perceived to hamper the economic development of the Fall City Business District, King County shall give the analysis and implementation of any solutions a high priority in each of the responsible King County Departments while taking into account: preserving water quality, maintaining rural character, maintaining the type and scale of rural businesses, and the economic realities of the community of Fall City.

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Parks, Trails and Recreation Work Group

King County shall complete the previously identified "missing links" in its regional trail system in the Fall City area including trail projects: PS-1, Preston-Snoqualmie Trail Extension; SNO-2, Snoqualmie Valley Trail (Snoqualmie Gap); and PS-2, Snoqualmie River Bridge. Seven other statements were agreed to. Additionally, King County shall provide public restrooms in Fall City to support visitor use of the business district and parks, was added at the meeting.

Organization of the Report

- Report Summary
- Background
- Community Feedback (meetings April 11 and May 16, 2011)

Appendix

- 1999 Fall City Subarea policies
- 2008 King County Comprehensive Plan policies for Fall City and Rural Towns
- Summary of comments submitted to King County at the January 31, 2011 and in comments following that meeting.
- Vision and Workgroup forms Meeting April 11, 2011
- Meeting summary May 16, 2011

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DRAFT uses that may be appropriate for rural city commercial zoning

Source: King County Department of Development 2010

1	Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none">• Multifamily residential units shall only be allowed on the upper floors of buildings. If more than 10 units are provided, at least 10% of the units shall be classified as affordable (see Article 8: Definitions).• Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none">• Bed and Breakfast (5 rooms maximum)• Hotel/Motel
2	Recreational/Cultural	<p>The following uses are permitted by right:</p> <ul style="list-style-type: none">• Library• Museum• Arboretum <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none">• Sports Club/Fitness Center• Amusement/Recreation Services/Arcades (Indoor)• Bowling Center
3	General Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none">• General Personal Services• Funeral Home• Appliance/Equipment Repair• Medical or Dental Office/Outpatient Clinic• Medical or Dental Lab• Day Care I• Day Care II• Veterinary Clinic• Social Services• Animal Specialty Services• Artist Studios• Nursing and Personal Care Facilities <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none">• Theater (Movie or Live Performance)• Religious Use

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4	Government/Business Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Business Service • Professional Office <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Public Agency or Utility Office • Police Substation • Fire Station • Utility Facility • Self Service Storage
5	Retail/Wholesale	<p>The following uses are allowed by right on the ground floor of buildings:</p> <ul style="list-style-type: none"> • Food Store • Drug Store/Pharmacy • Retail Store: includes florist, book store, apparel and accessories store, furniture/home furnishings store, antique/recycled goods store, sporting goods store, video store, art supply store, hobby store, jewelry store, toy store, game store, photo store, electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-only retail) • Eating and Drinking Places <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Liquor Store or Retail Store Selling Alcohol • Hardware/Building Supply Store • Nursery/Garden Center • Department Store • Auto Dealers (indoor sales rooms only)
6	Manufacturing	<p>Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.</p>
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (within rear/internal side yards or roof gardens, and with organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Wind Turbines
8	Regional	<p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Communication Facility

Fall City Comprehensive Plan Meeting April 11, 2011

Fall City Subarea Plan Update

COMMENT FORM

My vision and values for Fall City are:

Additional Comments:

Attach any additional comments

**Next meeting May 16, 2011 at Chief Kanim Middle School, 7-9pm
Keep informed at: <http://compplan.weebly.com/> Comments at the website, by mail: PO Box 272, Fall City, 98024; comment boxes at the Fall City Library or Hauglie Building (Sno Falls Credit Union); please submit comments by Monday April 25th so we can get ready for the May meeting.**

Fall City Comprehensive Plan Meeting April 11, 2011

uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.

Rural Character (Plan Glossary)

Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas

Rural Towns (Plan Glossary)

Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future.

Rural Character (from 1999 Fall City Subarea Plan)

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

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Fall City Comprehensive Plan Meeting April 11, 2011

- a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining and cottage industries;
- c. Historic resources, historical character and continuity, including archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;**
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;**
- f. Regionally significant parks, trails and open space;
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and
- h. Traditional rural land uses of a size and scale that blend with historic rural development.

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

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Fall City Comprehensive Plan Meeting April 11, 2011

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Land Use (from 1999 Fall City Subarea Plan)

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

L-2 Residential development within the revised boundaries of the Rural Town of Fall City should be at densities ranging from one to four dwelling units per acre. All residential land should be zoned R-4 and the zoning 26 code should be amended to eliminate the minimum density requirement and the maximum density option for R-4 zoned properties located within the Rural Town of Fall City.

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

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

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

Emphasis added

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Rural Town Boundaries of Fall City

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

Land Use

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Fall City Comprehensive Plan Meeting April 11, 2011

R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers. (2008 comp plan 3-34)

F-248 The existing public sewer system in the Town of Vashon cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-249 and as consistent with Title 57 RCW. **On-site systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in other Rural Towns.** (Note: other rural towns are Snoqualmie Pass and Fall City)

Sanitary Sewers (from 1999 Fall City Subarea Plan)

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

The complete 261 Page 2001 Alternative On Site Waste Water Project Report is available on our website in a PDF file.

King County adopted new waste water design regulations in 2007 which permit more flexibility and new technologies not approved in 1999 or 2001, when this issue was last reviewed and any past studies were undertaken.

Next meeting May 16, 2011 at Chief Kanim Middle School, 7-9pm

Keep informed at: <http://compplan.weebly.com/> Comments at the website, comment boxes (Fall City Library or Hauglie Building), please respond by Monday April 25th

Fall City Community Meeting – Monday, April 11, 2011
King County Comprehensive Plan 2012 Update / Fall City Subarea Plan Update

BACKGROUND / DISCUSSION / COMMENTS ON PARKS, OPEN SPACES, AND TRAILS

2008 King County Comprehensive Plan

(excerpts from Chapter 6 – Parks, Open Space, and Cultural Resources):

http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/2008_2010update.aspx#chapters

Introduction Regional active and multiuse parks serve a countywide population and provide high-quality, highly developed facilities to support multiple events, large group gatherings and special events. Passive parks serve less formal, organized or intense activities. The Regional Trail System forms the backbone for county and other trails that reach broadly throughout the county from the north to south and east to west linking with trails of cities, other counties and the state. Local rural park sites provide for active and passive recreation close to home. Local trails provide recreation, circulation within the local community and access to the regional trail system. **(Chapter 6- Page 2)**

P-101 For the purposes of the King County open space system, “Regional Parks” shall mean sites and facilities that are large in size, have unique features or characteristics and serve communities from many jurisdictions, and “local” shall mean sites and facilities that predominantly serve communities in the unincorporated area. **(Chapter 6- Page 3)**

P-102 King County shall be a regional leader in the provision of a regional open space system of parks, trails, natural areas, working resource lands, and flood hazard management lands. The regional network of open spaces provides benefits to all county residents including: recreation facilities, conservation of natural and working resource lands, flood hazard management and related programs, and services. Preservation will include wildlife corridors and riparian habitat, as well as open space areas separating Urban and Rural Areas. These vital regional parks, trails, recreational facilities and natural resources contribute to the physical, mental and emotional well-being of county residents. **(Chapter 6- Page 3)**

P-103 King County shall provide local parks, trails and other open spaces in the Rural Area. Local parks, trails and other open spaces that complement the regional system should be provided in each community in Rural Areas to enhance environmental and visual quality and meet local recreation needs. These vital local parks, trails, recreational facilities and natural resources contribute to the physical, mental and emotional well-being of county residents. **(Chapter 6- Page 4)**

P-104 King County should provide local parks within rural communities with fields and other facilities that provide opportunities for active sports. These facilities shall be in addition to and compatible with King County’s regional park system. **(Chapter 6- Page 4)**

P-105 King County shall provide regional parks and recreational facilities that serve users from many neighborhoods and communities. Regional parks include unique sites and facilities that should be equitably and geographically distributed. **(Chapter 6- Page 5)**

P-106 King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail system. **(Chapter 6- Page 5)**

P-118 Trails should be acquired when identified in King County Trails Plans, the Regional Trails Needs Report or when identified as part of a regional community trail network. **(Chapter 6- Page 8)**

P-119 King County shall use park and recreation standards as adopted in the King County Park, Recreation and Open Space Plan, adopted in 2004 (and subsequent updates), as guidelines to evaluate and provide local parks, trails, and recreational services. **(Chapter 6- Page 8)**

P-121 Lands preserved for public parks or open space should provide multiple benefits whenever possible. **(Chapter 6- Page 8)**

Next community meeting: Monday, May 16, 2011, Chief Kanim Middle School, 7 – 9 PM

Keep informed at: <http://compplan.weebly.com/>

Provide comments at: the website (above), comment boxes (Fall City Library or Hauglie Building)

Please respond by: Monday, April 25, 2011

FALL CITY VISION – IDEA FORM

At the Community Meeting held on April 11, 2011 attendees were asked to state what they liked about Fall City and/or what values they considered to be important for our community in an effort to help fashion a *vision* for Fall City.

Here are the ideas that were offered:

- Small, rural community focused, family friendly town
- Nice light fixtures on 202 in the downtown
- Some sort of clinic for medical services
- Bathrooms for visitors
- Clean (no garbage) city with trash bins
- Goods and services that are attractive to out of town visitors, that fit into our lifestyle
- A volunteering place to improve Fall City
- A way to volunteer
- A community center with activities for all ages
- Quaint
- Small
- Vibrant historical community
- Health and recreation focused
- Because it is small it fosters supportive relationships
- Clean safe river
- A new bridge across the river for everyone except cars
- A community place where fairs, gatherings around the campfire, etc. happen
- Foster an arts and crafts community
- More relevant goods and services
- Links to farms and farmers markets, making the farms a plus
- Solid judicial system; visible presence of police/sheriffs, courts and jails
- Local police
- Ways to hold kids in town, inspire and engage them, more jobs for them
- Friendly rural town
- Viable downtown
- Family friendly
- Better transit
- Set in nature

From the ideas listed above, a couple of proposed “*visions*” for Fall City were drafted. One definition of a vision is: *A vision statement communicates the values of the town, its desired future state, and the strategic direction it should take.*

Drafts of a “*Vision*” for Fall City:

- A. Fall City is a rural town where history, hospitality, and natural beauty come together to form a community that is proud of its past and excited about its future. We recognize Fall City’s future prosperity depends on protecting these assets through encouraging residents and welcoming visitors to become integral participants in Fall City’s unique community.**

- B. We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community.**

Please come to the Community Meeting on May 16, 2011, Chief Kanim, 7-9 PM with any changes or deletions to the draft “*visions*” above – or even a whole new statement. Let’s see if we can find a few words that capture our sense of Fall City and its future!

My vision for Fall City is:

If you aren’t able to attend the May 16, 2011 Community Meeting, or you would simply like more time to prepare your thoughts on a “*vision*” for Fall City, just return this Idea Form back to the Comment Box at the Hauglie Building or at the Fall City Library.

FALL CITY VISION

At the Community Meeting held on April 11, 2011, in an effort to help fashion a vision for Fall City, attendees were asked to state what they liked about Fall City and/or what values they considered to be important for our community. From the ideas listed that evening, a couple of proposed Visions for Fall City were drafted. One definition of a vision is "A vision statement communicates the values of the town, its desired future state, and the strategic direction it should take."

Drafts of a Vision for Fall City:

- A. Fall City is a rural town where history, hospitality, and natural beauty come together to form a community that is proud of its past and excited about its future. We recognize Fall City's future prosperity depends on protecting these assets through encouraging residents and welcoming visitors to become integral participants in Fall City's unique community. **I really like it** ___ **It needs work** ___ **Not for me** ___
- B. We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community. **I really like it** ___ **It needs work** ___ **Not for me** ___

My vision for Fall City is:

Quality of Life and Livability Work Group

What do You envision that can increase our Livability and Quality of Life Here in Fall City?

1. In Fall City we want to work toward maintaining a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract likeminded people here who add to this richness. Would this be an acceptable goal statement?
I really like it _____ **It needs work** _____ **Not for me** _____
2. To work mutually together with this goal, it appears that people would like places to gather such as benches placed around town, possibly "sitting circles" in the parks, as well as, small family-friendly businesses and services in our town.
Agreed ___ **Not Agreed** ___
3. We should support the creation of a footbridge over the Snoqualmie from our business community to our Fall City Park. **Agreed** ___ **Not Agreed** ___
4. We should support sporting events and art displays and link to events including the Mountains to Sound Greenway, the Snoqualmie Tribal and others to provide a diversity of culture for our community. **Agreed** ___ **Not Agreed** ___

Results will be posted at <http://compplan.weebly.com>

Fall City Planning Feedback, May 16, 2011, Page 2

5. Community feedback has suggested that we shine up our town. It has been suggested that our community could shape up a theme or vision that could make our town more pleasant and vibrant. It has been suggested that some structures be painted and that we establish a higher level of cleanliness both in the alleys and on the street fronts.
Agreed ___ **Not Agreed**___
6. Community feedback has suggested that we could set our sights on creating a community center to serve as a hub for the many diverse interests and creative groups in the Fall City area. This could be a site, large or small, where there are community activities and could be potentially available for approved rentals.
Agreed ___ **Not Agreed**___
7. Community feedback has suggested that we enroll King County to work with us to assist in fulfilling our visions and preserving our values and the rural nature of our town. This partnership with King County would help insure that the development of any standards for the business district in architectural design, lighting, building colors, structure size and other aesthetic matters would be shaped by our community in partnership with King County.. **Agreed** ___ **Not Agreed**___
8. Community feedback has requested that the County shall be flexible in working with us in the shaping of our town. Community feedback has requested that there be a continuation of the conditional use permits that are allowing some businesses to continue to serve us. **Agreed** ___ **Not Agreed**___

Goods and services in Fall City Work Group

What goods and services will keep Fall City a viable rural town?

9. King County should continue to revise the zoning for Rural Towns and shall engage the Fall City community in pursuing more appropriate and specific commercial zoning for Fall City. **Agreed** ___ **Not Agreed** _____.
10. King County shall work with Businesses, Property Owners and Residents of Fall City to review, enforce or update current business regulations to maintain workable standards that enhance Fall City while allowing desired business operations.
Agreed ___ **Not Agreed** ___
11. King County should work with the Businesses, Property Owners and Residents of Fall City to explore and implement improvements to Fall City that reinforce its rural character and improve its downtown experience for all. **Agreed**___ **Not Agreed** _____

Business District Boundaries Work Group

It has been 12 years since the last Fall City Plan, are there any changes to be considered to the business district boundaries?

12. EAST of Preston-Fall City Road (SEVEN PARCELS) Area A

Comments received to date appear to indicate some consensus that the three parcels east of and adjacent to existing property zoned Commercial Business (the Roadhouse); and four parcels fronting on the Preston-Fall City Rd (Sterling Properties) should be rezoned for commercial use. **Agreed** ___ **Not Agreed**___

Results will be posted at <http://compplan.weebly.com>

Fall City Planning Feedback, May 16, 2011, Page 3

13. SOUTH SIDE of SR-202 From Fall City ES To Chief Kanim MS, Area B

Based on comments previously submitted there appears to be a consensus that existing residential designation should remain in effect for parcels in this area.

Do you support this determination? **Agreed** ___ **Not Agreed**___

14. NORTH SIDE SE 43RD St (Cedar St) FROM 334TH PI SE TO Preston FC RD, Area C

This area is currently zoned residential (R-4) with a "P" suffix expecting that commercial development would be allowed contingent on construction of a public sewer. It is expected the requirement for a public sewer system may be rescinded to allow commercial development using septic systems or other wastewater alternatives.

Should the zoning in this area be changed for commercial use without sewers?

Agreed ___ **Not Agreed**___

15. BETWEEN Preston-Fall City Road AND 338TH PI SE FROM SE 43RD TO SE 44TH PI (County Shops area) Area D

The County Shop property fronts on the Preston-Fall City Rd and is currently zoned residential (R-4). Three other parcels (the apartments) also front on the Preston Fall City Rd but are zoned Community Business. The suggestion to change the zoning in this area to Community Business has received no consensus agreement.

Should the zoning for the County Shops area be changed to Community Business?

Agreed ___ **Not Agreed**___

Residential Rural Town Boundaries Work Group

12 years have passed since the Fall City Rural Town boundaries were revised, any suggested revisions?

The Wells Nursery site is surrounded by developed residential property, to the north at 3-4 houses/acre, to the east and south by Koba Gardens at 1 house/acre and across 328th at 1 house/7.5 acres.

16. King County Shall expand the Fall City Town Boundary to include the adjacent 14+ acre Wells Nursery site and zone it to conform to the developed densities of the adjoining residential areas within the Town Boundary. **Agreed** ___ **Not Agreed**___

Wastewater Disposal Work Group

A major waste water study was undertaken in 2001 for Fall City but was not implemented, 10 years have passed, what do we do now?

17. King County shall resume leadership in determining a wastewater solution for the Fall City Business District. Because the current conditions are perceived to hamper the economic development of the Fall City Business District, King County shall give the analysis and implementation of any solutions a high priority in each of the responsible King County Departments while taking into account: preserving water quality, maintaining rural character, maintaining the type and scale of rural businesses, and the economic realities of the community of Fall City. **Agreed** ___ **Not Agreed**___

Results will be posted at <http://compplan.weebly.com>

Fall City Planning Feedback, May 16, 2011, Page 4
Parks, Trails and Recreation Work Group

What parks and recreation uses are missing or need to be improved for the Greater Fall City area?

18. King County has an obligation to remain the provider and maintainer of parks and recreational facilities in the unincorporated rural areas based upon the taxes it collects from the property owners of these areas and because of the contributions of these facilities serve the countywide population. **Agreed ___ Not Agreed___**
19. King County shall have an active role in the management of recreational uses along major water bodies of unincorporated areas, including the Snoqualmie River. **Agreed ___ Not Agreed___**
20. King County shall complete the previously identified "missing links" in its regional trail system in the Fall City area including trail projects: PS-1, Preston-Snoqualmie Trail Extension; SNO-2, Snoqualmie Valley Trail (Snoqualmie Gap); and PS-2, Snoqualmie River Bridge. **Agreed ___ Not Agreed___**
21. King County shall update its "missing trail link" project list to include the missing segment between Fall City Park and the marked pedestrian/equestrian trail crossing across SR 203. An official trail easement that follows the existing access road on the PSE (Puget Sound Energy) substation property between Fall City Park and SR 203 is needed. The easement would provide an official and permanent connection between Fall City Park and the Snoqualmie Valley Trail. **Agreed ___ Not Agreed___**
22. King County should continue its efforts to determine and develop a trail connection between downtown Fall City and the Preston-Snoqualmie Trail as identified as a priority in the 1999 Fall City Subarea Plan. **Agreed ___ Not Agreed___**
23. King County shall develop a specific type of park category which recognizes that some rural parks have unique elements and qualities which routinely draw users from beyond the local area. For instance, Fall City Park is home to one of only two public equestrian riding arenas in the County and also has one of the largest parking facilities that can access the regional Snoqualmie Valley Trail by equestrians, bicyclists, and walkers/runners/hikers. In addition, Fall City Park's parking facility regularly serves as a meeting place for bicycling groups from outside the local area that ride the roads of Snoqualmie Valley. **Agreed ___ Not Agreed___**
24. King County shall provide and post information about the public accessibility to Fall City Park West (located off of the Issaquah-Fall City Road). **Agreed ___ Not Agreed___**
25. King County shall provide and post information about the public accessibility to open spaces owned by the King County Flood District, such as the property located at 324th Ave SE and SE 31st Street. **Agreed ___ Not Agreed___**
26. King County shall be a leader in working with and coordinating with special purpose districts, including the Fall City Metropolitan Park District, by providing environmentally sound stewardship of parks, trails, natural areas, forest lands, and recreational facilities in the rural and unincorporated areas. This will assist the Fall City Metropolitan Park District in its mission to specifically enhance the quality of life for Fall City. **Agreed ___ Not Agreed___**

Results will be posted at <http://compplan.weebly.com>