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Snoqualmie Valley
Community Plan

King County Planning and
Community Development Division

Snoqualmie Valley

Community Plan

Effective Date: September 15, 1989

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INTRODUCTION

The Snoqualmie Valley Community Plan is King County's long range plan for the Snoqualmie Valley and will guide all future land use decisions in the planning area. This community plan revolves around five themes:

Protect the Snoqualmie River: River water quality is high and in many ways the river is the lifeblood of the valley. It has significant fishery, recreational, wildlife, and agricultural value, and must be treated as a tremendous resource. Technology and information exist for the public to respect, live near and enjoy the river without degrading it. King County intends to take the lead in protecting this resource.

Invest in Flood Protection Measures: Currently the valley sustains an average of $3 million dollars in flood damages annually. A variety of agencies spend public funds to provide relief from flood damages. King County intends to bring the various public agencies together to agree on a long term program to reduce flood damages. This program should be the basis of funding decisions by agencies with the goal of using taxpayer dollars wisely in the future.

Preserve Rural Areas, Resource Lands and Sensitive Environments: These areas are often a key to quality of life, economic diversity, and environmental and human health in the planning area. King County considers preservation of these lands to be the highest and best human use.

Promote the Economic Health of Valley Cities: The County's responsibility to preserve and protect lands within its jurisdiction must be coordinated with its responsibility to support the health, vitality, and self-determination of the rural towns. In support of long range city planning, this plan designates future municipal expansion areas for the towns and outlines conditions under which King County will support annexations.

Keep the I-90 Corridor Scenic: I-90 must not succumb to the fate of many other interstate highways. King County intends to site and condition development to maintain the highway's scenic nature.

SNOQUALMIE VALLEY COMMUNITY PLAN

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I. SNOQUALMIE VALLEY COMMUNITY PLAN

This community plan provides specific policies to guide land development in the Snoqualmie Valley community planning area. This plan amplifies the King County Comprehensive Plan (KCCP) which is the overall land use policy plan for King County. The community planning process links each community to larger Countywide strategies such as economic development, growth management and resource protection specified in the KCCP. This planning effort involved citizens in identifying problems and issues facing their community, and making recommendations about land use and community improvements. This community plan is accompanied by an area zoning document which implements the policies of this plan and the KCCP to land in the planning area.

CHARACTERISTICS OF THE SNOQUALMIE VALLEY

The Snoqualmie Valley community planning area includes approximately 400 square miles in northeastern King County (see Community Plan Map: Snoqualmie Valley Community Planning Area). It is a rural area composed of a wide river flood plain, upland plateaus, and the foothills of the Cascade mountains. It lies south of Snohomish County, east of the Bear Creek and East Sammamish community planning areas, north of the forest areas of Tiger Mountain and Rattlesnake Ridge, and west of the crest of the Cascade Mountains.

The planning area has some of King County's richest agricultural soils; opportunities for rural residential living in the upland plateaus; and mining, forestry and small scale hydropower opportunities in the Cascade foothills. Native American and pioneer heritage sites are located in the valley as are the towns of Duvall, Carnation, Fall City, Snoqualmie, and North Bend. The planning area also has important regional recreational opportunities including fishing, boating, wildlife viewing, berry picking, scenic drives, bicycling, camping, hiking, horseback riding, white water kayaking, and hunting.

The Snoqualmie River is an important feature in the valley, flowing through farmlands and past the five rural towns. Its scenic flood plain establishes the pastoral character of much of the valley and provides the economic livelihood for many valley residents. The river also offers many regional recreational opportunities. Despite its many uses and the way adjacent land is used, the river is still rated high in water quality.

The Snoqualmie River frequently floods and while these floods damage crops, livestock, buildings, and roads, they also deposit a new layer of silt with each flood. These deposits have contributed to the overall fertility of the flood plain. Between the flood plain and the upland plateau are steep and highly erosive slopes. The relatively undeveloped upland plateau area contains many creeks, lakes, and wetlands. This plateau also has a variety of underlying geologic characteristics affecting development potential. Some geologic formations trap ground water creating underground water supplies which should be protected. In other areas, the underlying geology is excellent for septic systems and private wells.

The eastern most portions of the planning area contain the foothills of the Cascade Mountains. The climate, slopes, and soils make these prime forestry areas. This mountainous area is remote and accessible only by logging roads.

A major interstate highway, I-90, runs east-west through the southern part of the planning area linking it with the metropolitan Puget Sound region. A major state route, SR 18,

connects to I-90 at the Echo Lake Interchange and provides access to southern King County. A smaller two-lane road, State Highway 202, also joins with I-90 at North Bend, providing a north-south transportation corridor through the planning area. East of the planning area, the I-90 corridor passes through a major wilderness area to the summit of Snoqualmie Pass.

Existing land uses in the valley include large commercial tree farms, smaller private woodlots, commercial agriculture including dairy farms, berry and horticultural farms, rural residential home sites, mineral extraction sites, and rural towns.

PLANNING PROCESS

RELATIONSHIP WITH THE KING COUNTY COMPREHENSIVE PLAN

The 1985 King County Comprehensive Plan expresses a long term vision of how the County should grow and develop. It applies urban, rural, resource and transitional designations to all of King County. The Snoqualmie Valley community planning area is designated Rural Areas, and Resource Lands (see Community Plan Map, King County Comprehensive Plan Designations). **Rural Areas** have:

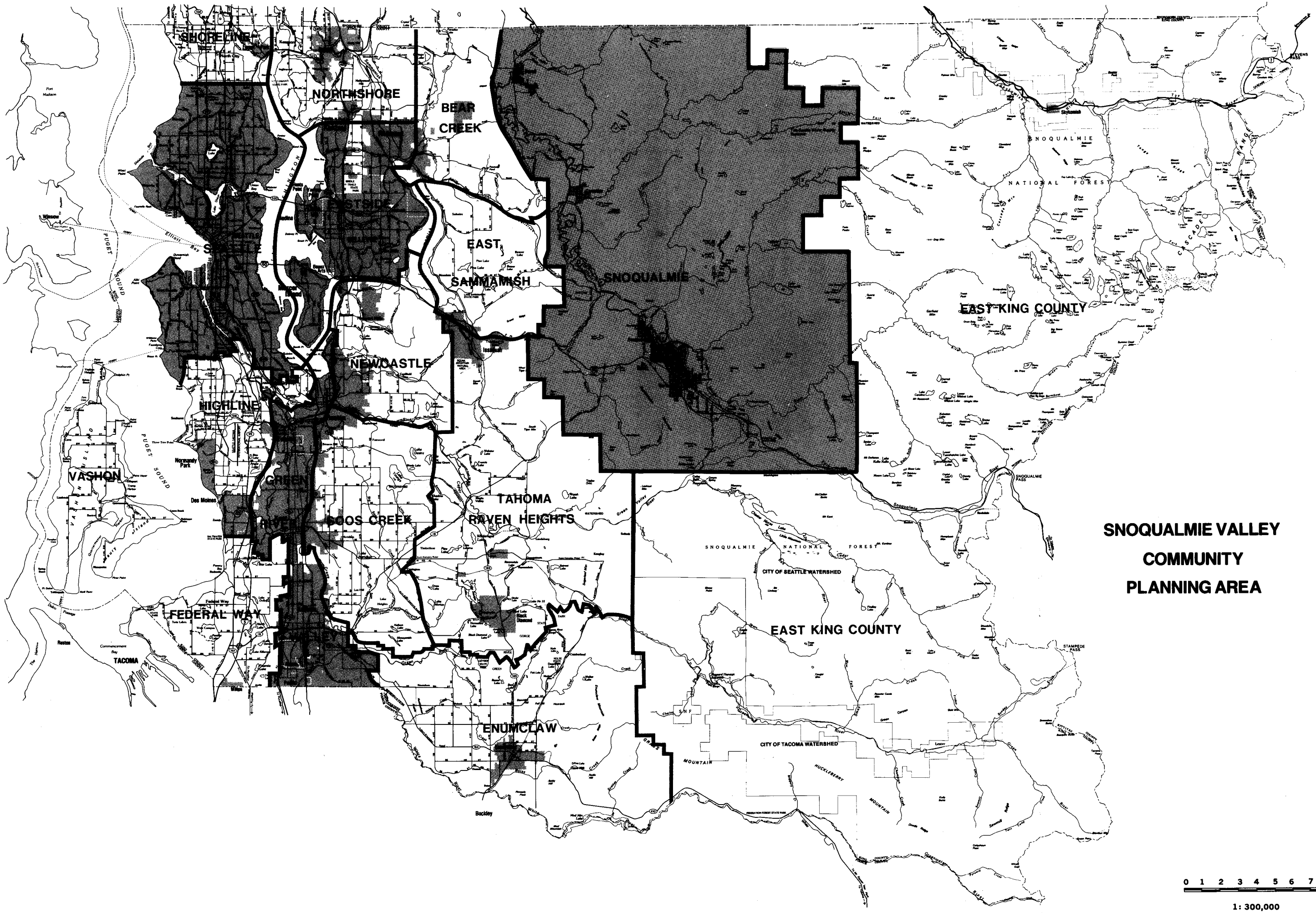
1. Opportunities for farming and forestry,

2. Physical barriers to providing urban services at a reasonable cost, and

3. Environmental constraints which make the area generally unsuitable for intensive development.

The Rural areas include Rural Activity Centers. Rural Areas have low residential densities, and public improvements and services which support a rural lifestyle and protect rural character. The primary land use in Rural Areas beyond the planned expansion area of Rural Activity Centers should be low density residential development averaging one home for every five acres of land.

Within the planning area are the five towns: Carnation, Duvall, Fall City, North Bend, and Snoqualmie. These towns, four incorporated and one unincorporated (Fall City), were designated **Rural Activity Centers** in the KCCP. The KCCP directs the County to work with the towns to establish realistic areas for expansion of these towns and to insure provision of necessary public services within their expansion areas. The KCCP also states that new commercial and industrial development in Rural Areas should locate in Rural Activity Centers. Rural Activity Centers should contain a variety of housing types and mix of densities with an overall density of four to eight houses per acre.


SHORELINE
NORTHSHORE
BEAR CREEK
EASTSIDE
EAST SAMMAMISH
SNOQUALMIE
NEWCASTLE
HIGHLINE
VASHON
GREEN RIVER
SOOS CREEK
TAHOMA RAVEN HEIGHTS
FEDERAL WAY
ENUMCLAW
EAST KING COUNTY
SNOQUALMIE NATIONAL FOREST
CITY OF SEATTLE WATERSHED
CITY OF TACOMA WATERSHED
PUGET SOUND
Des Moines
Normandy Park
Federal Way
TACOMA
Buckley
Skykomish
SNOQUALMIE PASS
STAMPEDE PASS
Snoqualmie
Black Diamond
Maple Valley
Issaquah
Fall City
Preston
Vashon
Fort Madison
Tacoma
Commencement Bay
Restoration Point
Elliott Bay
Duwamish Head
Alki Point
Blake Island
Colvos Passage
Dash Point
Point Defiance
Point Ruston
Point Vashon
Point Robinson
Point Heyer
Point Piner
Point Fox
Point Jefferson
Point Pulsifer
Point Southworth
Point Orchard
Point Glover
Point Pleasant
Point Monroe
Point Pinkham
Point Wilson
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The Snoqualmie Valley planning area also contains areas designated by the KCCP as **Resource Lands.** They include the agricultural lands of the Snoqualmie River flood plain (Agricultural Production Districts), and the forested slopes of the Cascade foothills (Forest Production District). **Resource Lands** have:

1. High natural resource value (soils good for farming or forestry, or mineral deposits),

2. Undivided parcels large enough to make resource management feasible; and

3. Active farms, forestry or mineral extraction operations.

Resource Lands are important to the regional economy; providing jobs, tax revenue, and valuable products and material for local use and export. By establishing the Resource Lands the KCCP helps provide for long term conservation of lands for productive commercial agriculture and forestry uses.

PLAN DEVELOPMENT

King County Planning staff developed the Snoqualmie Valley Community Plan (SVCP) with the assistance of staff from King County Resource Planning, Transportation Planning, Cultural Resources and Surface Water Management, staff from the cities of Snoqualmie, North Bend, Carnation and Duvall, a Technical Advisory Committee which included 35 agencies and a Citizens Advisory Committee made up of local residents and property owners. During the planning process the Citizens Advisory Committee (CAC) met over 50 times, representing hundreds of hours of time dedicated to working on the community plan. The committee gave advice on the Snoqualmie Valley Community Plan policies and land use plan. They took an active role in the areawide community meetings, led small group discussions and presented information to the public. Often they polled other members of the community on important issues to obtain a wider sampling of public opinion. The following citizens served on the Snoqualmie Citizens Advisory Committee: Patricia Brewington, Vicky Bruck, Raymond Burhen, Louise M. Clark, William Kohlschmidt, Michael S. Leake, Gordy Mayrand, Allan Morris, Gary Norris, Mary Norton, Fritz Ribary, Richard Ryan, Joan Sharp, Gene Stevens, Ruth Subert, Virginia Sweetland, Maryanne Tagney-Jones, Vladimir Ushakoff, Lee Witter-Kahn, David Bartley, Jim Crotts, Rev. Sanford Brown Jr., Judy Cochran, Rita Gribbon, Robert Weller.

The CAC was chaired by Jay McCain.

Inventory and Analysis: Necessary facts about the community were assembled by the King County Planning and Community Development Division and published in the Snoqualmie Valley Community Plan Profile. The profile presents information on the area's social, economic, natural, and man-made environments.

Development of Goals & Alternatives: The committee and staff met with the public to find out what issues concerned residents of the community planning area. From these meetings, several key concerns emerged: preservation of the rural character of the valley; protection and preservation of natural resources through control of drainage, erosion, and water quality degradation; continued economic vitality for the valley cities; preservation of resource lands, open space, historical and archaeological resources; and accommodation of projected population growth.

From these, the CAC and the staff developed a set of goals to guide the development of four land use alternatives. This was followed by a telephone survey and a brochure sent to all property owners in the Snoqualmie Valley to solicit their reactions.

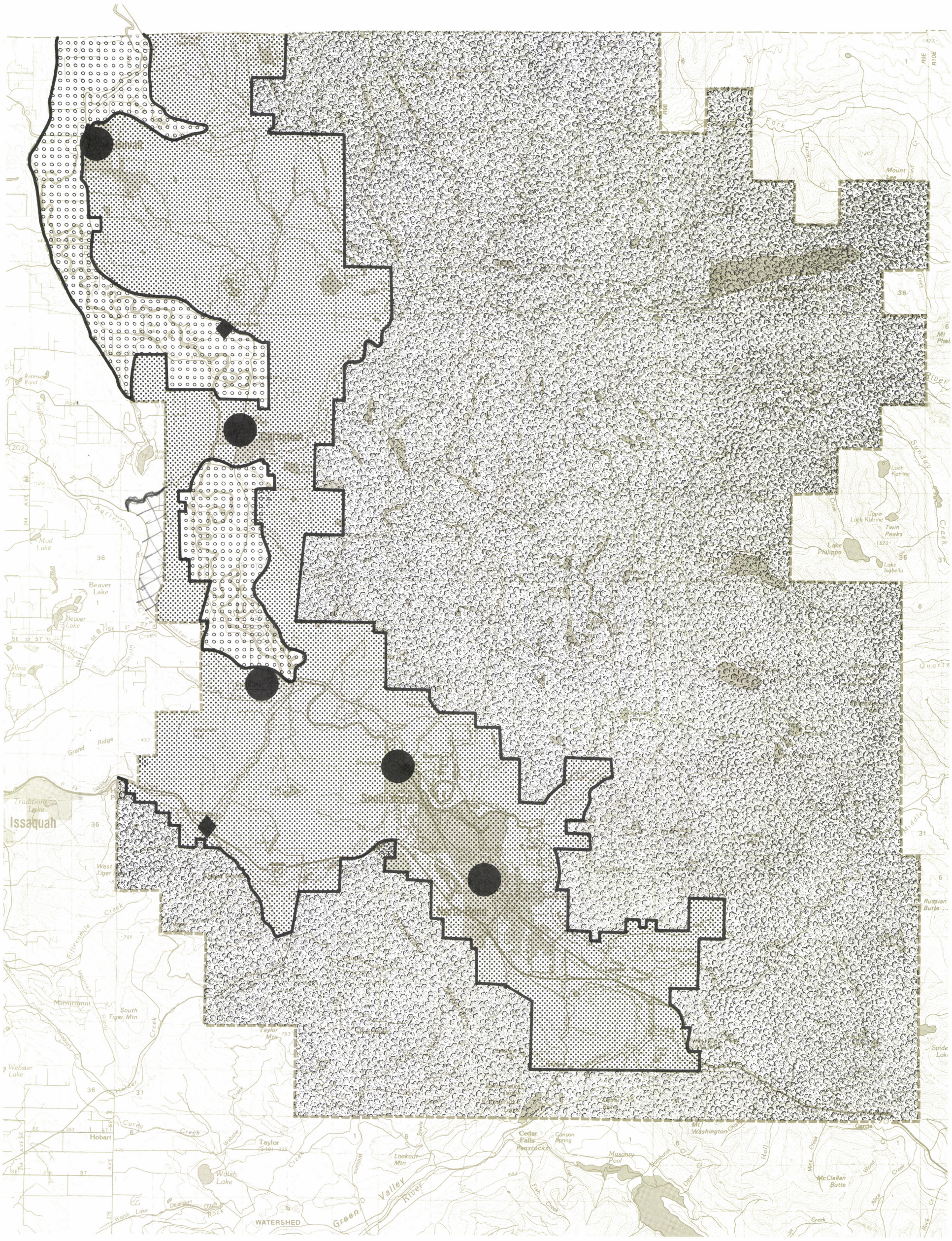
Proposed Plan. Based on public input and an analysis of the alternatives, the CAC and staff developed a hybrid alternative to serve as the proposed plan. Consistent with the King County Comprehensive Plan, this plan designates Resource Lands to conserve forest and agriculture lands. Adjacent to these districts, rural residential areas of one home per 10 acres are designated to provide for the least residential interference and intrusion into the resource districts. Areas with steep slopes or other environmentally sensitive features are also designated one home per 10 acres. Existing unincorporated areas with densities of less than one home per four acres that do not contain environmental constraints are designated one home per 2.5 acres. The remainder of the Rural Areas of the unincorporated lands are designated one home per five acres, (see Community Plan Map, Proposed Land Use).

Future growth areas are established around Duvall, Carnation, Fall City, Snoqualmie and North Bend. The rural neighborhood centers at Preston and Stillwater will remain at their present size.

Plan Adoption: The proposed Snoqualmie Valley Community Plan was transmitted to the King County Council and referred to the Growth Management, Planning and Environment Committee (GMP&E) in January of 1989. The GMP&E Committee consisted of Cynthia Sullivan, Chair, Audrey Gruger, Vice-chair, Paul Barden, Greg Nickels and Ron Sims. The Committee notified all the property owners in the Valley, and held a series of public meetings to gain input. The Committee reviewed the Proposed Plan for six months before making recommendations to the full Council. The Committee recommended stronger language for policies which protect rural areas and further defined when the County will support annexations to valley cities. They recommended reducing the size of three of the city expansion areas to protect the rural and resource areas. The full Council held a final public hearing on August 28, 1989 and adopted the Snoqualmie Valley Community Plan on August 29, 1989. The County Executive signed the new plan and zoning on September 5, 1989. The plan and zoning became effective on September 15, 1989.

Plan Implementation: The adopted Snoqualmie Valley Community Plan is an official policy document that will be used to guide development in the planning area. The Snoqualmie Area Zoning is the official zoning control for the area, and includes zoning regulations and special development conditions. The plan also describes additional measures which must be taken to ensure development will occur as determined by policy and zoning. For example, the plan calls for King County to enter into interlocal agreements with the Snoqualmie Valley cities to resolve issues such as water quality protection, flood damage reduction, protection of rural and resource areas and adequate provision of municipal services.

The plan and area zoning will be used by the County Executive, the County Council, the Zoning and Hearing Examiner and County departments to ensure that County actions are consistent with Snoqualmie Valley Community Plan policies. The plan will be used to evaluate rezone requests and new development proposals. It will also be used as a basis for whether or not the County will support an annexation to a valley city. Finally, it will be used to evaluate requests for extending public services, and to develop future capital improvement projects such as roads and parks. Although the plan will be used primarily by King County, local, state and federal agencies will be urged to consider the vision of this rural planning area as described by the plan and its policies when making decisions that affect the Snoqualmie area.


Issaquah
Hobart
Taylor
Cedar Falls
Masonry Pool
Lake Philippe
Lake Isabella
Upper Lake Katrine
Twin Peaks
Mud Lake
Beaver Lake
Yellow Lake
Tradition Lake
Walsh Lake
Webster Lake
Peterson Pond
Mirrormont
South Tiger Mtn
West Tiger
Taylor Mtn
Lookout Mtn
McClellan Butte
Russian Butte
Mt Washington
Grand Ridge
Fifteenmile Creek
Green Valley
WATERSHED
Sunday Creek
Quartz Creek
Middle Fork
Mount Lee
Mt Phel
Spide Lak
Garcia
Hall
Mint Creek
Alice Creek
Rock Cr
Fish Creek
Loop Cr
Otter Cr
Rainhurst
Sheets
Williams
Carey Creek
Diversion Ditch
Rock
Patterson
Ne Amer Lake Road
Issaquah Hobart Road
Tiger Mountain Road
Hobart Road
Lake Boren Road
Lake Sammamish Road
Issaquah Fall City Road
Issaquah Pine Lake Road
Issaquah Beaver Lake Road
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PLAN SUMMARY:

The goals, policies and area zoning of the Snoqualmie Valley Community Plan are based on the five major themes:

Protect the Snoqualmie River

The Snoqualmie Valley Community Plan designates protection of the Snoqualmie River as a primary goal. This plan requires a river water quality study to be initiated which will model development impacts as they affect river water quality. At the conclusion of the water quality study, an interlocal agreement is to be negotiated between State agencies, the County and Valley Cities to establish responsibility and necessary corrective actions to protect the river. The SVCP states that if impacts to water quality cannot be mitigated, the County should amend the community plan and make land use and density changes necessary to protect water quality. The community plan outlines further conditions required of the valley cities before the County would support annexations in the designated City Expansion Areas.

Invest in Flood Protection Measures:

Flood damage in the Snoqualmie Valley is an ongoing drain on public and private resources causing repeated property damage and loss. The Snoqualmie Plan takes several steps towards reducing the annual average of 3 million dollars spent on valley flood damage:

1. Low density zoning to minimize development in the floodplain and protect farmlands. Most of the Snoqualmie River floodplain is fertile farmland. The community plan downzones farmland in the floodplain to one home per 35 acres and has policies designed to site adjacent residential development away from the farmlands to prevent nuisance.

2. Commitments required of valley cities to participate in flood damage reduction. The community plan requires that valley cities must adopt mechanisms to reduce flood hazards within city limits before the County will support new annexations. The County is specifically working with the City of Snoqualmie to develop a long term solution to flooding problems, including a public/private resource commitment to implementing these solutions.

Preserve Rural Areas Resource Land and Sensitive Environments:

The Snoqualmie Valley contains many acres of mapped steep slopes, wetlands, floodplains and stream corridors, as well as buildable land for rural living. The community plan protects sensitive lands by holding density at one home per 10 acres, while allowing one home per 5 acre density on non-sensitive land. Some land is additionally zoned one home per 2.5 acres based on policies in the plan. This rural residential zoning protects natural areas and rural lifestyles while directing denser growth to the valley cities. Resource uses of farming, mining and forestry are also protected by low density zoning directed toward continued resource use of the land.

Promote the Economic Health of the Valley Cities

The community plan intends for the valley cities to receive most of the planning area growth for the next ten years. The plan achieves this by downzoning rural areas and providing expansion areas for each town. The plan lists criteria which each city must

meet before annexing into the expansion area. The County expects these expansion areas to develop at higher densities than surrounding rural areas. For this reason they are zoned Growth Reserve, allowing clustered development and a reserve tract which may be annexed and developed at a later date based on criteria laid out in this plan.

The County will continue to support economic development within the valley cities through ongoing joint studies such as the Carnation and Fall City Wastewater Facilities Study and the Snoqualmie Comprehensive Development Plan.

Keep the I-90 Corridor Scenic.

The community plan intends to preserve the scenic nature of Interstate 90. The plan retains commercial/industrial zoning at interchanges already developed for such uses while downzoning interchanges that are currently undeveloped to rural residential densities. The plan limits signage and lighting that would be visible from I-90, and directs new development to be sited to preserve the corridor's current natural state.

These five themes are prevalent throughout the 154 policies of the plan. Each chapter of the Snoqualmie Valley Community Plan discusses a different topic and the related polices. The Snoqualmie Area Zoning shows the zoning which implements these policies.

II. NATURAL FEATURES

The natural geologic features of the Snoqualmie Valley Planning Area include the foothills of the Cascade Mountains, upland plateaus, and the broad flood plain of the Snoqualmie River. Because the area has been subject to both glacial and surface water action, it has unique soil and slope characteristics not found in other parts of the County. The U.S. Soil Conservation Service has classified the flood plain soils as Class II & III which are rich, seasonally replenished soils, highly suitable for farming. In contrast, the upland plateau areas have combinations of glacial till, overlaid with sand and rock cobbles. These soils often occur on the planning areas' steep slopes and frequently are subject to severe erosion. Beyond the upland plateau, the Cascade foothills support important forest resources.

The area has numerous lakes, rivers, streams and wetlands which provide natural drainage, extensive fish and wildlife habitat, and many recreational opportunities. The overall water quality of the area is very high, supporting large and healthy populations of both resident and anadromous fish. Maintaining this water quality is King County's highest priority.

The King County Comprehensive Plan Environment and Open Space Chapter addresses the protection of natural resources through policies which guide development of steep slopes (those 40% or greater), wildlife habitat areas, natural drainage systems, streams, rivers and lakes. In addition, the King County Sensitive Areas Ordinance (K.C.C. Chapter 21.54) defines sensitive areas as lands subject to natural hazards and lands which support unique, fragile, or valuable natural features. These areas include erosion hazard areas, coal mine hazard areas, Class III landslide hazard areas, Class III seismic hazard areas, and wetlands, fish-bearing waters, and flood hazard areas. The Snoqualmie Valley community planning area contains a number of areas which are classified as "sensitive areas." (See Sensitive Areas Composite Map)

In addition to the 1985 King County Comprehensive Plan and the Sensitive Areas Ordinance, the following policies and regulations are among those which affect natural resources in the County:

State Environmental Policy Act (RCW 41.21C);

Forest Practices Act (RCW 76.09 and WAC 222);

King County State Environmental Policy Act Ordinance (K.C.C. 20.40);

King County Shoreline Master Program (K.C.C. Title 25);

Surface Water Management Ordinance K.C.C. 9.08;

Critical Drainage Area Designation pursuant to K.C.C. 9.08;

Federal Endangered Species Act 16 USC 1531 et. seq.

Federal Clean Water Act 3 USC 1251 et. seq.

RCW 90.70 Puget Sound Water Quality Authority

WAC 173 Water Quality Ratings

State of Washington Clean Water Act RCW 90.48

WAC 220 Fisheries Hydraulic Project Approvals

WAC 232 Bald Eagle Protection Rules

This chapter contains policies and regulations specifically developed to protect the environmentally constrained areas of the valley from improper or hazardous development. The policies are divided into five categories: (a) surface water drainage and water quality, (b) open space and wildlife habitat, (c) soils and hazardous areas, (d) flood plains and (e) shorelines.

SURFACE WATER DRAINAGE AND WATER QUALITY

The rivers and streams in the planning area include the three forks of the Snoqualmie, Raging and Tolt rivers; and Tate, Tokul, Harris, Griffin, Patterson, Kimball, Coal and Cherry Creeks. These rivers work together with smaller creeks, associated wetlands, lakes, ponds, and flood plains as an integrated system to convey, store and purify surface waters. Lakes and wetlands function as year-round storage basins, releasing water at naturally metered rates and improving water quality. During storage, suspended sediments and associated pollutants settle out of the water, and dissolved nutrients and toxicants are removed by biological processes. Flood plains provide short-term storage for excess storm runoff. Stream channels, which connect all of these surface drainage elements, store vast quantities of water and improve water quality through sediment settling, biological processes, and aeration.

The following policies establish the overall surface water drainage and water quality strategies for the Snoqualmie Valley Community Plan.

River Water Quality

SQP 1 THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES SHALL BE PROTECTED AND ENHANCED.

The Snoqualmie River and its tributaries generally provide cool, clean water as they enter the Snohomish River system at the Snohomish/King County boundary. According to Washington State Department of Ecology standards, the river and its tributaries are classified as Class A or AA waters, the highest water quality ratings (WAC 173-201. Water Quality Ratings). These high ratings may be in jeapordy due to development in the valley. The river and its tributaries play a major role in the ecosystems of two counties and Puget Sound, and is the dominant natural feature of the valley. KCCP policies E-311 and E-321 state that the water quality of rivers, streams, and lakes should be protected and enhanced. King County supports an environmentally safe relationship between the Snoqualmie River's water quality and surrounding land uses including rural activity centers, forest and agricultural uses, recreational and rural residential uses. The County is committed to maintaining the "A" and "AA" ratings, or to taking active steps to improving river water quality should the ratings drop.

SQP 2 PRESENT AND FUTURE GENERATORS OF NONPOINT SOURCE POLLUTION MUST REDUCE THEIR POLLUTION TO LEVELS THAT WILL NOT THREATEN THE CRITICAL RESOURCE FUNCTIONS OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES.

Pollutant sources are identified as either point source or nonpoint source. Point sources are highly localized activities which discharge via pipes or channels to the river. Nonpoint sources of pollution are diffused in origin and are often generated by activities such as agricultural and forestry practices, animal keeping, development and land clearing. Nonpoint sources reach surface and ground waters over a broad geographical area and are difficult to identify and control because of their wide spread origins.

In the Snoqualmie River Basin sediments, herbicides and organic matter wash off forest lands and roads. Ground disturbance from new development or logging on unstable hillsides exposes soils which are quickly eroded and washed away. The Department of Natural Resources has recently adopted changes to the state forest practice regulations stemming from the Timber/Fish/Wildlife Agreement signed by state agencies, timberland owners, environmentalists and affected Indian tribes. These regulations are designed to provide better control of nonpoint pollution from forest practices. The new regulations are expected to improve the quality of surface water runoff from the Forest Production District.

Practices employed by the agricultural industry are another source of nonpoint pollution. Pesticides, herbicides, fertilizers, sediments, sewage effluents, and animal wastes enter the ground water or surface water from both commercial and noncommercial farms. Cattle and other animals trample vegetation on stream banks hastening erosion increasing sedimentation and degrading water quality. While the dairy industry is a major part of the state economy, it also contributes to these nonpoint water pollution problems. Improper manure spreading, excess surface water runoff from overgrazed pastures, and direct access to streams by dairy animals are primary pollution sources in agricultural areas.

The Sno-Met/King County Areawide Water Quality Management Plan (1977) stated nonpoint waste impacts occuring after summer storms were significant and caused water quality to fall below State standards in the upper basin from Three Forks to the confluence with the Skykomish River.

Some measures can be implemented immediately to help protect river water quality. The King County Conservation District and the U.S. Soil Conservation Service (SCS) assist commercial farmers in implementing agricultural practices called Best Management Practices (BMPs). These BMPs are agronomic, managerial or structural practices which, used singly or together, provide ways to solve specific water quality problems. Many of the large dairy farms in the valley have instituted farm management programs with the aid of SCS. However, the cost and effort of constructing facilities often keeps farmers from implementing their management plans. For example, according to SCS officials, the lack of proper facilities to store manure remains a problem for some dairy farms in the area.

Small noncommercial farms with animals such as cattle, sheep, swine, horses and llamas also contribute to nonpoint pollution through poor animal keeping practices. Moreover, noncommercial agriculture is largely unaffected by federal or state water quality legislation. Water quality management plans, such as the Section 208 (Federal Clean Water Act) plans for commercial agriculture, have not been developed for noncommercial farms.

SQP 3 POINT SOURCE DISCHARGERS MUST MEET OR EXCEED FEDERAL AND STATE WATER QUALITY STANDARDS FOR THE RIVER PRIOR TO EITHER COUNTY

SUPPORT OF THEIR ANNEXATION TO RURAL ACTIVITY CENTERS, OR THE EXPANSION OF FACILITIES OUTSIDE RURAL ACTIVITY CENTERS.

As mentioned earlier, the Snoqualmie River and its tributaries have been classified as a Class AA and A water and the Tolt River as a Class AA water by Washington State Department of Ecology. A basin-wide water quality study is necessary to identify where these classifications are not being met. Municipal sewer systems, industrial plants and other land uses which discharge via pipes or channels (point source discharges) can quickly degrade water quality, kill fish, and inhibit recreational use. Present point source discharges such as those from the North Bend, Snoqualmie and Duvall sewer treatment plants; the Weyerhaeuser Mill, the Echo Glen Childrens Center, and The Carnation Company are now either in compliance with Washington State Department of Ecology standards, or are being brought into compliance. More than river water quality is at risk. Many residents have domestic wells drawing water from aquifers which are hydrologically connected to the river systems.

Consistent with the King County Comprehensive Plan, this community plan provides an opportunity for growth of valley cities, called Rural Activity Centers (RACs). All RACs are located on the banks of the Snoqualmie River, and all existing sewage treatment plants discharge into the river. When agriculture and forestry run-off is coupled with sewage discharges, the water quality of the rivers could be compromised. Complicating this issue is the general lack of knowledge about the overall water quality and hydraulic processes of the Snoqualmie River. Water quality studies of the entire river could determine the type and extent of pollution. Presently several areas of the river are sampled, but a baseline analysis of overall river water quality has not been done. King County is in the process of securing grant funds to begin this study. The study is expected to take two to three years. The study will give information on what steps must be taken to maintain high water quality ratings as new development occurs.

Elements to be included in the study are: (1) define the limits of the river system to be studied; (2) described existing conditions including water sources, current users, discharges and problems; (3) define water quality criteria to be used in evaluation; (4) develop a model which can predict the effect of growth on river water quality; (5) determine the amount of growth which can occur before river water quality is degraded; (6) determine alternative allocations of river capacity and test them with the model; and (7) recommend an allocation system for all dischargers and a strategy for reducing sources of pollution.

SQP 4 A STUDY OF CURRENT RIVER WATER QUALITY SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF THE VALLEY RURAL ACTIVITY CENTERS; COUNTY, STATE AND FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 5 A STUDY WHICH SHOWS THE CUMULATIVE IMPACT OF FUTURE DEVELOPMENT ON RIVER WATER QUALITY AND WHICH IDENTIFIES METHODS OF EQUITABLY CONTROLLING THESE IMPACTS, SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF RURAL ACTIVITY CENTERS; COUNTY, STATE, FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 6 AT THE CONCLUSION OF THE STUDIES OF THE CURRENT RIVER WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT, AN INTERLOCAL SHOULD BE NEGOTIATED BETWEEN STATE AGENCIES, THE COUNTY, THE RURAL ACTIVITY CENTERS AND OTHER RELEVANT AGENCIES TO ESTABLISH RESPONSIBILITY AND SET FORTH CORRECTIVE ACTIONS FOR POINT SOURCE AND NONPOINT SOURCE POLLUTION.

SQP 7 IF THE STUDIES OF CURRENT WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT IDENTIFY SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, KING COUNTY WILL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN TO SECURE CHANGES IN LAND USES, DENSITIES, DEVELOPMENT CONDITIONS, OR ANNEXATION AREAS NECESSITATED BY THE IMPACTS.

The Snoqualmie River has a limited capacity to absorb point and nonpoint discharges. A study to determine present water quality and the impact of development in the future is necessary to ensure river protection. Washington State Department of Ecology, King County, valley Rural Activity Centers and private developers whose proposals may impact the river should cooperate in this study.

Based on the outcome of the studies described above, National Pollution Discharge Elimination System (NPDES) permits for municipal sewer systems may be issued or denied, and/or best management practices revised. An NPDES permit is a permit issued by the Department of Ecology for all point source (i.e., pipe) discharges to waters of the state. The permit requires regular monitoring of effluent, reporting, and compliance with water quality standards. A plan amendment would be needed if the impacts identified cannot be controlled by other means. A plan amendment would determine if land uses need to be changed, development conditions added, or the size of rural activity center expansion areas reduced.

In addition to protection of water quality, The King County Comprehensive Plan addresses drainage systems through policy E-314:

E-314 Natural drainage systems should be maintained and enhanced to protect water quality, reduce public costs and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without acceptable mitigating measures which eliminate the risk of flooding or negative impacts to water quality.

Besides point and nonpoint source pollution, a third cause of degraded water quality can result from filling wetlands and flood plains, from placing streams in culverts or from other environmentally degrading construction practices. These alterations can cause erosion, sedimentation or flooding downstream, which degrades the quality of water and reduces its capacity to support fish and wildlife.

The following policies recognize and amplify County, state and federal laws which regulate elements of the natural drainage system. These policies are also consistent with the Federal Clean Water Act (amended by the Water Quality Act of 1987) and the Puget Sound Water Quality Management Plan.

Streams

Undisturbed stream corridors support wildlife habitat, protect water quality, moderate flooding, provide opportunities for recreation, enhance fishery production, maintain open space, and are an important resource in the planning area. The King County Comprehensive Plan and the Snoqualmie Valley Community Plan recognize the importance of stream corridors and direct development to preserve an undisturbed corridor sufficient to maintain natural functions of streams.

SQP 8 A STREAM CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGICAL FUNCTIONS OF STREAMS DRAINING TO THE SNOQUALMIE RIVER OR ITS TRIBUTARIES SHALL BE PRESERVED IN ALL DEVELOPMENT PROPOSALS, BY THE USE OF NATIVE GROWTH PROTECTIVE EASEMENTS OR OTHER APPROPRIATE MECHANISMS. THE STREAM CORRIDORS SHALL BE PLACED IN SEPARATE TRACTS THROUGH THE SUBDIVISION AND SHORT SUBDIVISION PROCESS.

The new King County drainage manual prepared by the Surface Water Management Division has been implemented beginning January 1, 1990. The manual will detail specific drainage requirements for all new development. Countywide stream corridor guidelines are also under review at this time as part of the King County Sensitive Areas Ordinance. These guidelines will replace the ones outlined in this plan. In the interim, the following minimum guidelines will be used to condition new development in the planning area.

Appendix H compares the Department of Natural Resources (DNR) Stream Classification with the Stream Classification defined in the proposed King County Sensitive Areas Ordinance.

Interim Stream Corridor Guidelines

For all streams which are shown to be habitat for anadromous salmoids, the stream corridor should not be less than 100 feet from the top of bank on both sides of the river (see Map of Anadromous Fish Bearing Streams and Wetlands). The corridor must be dedicated in a separate tract called a Native Growth Protection Easement (NGPE). For streams which are not anadromous salmonid habitat, a minimum stream corridor of 25 feet from the centerline of the stream on both sides shall be dedicated as an NGPE. (see Map of DNR Stream Types) A greater corridor width may be required based on criteria listed in the stream corridor guidelines which follow. The guidelines also list methods of preventing adverse impacts to stream corridors.

The stream corridor established in this policy is a variable width conservancy strip which has a minimum dimension. This corridor protects the hydraulic and habitat functions of the stream during and after development. The minimum width of the corridor on each side of the stream may be increased according to site-specific conditions. This increased setback will be determined at the time of subdivision approval by the Division of Building and Land Development. The following guidelines establish conditions under which the undisturbed corridor width may be expanded beyond the minimum requirements previously listed.

1. The corridor width may be expanded to preserve existing vegetation that:

   a. Shades the stream during the midday hours from May through September to maintain cool water temperatures.

   b. Provides food and habitat for fish. Branches that overhang the stream provide physical shelter from fish predators. Furthermore, streamside vegetation provides food for fish in two ways. The foliage is habitat for insects which are the diet of many fish. Second, the leaves that fall into the stream are the food source for aquatic invertebrates which are critical food for fish.

   c. Protects streambanks with roots, stems or foliage. Streamside vegetation can break the force of flood water and anchor soil particles with dense root masses, armoring the bank naturally, and protecting against streambank erosion.

   d. Intercepts and filters runoff flowing toward the stream. Low ground cover such as grass and moss anchors soil above the streambank and filters silt-laden runoff which may flow toward the stream during construction. By trapping the silt and holding the soil, vegetation protects the gravel streambeds from siltation which can smother fish, fish eggs and their food sources, and fill-in spawning gravel beds.

2. Stream corridor widths shall be increased to include streamside wetlands (see Figure, Wetland Constrained Stream Corridors) which provide overflow storage for stormwater, feed water back to the stream during low flow, or provide shelter and food for fish.

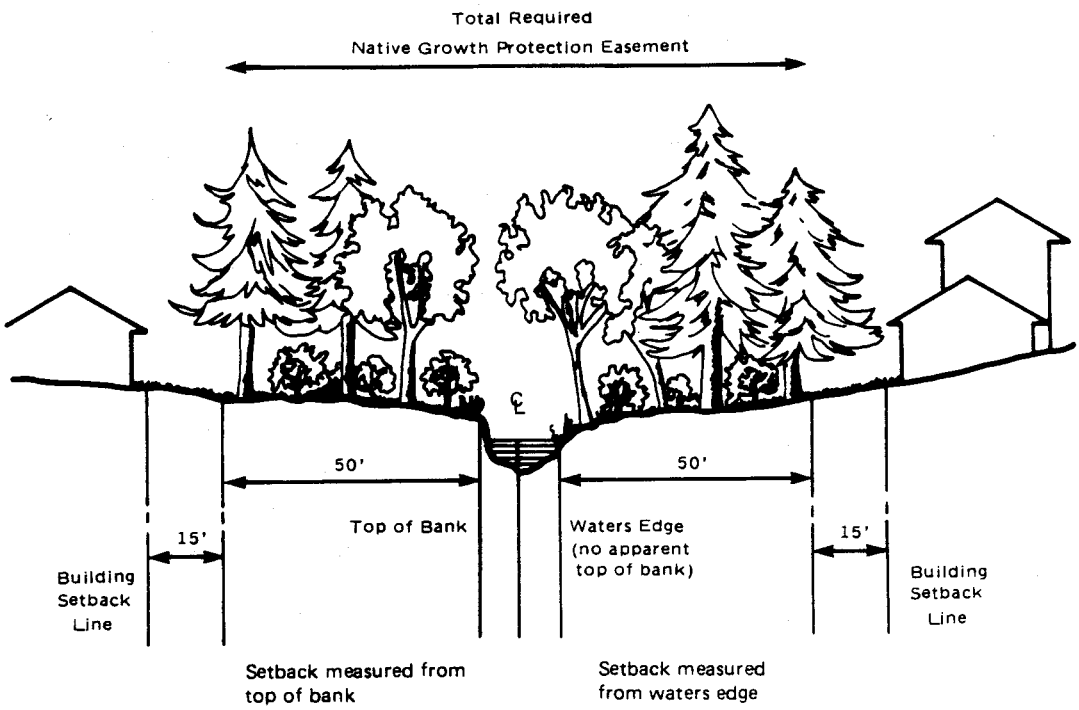
3. The stream corridor width may be increased when steep slopes (see Figure, Slope Constrained Stream Corridor) and erosive soils are adjacent to the stream channel. Increasing the undisturbed area will provide the buffer necessary to prevent streamside erosion and intercept silts from uphill erosion. The corridor may be expanded up to 50 feet from the top of the stream bank when there are slopes between 15-30 percent grade combined with soils rated as severely erosive by the U.S. Soil Conservation Service maps. The King County Conservation District may be consulted on the actual required width based on slope, soil type and existing vegetation, For slopes over 30 percent grade with severely erosive soils, the corridor may be extended to 15 feet beyond the first significant break in the slope. A significant break in the slope is defined as a bench at least 15 feet wide.

4. In cluster subdivisions, the corridor shall be dedicated as a separate tract during the platting process. Once land is subdivided into building lots, it is difficult to control clearing or disturbance of the stream corridor on those individual lots both during and after construction. This tract shall be maintained as a Native Growth Protection Easement (NGPE) area.

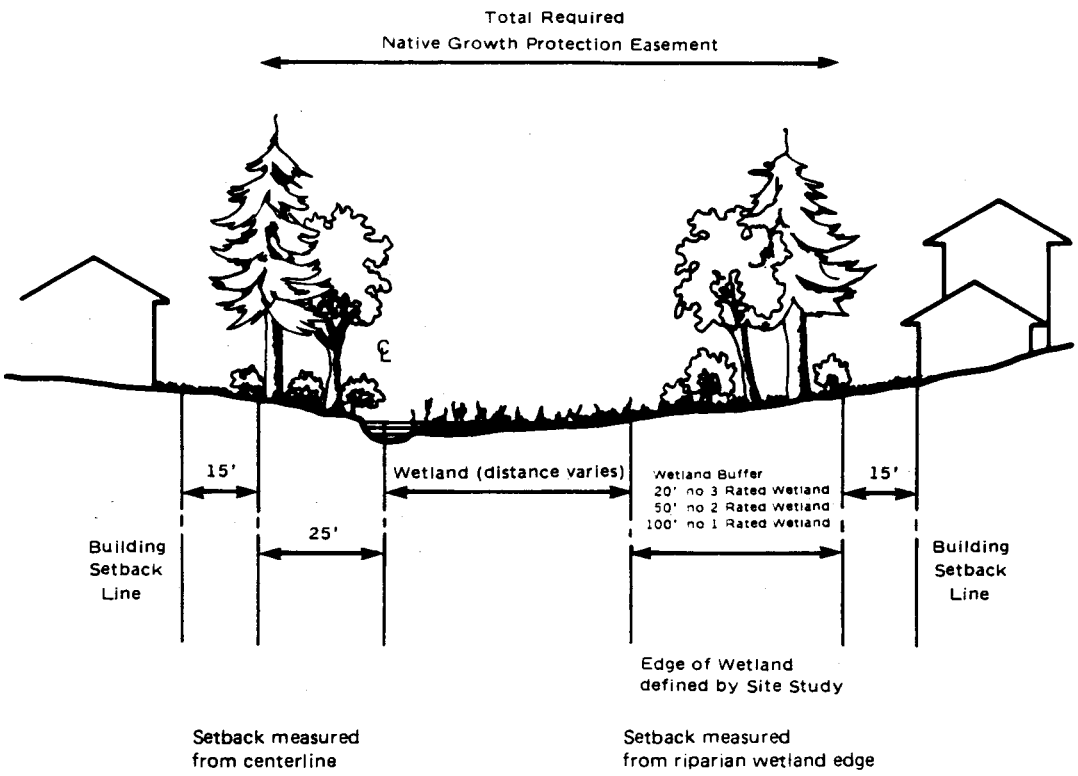
5. If a trail is to be constructed adjacent to a stream, it must be located so that it does not contribute to bank collapse or remove trees, shrubs, and understory vegetation which shades or shelters the stream or anchors the banks. Trails should be located away from streams with access points at locations which can tolerate human traffic.

6. The stream corridor shall be fenced in all new plats and short plats to avoid disturbance of the buffer vegetation provided that the type of fencing allows for wildlife movement between the stream corridor and the upland areas. Examples of suitable types include 3-strand wire, 36" high 2 x 4 wire, 3 rail wood, and other low fences.

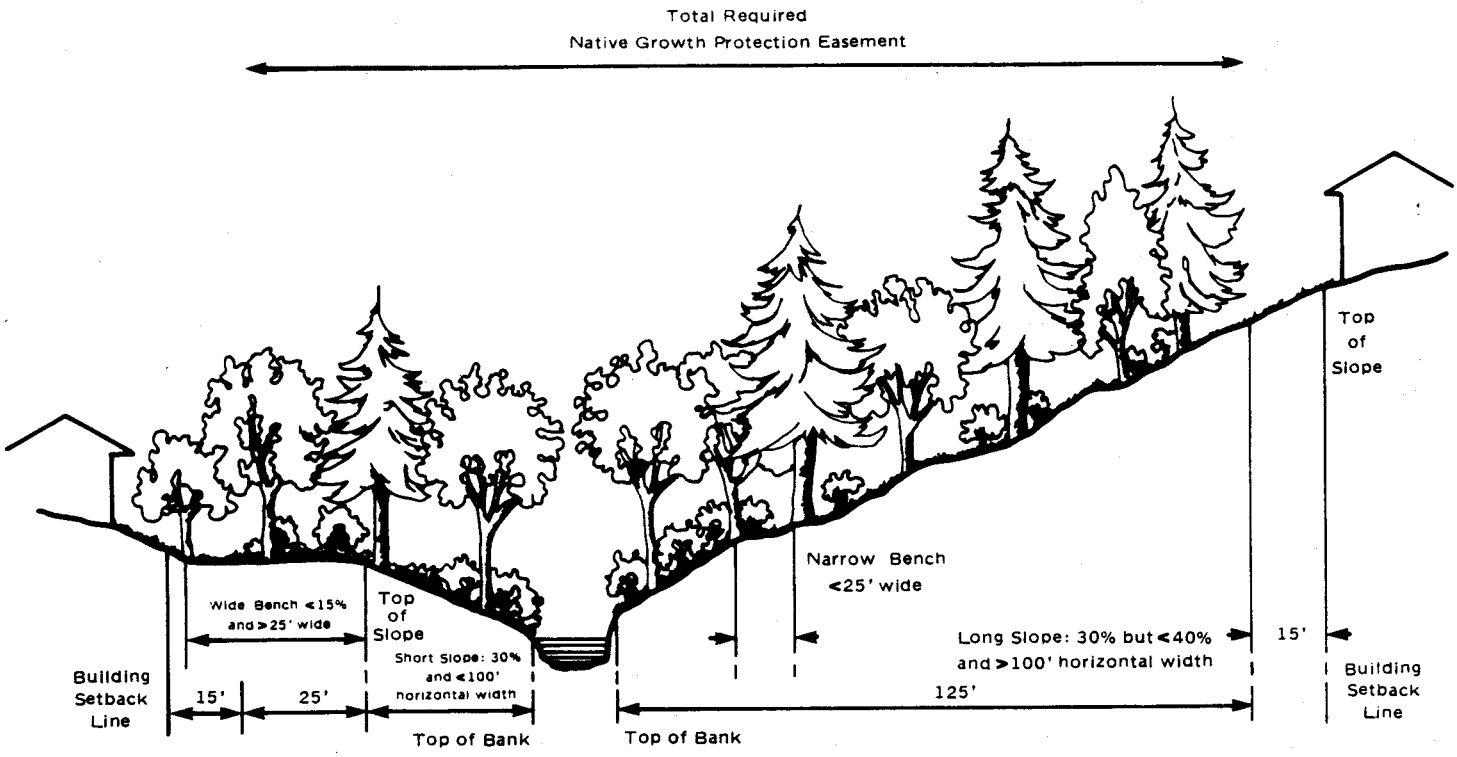
Unconstrained Stream Corridor



Wetland Constrained Stream Corridor



Slope Constrained Stream Corridor



Setback measured from
top of slope on short slope

Setback measured from
top of bank on long slope

SQP 9 TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED WHEN STREAM CROSSINGS ARE NECESSARY. CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. STREAM CHANNELS SHALL NOT BE PLACED IN CULVERTS UNLESS THERE IS NO OTHER WAY TO GET ACCESS TO A PARCEL OF LAND. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHALL BE USED.

Culverts traditionally inhibit fish migration by altering stream width, velocity, grade, depth, or substrate of the stream channel. This in turn causes delays for spawning salmonids and compromises successful spawning. Placing streams into culverts also degrades water quality and damages aquatic habitat through the destruction of existing natural stream channels and banks, and through erosion and sedimentation which occurs during and after culvert installation. The Washington State Department of Wildlife and Fisheries should be contacted to determine when culverts are acceptable. Requirements for type, size, location and installation should coincide with those typically placed on this type of project by the Departments of Wildlife and Fisheries for hydraulic project approvals. (WAC 222-16-030 Forest Practices Act. DNR Type I Streams are regulated by the Shoreline Master Program.) These conditions usually include sizing the culvert to allow for a gravel bottom, preserving the stream's width and grade, and use of large oval-shaped culverts.

SQP 10 DURING THE DEVELOPMENT REVIEW PROCESS THE COUNTY MAY REQUIRE REHABILITATION OF (A) DEGRADED STREAM CHANNELS AND BANKS ADJACENT TO A STREAM, (B) WETLANDS OR (C) RIVER BANKS, AS CONDITIONS OF DEVELOPMENT TO ASSURE PUBLIC SAFETY, ENVIRONMENTAL QUALITY AND PROTECTION OF CRITICAL RESOURCE FUNCTIONS.

Where stream banks are devegetated and little or no shade or cover exists, the County may require the developer to revegetate the banks with appropriate native plant materials. The Department of Wildlife has developed a list of recommended plantings for stream bank rehabilitation and can be contacted for technical assistance.

Improvements to streamside property must be made without creating problems elsewhere in the stream system. King County restricts removal of vegetation along streams, rivers, wetlands and lakes in new development when these areas are included within a NGPE. Property owners should consult with King County before development to determine if an NGPE has been applied to their property.

When more than 5,000 board feet of timber are being removed for commercial purposes, the landowner must first acquire a Forest Practice Application from the Washington State Department of Natural Resources, (RCW 76.09). In those cases, the standards of the State Forest Practices Act (WAC 220-110-030) apply to stream corridors. If future development is anticipated after logging, landowners are advised to file for a Class IV Forest Practice permit indicating potential conversion from forestry uses. Logging under any other permit will result in a delay of 6 years in the processing of County development and subdivision permits. Policies SQP 18 and SQP 19 address this issue further.

Wetlands

Wetlands, which include open water areas, swamps, marshes and bogs, provide many beneficial functions: storm water storage and flood attenuation, water quality improvement, fish and wildlife habitat, ground water recharge, maintenance of summer stream flows, recreation, and contribution of open space to the landscape. These functions must be protected by sufficient buffers from adjacent land uses. The map of Anadromous Fish Bearing Streams and Wetlands identifies all known Class I, II and III wetlands in the Snoqualmie Valley.

The King County Comprehensive Plan recommends that new residential development next to wetlands provide an undisturbed buffer around the wetland to protect its natural functions.

SQP 11 IN ALL DEVELOPMENT PROPOSALS WETLANDS NOT ASSOCIATED WITH STREAMS SHALL BE SUFFICIENTLY BUFFERED TO PROTECT CRITICAL RESOURCE FUNCTIONS WITH NATIVE GROWTH PROTECTION EASEMENTS OR OTHER APPROPRIATE MECHANISMS. THE BUFFERS SHALL BE PLACED IN A SEPARATE TRACT DEFINED DURING REVIEW OF SUBDIVISIONS AND CLUSTERED SHORT SUBDIVISIONS.

Experience has shown that wetland buffers contained in easements have inherent enforcement problems including illegal clearing and encroachment. To assure preservation of wetland buffers, they should be platted in a separate tract. The appropriate buffer width for a wetland will be determined during the development review process. To assure that run-off or construction impacts do not adversely impact the extensive wetlands systems in the Snoqualmie Valley, development (including placement of roads, septic systems and buildings) should be sited in areas least likely to impact wetlands.

SQP 12 IF AN ENHANCEMENT PLAN FOR A KING COUNTY NUMBER TWO OR THREE WETLAND IS PART OF A DEVELOPMENT PROPOSAL, THE PLAN SHALL BE EVALUATED FOR ADVERSE IMPACTS AND PERMITTED ONLY IF IT IMPROVES OVERALL WETLAND FUNCTIONS AND VALUES. KING COUNTY CLASS I WETLANDS SHALL NOT BE MODIFIED OR ENHANCED.

Development projects often propose to enhance wetlands by removing certain types of vegetation and dredging to create open water areas. To determine whether changes to the number two or three wetland would increase its function and value, the County shall evaluate the changes through an analysis such as the Wetland Evaluation Technique (WET) developed by the Federal Highway Administration (1987).

Ground Water

SQP 13 THE DEMAND FOR WATER TO SERVE EXISTING AND FUTURE LAND USES SHOULD NOT EXCEED THE CAPACITY OF THE AREA'S GROUND WATER RESOURCES. A GROUND WATER STUDY DETERMINING RECHARGE AREAS AND THEIR ABILITY TO SUPPORT NEW DEVELOPMENT SHOULD BE INITIATED.

Certain land uses can threaten the quantity as well as quality of ground water through overuse of the supply (pumping faster than recharge rate) and by contamination. Ground water is a natural resource that should be protected from overuse and contamination. Large amounts of development or heavy industrial uses can deplete ground water and can seriously threaten ground water quality. Impacts to the ground water resource must be

identified and mitigated prior to permit approval. The Department of Ecology is responsible for issuing ground water withdrawal permits. More information is needed on the location and capacity of recharge areas in the valley so water resources can be managed more effectively.

A ground water study which should include a determination of recharge areas, discharge rates, quantity and quality of aquifers, potential sources of contamination, and the effect of the proposed land uses on aquifer will be initiated. The County will soon begin such studies under a ground water management planning effort. When recharge areas are mapped, they should be included as an amendment to King County's Sensitive Areas Map Folio. During the development review process, these areas should receive protection through strategies which may include lot clustering, or reduction in allowed densities or uses, to limit adverse impacts on ground water resources.

SQP 14 UNDERGROUND STORAGE OF GASOLINE, SOLVENTS, AND OTHER POTENTIAL WATER POLLUTANTS SHOULD BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT AND HAVE TECHNOLOGY FOR LEAK DETECTION AND OFF-SITE POLLUTANT MIGRATION MONITORING AS REQUIRED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND WASHINGTON STATE CLEAN WATER LEGISLATION.

SQP 15 IF THE GROUND WATER STUDY IDENTIFIES SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, KING COUNTY WILL INITIATE A PLAN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN TO SECURE CHANGES IN LAND USES OR DENSITIES.

This policy will help implement KCCP policy E-320 which directs resource industries to use practices to prevent pollutants from entering ground or surface water. The potential for degradation of ground water is high in the planning area. Commercial and industrial uses are major point and nonpoint contributors to ground water pollution.

King County presently requires that new commercial and industrial uses be sited only where waste discharge may be adequately processed. Some less harmful commercial industrial effluents can be treated through the use of on-site treatment systems, detention facilities and grass-lined swales. In other cases, a sewer system is required and the wastes may require pre-treatment before discharging to this system. In all cases, under current regulation, commercial and industrial uses shall be evaluated for their potential to generate hazardous waste products and be allowed to build only when waste discharge can be adequately handled.

OPEN SPACE AND WILDLIFE HABITAT

SQP 16 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHALL BE IDENTIFIED AND PRESERVED. DEVELOPMENT PROPOSALS SHALL IDENTIFY UNIQUE AND SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF THE SITE. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION OF DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.

The Snoqualmie Valley has large tracts of undeveloped forest and wetland habitat that support abundant and diverse wildlife. These areas contribute to the rural character of the planning area. The areas which support unique (i.e. rare) or significant (i.e. abundant or diverse) populations of wildlife should be identified and protected.

SQP 17 WILDLIFE POPULATIONS IN THE SNOQUALMIE VALLEY COMMUNITY PLAN AREA ARE RECOGNIZED AS A REGIONALLY IMPORTANT RESOURCE AND AN IMPORTANT CHARACTERISTIC OF THE AREA'S RURAL CHARACTER. SPECIAL STUDIES SHOULD BE UNDERTAKEN, IN COOPERATION WITH THE WASHINGTON DEPARTMENT OF WILDLIFE, TO IDENTIFY WILDLIFE POPULATIONS AT RISK DUE TO THE LAND USES PROPOSED BY THE COMMUNITY PLAN AND TO DEVELOP MITIGATION MEASURES TO PROTECT THE CONTINUED VIABILITY OF THE AREA'S WILDLIFE POPULATIONS. SHOULD THESE STUDIES INDICATE UNMITIGATABLE IMPACTS AFFECTING WILDLIFE POPULATIONS VIABILITY DUE TO THE LAND USES IN THE COMMUNITY PLAN, A PLAN AMENDMENT STUDY WILL BE UNDERTAKEN TO PROVIDE FOR THE CONTINUED EXISTENCE OF THIS VALUABLE RESOURCE.

During the development and environmental review process, special attention should be given to the cumulative impacts of specific development proposals on the overall animal/plant communities of the planning area. Special development conditions such as clustering development on less sensitive portions of the site should be used as needed to protect wildlife communities. Additional mitigation identified through special studies should also be applied.

SQP 18 KING COUNTY SHALL NOT PERMIT VEGETATION REMOVAL UNDER A CLASS IV GENERAL FOREST PRACTICES APPLICATION OR ANY APPLICABLE COUNTY CLEARING PERMIT, UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED AND PROTECTED CONSISTENT WITH KING COUNTY CODE REQUIREMENTS.

The removal of vegetation and/or the clearing of land may cause erosion, slides and slumps, siltation of streams, and loss of wildlife habitat. This policy will limit premature site clearing until studies and site visits are conducted during the development review process. This policy is consistent with RCW 76.09 which requires an approved Class IV General Forest Practice Application before conversion of timberland to other uses. Conversion applications must be approved by King County before logging may begin. County approval of a conversion application is tied to review of development permit applications. If the applicant harvests prior to County approval, the County may place a six year development moratorium on the affected property.

SQP 19 KING COUNTY SHALL OPPOSE VEGETATION REMOVAL UNDER A CLASS I, II OR III GENERAL FOREST PRACTICES APPLICATION IN AREAS OUTSIDE THE FOREST PRODUCTION DISTRICT THAT ARE SUSCEPTIBLE TO CONVERSION UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED AND PROTECTED CONSISTENT WITH KING COUNTY CODE REQUIREMENTS UNLESS THE APPLICANT COVENANTS NOT TO CONVERT THE PROPERTY FOR DEVELOPMENT FOR A 10 YEAR PERIOD.

King County comments to the State Department of Natural Resources on Class I, II and III general forest practice application. Class I, II and III permits are for lands that are planned for continued forest use. King County will require the necessary sensitive areas protection on these lands consistent with adopted County Codes unless an applicant agrees through a covenant not to convert the land out of forest use for ten years.

SQP 20 KING COUNTY ENCOURAGES LAND OWNERS OF PROPERTY CONTAINING, OR ADJACENT TO, THREATENED OR ENDANGERED PLANT AND ANIMAL SPECIES TO WORK WITH THE COUNTY AND THE WASHINGTON STATE DEPARTMENT OF WILDLIFE TO DEVELOP A SITE MANAGEMENT PROGRAM FOR THE HABITAT AREA.

Many landowners in the planning area are interested in conserving wildlife habitat on their property but are not sure where to look for information. For example, the Washington State Department of Wildlife (formerly the Department of Game) recently adopted rules for the protection of bald eagle habitat, encouraging landowners with eagle nests or communal roosts to develop site plans which minimize disturbance to the area (WAC 222). King County Resource Planning has maps which help identify these sites and can work with the landowners and the Department of Wildlife on a management strategy suitable to all parties. The Federal Endangered Species Act requires local land use jurisdictions to protect threatened species.

SOILS AND HAZARDOUS AREAS

The King County Comprehensive Plan recognizes that development of certain natural features represents danger to life or property, (KCCP E-103). Development is generally not allowed on steep slopes (areas of slope over 40%), Class III landslide areas, wetlands, coal mine areas and floodways. In seismic and erosion hazard areas, special development practices are needed. The planning area's unique geological conditions have formed some severely erosive areas which often coincide with seismic or landslide areas. These severely erosive areas (see Community Plan Map, Erosion Problem Areas) are composed of granular (i.e., non-cohesive) sand and pebble gravel below till and typically above silt and clay. Water seepage can destabilize these layers and cause rapid erosion damage through downcutting of stream channels. This association of water and soil conditions present severe erosion and landslide hazards.

SQP 21 PROPERTIES IN EROSION PRONE DRAINAGE BASINS ARE SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS APPLIED TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS AND PROPERTY OWNERS THROUGH REDUCING OR ELIMINATING THE OCCURRENCE OF GULLY FORMATION AND SEVERE EROSION. THESE CONDITIONS MAY INCLUDE: (A) A DRAINAGE CONTROL PLAN: (B) INSTALLATION OF DRAINAGE CONTROL FEATURES PRIOR TO ANY LAND CLEARING, VEGETATION REMOVEL, SITE GRADING, ROAD CONSTRUCTION, OR UTILITY INSTALLATION: AND (C) RUN OFF CONTROL REQUIREMENTS. THE AREAS KNOWN TO HAVE THESE CONDITIONS ARE SHOWN ON THE EROSION PROBLEM AREA MAP. PROPERTIES CONTAINING THE CHARACTERISTICS OF EROSION PRONE DRAINAGE BASINS, BUT NOT IDENTIFIED ON THE EROSION PROBLEM AREA MAP ARE ALSO SUBJECT TO THESE SPECIAL DEVELOPMENT CONDITIONS TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS AND PROPERTY OWNERS. TO IMPLEMENT THIS POLICY, KING COUNTY WILL REQUIRE DEVELOPMENT PROPOSALS TO PROVIDE STUDIES SUFFICIENT TO IDENTIFY SITES CONTAINING THESE CHARACTERISTICS OF EROSION PRONE DRAINAGE BASINS. MITIGATION SHALL BE REQUIRED CONSISTENT WITH THE INTENT OF THE AREAWIDE P-SUFFIX CONDITIONS FOR EROSION PRONE DRAINAGE BASINS AND THE KING COUNTY SENSITIVE AREAS ORDINANCE.

Erosion prone drainage basins are characterized by: 1) low-gradient headwater areas underlain by an impervious substratus (typically glacial till) beneath a thin soil layer, and

2) drainage onto sideslopes with an average gradient of 15% or steeper, underlain by sand and gravel outwish deposits.

In the underdeveloped state, stormwater migrates laterally in the soil layer above the till as a largely disseminated flow. This water coalesces into a relatively large number of separate drainage channels as it flows over the steeper slope, ultimately eroding a steep walled but relatively stable channel.

In the developed state, the total volume of stormwater increases, peak discharge rates are increased, and flows are concentrated into areas that have never before experienced such concentration by virtue of culverts, drainpipe outfalls, and the ruts and swales typical of cleared terrain. The upland geology prevents the reinfiltration of such flows before reaching the steeper slopes: the sideslope deposits are particularly easy to erode. As a result, new channels can form and old channels can expand with remarkable speed.

Water induced erosion in these areas can result in rapid formation and growth of deep ravines. These ravines are capable of undercutting property and roads, pose a hazard to human safety and both public and private property. The conditions specified in the above policy will help reduce the occurance of destructive erosion. These conditions are included in the Area Zoning for development in these erosion problem areas. (See Snoqualmie Area Zoning, Area wide P-suffix conditions.)

FLOOD PLAINS

SQP 22 THE NATURAL FLOOD STORAGE FUNCTION OF ALL FLOOD PLAINS SHALL BE PRESERVED TO INSURE NO INCREASE IN FUTURE FLOOD HAZARDS. THE MAINTENANCE OF THIS FUNCTION AND THE IMPACT OF DEVELOPMENT ON NATURAL SYSTEMS SHALL BE ASSESSED DURING DEVELOPMENT REVIEW.

The total flood plain of the main stem of the Snoqualmie River covers approximately 16,000 acres, much of that within the planning area (see Community Plan Map, 100-Year Flood Plains). From the King-Snohomish County line to the confluence of the Three Forks of the Snoqualmie River, the flood plain occupies a broad, flat valley containing many oxbow lakes and a curving river channel. The North, Middle, and South forks of the Snoqualmie River have narrower flood plains because of the steep upper valleys. There is development throughout the flood plain, ranging from dairy farms to urban densities. The area experiences flooding frequently in both winter and spring.

Major winter floods in the Snoqualmie Valley typically occur between November and February. Good flood records have been kept since the early 1930s. The major floods of record (1932, '33, '43, '47, '51, '59, '64, '75, and '86) caused millions of dollars of damage and loss of life. The most recent major flood, in November 1986, was estimated as an 18-year event. Flood related costs from this 1986 storm in the City of Snoqualmie, and adjacent unincorporated lands, were estimated at $4 million by the Corps of Engineers.

Spring floods, like winter floods, not only affect pasture and livestock, but they can also destroy spring planted crops. All floods impact urban areas, including their sewer systems, which can increase the risk of public health problems.

The following table summarizes the predicted average annual cost of flood damages along the Snoqualmie River expected at the level of development existing in the early '80's. Current damage estimates are expected to have increased somewhat from this level. The largest losses are sustained by residences and farms. Costs for the entire Snoqualmie River Basin average over $3 million each year.

TABLE: AVERAGE ANNUAL DAMAGES ALONG THE SNOQUALMIE RIVER BY CATEGORY

Category of Damage	Value of Damages
Residential	$ 983,700
Commercial/Industrial	470,000
Public	273,400
Emergency Aid	565,400
Agriculture	723,400
TOTAL	$3,015,900

Source: Snohomish Mediated Agreement Feasibility Study; Table of Expected Average Annual Damages, River Reaches 2-7, October 1981 Prices and Conditions; Corps of Engineers, Seattle District; January, 1982.

Carnation and North Bend have incorporated lands which are partially located in the flood plain, and almost all of Snoqualmie's incorporated land lies in the flood plain.

Damages to property and threat to life increases as flood plain lands are developed. King County participates in the National Flood Insurance Program, and regulates development in thd floodplain in accordance with that program. King County is preparing regulations which would further limit development in the flood plain by creating a new more restrictive definition of the floodway. To reduce damages and increase the public health and safety during floods, King County urges a coordinated approach to the management of flood plain lands by cities and County.

SQP 23 OPPORTUNITIES TO REDUCE FLOOD HAZARDS THROUGHOUT THE SNOQUALMIE RIVER BASIN SHOULD BE EVALUATED BY KING COUNTY IN COOPERATION WITH THE CITIES OF DUVALL, CARNATION, SNOQUALMIE AND NORTH BEND WITH EMPHASIS GIVEN TO NONSTRUCTURAL STRATEGIES.

King County prefers nonstructural programs to reduce the economic and physical impacts that flooding has on the valley. "Nonstructural" measures are strategies to reduce flood damages and include changing land uses, raising structures above flood level, relocation of structures, installation of water tight and water proofing sealants to existing structures, construction of small walls or levees around the structures sometimes known as ring levees and the establishment of flood plain regulations. "Structural" measures are strategies to reduce flood damages by structurally changing the flow of the river or streams by such methods as weirs, dams, dikes, channel widening and overbank excavation. Nonstructural solutions such as land use controls are most effective before development has occurred in a flood-prone area. If development has already occurred, nonstructural solutions such as floodproofing and relocating structures are also effective. If none of these measures are feasible, structural solutions may be required. In general, nonstructural solutions, because they are a preventitive measures, are most cost effective than structural solutions. Structural solutions require ongoing maintenance, create environmental problems and always carry a risk of failure.

King County intends to assume a regional leadership role in evaluating the need for flood control and flood plain management plans and policies throughout the Snoqualmie River Basin. This comprehensive evaluation will be conducted in conjunction with preparation of the Countywide Flood Control Management Plan (CFCMP) (See Appendix M). The CFCMP was initiated in 1988 with the benefit of grant funding from the Department of Ecology under the State Flood Control Assistance Account Program. It will be completed in 1991. The CFCMP covers issues such as watershed planning, multi-objective corridor management, flood warning and emergency response planning, capital improvements and facilities maintenance. This Countywide effort focuses particular attention on the Snoqualmie Basin. This work will provide a framework for coordinating flood damage reduction programs throughout the basin.

SQP 24 KING COUNTY SHOULD SEEK INTERLOCAL AGREEMENTS WITH THE SNOQUALMIE VALLEY CITIES FOR THEIR FORMAL PARTICIPATION IN THE DEVELOPMENT AND IMPLEMENTATION OF THE COMPREHENSIVE FLOOD CONTROL MANAGEMENT PLAN.

SQP 25 UNTIL SUCH TIME AS THE COMPREHENSIVE FLOOD CONTROL MANAGEMENT PLAN IS ADOPTED BY THE PARTICIPATING JURISDICTIONS, KING COUNTY AND THE SNOQUALMIE VALLEY CITIES SHOULD ENACT FLOODPLAIN MANAGEMENT REGULATIONS FOR ALL DESIGNATED FLOODPLAINS IN THE BASIN, CONSISTENT WITH THE KING COUNTY SENSITIVE AREAS ORDINANCE.

As far back as 1960, a number of agencies have addressed flood hazards in the valley. In 1981 the Snohomish River Basin Mediated Agreement Flood Damage Reduction Study (SMA) was completed. This multi-agency study and agreement recommended land use planning measures as well as structural and nonstructural measures to reduce flood hazards and damages. The objectives of the mediated agreement included assuring an acceptable level of flood damage reduction through structural and nonstructural means, protecting agriculture and forest lands from incompatible uses and restoring or enhancing the Snoqualmie basin's key environmental and recreational resources.

The SMA's specific recommendations were considered a total package, with unified participation of all the affected government jurisdictions.

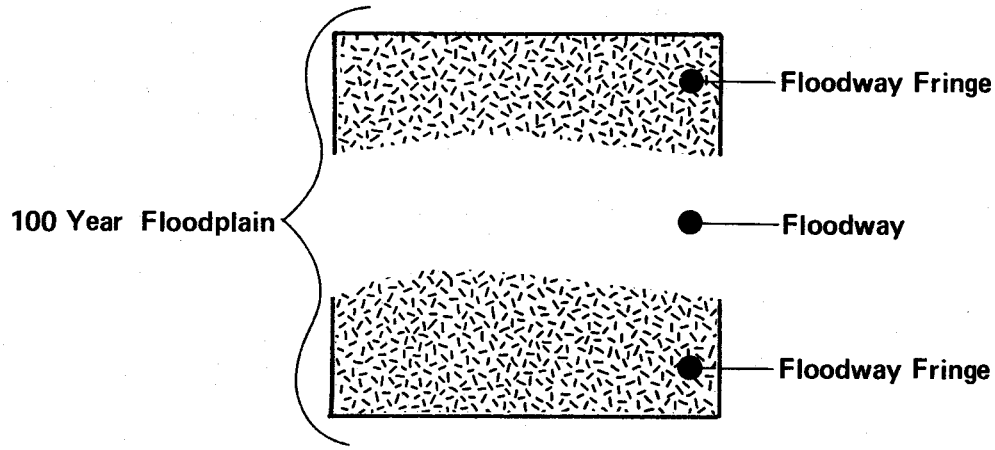
Subsequent to the SMA, the Army Corps of Engineers found portions of the recommendation package which were their responsibility were not financially feasible. Therefore, some of their projects could not be implemented.

King County has completed some of its responsibilities. The King County Farmland Preservation Program acquired development rights for a large number of acres within the flood plain of the Snoqualmie River. In addition, the policies of this plan further SMA objectives through agriculture and forest zoning, and low residential densities. Support for a permanent solution to the City of Snoqualmie's flooding problems is a key part of an interlocal agreement between the City and the County (see Chapter 5, Rural Activities Centers). This agreement furthers the objectives of both the SMA and CFCMP.

This chapter reinforces King County's overall approach to land use and water related efforts in the Snoqualmie basin, as directed by the King County Comprehensive Plan, and recommended in the Snohomish Mediated Agreement the Countywide Flood Control Management Plan and the King County/City of Snoqualmie Interlocal Agreement.

SQP 26 KING COUNTY CALLS ON RURAL ACTIVITY CENTERS TO REDUCE FLOODING PROBLEMS ON LANDS IN THEIR JURISDICTION.

Figure: 100 Year Flood Plain-Floodway/Floodfringe



Generally the floodway is the area of fastest moving, deepest water where damage and safety threats are the greatest. Absence of permanent structures in the floodway, such as houses and businesses, allows floodwater to move unimpeded and reduces the possibility for property damage. Only seasonal uses or water dependent facilities such as steam bank stabilization facilities, dams, diversions, storm water facilities and bridges should be allowed in these areas.

The concept of Multiobjective Corridor Management proposes managing river systems and floodplains for a variety of uses such as flood control, fisheries habitat, recreational use and agriculture. This concept may be applicable in the Snoqualmie Valley through further study. The Countywide Flood Control Management Plan being prepared by the King County Surface Water Management Division will analyze multiobjective corridor management opportunities in the Snoqualmie basin.

New development in the flood fringe area should be conditioned to limit displacement of floodwater and to reduce damages. Techniques may be used to accomplish flood control objectives such as elevation of buildings with pass-through foundations, reduction of size of the footprint of the building, floodproofing through water tight walls and floors; anchoring of mobile homes, and safe storage of commercial and industrial products.

SQP 27 KING COUNTY WILL OPPOSE ANNEXATIONS TO SNOQUALMIE VALLEY CITIES THAT CURRENTLY CONTAIN DESIGNATED FLOODPLAIN LANDS UNTIL INTERLOCAL AGREEMENTS HAVE BEEN ENACTED TO ADVANCE THE POLICIES AND STANDARDS SET FORTH IN THIS PLAN.

To maintain a coordinated approach to flood plain management, King County urges rural activity centers to address existing flood plain management issues before annexing additional lands. All cities in the valley have adopted ordinances consistent with National Flood Insurance Program requirements. However, additional measures are needed for floodway and floodfringe areas. New ordinances, building codes, and land use designations and zoning, could be used to reduce flood damages.

Laterally Migrating Rivers

Several major tributaries to the Snoqualmie River, such as the Tolt and Raging rivers, are laterally migrating river systems. River channels of these tributaries regularly change course and migrate laterally across their floodplains. (See Community Plan Map: Laterally Migrating Rivers). High velocities and coarse bedloads contribute to these channel changes. Large debris concentrations have also been known to cause substantial channel shifts. Underlying soils and geology may also be contributing factors in the shifting of these rivers which are conspicuously braided in some areas and exhibit substantial problems of bank erosion and undercutting.

Comprehensive floodplain and geohydrologic studies of these rivers are not available. As a consequence, it is difficult to accurately define development guidelines and construction practices that assure flooding and property losses will not occur in the future as these rivers naturally create new channels. As new development has occurred in the floodplains of these systems, landowners have sought more frequent assistance from King County; primarily in the form of requests for stream bank stabilization and flood protection levees. In many areas, levees and stabilization projects have been found to be prohibitively expensive and ineffective due to the irregular shifting nature of the river channel.

Permitted land use in these areas must be limited until such time as permanent flood protection measures are provided or detailed studies are completed which clearly establish the lateral migration limits of the floodplain and other flood related erosion hazards.

SQP 28 A STUDY OF THE TOLT AND RAGING RIVERS SHOULD BE PREPARED WHICH ACCURATELY ESTABLISHES AND MAPS THE LATERAL MIGRATION OF THESE RIVERS. THESE LATERALLY MIGRATING RIVERS AND TRIBUTARIES AND OTHER ASSOCIATED AREAS OF FLOOD-RELATED EROSION HAZARD SHOULD RECEIVE REGULATORY FLOODWAY WITH ADEQUATE SETBACKS OR PROHIBITIONS ON ALL NEW PERMANENT DEVELOPMENT WHERE REQUIRED.

SQP 29 UNTIL SUCH TIME AS DETAILED LATERAL MIGRATION STUDIES ARE COMPLETED AND ADOPTED, THE HISTORICAL LOCATION OF THESE RIVER CHANNELS SHOULD BE IDENTIFIED AND MAPPED, AND ADOPTED AS INTERIM REGULATORY FLOODWAYS.

The King County Surface Water Management Division is beginning a study on laterally migrating rivers in 1990. Results from the study are expected by 1991.

Inventory of Significant Additional Resources

Background studies and detailed field inventories of many important natural resources and sensitive areas have not been done in the Snoqualmie Valley Community Planning Area equivalent with similar studies completed in more urban parts of King County. Sensitive Area mapping does not cover significant areas in the Planning Area (See Combined Sensitive Areas Map). Areas around the communities of Snqoualmie and North Bend along the Middle Fork Snoqualmie and Upper Raging Rivers, and large areas on the eastern valley wall of the Snoqualmie River are not mapped in the Sensitive Areas folio.

Land use and density controls by themselves are not in many instances sufficient to protect significant natural and environmental resources or to provide sufficient public safeguards for areas of high natural hazard. A more detailed data base is needed on: 1) fisheries and wildlife resources and their unique and significant habitats; 2) slide and erosion hazard areas; and 3) field data on surface water resources for use in formal subdivision and permitting decisions.

SQP 30 WHERE EXISTING MAPPING IS INADEQUATE OR UNAVAILABLE, STUDIES SUFFICIENT TO IDENTIFY AND MAP FISHERIES, WILDLIFE, HABITAT, DRAINAGE SYSTEMS, WETLANDS, AND NATURAL HAZARD AREAS SHOULD BE FUNDED AND COMPLETED TO PROVIDE BASIS FOR THE PROTECTION OF THESE RESOURCES DURING THE DEVELOPMENT REVIEW PROCESS.

SQP 31 UNTIL SUCH TIME AS THE IDENTIFICATION AND MAPPING STUDIES ARE COMPLETED, KING COUNTY WILL REQUIRE DEVELOPMENT PROPOSALS IN LOCATIONS WHERE EXISTING MAPPING IS INADEQUATE OR UNAVAILABLE TO IDENTIFY AND PROVIDE DETAILED STUDIES OF FISHERIES, WILDLIFE, AND SENSITIVE AREAS. THESE IDENTIFIED AREAS WILL RECEIVE THE SAME PROTECTION AS PROVIDED TO MAPPED AREAS BY THIS PLAN, ITS AREA ZONING AND THE KING COUNTY CODE.

SHORELINES

SQP 32 THE SHORELINE ENVIRONMENT DESIGNATION OF THE COUNTY SHORELINE MANAGEMENT PROGRAM SHOULD BE CONSISTENT WITH SNOQUALMIE VALLEY AREA ZONING DESIGNATIONS. KING COUNTY SHOULD INITIATE THE SHORELINE REDESIGNATION PROCESS CONSISTENT WITH K.C.C. 25.32.130.

The shoreline redesignation process requires that any change to the Shoreline Management Program (SMP) must undergo the same procedures used in the zone reclassification process. In short, an application must be reviewed and acted upon by the Zoning and Subdivision Examiner. The Shoreline Management Program designates four types of shoreline environments which are distinguished from one another by geographical features and have different policies to guide their use. Each designation emphasizes a certain type of use and amount of development that should occur, to encourage uses that will enhance the character of the shoreline.

The majority of the shorelines in the planning area are in the Conservancy Environment. This designation is designed to protect, conserve and manage existing natural resources and valuable historic and cultural sites. Essentially all of the Snoqualmie River flood plain and the flood plains of its tributaries are in the Conservancy Environment. A Rural Environment designation, designed to restrict intensive development along undeveloped shoreline, is applied along short stretches along the lower reaches of the Tolt, Raging and the South Fork of the Snoqualmie Rivers. The purpose of a Natural Environment designation is to preserve and restore existing natural resource systems that are relatively free of human influence. In the planning area the upper reaches of the Middle Fork of the Snoqualmie River are designated as Natural Environment.

This community plan recommends three inconsistencies between shoreline designations and land use be corrected.

1.	Location:	Raging River, Preston
	Shoreline Designation:	Conservancy
	Zoning:	RM-900
	Conflict:	Zoned and established use (mobile home Park) is incompatible with the Conservancy designation
	Recommendation:	Retain the RM-900 zone on the mobile home park. The Conservancy Environment should be changed to a Rural Environment at this stretch of the Raging River.
2.	Location:	Raging River, Fall City
	Shoreline Designation:	Rural
	Zoning:	RM-900, BC
	Conflict:	Zones and established use (hotel, restaurant, tavern, homes, trailer park, King County maintenance shops, grocery store and apartments) are incompatible with the Rural designation. Levees protect uses from flooding.
	Recommendation:	Fall City is a designated Rural Activity Center, where new commercial and retail enterprises are expected to occur. The shoreline area that occurs within the Fall City activity center area should be changed from a Rural Environment designation to an Urban Environment designation.

3. Location: Middle Fork, Snoqualmie River, southeast of North Bend
   Shoreline Designation: Conservancy
   Zoning: CG
   Conflict: Zoning and established existing uses (auto parts store, service station, Forest Service yard, trailer park) are incompatible with the Conservancy designation.
   Recommendation: This area east of North Bend will continue to remain in a land use designation that will allow general commercial land uses. The shoreline in this area should be changed from a Conservancy Environment to a Rural Environment designation.

After adoption of this community plan, King County will initiate an amendment to the Shoreline Management Plan to correct the above inconsistencies. Changes to the SMP must be approved by the Washington State Department of Ecology.

SPECIAL RECOMMENDATIONS

1. Washington State Department of Ecology should maintain consistent monitoring and enforcement of all point and nonpoint source discharges in the Snoqualmie River.

2. Washington State Department of Ecology, Seattle-King County Department of Public Health, Metro and King County Solid Waste Division should continue to target public education programs describing the proper disposal methods for hazardous materials in rural areas. WSDOE and the Solid Waste Division should develop programs for the collection and disposal of hazardous materials from commercial and industrial sites.

3. The King County Conservation District and the U.S. Soil Conservation Service (SCS) should continue helping farmers in the valley implement best agricultural management practices (BMPs).

4. King County encourages the State of Washington to begin developing Best Management Practice plans for noncommercial farms with direction from affected farmers and landowners.

IMPLEMENTATION MEASURES

1. King County requests expanded water quality monitoring on the Snoqualmie River, and is initiating a study of the existing conditions and cumulative effects of land development on the Snoqualmie River as specified in this chapter. High and low flow periods of the river will be considered when evaluating impacts of present and future land uses.

2. Based on the studies described in measure 1, if significant water quality deterioration is shown, King County will review land uses and development regulations, and determine whether an amendment to the Snoqualmie Valley Community Plan is necessary before processing development requests.

3. King County will initiate interlocal agreements with each of the valley cities to address issues of water quality and flood damage reduction, as identified in this chapter.

4. King County will include the Snoqualmie Valley planning area in its Ground Water Study, especially the North Cherry Valley area.

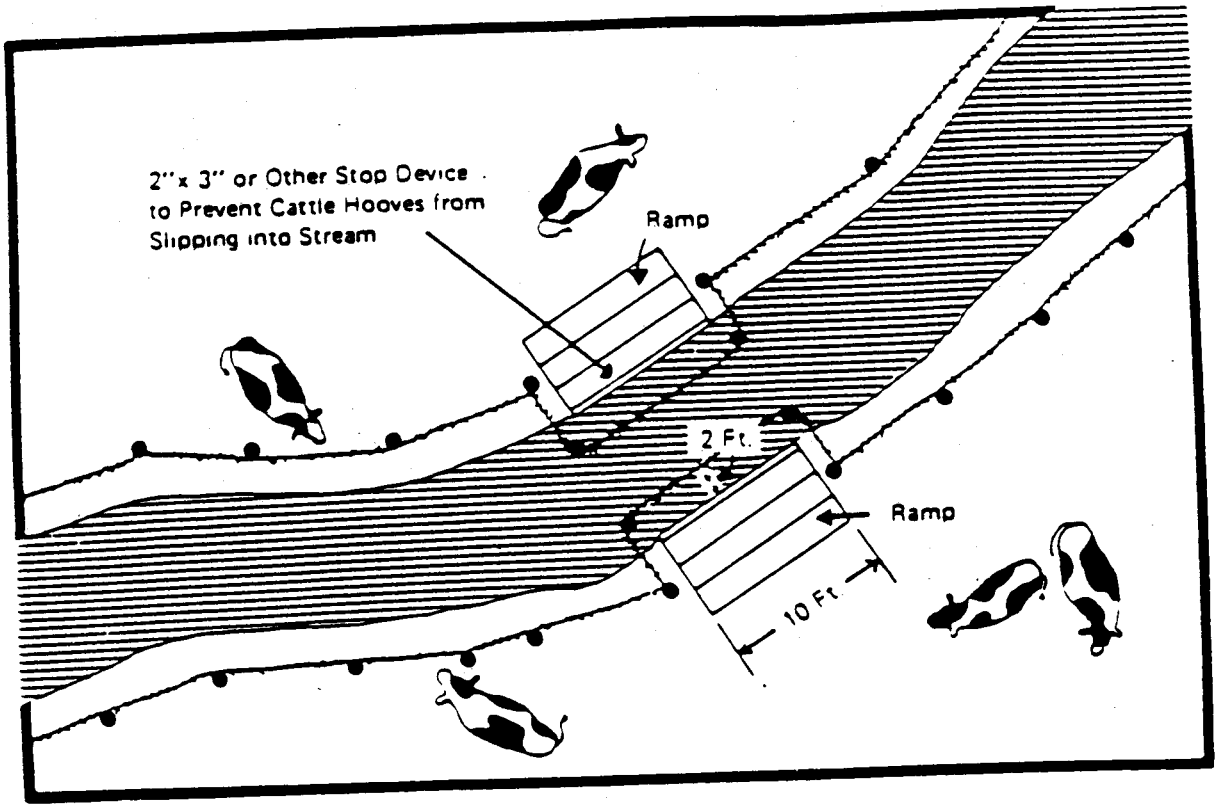
5. King County will address issues of specific concern in the Snoqualmie basin through the Countywide Flood Control Management Plan. This includes items such as multiobjective corridor management and basin planning.

6. For existing uses, King County should encourage and assist landowners to restrict grazing animal access to streams, creeks, rivers, lakes, and wetlands. For subdivisions that may include grazing animals, King County shall restrict animal access to these features in order to (1) reduce water quality degradation from animal wastes, (2) reduce bank collapse due to trampling, and (3) allow shading vegetation to re-establish along streambanks.

   Livestock access can be controlled by fencing. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties (see Figure, Livestock Access Pad). Advice on how to implement these (and other) suggestions is available through the King County Soil Conservation District and King County Cooperative Extension.

7. The County should provide landowners with information on how to conserve wildlife habitat on their property. The County should develop a program to provide landowners with this information. This could be implemented through King County's Open Space Program and through the Resource Planning Section, both part of the Parks, Planning and Resources Department. King County will continue to work with the Washington Department of Wildlife on a special studies identifying wildlife populations at risk. In the interim, the County will utilize the State Environmental Policy Act (SEPA) process to identify adverse impacts to wildlife resulting from proposed development, and to propose necessary mitigation.

LIVESTOCK ACCESS PAD



III. RESOURCE LANDS

Resource lands in the planning area include forests and farmlands; mineral, rock and gravel deposits; and possible oil and gas deposits. These resources support industries that are an important part of the area's economy, providing jobs and needed products for local use and export. Farms and forest lands also provide open space, scenic views and wildlife habitat. Because of these benefits, resource lands are a major element of the development pattern envisioned for the Snoqualmie Valley community planning area. This chapter discusses the issues that affect these resources and establishes policies for continued resource management opportunities.

The following state and County regulations address use of resource lands:

State Environmental Policy Act R.C.W. 43.21C;
Forest Practices Act R.C.W. 76.09;
Reforestation Lands R.C.W. 84.28, Timber and Forest Lands R.C.W. 84.33
Current Use Assessment Act R.C.W. 84.34;
Surface Mining Reclamation Plans R.C.W. 78.44.090
King County Zoning Code
- Agriculture (A) K.C.C. 21.22 and 21.23
- Forest and Recreation (F-R) K.C.C. 21.38
- Forest Resource Classification (F) K.C.C. 21.37
- Quarry and Mining (Q-M) K.C.C. 21.42
- Unclassified Uses K.C.C. 21.44

Preservation of Farmlands Bond Ordinance, Ordinance 4341
King County Comprehensive Plan, Chapter 7, Resource Lands

To support resource based industries and to limit potential conflicts with incompatible land uses, the King County Comprehensive Plan (KCCP) designated some of the most productive agriculture and forest lands in the County as Forest and Agricultural Production Districts. The preferred and encouraged land use within these districts is commercial resource management. The planning area also contains operating or potential quarry and mining sites. This plan and the KCCP provide policy guidance for their use.

FORESTRY

Commercial forestry is important to the planning area because it is a renewable, sustained production industry. It provides local employment opportunities and contributes to the local and regional economy. Forest lands also provide visual diversity and potential recreational opportunities. The practice of commercial forestry benefits from large contiguous areas where a combination of soil and climate make it possible to sustain the forest industries. About 75 percent of the Snoqualmie Valley community planning area is contained in a Forest Production District. The County recognizes the importance of these areas for long term production even though the forest industry experiences economic swings. During periods when larger mills have been forced to shut down, smaller mills such as those in the Snoqualmie Valley have not.

SQP 33 LAND WITHIN THE FOREST PRODUCTION DISTRICT SHALL REMAIN IN LARGE PARCELS OF EIGHTY ACRES OR MORE AND THE PRINCIPAL LAND USE SHALL BE COMMERCIAL FOREST MANAGEMENT ACTIVITIES.

This policy is implemented by the Forest (F) zone classification (see Appendix G - Zoning Code Synopsis). The purpose of this zone is to conserve and protect the long-term pro-

ductivity of forest lands, and to restrict unrelated or incompatible uses in order to minimize conflicts with permitted forest resource uses. In addition, the zone will conserve and protect municipal watersheds and fish and wildlife habitats, provide areas for public and private outdoor recreation uses, and offer opportunities for significant aesthetic and environmental benefits such as clean air and control of storm water runoff. This zone replaces the F-R zone which allowed recreational home sites on lots as small as one acre. The new minimum lot size in the F zone is 80 acres.

SQP 34 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN THE FOREST PRODUCTION DISTRICT USES AND ADJACENT RESIDENTIAL USES, AND TO DISCOURAGE CONVERSION OF FOREST DISTRICT LANDS, RESIDENTIAL USES ADJACENT TO THESE BOUNDARIES SHOULD BE ONE HOME PER TEN ACRES. SUBDIVISIONS SHOULD BE DESIGNED TO REDUCE POTENTIAL CONFLICTS IN THIS AREA BETWEEN RESIDENTS AND ADJACENT FOREST LANDS.

Experience has shown that increased population near forest areas brings greater risk of forest fires, vandalism to forestry and logging equipment, damage to young trees, and nuisance complaints about forest practices. Decreased points of contact between forested areas and adjacent residential uses helps reduce complaints, vandalism and trespassing. This policy reinforces the need to reduce the points of contact between rural area residents and forest areas. Clustering of homes is recommended to further reduce potential conflicts between uses.

AGRICULTURE

Productive farmland is an irreplaceable and limited resource in King County. Less than 50,000 acres remain in agriculture production in King County. The Snoqualmie Valley planning area contains some of the County's most productive farmlands. Farmlands are concentrated on the flood plain of the Snoqualmie River. Existing agricultural uses include commercial crop farming in the southern portion of the community planning area and livestock farms in the northern part. The area contains some very productive dairy farms and growing conditions are particularly good for ornamental plants and berries.

In recent years agriculture throughout King County has had competition from non-farm uses, resulting in the conversion of many acres of farmland to residential and industrial uses. Due to their relatively remote setting and high flood hazard, flood plain farms in the Snoqualmie Valley planning area have been protected from this competition. However, the eastward movement of the population, improved flood protection and future annexations to cities could increase the pressure for conversion of farmland to other uses.

King County residents have consistently supported efforts to preserve farmlands for the economic value of locally grown crops, dairy products and livestock, and for their scenic and historic values. In 1979, King County voters approved a program to buy the development rights of farmland, indicating a significant public commitment to preserving these lands. The Farmlands Preservation Program was a $50 million endeavor to preserve and protect high quality farmlands in King County. The program has succeeded in acquiring, through purchase and gifts, the development rights to 187 properties encompassing 12,700 acres of Class II and III agricultural soils in King County. These soils are considered prime soils suitable for agricultural uses, such as pastures, hay, row crops, and berries. The majority of properties involved are located within the County's traditional agricultural areas of the Green, Sammamish and Snoqualmie river valleys and the Enumclaw Plateau.

This program is the largest of its type to date in the United States and leaves ownership of the resource in private hands. Development of the land is limited by restrictive cove-

nants contained in the deed to the property. These covenants remain with the land when property is sold, bequeathed to heirs, leased or rented, thus assuring that the resource will remain available for agricultural purposes.

Limitations established by the restrictive covenants are few and relatively simple. First and foremost, the land is restricted to only agricultural or open space uses, although there is no explicit requirement that it be continually farmed. The number of dwelling units allowed on the land is permanently restricted, generally to one dwelling per twenty acres. Subdivision of the preserved properties is also limited to creating no parcel smaller than ten acres in urban areas or twenty acres in rural areas. Finally, development on protected lands is restricted to ensure that at least 95 percent of the land remains open and available for cultivation.

At the program's end in 1986, the development rights for about 4,662 acres (about 40%) of Snoqualmie Valley farmlands had been purchased for about $6.1 million dollars. While the remainder of the farmland was not purchased, it is still in agricultural production. Agriculture is most productive when neighbors support it and where labor, farm supplies and market systems for farm products are available.

The KCCP designated most of the flood plain of the Snoqualmie River as an Agricultural Production District.

SQP 35 LANDS WITH DEVELOPMENT RIGHTS PURCHASED UNDER KING COUNTY'S FARMLANDS PRESERVATION PROGRAM SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

This policy reflects the goals of the Farmlands Preservation Program by limiting subdividing of land. Large parcels are necessary to provide for efficient agriculture, and to discourage nonagricultural residential development in districts. The A-35 zoning classification, adopted in 1986, requires lot sizes of 35 acres and will supersede the 20 acre minimum of the Farmlands Program. Valley farmers supported the larger lot sizes as a method to reduce the pressure to convert farmlands to other uses.

SQP 36 LANDS LOCATED WITHIN THE AGRICULTURE PRODUCTION DISTRICT AND WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

The Agriculture (A) zone has two lot sizes: A-10 (one dwelling unit per 10 acres), or A-35 (one dwelling unit per 35 acres). This policy is implemented by the A-35 zone classification. The purpose of the A classification is to permit agricultural production uses and to establish a high minimum lot area standard to retain parcels large enough to manage for agriculture, while discouraging nonagricultural development. Large lot sizes also help reduce the public cost associated with flood damage during flooding in the valley.

SQP 37 LANDS LOCATED WITHIN THE BOUNDARIES OF THE AGRICULTURE PRODUCTION DISTRICT BUT OUTSIDE OF 100 YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF TEN ACRES OR GREATER.

This policy is implemented by the A-10 zoning classification. About 5 percent of the land within Snoqualmie's Agriculture Production District will have this zone classification. Most

of the lands zoned A-10 are in active farming or related agricultural uses. These lands are adjacent to residential areas and are now platted into lots smaller than 35 acres.

SQP 38 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL LAND USES AND AGRICULTURAL ACTIVITIES, RESIDENTIAL DENSITIES ADJACENT TO AGRICULTURAL PRODUCTION DISTRICT BOUNDARIES SHOULD BE DESIGNATED ONE HOME PER 10 ACRES. SUBDIVISIONS IN THESE AREAS SHOULD BE DESIGNED AND SITED TO REDUCE POTENTIAL CONFLICTS BETWEEN HOUSING AND AGRICULTURE, AND TO DISCOURAGE TRESPASS.

Similar to the low residential density requirement for lands adjacent to Forest Production Districts, these policies reinforce the need to reduce the contact between rural area residents and agricultural activities. Nearby residents and domestic pets may trespass and damage crops and animals. Residents often object to the noise of farm activities, the smells of animals, or farming activities such as spraying. The conflict between residential and agriculture uses is well documented. The State of Washington has passed a "Nuisance Law" (R.C.W. 7.48.300) which indicates that if residential uses locate next to existing farm uses, the farm uses have a right to continue. Although this legislation establishes the legal priority of agriculture, it often does not reduce the conflict between the two uses. By establishing Agriculture Production Districts, potential land use conflicts can be limited to the areas around the district boundaries. These areas can be planned to reduce problems for both land uses. Clustering residential lots, screening, and building set backs are recommended to further reduce potential conflicts between uses.

EXTRACTIVE INDUSTRIES

The Snoqualmie Valley community planning area contains many valuable mineral resources including deposits of sand, rocks, gravel, peat, metallic ores, and potentially recoverable gas and oil deposits. Extractive industries, consisting of the quarrying, mining, treatment, or processing of mineral resources, are an important part of the local economy.

In western King County there is an estimated sand and gravel reserve of 1.6 billion cubic yards. The most productive of these deposits are found in deltaic deposits formed by glaciation. These deltas of sand and gravel originated in lakes dammed by glacial ice. In the Snoqualmie Valley community planning area seven deltas (Griffin Creek, Tokul Creek, Harris Creek, Cherry Creek, Tolt River, and Snoqualmie Falls) were formed. These deltas have an estimated sand and gravel reserve of one billion cubic yards. In addition to these deltas, Snoqualmie Valley floor is estimated to contain about 650 million cubic yards of sand and gravel reserves.

SQP 39 THE SNOQUALMIE VALLEY COMMUNITY PLAN SUPPORTS MINERAL EXTRACTION ACTIVITIES WHEN THE ENVIRONMENT IS PROTECTED AND WHEN CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

The KCCP indicates the Rural Areas are appropriate for resource based economic uses and may include extractive industries.

New development in King County since 1970 has resulted in a need for new roads and public facilities. Hundreds of thousands of tons of cement, stone, crushed rock, clay, sand, and gravel will be needed to support future growth in this region. Because these raw materials are bulky and have a relatively low value, producers try to find deposits as close as possible to development areas to hold down transportation costs. As the area around the deposit develops, the extractive activity is then considered a public nuisance

because dust, noise, heavy truck traffic, and blasting generally accompany the operation. As a result, limits can be imposed upon the operator. These restrictions can become so burdensome the operator is forced to look for a new source of supply or go out of business. These conflicts can be reduced through land use controls that separate incompatible uses.

Currently, there is one hard rock quarry operating under the Quarry and Mining (QM) zone classification, and four sand and gravel pits operating under Unclassified Use Permits. There were also three potentially zoned QM areas in the planning area. The KCCP states that the County will identify and preserve opportunities to extract mineral deposits through a mineral resources functional plan.

The following Mineral Deposits Map shows the approximate location of known extractive operations in the Snoqualmie Valley community planning area. Also included on the map are sites where property owners have expressed interest in future mineral extraction.

SQP 40 MINERAL EXTRACTION OPERATIONS SHALL NOT BE ALLOWED IN AGRICULTURAL PRODUCTION DISTRICTS. WHERE MINERAL OPERATIONS ARE ADJACENT TO AGRICULTURAL PRODUCTION DISTRICTS; ROADS, FENCES, BUFFERS, BERMS, OR OTHER TECHNIQUES SHALL BE USED TO SEPARATE THE TWO USES.

Agricultural land is scarce and the valley has an abundance of mineral sites outside the Agriculture Production District. By establishing the Agricultural Production Distict, potential land use conflicts can be limited to district boundaries and the entire district can be devoted to agricultural uses.

SQP 41 NEW MINERAL RESOURCE SITES MAY BE CONSIDERED FOR UNCLASSIFIED USE PERMITS OR A RECLASSIFICATION TO A QUARRY AND MINING ZONE WITHOUT THE NEED FOR A COMMUNITY PLAN AMENDMENT PROVIDED THE REQUEST IS CONSISTENT WITH ALL APPLICABLE POLICIES OF THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

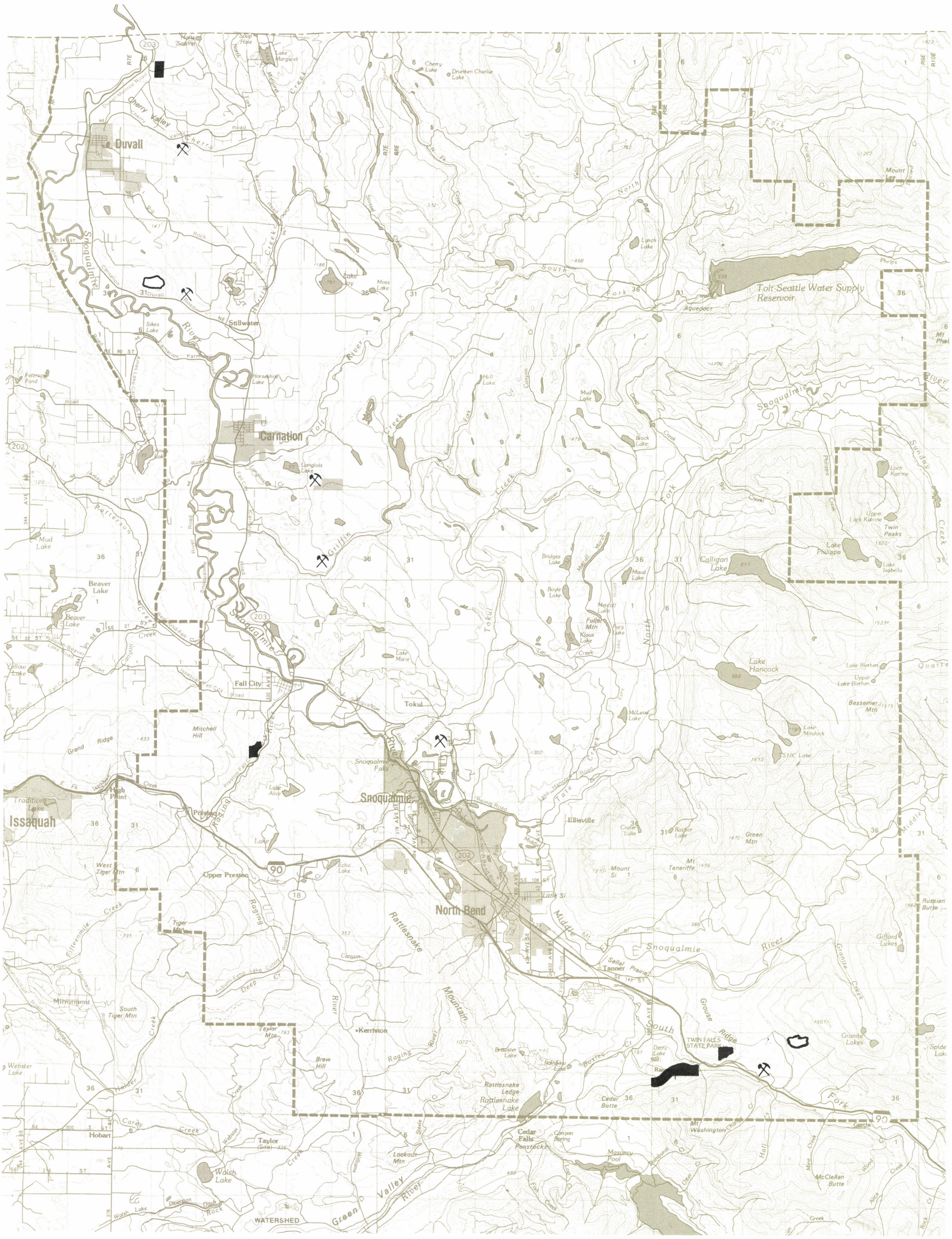
This policy allows a land owner the option to apply for a QM rezone on a piece of land that may not be designated for Quarry and Mining land uses by this community plan. This policy permits rezones under certain circumstances until the County adopts a mineral resource functional plan. Normally a rezone request for property not designated for that use in the community plan would require a community plan amendment (K.C.C. 20.12).

SQP 42 A DEPLETED MINERAL EXTRACTION SITE SHALL BE RECLAIMED AND REHABILITATED ACCORDING TO STATE AND COUNTY REQUIREMENTS. A CHANGE IN LAND USE FROM QUARRY/MINING AFTER RECLAMATION DOES NOT REQUIRE A PLAN AMENDMENT IF PROPOSED USES ARE CONSISTENT WITH SURROUNDING LAND USES AND THE POLICIES OF THE SNOQUALMIE VALLEY COMMUNITY PLAN.

The Snoqualmie Valley Community Plan encourages the redevelopment of depleted extractive sites with uses consistent with those surrounding the site.

SQP 43 FUTURE LAND USES ADJACENT TO EXISTING MINERAL EXTRACTION OPERATIONS SHALL BE SITED TO MINIMIZE CONFLICTS WITH QUARRY AND MINING ACTIVITIES. HOUSING IN THIS AREA SHOULD BE CLUSTERED AND SHALL BE SCREENED TO INCREASE DISTANCES BETWEEN HOUSING AND THE QUARRY OR MINE, AND FENCED TO DISCOURAGE TRESPASS.

Similar to residential development requirements for lands adjacent to Forest and Agricultural Production Districts, this policy reinforces the need to reduce contact between rural area residents and mining activities.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Upper Preston
North Bend
Ellisville
Kerriston
Hobart
Cedar Falls
Tolt-Seattle Water Supply Reservoir
Lake Hancock
Calligan Lake
Lake Philippa
Twin Peaks
Mount Si
Little Si
Mt Teneriffe
Green Mtn
Mitchell Hill
Brew Hill
Taylor Mtn
Lookout Mtn
Rattlesnake Ledge
Rattlesnake Lake
Cedar Butte
Mt Washington
Masonry Pool
Granite Lakes
Gifford Lakes
Russian Butte
Bessemer Mtn
McClellan Butte
TWIN FALLS STATE PARK
Beaver Lake
Walsh Lake
Minnemont
WATERSHED
Green River Valley
Snoqualmie River
Tolt River
Raging River
Rattlesnake Mountain
Middle Fork Snoqualmie River
South Fork Snoqualmie River
North Fork Snoqualmie River
Sunday Creek
Griffin Creek
Cherry Valley
Cherry Creek
Tokul Creek
Grouse Ridge
Grand Ridge
Issaquah Creek
Fifteenmile Creek
Patterson Creek
Carey Creek
Webster Creek
Hall Creek
Tate Creek
Mud Lake
Black Lake
Lake Joy
Moss Lake
Lynch Lake
Langlois Lake
Sikes Lake
Horseshoe Lake
Peterson Pond
Amos Lake
Lake Alice
Echo Lake
Tiger Mtn
West Tiger Mtn
South Tiger Mtn
Tradition Lake
Yellow Lake
Lake Marie
Bridges Lake
Boyle Lake
Maud Lake
Fuller Mtn
Klaus Lake
Fury Lake
McLeod Lake
Lake Moolock
SMC Lake
Lake Blethen
Upper Lake Blethen
Lake Isabella
Upper Lock Katrine
Lock Katrine
Crater Lake
Rocher Lake
Derry Lake
Rainbow Lake
Brewster Lake
Masonry Pool
Mud Lake
Beaver Lake
Yellow Lake
Webster Lake
Walsh Lake
Tiger Mtn
Taylor (Site)
Sallal Prairie
Tanner
Garcia
Mt Phel
Mount Lee
Tucaro Cr
Phelps Creek
Philippa Creek
Big Creek
Beaver Creek
Tate Creek
Fury Creek
Boxley Cr
Otter Cr
Hall Creek
Mine Creek
Wood Creek
Alice Creek
Rock Cr
Fish Creek
Carey Creek
Diversion Ditch
Walsh Lake
Canyon Cr
Deep Cr
Auburn-Echo Lake Cutoff Road
Canyon Spring
Canyon Pond
Cedar Falls Penstocks
Aqueduct
Reinig Road
Lake Hancock Road
Tokul Road
Preston Fall City Road
Issaquah Fall City Road
Snoqualmie Fall City Road
Snoqualmie Ridge Road
Snoqualmie Tanner Road
Tolt Road
Carnation Farm Road
Carnation Duvall Road
Duvall Monroe Road
Cherry Valley Road
Rutter Road
Stillwater Road
Tolt Road
Fall City Road
Issaquah Fall City Road
Preston Fall City Road
Lake Hancock Road
Tate Creek Road
Hall Creek Road
Mitchell Hill Road
Rattlesnake Mountain Road
Grouse Ridge Road
Garcia Road
Sallal Prairie Road
Tanner Road
Fall City Road
Snoqualmie Road
Snoqualmie Fall City Road
Issaquah Fall City Road
Preston Fall City Road
Carey Creek Road
Webster Creek Road
Hobart Road
Patterson Road
Amos Lake Road
Carnation Farm Road
Tolt

IV. RURAL RESIDENTIAL DEVELOPMENT

This chapter establishes policies for residential development in the unincorporated parts of the planning area. The residential policies of the Snoqualmie Valley Community Plan are consistent with the 1985 King County Comprehensive Plan (KCCP) and based on an analysis of existing uses, environmental constraints, platting patterns, and information from the community.

County regulations and policies which relate to the development of this chapter include:

1987 King County Affordable Housing Policy Plan.

1985 King County Comprehensive Plan.
- Plan Concept Chapter
- Planning and Implementation Chapter
- Residential Development Chapter

King County Zoning Code 21.21 A-R Classification.

King County Code, Title 19, Subdivision

In 1984, the Puget Sound Council of Governments forecasted that an additional 14,000 people would reside in the Snoqualmie Valley planning area by the year 2000. Assuming 2.8 persons per household, about 5,000 new housing units would be needed to accommodate this increase. The policies of the Snoqualmie Valley Community Plan for rural residential areas and rural activity centers can easily provide for this growth.

SQP 44 A VARIETY OF LOT SIZES AND HOUSING TYPES ARE ENCOURAGED IN THE PLANNING AREA.

New residential development in the rural residential area will be limited to densities of one dwelling unit per 2.5, 5 or 10 acres. These low residential densities help maintain the rural character of the planning area, allow the continuation of small-scale farming and forestry land uses, buffer Resource Production Districts from adjacent land uses, and can be supported by rural service levels. The Rural Activity Centers and their expansion areas can provide a variety of housing types at an average density of 4-8 dwelling units per acre.

A variety of housing types are encouraged in the planning area. Housing such as mobile homes, modular homes and traditional single family homes are encouraged in unincorporated areas. These housing types and multifamily dwellings are encouraged in rural activity centers.

DEVELOPMENT IN RURAL RESIDENTIAL AREAS

The KCCP has three land use designations for unincorporated areas: Urban, Transitional, and Rural. The Snoqualmie Valley community planning area is designated a Rural Area. The rural designation provides for land uses and living environments that provide the opportunity to raise crops and animals, engage in home occupations and live in an area with abundant open space.

The rural zones with densities of one home per 2.5 acres (AR-2.5), one home per 5 acres (AR-5), and one home per 10 acres (AR-10) are used in this plan to implement the rural

residential designation. The average density of new development in the planning area will be at least one home per 5 acres.

SQP 45 IN UNINCORPORATED AREAS A DENSITY OF ONE HOME PER 5 ACRES SHALL BE APPLIED TO AREAS WHERE THERE IS AN EXISTING PLATTING PATTERN OF 5 ACRE LOTS OR LARGER, WHERE THERE ARE A MINIMUM OF ENVIRONMENTAL HAZARDS OR OTHER LAND USE CONSTRAINTS AND WHERE RESOURCES DO NOT EXIST ON SITE OR NEARBY WHICH WOULD BENEFIT FROM LESSER DENSITY.

SQP 46 IN UNINCORPORATED AREAS, A DENSITY OF ONE HOME PER 2.5 ACRES SHALL BE APPLIED TO AREAS WHERE THE PREVAILING LOT SIZE IS LESS THAN FIVE ACRES, WHERE THE SOILS CAN ABSORB THE CUMULATIVE IMPACTS OF ON-SITE SEWAGE DISPOSAL OF THESE DENSITIES WITHOUT DAMAGE TO GROUND WATER RESOURCES, WHERE A PUBLIC WATER SUPPLY IS AVAILABLE, AND WHERE NO OTHER LAND USE CONSTRAINTS OR RESOURCES EXIST ON SITE OR NEARBY WHICH WOULD BENEFIT FROM LESSER DENSITY.

Within the planning area, there are groups of developed and undeveloped lots with an average platting pattern of less than 5 acres. They range in size from less than 1 acre to 5 acres. This residential policy will allow a limited number of new lots in those areas at a maximum density of one home per 2.5 acres. These 2.5 acre areas are scattered throughout the planning area with larger areas located around Lake Marcel, upper and lower Preston, Spring Glen, and in the area southeast of North Bend. Existing vacant lots smaller than 2.5 acres can be developed if they were legally created and can meet all other applicable standards (see Appendix C, What is a Legal Lot?).

SQP 47 TO PROTECT CRITICAL RESOURCE LANDS, DISCOURAGE THE CONVERSION OF ESTABLISHED AGRICULTURAL AND FOREST PRODUCTION DISTRICTS, LIMIT THE POTENTIAL FOR LAND USE CONFLICTS ALONG THEIR BORDERS, AND RECOGNIZE EXISTING LOT SIZES OF 10 ACRES OR MORE; NEW RESIDENTIAL DEVELOPMENT ALONG RESOURCE DISTRICT BOUNDARIES IS LIMITED TO DENSITIES OF ONE HOME PER 10 ACRES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE SITED TO INCREASE THE DISTANCE BETWEEN RESOURCE AND RESIDENTIAL LAND USES.

Conflicts between residential uses and farming/forestry uses occur. Problems of domestic animals harassing livestock, public trespass, crop and fence destruction can occur when farms are adjacent to residential areas. Residents can make nuisance complaints about farm odors, spraying, and noise. In forests, accepted forest practices such as spraying, clearcutting, and truck traffic can generate conflicts with adjacent residential land uses. Each of these resource uses is appropriate for the rural area, but can conflict with low density residential uses. This policy reduces the potential for conflict by limiting residential densities adjacent to Resource Production Districts. It also encourages maximum distance between residential uses and the resource districts.

SQP 48 TO MINIMIZE THE RISK TO PUBLIC SAFETY AND REDUCE THE POTENTIAL FOR PROPERTY DAMAGE, THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS SHALL BE DESIGNATED ONE HOME PER 10 ACRES.

A. FLOODWAYS AND FLOODFRINGE AREAS (FLOOD PLAINS),
B. CLASS III LANDSLIDE HAZARD AREAS,
C. SLOPES OF A GRADE OF 40% OR MORE,
D. UNIQUE/OUTSTANDING OR SIGNIFICANT WETLANDS,
E. LANDS WITH EROSION HAZARDS OR A COMBINATION OF SEISMIC AND EROSION HAZARDS.

The Snoqualmie Valley community planning area has many areas which have one or more environmental constraints. The plan has designated these areas at one home per 10 acre densities.

This low residential density will reduce the amount of land clearing and impervious surface associated with development which can increase surface water run-off. The steep slope and landslide areas are susceptible to water-induced erosion, which can result in gullies, road wash-outs and landslides. A low residential density helps reduce development impacts on wetlands and reduces potential flood damages.

Seismic hazard areas occur on steep slopes, on stream, wetland and flood plain areas in a scattered pattern throughout the valley. Low residential densities are placed on lands where seismic hazard areas occur simultaneously with other sensitive features.

Many of the sensitive areas in the planning area have not yet been mapped by King County. The Combined Sensitive Areas Map (Chapter 2) shows the extent of the mapped areas. Some areas have a mix of sensitive and non-sensitive land. These properties may have a calculated density allowance indicated by an AR-5-P in the Snoqualmie Area Zoning. Special studies would indicate the extent of the sensitive areas and the part of the property that is not sensitive would be zoned at one home per five acres. The sensitive parts would be zoned at one home per 10 acres. Areas that are outside of the mapped areas may require additional studies as part of the development process.

As mentioned in the Natural Features Chapter, the Snoqualmie Valley also has erosion problem areas. In these areas, slopes are overlaid with fine soil. In some cases these areas are also steep slopes or have landslide hazards, or seismic hazards. Subsurface water can cause sheeting action in which soils flow quickly downhill, leaving large gullies. The sheeting action can damage or destroy structures, fill streams, alter water courses and destroy livestock areas. Every year public and private dollars are spent to correct erosion problems caused by development on or adjacent to these areas. The plan places low residential densities on these areas (one home per 5 or 10 acres). These areas are not eligible for either bonus density or 2.5 acre designation. Special development conditions are applied to these properties in the Area Zoning. These development conditions require a drainage control plan showing drainage control features that meet water detention and release requirements, and control off-site drainage.

RURAL LOT CLUSTERING

The rural zone allows lot clustering at the zone's base density, and allows clustering at higher densities when certain community plan criteria are met.

Cluster Development

Individual lot sizes may be reduced by grouping lots, and leaving large undeveloped permanent open spaces called "rural open tracts." The overall density would be the same as a development that is not clustered.

SQP 49 RURAL LOT CLUSTERING SHOULD BE USED TO LOCATE NEW RESIDENTIAL DEVELOPMENTS ABUTTING RESOURCE PRODUCTION DISTRICTS THE MAXIMUM POSSIBLE DISTANCE FROM ITS BOUNDARY LINES, OR WHERE AN OPEN SPACE TRACT WILL HELP PRESERVE A DESIRABLE ENVIRONMENTALLY SENSITIVE FEATURE, SIGNIFICANT HABITAT OR PROTECT A VIEWSHED FROM VISUAL INTRUSION.

Rural open tracts may include environmentally sensitive areas or resource lands and may be used for agriculture, forestry or open space. Clustering can be used to help preserve or enhance natural features such as rivers, wetlands, wildlife habitat, floodwater storage, scenic corridors, greenbelts and open spaces (see Appendix D, Rural Lot Clustering).

The average density of a clustered development cannot exceed that allowed by the rural zone (AR-2.5, AR-5, AR-10) in which the property is located. All building lots must be able to meet King County Health Department requirements for septic systems or be served by an approved community waste water disposal system. A public water supply must be available for 2.5 acre areas and be approved by the Seattle/King County Health Department.

BONUS DENSITY CLUSTER DEVELOPMENT

The Rural Area zone specifies that community plans shall establish a bonus density system for incremental increases in density for rural lot clustering, up to a maximum density of one unit per 2.5 acres in areas zoned AR-5. The purpose of a bonus density system is to gain additional land use protections or controls that will further protect rural character and quality of life. A bonus density system is not available for the AR 2.5, AR-5-P or AR 10 zones. The density bonus system is based on the provision of public benefits by the property owner and bonuses are not given for benefits already required by other regulations. Like base density clustering, this bonus density opportunity results in houses on smaller lots and preserves a large open tract.

Bonus density cluster development must be consistent with King County Comprehensive Plan policy R-217 which permits greater density when:

R-217 Clustered development in rural areas should be allowed at densities of one unit per 2.5 - 5 acres when:

a. Community plans establish criteria to allow incremental increases in density based on public benefits;

b. The scale of the development (lot sizes, size of a cluster, density within a cluster, total number of lots, etc.) is limited, to preserve and enhance the rural character and uses in the area;

c. Permanent Open Space for rural uses such as pastures, woodlots, wildlife preserves, or public open spaces, is included;

d. Permanent Open Space to buffer rural uses and protect Resource Lands is included;

e. Public review of site plans is a part of the process;

f. Any proposed on-site sewage disposal system, including community systems, can be provided without cumulative adverse impacts to ground and surface water;

g. A public water supply is provided;

h. Resulting impacts on facilities and services due to the increased density would not require new off-site facilities and services beyond those required by development at densities otherwise allowed in rural areas; and

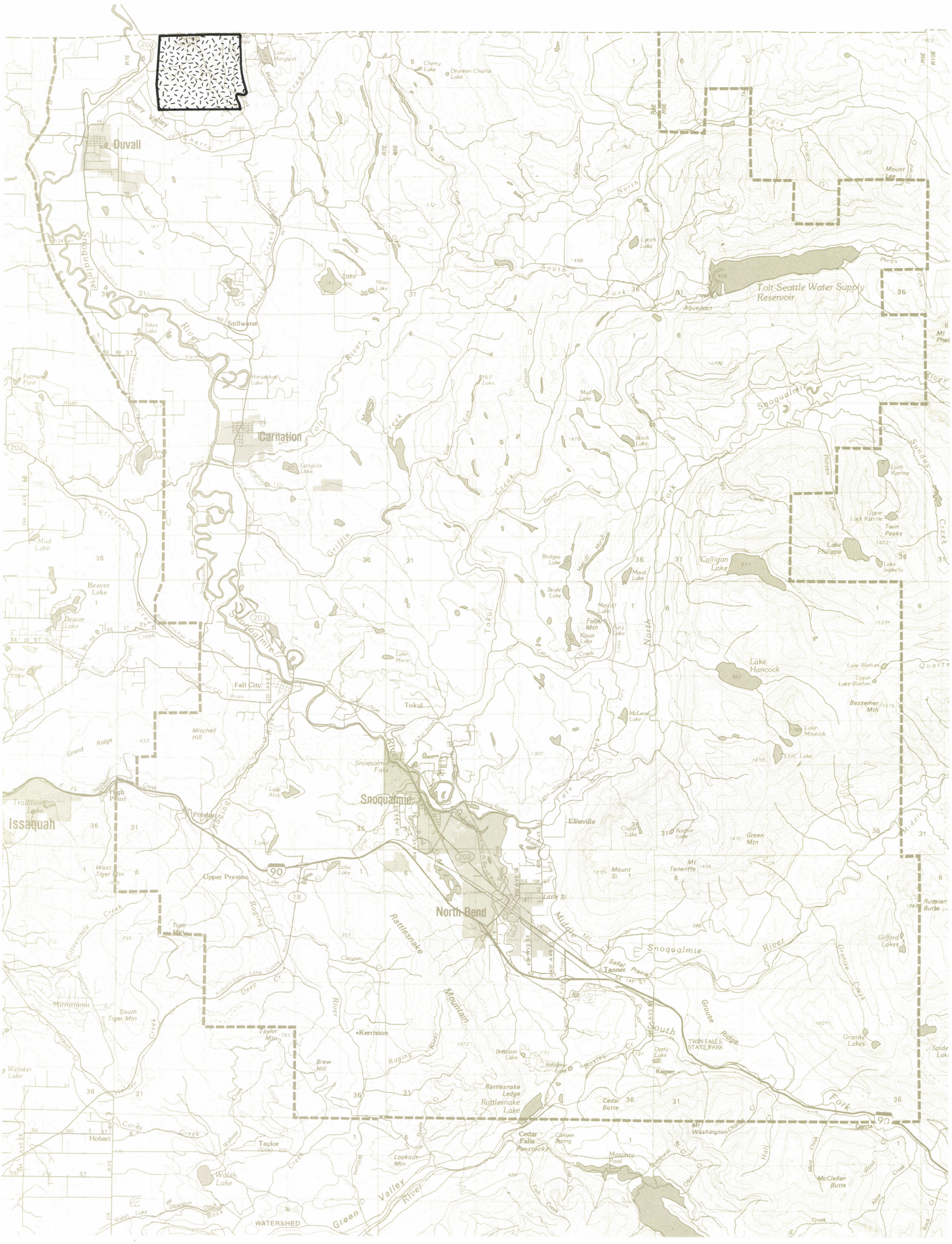
i. Development rights for land not utilized in building site lots be conveyed to King County.

The Snoqualmie Valley Community Plan amplifies KCCP R-217 by adding the following policies.

SQP 50 BONUS DENSITY CLUSTER DEVELOPMENT IS AVAILABLE IN AR-5 ZONED AREA EXCEPT EROSION PROBLEM AREAS, AR-5-P AREAS AND THE NORTHERN CHERRY VALLEY.

The Cherry Valley area (see Community Plan Maps, Erosion Problem Areas and Cherry Valley Water Shortage Area) has experienced well water shortages. King County's support for a study of the quantity and quality of ground water is discussed in the Natural Features chapter.

Erosion problem areas and their development conditions are further discussed on page AZ-49 of the Area Zoning. This discussion includes ways to determine if a specific property is or is not in an erosion hazard area. AR-5-P properties are lands that contain some sensitive areas. (For mapping of AR-5-P zoning, see Area Zoning Map, Snoqualmie Area Zoning.) AR-5-P properties are not eligible for the bonus density system. A one home per 5 acre density is allowed on the non-sensitive land and a one home per 10 acre density for the sensitive areas. Sensitive areas are defined in the 1987 King County Sensitive Areas Folio. The definitions may apply to aress not mapped in the Folio.


Duvall
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Tolt-Seattle Water Supply Reservoir
Snoqualmie River
Tolt River
Cherry Valley
Lake Margaret
Cherry Lake
Drunken Charlie Lake
Lake Joy
Moss Lake
Sikes Lake
Horseshoe Lake
Langlois Lake
Lynch Lake
Mud Lake
Hill Lake
Black Lake
Loch Katrine
Upper Loch Katrine
Twin Peaks
Lake Philippe
Lake Isabella
Calligan Lake
Bridges Lake
Maud Lake
Boyle Lake
Fuller Mtn
Klaus Lake
Lake Marie
Lake Hancock
Lake Blethen
Upper Lake Blethen
Bessemer Mtn
Lake Moolock
SMC Lake
McLeod Lake
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Mitchell Hill
Grand Ridge
Snoqualmie Falls
Lake Alice
Tradition Lake
High Point
Preston
Upper Preston
Ellisville
Crater Lake
Rattlesnake Ledge
Rattlesnake Lake
Cedar Falls
Cedar Butte
Mt Washington
Masonry Pool
Canyon Spring
Mount Si
Mt Teneriffe
Little Si
Green Mtn
Russian Butte
Gifford Lakes
Granite Lakes
Spide Lake
TWIN FALLS STATE PARK
Derry Lake
Rainier
Tanner
Kerriston
Brew Hill
Taylor Mtn
Taylor (Site)
Lookout Mtn
Walsh Lake
Webster Lake
Hobart
Mirrormont
South Tiger Mtn
Tiger Mtn
West Tiger Mtn
Echo Lake
Mud Lake
Beaver Lake
Mount Lee
Phelps Creek
Thicket Cr
Tolt River
Griffin Creek
Tokul
Tokul Creek
Fall City
Preston
Issaquah
Rattlesnake Mountain
Middle Fork
South Fork
North Fork
Grouse Ridge
Green River
Valley
Granite Creek
Mine Creek
Wood Creek
Alice Creek
Rock Cr
McClellan Butte
Hall Creek
Garcia
Fate Creek
Fall City Preston Rd
Issaquah Fall City Rd
Tolt Hill Rd
Reinig Road
Lake Hancock Road
Tolt Pipeline
Aqueduct
Cherry Valley Road
Duvall Monroe Road
Carnation Farm Road
Tolt River Road
Snoqualmie Road
Preston Fall City Road
Issaquah Fall City Road
Lake Joy Road
Fall City Carnation Road
Tolt Road
Tolt Hill Road
Reinig Road
Lake Hancock Road
Fall City Snoqualmie Road
Tolt River Road
Snoqualmie River Road
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Griffin Creek
Beaver Creek
Fall City Carnation Road
Issaquah Fall City Road
Preston Fall City Road
Issaquah Preston Road
Issaquah Hobart Road
Tiger Mountain Road
Auburn Enumclaw Road
Deep Creek
Rattlesnake Mountain
Rattlesnake Creek
Raging River
Boxley Creek
Tate Creek
Middle Fork Snoqualmie River
South Fork Snoqualmie River
Fall City Snoqualmie Road
Tanner Prairie Road
Garcia Road
Hall Creek
Mine Creek
Wood Creek
Alice Creek
Rock Cr
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Walsh Lake Diversion Ditch
Carey Creek
Webster Creek
Steele Creek
Williams Creek
Fish Creek
Otter Cr
Barnburst Cr
Canyon Cr
Fifteenmile Creek
Auburn Echo Lake Cutoff
Tiger Mountain Road
Issaquah Hobart Road
Issaquah Fall City Road
Preston Fall City Road
Tolt Hill Road
Reinig Road
Lake Hancock Road
Fall City Snoqualmie Road
Tanner Prairie Road
Garcia Road
Tolt River Road
Snoqualmie River Road

SQP 51 DENSITY BONUSES MAY BE AWARDED FOR THE FOLLOWING BENEFITS WHERE THE APPLICANT FOR DENSITY BONUSES PERMANENTLY COVENANTS TO THE COUNTY ANY RIGHTS TO DEVELOP THE SUBJECT LAND ABOVE THE DENSITY AWARDED, AND SITES ALL BUILDABLE LOTS TO MINIMALLY IMPACT RESOURCE LANDS, ENVIRONMENT FEATURES AND VIEWSHEDS.

- CONSTRUCTION OF REGIONAL SURFACE WATER RETENTION/DETENTION FACILITIES;
- PROVISION OF ADDITIONAL LAND FOR STREAM CORRIDORS;
- RESTORATION OF A PREVIOUSLY DEGRADED STREAM;
- DEDICATION OF A RURAL OPEN SPACE TRACT TO KING COUNTY NATURAL RESOURCES AND PARKS DIVISION;
- PROVISION OF AN ADDITIONAL BUFFER AROUND CLASS I AND II WETLANDS;
- PROVISION OF AT LEAST 60% OF THE SITE AS A RURAL OPEN SPACE TRACT FOR AGRICULTURE OR GROWING AND HARVESTING TIMBER;
- ASSURANCE OF PERMANENT PUBLIC ACCESS THROUGH THE SITE TO TRAILS;
- CONSTRUCTION OF NEW PEDESTRIAN AND/OR EQUESTRIAN TRAILS ON SITE;

The Rural Density System allows for incremental increases in the site density to a maximum of one home per 2.5 acres. For parcels over 40 acres in size the system is applied separately for each 40 acre cell. An explanation of how to apply the Rural Density Bonus System described in Snoqualmie Area Zoning.

V. RURAL ACTIVITY CENTERS AND RURAL NEIGHBORHOOD CENTERS

This chapter discusses the towns in the Snoqualmie Valley community planning area and establishes future expansion areas for those towns. It also discusses the two rural neighborhood centers of Stillwater and Preston, and interchanges along I-90.

The following ordinances and regulations govern or guide this chapter:

1985 King County Comprehensive Plan, Ordinance #7178

1987 King County Affordable Housing Policy Plan

King County Proposed Economic Development Plan

King County Zoning Code
- Light Manufacturing (ML) 21.32
- Heavy Manufacturing (MH) 21.33
- Manufacturing Park (MP) 21.34
- Single Family Dwelling - Permitted Uses 21.08.025
- Unclassified Uses 21.44.030
- Neighborhood Business (B-N) 21.26
- Mixed Business Residential Use (BR-N) 21.27
- Community Business (B-C) 21.28
- Mixed Business Residential (BR-C) 21.29
- General Commercial (C-G) 21.30
- Potential Zones 21.46.060

The King County Comprehensive Plan (KCCP) has policies on the Rural Activity Centers in the following chapters: Plan Concept, Planning and Implementation, Environment and Open Space Residential Development, Commercial and Industrial Development, Facilities and Services and Heritage Sites. These policies provide the basis for this community plan.

The KCCP identified five Rural Activity Centers (RACs) in the Snoqualmie Valley community planning area; Duvall, Carnation, Fall City, Snoqualmie, and North Bend. The KCCP defines RACs as towns within the rural areas of the County where commercial/industrial development and higher density housing will locate. The KCCP directs the community plan to establish realistic areas for expansion of the towns through annexation, and to ensure provision of the necessary services. This chapter will (1) review community plan goals for RACs; (2) discuss projected population increases, (3) provide general policies for expansion areas, (4) establish criteria for which lands are appropriate for expansion areas, (5) define when the County will support annexation of the expansion areas.

SNOQUALMIE VALLEY COMMUNITY PLAN GOALS FOR RURAL ACTIVITY CENTERS (RACs)

The KCCP provides policies to guide the growth and development of Rural Activity Centers throughout King County. This community plan builds on the KCCP by providing more specific policies for the Rural Activity Centers of Duvall, Carnation, Fall City, Snoqualmie and North Bend.

In the past, development in the Snoqualmie Valley responded to commercial forestry and agriculture. Duvall, located next to the agriculturally rich flood plain of the Snoqualmie River, and the heavily forested plateau east of the city, catered to the needs of farmers and loggers. Carnation shared the same history, and was the site of an early Native American settlement. Snoqualmie developed as a railroad town supported by logging. The Weyerhaeuser Mill, located next to Snoqualmie, has long been a major employer in the valley. North Bend has been influenced by the east-west highway on which it was located, and agriculture and timber industries. Fall City is unincorporated and has developed at a cross-roads of the Preston/Fall City and Redmond/Fall City Roads. Its location at the confluence of the Snoqualmie and Raging Rivers made it a logical location as an early Native American village site.

Forestry and agriculture still account for a number of jobs in the planning area. Local employment, according to 1980 Census data of employment by place for the planning area falls into the following categories:

TABLE: SNOQUALMIE VALLEY COMMUNITY PLANNING AREA JOBS BY CATEGORY

Agriculture	4%
Forestry	19%
Retail	22%
Services	10%
Government-Education	27%
Other: other manufacturing, (6%) wholesale, (6%) utilities, construction (6%)	18%
	100%

Today, some residents commute to jobs outside of their immediate residential area. The portion of upper valley (Snoqualmie-North Bend areas) residents who commute to work in the Seattle-Bellevue area increased from 12 percent in 1970 to 25 percent in 1981. The portion of valley residents who work in the upper valley increased from about 10 percent in 1970 to 44 percent in 1981.

Recognizing the important role the Rural Activity Centers play in the valley, the following goals give direction for community plan policies which reflect the unique character and needs of the valley towns.

- Promote the cultural, historic and economic vitality of the RACs.
- Ensure efficient urban service delivery for the urban densities of the RAC without environmental degradation.
- Keep rural service levels appropriate for rural densities, outside the RAC boundaries.
- Provide for a continuing economic base for the RACs by assuring adequate acreage for commercial/industrial uses.
- Provide for adequate affordable housing to accommodate projected population growth beyond the year 2000 for each RAC.

- Ensure that the expansion of the RACs will not increase conversion pressure on nearby Rural Areas.

While the community plan cannot directly influence land uses within the four incorporated RACs, this plan describes city/county roles and responsibilities in expansion areas.

POPULATION PROJECTIONS AND LAND AREA NEEDED FOR EXPANSION

The Snoqualmie Valley Community Plan designates enough land in the expansion areas to accommodate projected population growth well into the future. These areas include enough land to support residential, commercial, industrial and open space uses; provide land for roads, schools and other public facilities; and allow for some land not being available for sale.

The following table describes the current population of each Rural Activity Center and how it has changed from 1960 to 1986.

TABLE: RURAL ACTIVITY CENTER POPULATION HISTORY

	POPULATION				
TOWN	US CENSUS 1960	US CENSUS 1970	US CENSUS 1980	1985-6	
Duvall	345	607	729	1,448	Local Census
Carnation	490	530	951	1,170	OFM** estimate 1986
Fall City*	1,000	1,300	1,528	1,528	King County estimate 1986
Snoqualmie	1,216	1,260	1,370	1,490	OFM estimate 1986
North Bend	945	1625	1,700	1,825	OFM 1986 estimate

* Fall City is unincorporated and is combined with the surrounding area in the U.S Census. The estimate is based on building permit activity for the area with higher density housing.

** Washington State Office of Financial Management, the agency responsible for off-Census year estimates.

In 1984 the Puget Sound Council of Governments (PSCOG), a regional planning agency, prepared Snoqualmie Valley population projections for the year 2000. The PSCOG figures showed the Snoqualmie Valley planning area growing to 34,000 by the year 2000, an increase of 14,000 people from 1980 to 2000. Preliminary 1988 estimates by PSCOG for the year 2020 indicate a further increase of 19,000 people between 2000 and 2020 for a total of 53,000 people. While some growth will occur in unincorporated areas, this community plan provides large expansion areas for Rural Activity Centers to allow development to occur there consistent with the KCCP.

Two methods were used to determine how to plan for future population growth: a) a projection of existing trends in growth for individual cities from 1970 to 1984, producing a "low growth" estimate; and b) a percentage reallocation of growth in each forecast analysis zone to rural activity centers, and a continuation of 1980-85 trends, producing a "high growth" estimate. A Forecast Analysis Zone (FAZ) is an aggregation of census tracts as defined by PSCOG for their population studies.

TABLE: RURAL ACTIVITY CENTER POPULATION PROJECTIONS

RURAL ACTIVITY CENTER	1985 - 86	POPULATION PROJECTIONS FOR THE YEAR 2000	
		LOW*	HIGH**
Duvall	1,448 local census	3,800	5,000
Carnation	1,170 OFM estimate	2,020	2,600
Fall City	1,528 OFM estimate	1,800	3,100
Snoqualmie	1,490 OFM estimate	3,600	5,000
North Bend	1,825 OFM estimate	5,900	6,500

* Based on Puget Sound Council of Governments projections for the valley, and past distribution within the valley.

** Based on PSCOG projections and KCCP policy direction to allow growth to occur in rural activity centers.

The following method was used to determine the amount of land each Rural Activity Center would need to accommodate long-term growth.

1. Divide estimated population increase by the year 2000 by 2.8 persons per household to determine the number of needed residential lots.

2. Subtract the number of existing developable residential lots within the existing city limits from the number of needed lots to determine the number of new lots needed.

3. Multiply the number of new lots needed by 9,600 sq. ft. to determine number of new acres needed.

4. Multiply the number of acres needed by three to determine the total acres needed to accommodate housing, commercial/industrial development, roads, public facilities, environmentally constrained lands, parks and lands not available for sale.

This method resulted in an estimate of the amount of land needed to accommodate the high growth. A higher population could be accommodated if densities are increased within the cities. Other factors such as availability of unconstrained land surrounding the cities and sensitivity of land already built in the cities also affected the final size of the expansion areas.

TABLE: RURAL ACTIVITY CENTER EXPANSION AREA ACREAGE REQUIREMENTS

Rural Activity Center	New acreage outside city limits required for	
	Low population projection	High population projection
Duvall	400	600
Carnation	160	320
Fall City	63	370
Snoqualmie	300	980
North Bend	650	790

CRITERIA FOR EXPANSION AREAS FOR THIS PLAN

The following criteria were used to determine which lands were appropriate for designation as expansion areas.

(1) The expansion area must be currently developed and/or able to sustain new higher residential densities and commercial/industrial uses: (e.g., the land should be out of the flood plain, not in a resource district, and predominantly free of sensitive features such as landslide areas, erosion hazards, wetlands, and steep slopes).

(2) The land must be adjacent to the existing RAC, have a geographic orientation to the RAC (facilitating sewer and water service), and have no major physical barriers to providing public services at reasonable cost.

(3) The land must be able to be served by transportation facilities for efficient movement of people and goods to and from the existing RAC, the expansion area, and outside areas.

(4) The land must be able to be developed with minimal adverse impacts on nearby Resource Lands or Rural Areas.

(5) The land must have sufficient area to accommodate projected residential growth well into the next century, and to accommodate necessary services such as parks, open space, public facilities, utilities, roads, parking, and commercial, and industrial growth.

GENERAL POLICIES ON EXPANSION AREAS

The KCCP directs community plans to define expansion areas for Rural Activity Centers. The following policies define expansion areas and list the land uses which King County considers appropriate for the areas.

SQP 52 DESIGNATED RURAL ACTIVITY CENTER EXPANSION AREAS SHALL BE SUFFICIENTLY FREE OF ENVIRONMENTAL CONSTRAINTS TO BE ABLE TO SUPPORT RURAL TOWN RESIDENTIAL DENSITIES, TRANSPORTATION AND PUBLIC FACILITIES, AND COMMERCIAL/INDUSTRIAL USES CONSISTENT WITH THE CHARACTER OF EXISTING RURAL ACTIVITY CENTERS AND THE RURAL NATURE OF THE VALLEY.

The KCCP states that higher density residential, and commercial/industrial uses are appropriate within RACs. Environmentally sensitive areas cannot support the more intense uses found in RACs.

SQP 53 KING COUNTY WILL CONSIDER LAND WITHIN EXPANSION AREAS APPROPRIATE FOR ANNEXATION TO THE SPECIFIED RURAL ACTIVITY CENTERS AND SHALL SUPPORT ANNEXATIONS OF THESE LANDS WHERE THE ANNEXATION REQUESTS MEET CRITERIA SPECIFIED IN THIS PLAN. KING COUNTY SHALL OPPOSE ANNEXATION REQUESTS FOR LANDS OUTSIDE THE EXPANSION AREAS OR IF THE CRITERIA IN THE PLAN HAVE NOT BEEN SATISFIED.

The expansion areas provide for long-term growth and aid land use, public facility and social service planning efforts. The expansion area designation shows area residents and decision makers that the County considers these areas appropriate for eventual annexation to the RAC in the future. The County considers lands outside these annexation areas as permanent rural or resource lands, to remain at rural residential or resource densities.

SQP 54 THE EXPANSION AREAS WERE ESTABLISHED TO ALLOW THE CITIES OF THE SNOQUALMIE VALLEY TO GROW WITHOUT UNDUE REGIONWIDE IMPACTS. DURING ITS EVALUATION OF AN ANNEXATION, KING COUNTY MUST MAINTAIN ITS COMMITMENT TO PROTECT THE VALLEY'S NATURAL FEATURES, RESOURCE LANDS AND RURAL NATURE AND TO ENCOURAGE EFFICIENT COUNTYWIDE DEVELOPMENT OF INFRASTRUCTURE AND PUBLIC FACILITIES INCLUDING ROADS, PARKS, SCHOOLS, SEWERS AND WATER SUPPLY SYSTEMS.

SQP 55 DESIGNATED EXPANSION AREAS REPRESENT THE LONG-TERM BOUNDARIES OF THE RURAL ACTIVITY CENTERS IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA. LANDS OUTSIDE OF EXPANSION AREAS SHOULD BE CONSIDERED PERMANENTLY RURAL AND NOT APPROPRIATE FOR ANNEXATION.

The designated expansion areas contain enough land for growth of the RACs well into the next century. Future development at higher densities, or redevelopment of existing under-used land would allow for additional growth. Careful annexation and development of expansion areas will ensure the continued economic vitality of the RACs and encourage efficient extension of utilities. King County has a regional commitment to protecting rural and resoure lands. The lands surrounding the RACs and their expansion areas should be considered permanently rural.

SQP 56 TO PROVIDE FOR GROWTH OF EACH RURAL ACTIVITY CENTER AT THE LOWEST PUBLIC COST, AREAS ADJACENT TO THE RURAL ACTIVITY CENTER ARE DESIGNATED AS EXPANSION AREA ONE. TO ENSURE ENOUGH LAND IS AVAILABLE TO ACCOMMODATE LONG RANGE GROWTH, AN EXPANSION AREA TWO IS ALSO DESIGNATED FOR EACH RURAL ACTIVITY CENTER.

Expansion Area One is large enough to accommodate the population projection beyond the year 2000. Expansion Area Two provides capacity for longer-term growth. The phrases Expansion Area One and Expansion Area Two do not indicate a priority. If the criteria for annexation into Expansion Area Two was met, annexation into these areas could occur before annexation into Expansion Area One. The valley towns of Carnation and Fall City have only one expansion area which would fulfill both short term and long term growth needs.

SQP 57 UNTIL EXPANSION AREAS ARE ANNEXED, ZONING FOR THE EXPANSION AREA SHALL BE GROWTH RESERVE AT 2.5, OR 5 ACRE DENSITIES WITH THE EXCEPTION OF THE EXISTING COMMERCIAL/INDUSTRIAL AREA IN THE SE NORTH BEND WAY EXPANSION AREA, AND THE EXISTING INDUSTRIAL AREA IN THE SNOQUALMIE EXPANSION AREA.

This policy allows new development to occur in a clustered pattern until the area is annexed. The growth reserve zones (GR 2.5 and 5) allows density to cluster on a smaller portion of the lot, leaving the remainder vacant for more urban development upon annexation. This policy acknowledges the many existing commercial and industrial uses along SE North Bend Way, and the existing Weyerhaeuser Mill northeast of the City of Snoqualmie.

SQP 58 KING COUNTY WILL SUPPORT DEVELOPMENT WITHIN EACH RURAL ACTIVITY CENTER, AND ANNEXATION AND DEVELOPMENT OF LANDS WITHIN EXPANSION AREA ONE, WHEN THE CITY DEMONSTRATES THAT ITS WASTEWATER AND STORMWATER TREATMENT SYSTEMS FOR THE EXISTING AND PROPOSED CITY JURISDICTION WILL NOT DEGRADE THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES.

The growth and development of each RAC is important. However, the maintenance of the river's water quality is important for the region. The current "A and AA" ratings for the Snoqualmie River and its tributaries are the highest water quality ratings given by the Washington State Department of Ecology (DOE). Agriculture, industry, recreation, domestic and public water systems, natural systems, and the rural towns are dependent on the maintenance of superior river water quality.

Impacts to the river come from many sources. The towns may impact the river through urban runoff and the discharge of municipal wastes into the river. Three valley towns, Snoqualmie, Duvall and North Bend, now discharge treated effluent to the Snoqualmie River. Fall City and Carnation are now studying what type of waste water treatment systems they should develop. Additional growth in these towns must not degrade river water quality.

The DOE is the permitting and enforcing agency for municipal, industrial and agricultural sewage treatment systems. The department also researches, classifies and monitors surface water quality statewide. It has two monitoring stations along the Snoqualmie River and it reviews the plans, issues the permits, and monitors the sewage systems and treatment plants in the valley. If growth exceeds the design capacity of the systems, or if

the system functions improperly, the agency can restrict new sewer connections until these problems are corrected. Policy 58 affirms the County's commitment to coordinate its land use policies with the DOE's water quality programs to assure preservation of water quality in the Snoqualmie Valley.

SQP 59 KING COUNTY WILL NOT SUPPORT ANNEXATION INTO EXPANSION AREA ONE AND TWO UNTIL THE RURAL ACTIVITY CENTER HAS ADOPTED MECHANISMS TO REDUCE OR ELIMINATE FLOOD HAZARDS WITHIN ITS JURISDICTION.

King County is committed to finding solutions to flooding and flood plain preservation and supports local, state and federal government efforts to do the same. Until mechanisms to provide these solutions are adopted by the RAC, annexation of Expansion Area One or Two will not be supported by King County. The Natural Resources Chapter provides additional policy direction to reducing flood hazards.

SQP 60 KING COUNTY WILL NOT SUPPORT ANNEXATIONS INTO EXPANSION AREA TWO UNTIL CUMULATIVE IMPACTS FROM DEVELOPMENT IN ALL EXPANSION AREA ONE AND TWO HAVE BEEN ASSESSED, AND THE CITY DEMONSTRATES THAT WASTWATER AND STORMWATER GENERATED BY ITS EXISTING AND PROPOSED JURISDICTIONS WILL NOT REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW CURRENT "A AND AA" STANDARDS.

This policy affirms the County's intent to coordinate its land use policies with state and federal mandates to assure the preservation of water quality.

SPQ 61 KING COUNTY SHALL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN IF THE CUMULATIVE IMPACT OF DEVELOPMENT OF EXPANSION AREA ONE AND TWO WILL REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW THE CURRENT "A AND AA" STANDARDS.

Maintaining river water quality is King County's highest priority. If development of all Expansion Area One and Two areas reduces the current standard of water quality, King County will act to reduce the RACs shown in this plan.

SQP 62 KING COUNTY WILL NOT SUPPORT ANY ANNEXATIONS BY A RURAL ACTIVITY CENTER UNTIL IT CAN BE DEMONSTRATED THAT BUILDING PERMITS HAVE BEEN APPROVED AT URBAN DENSITIES FOR DEVELOPMENT OF AT LEAST ONE-HALF OF THE ENVIRONMENTALLY UNCONSTRAINED LAND IN ALL THE ANNEXATIONS BY THE RURAL ACTIVITY CENTER SINCE THE ADOPTION OF THIS PLAN. EXCEPTIONS TO THIS POLICY MAY BE CONSIDERED BY KING COUNTY SUBJECT TO AN INTERLOCAL AGREEMENT AND WHERE ALL OTHER APPLICABLE POLICIES HEREIN ARE SATISFIED.

This policy affirms the County's commitment to efficient use of land. Lands that are not intended for urban services should remain rural and unincoporated. RAC's must demonstrate a commitment to development on newly annexed lands before the County will support additional annexations.

SQP 63 THE COUNTY SHALL OPPOSE AN ANNEXATION BY A RURAL ACTIVITY CENTER UNLESS IT LIES WITHIN APPROVED SERVICE AREAS AS DESIGNATED BY COMPREHENSIVE PLANS FOR WATER AND SEWER, IS ACCOMPANIED BY

ALL THE PROPOSED AMENDMENTS BY A RURAL ACTIVITY CENTER TO EXTEND ITS WATER AND SEWER COMPREHENSIVE PLAN, OR THE AREA IS ALREADY ADEQUATELY SERVED BY SUCH UTILITIES.

This policy clarifies the need to plan for adequate municipal services such as sewer and water. SQP 63 requires RACs to demonstrate comprehensive utility planning before the County will support an annexation request.

EXPANSION AREAS: ANNEXATION PROCESS

In 1967, the State Legislature established boundary review boards (BRBs) as independent review agencies at the County level to oversee municipal and special purpose district boundary changes (RCW 36.93). Generally, annexation petitions, called "notices of intent" (to annex) are initiated by citizens or property owners in the area and/or by a municipality. These notices are forwarded to the BRB, which then requests County and other agency comment. The executive or legislative branch of King County can ask the BRB to invoke jurisdiction. When the BRB invokes jurisdiction, the County, municipality and the BRB can work to resolve differences. With specific expansion areas designated in the community plan, the public, the County and the municipality can identify issues early, and work towards a resolution satisfactory to all parties before annexation requests are brought to the BRB.

Municipal officials, residents of the area and the BRB will determine when, where and how annexation will occur within lands designated as expansion areas. County interests in expansion areas are defined by this community plan. These issues should be resolved by an agreement prior to annexation.

SQP 64 KING COUNTY WILL WORK WITH INCORPORATED RURAL ACTIVITY CENTERS TO ESTABLISH AGREEMENTS GUIDING FUTURE ANNEXATIONS. SUCH AGREEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS AND SHALL BE A NECESSARY COMPONENT OF THE COUNTY'S SUPPORT FOR AN ANNEXATION.

(1) COMMITMENT FROM THE MUNICIPALITY TO EXTEND AND MAINTAIN AT LEVELS ADEQUATE FOR INCORPORATED AREAS PUBLIC SERVICES TO THE AREA, INCLUDING POLICE, FIRE, TRANSPORTATION, SEWER, WATER, AND GENERAL GOVERNMENTAL SERVICES. THE COMMITMENT SHALL INCLUDE, BUT NOT BE LIMITED TO COMPLIANCE WITH SNOQUALMIE PLAN POLICY SQP 107.

(2) COMMITMENT FROM THE MUNICIPALITY TO ARRANGE FOR APPROPRIATE SERVICE CONTRACTS AND/OR AN EQUITABLE TRANSFER OF RESPONSIBILITIES AND ASSETS WITH WATER AND FIRE DISTRICTS. CITIES ARE THE PREFERRED SERVICE PROVIDERS FOR THE EXPANSION AREAS.

(3) COMMITMENT FROM THE MUNICIPALITY TO PROVIDE A VARIETY OF RESIDENTIAL DEVELOPMENT AT AN OVERALL DENSITY FOR UNCONSTRAINED LAND OF FOUR TO EIGHT UNITS PER ACRE WITHIN THE AREAS ANNEXED AND EXCLUSIVE OF GOLF COURSES AND PUBLIC OPEN SPACE.

(4) COMMITMENT FROM THE MUNICIPALITY THAT THE EXTENSION OF PUBLIC SERVICES MEETS THE NEEDS OF EXISTING RURAL ACTIVITY CENTER RESIDENTS FIRST AND THE NEEDS OF FUTURE RESIDENTS SECOND.

(5) COMMITMENT THAT THE MUNICIPALITY WILL CONTINUE ENVIRONMENTAL PROTECTION FOR SENSITIVE AREAS (INCLUDING, BUT NOT LIMITED TO, FLOOD PLAINS, STEEP SLOPES, WETLANDS, SEISMIC AND LANDSLIDE HAZARD AREAS,) AT OR ABOVE KING COUNTY STANDARDS.

(6) COMMITMENT FROM THE MUNICIPALITY TO USE MEASURES TO BUFFER OR PROTECT ABUTTING FOREST OR AGRICULTURE RESOURCE LANDS.

(7) COMMITMENT THAT THE MUNICIPALITY WILL PROVIDE PROTECTION OF HISTORIC SITES AND AREAS EQUAL TO THE COUNTY'S HISTORIC PRESERVATION ORDINANCE.

(8) AGREEMENT ON PUBLIC IMPROVEMENT STANDARDS, AT LEVELS ADEQUATE FOR INCORPORATED AREAS SUCH AS LOCAL ROAD STANDARDS, CONSTRUCTION STANDARDS, DRAINAGE CONTROL REQUIREMENTS AND TRANSPORTATION PLANS.

(9) AGREEMENT ON WHICH JURISDICTION WILL HAVE RESPONSIBILITY FOR PARKS, ROADS OR OTHER PUBLIC FACILITIES AFTER ANNEXATION.

(10) COMMITMENT TO PROTECTION OF THE SCENIC NATURE OF THE I-90 CORRIDOR AND INTERCHANGES IN NORTH BEND AND SNOQUALMIE.

Interlocal agreements are described in the KCCP and are a preferred method of assuring that the County's responsibility to landowners and residents currently within its jurisdiction is met. This community plan highlights the County's commitment to interlocal agreements with each of the Snoqualmie Valley cities. These interlocal agreements would address issues of mutual concern and identify municipal responsibilities. Other methods can also be used, such as pre-annexation zoning agreements, establishment of park districts, adoption of new ordinances or modification of existing regulations by cities to implement the intent of this policy.

DUVALL

In addition to the general RAC policies, the following discussion and policy is specific to Duvall.

Duvall, an incorporated town of 1,450 people, is located in the northern portion of the community planning area, south and east of the intersection of Cherry Valley and the Snoqualmie River Valley. Today it is a center for the farming industry, and provides retail services for surrounding residents. Its picturesque setting, location out of the flood plain, available city services, affordable land prices, and proximity to employment centers make it attractive for home buyers.

Duvall's current comprehensive plan does not address land outside its boundaries. The City is in the process of updating this plan. The new plan will address a larger geographic area.

Population

In 1970, Duvall's population was 607; it grew modestly to 729 in 1980, and has doubled from 729 to 1,448 from 1980-1986. Growth forecasts and trends based on the 1970-1980 growth pattern of Duvall yielded a low growth estimate of 3,800 population by year 2000. The high growth estimate assumed that the city would capture 70 percent of the population growth of forecast analysis zone (FAZ) #6600, (Carnation would capture the other 30% of this FAZ) consistent with the KCCP policy of focusing growth in RACs. The high projection results in a population of 5,000 by year 2000 for Duvall.

Residential, commercial/industrial development and supporting roads, schools, parks, and other public facilities would require about 400 acres of land outside existing city limits to meet the low growth estimate and about 660 total acres outside existing city limits to meet the high growth estimate.

Utilities

The city does not provide sewer service outside city limits but does have an approved water service area reaching beyond the city limits. This water service area is also beyond the expansion area identified in this plan. The city has completed an update of its Water Comprehensive Plan. It has been submitted to King County for review and approval in 1988. The new water franchise area for the city will be established when the Water Comprehensive Plan is approved by the King County Council. Changes to the water service area will not affect priority one or two expansion areas identified in this plan, nor will it change the ultimate expansion area boundary.

The last six years' growth have brought Duvall's sewer plant to design capacity. New sewage treatment facilities will be needed if additional growth is to occur. Currently, the city is evaluating the capacity of its sewage treatment plant and is updating its Sewer Comprehensive Plan. Work on this update should be coordinated with studies by the State of Washington to assess the cumulative impact of land use on river water quality. Policies in this plan reflect the County's regional commitment to coordinating municipal service provision with water and environmental quality protection.

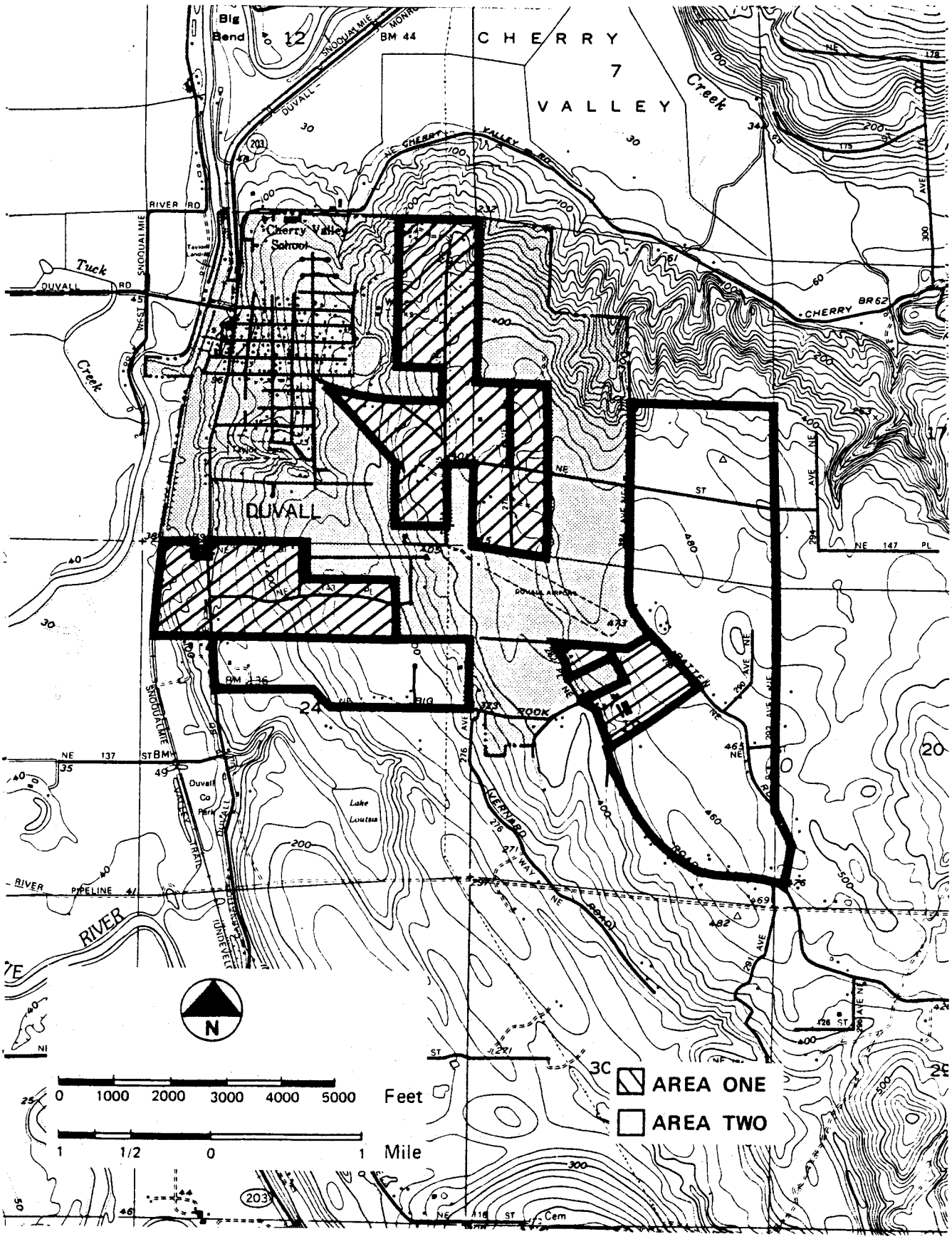
Expansion Area

Expansion Areas One and Two are shown on the map entitled, Duvall's Expansion Area. They are located to the south and east of the city and contain a total of about 1,100 acres of vacant land.

The boundary of the Expansion Area One contains approximately 430 acres and squares off the city's boundaries. The city anticipates that this area will be annexed within about ten years. Expansion Area Two contains approximately 680 additional acres.

SQP 65 WHEN CONSISTENT WITH ALL POLICIES HEREIN, KING COUNTY SUPPORTS DEVELOPMENT OF DUVALL'S EXISTING DOWNTOWN, AND WILL NOT OPPOSE ANNEXATION OF LAND IN EXPANSION AREAS WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED. THE REQUIRED PROVISION OF MUNICIPAL SERVICES TO THE PROPOSED ANNEXATION SHALL INCLUDE, BUT NOT BE LIMITED TO, A DEMONSTRATION THAT SUFFICIENT SEWER CAPACITY EXISTS TO SERVE ALL LAND WITHIN DUVALL CITY LIMITS.

Duvall's downtown is growing. Its location along a main road, its historic orientation to residential areas, its investment in infrastructure and its scenic vistas provide the downtown with substantial growth potential. New development should be located in the expansion areas incrementally to allow for phased utility expansion. All development must be served by an adequate sewer system which will not degrade the high water quality of the Snoqualmie River.



DUVALL'S EXPANSION AREA

CARNATION

In addition to the general RAC policies, the following discussion and policies are specific to Carnation.

Carnation, a city of about 1,190 people, is located at the confluence of the Snoqualmie and Tolt Rivers, about mid-way between Duvall and Fall City. Originally the site of a Snoqualmie tribal village area, the growth of Carnation has been influenced by lumber and farming history, the area's flat topography, the benefits of the Tolt and Snoqualmie Rivers and the surrounding agricultural lands.

Some residents work in eastside cities; others are self-employed, work on private farms, in the forest, or for the two largest employers in the area, Weyerhaeuser Mill and Carnation Farms. The Remlinger Farm also provides seasonal employment. The city's economy is based on providing goods and services to the surrounding areas; and on recreational tourism. The city's picturesque setting and location on the Snoqualmie Valley Trail will continue to attract tourists in the future. Service and recreational opportunities are developing which can help support the town's economic future.

Carnation's comprehensive plan does not currently address land outside its boundaries.

Population

Carnation has experienced a steady growth rate. In 1970 the population was 530; in 1980 the population was 951 (U.S. Census). The 1985 population estimate for Carnation was 1,190, an increase of 23 percent over the 1980 population count. A low growth estimate for the City of Carnation based on past trends and forecasts indicate a population of 2,000 people by the year 2000. A high growth estimate would result in about 2,600 people by year 2000. These figures assume Carnation would capture 30 percent of the growth of FAZ #6600.

Residential, commercial/industrial development, and roads, schools, parks and other public facilities needed to support the development would require 160 acres of unconstrained land to meet the low growth estimate and about 320 total acres to meet the high growth estimate.

Utilities

The City of Carnation has a municipal water system. The city is increasing its water system storage capacity. It does not have a public sewer system and is working with King County on the feasibility of such a system. If Carnation does not install a sewer system, all lots within the city must be a minimum of 12,500 sq.ft., and probably larger, to meet Seattle/King County Health Department regulations to allow on-site septic systems. Expansion of Carnation's commercial development will be limited until a public waste water treatment system is constructed. With a public system, minimum lot sizes of 9,600 sq.ft. would be allowed according to Carnation officials, thus accommodating more residents. To reach the high population figure of 2,600 Carnation would need to provide sewer service.

Expansion Area

Carnation is surrounded on three sides by either the flood plain or the Agriculture Production District. The only lands suitable for expansion of the town are to the east and northeast of Carnation. (See Community Plan Map, Carnation's Expansion Areas.)

Because of the surrounding natural constraints, the Carnation Expansion Area is not split into Area One and Area Two. The Expansion Area includes an area called the Garden Tract north of town, and several smaller parcels to the east. The total expansion area is 218 acres. This combined with vacant land within city limits would allow Carnation to reach its high population estimate.

SQP 66 WHERE CONSISTENT WITH THE POLICIES HEREIN, KING COUNTY SUPPORTS DEVELOPMENT OF CARNATION'S EXISTING DOWNTOWN, AND ANNEXATION OF LAND IN THE EXPANSION AREA, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

Carnation's downtown is located on State Route 203. Recently a new shopping center located within downtown. Future development and redevelopment of downtown is encouraged to support the investment in infrastructure and existing uses, and to capitalize the town's scenic and historic character. Expansion of the city is expected to take place as urban services become available, and river protection measures are established. The City of Carnation is interested in a cooperative planning effort with King County for the residentially zoned slopes to the east and west of town. The City also has a strong source of potable water. Providing water to surrounding rural areas would strengthen economic stability in Carnation. An interlocal agreement between the City and the County would outline these issues.

SQP 67 KING COUNTY SHALL WORK WITH THE CITY OF CARNATION IN A PUBLIC PROCESS WITH CITIZEN PARTICIPATION TO ENTER INTO AN INTERLOCAL AGREEMENT TO ALLOW JOINT PLANNING FOR A PLANNING AND SERVICE AREA INCLUDING LAND NORTHEAST OF CARNATION AND WEST OF CARNATION IN THE AMES LAKE AREA AS DELINEATED ON THE ATTACHED MAP. THE PURPOSE OF THE INTERLOCAL IS TO INSURE THAT FURTHER DEVELOPMENT OF THESE LANDS DOES NOT MATERIALLY IMPACT THE CHARACTER OF VITALITY OF THE CITY OR THE VIABILITY OF THE SURROUNDING RESOURCE LANDS. ELEMENTS OF THE INTERLOCAL AGREEMENT SHALL INCLUDE:

1. THE AGREEMENT SHALL EXPRESSLY RECOGNIZE THE CITY OF CARNATION'S ABILITY TO EXTEND BY CONTRACT PUBLIC WATER AND THE CITY SHALL BE THE PREFERRED WATER PURVEYOR WITHIN THE SERVICE AREA, PROVIDED THAT DENSITIES REMAIN AT RURAL RESIDENTIAL LEVELS AS IDENTIFIED IN THE COMMUNITY PLAN.

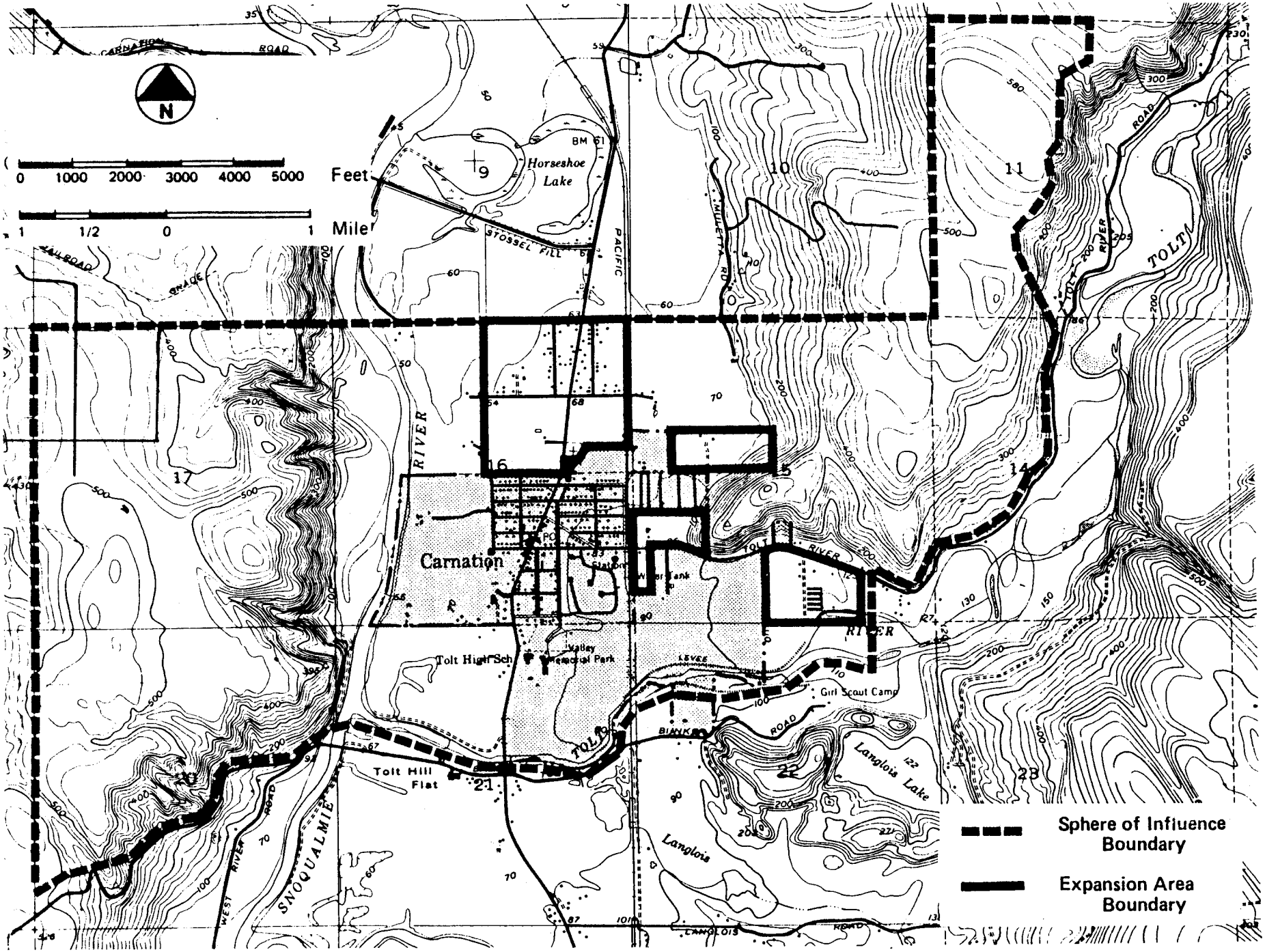
2. AN ARRANGEMENT FOR COORDINATION ON SEPA ACTION REQUIRED FOR DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA.

3. VISIBILITY OF PROPOSED NEW DEVELOPMENT FROM THE CITY OF CARNATION SHALL BE ADDRESSED AND MITIGATED.

4. WATER QUALITY ISSUES SHALL BE ADDRESSED AND MITIGATED.

Carnation includes an area of undeveloped flood plain land west of downtown now used as farmland. Vacant land near the Tolt River has a flood plain designation as well. King County encourages Carnation to implement a long-term non-structural program to reduce flood damages on flood plain lands by encouraging land uses which will provide flood storage and ultimately reduce flood damages, such as farm, park and open space.

SQP 68 KING COUNTY SHALL SUPPORT ANNEXATION OF THE EXPANSION AREA ONLY WHEN CARNATION IMPLEMENTS A LONG-TERM, NON-STRUCTURAL PROGRAM TO REDUCE FLOOD DAMAGES ON FLOOD PLAIN LANDS WITHIN ITS JURISDICTION.



CARNATION'S EXPANSION AREA

SNOQUALMIE

In addition to the general RAC policies, the following discussion and policies are specific to Snoqualmie.

The City of **Snoqualmie** is located above Snoqualmie Falls, on the southern banks of the Snoqualmie River. The town developed as a railroad town and has a long association with the Weyerhaeuser Mill, located across the Snoqualmie River. The town's scenic vistas and proximity to Snoqualmie Falls provide it with tourist industry potential. The town is developing a tourism-based economy with a large hotel/conference center near Snoqualmie Falls, and a winery/hotel/office park development at Exit 27, south of I-90. Presently, 600 people are employed at the Weyerhaeuser Mill. While sustaining damages from a fire in 1989, the mill is expected to continue operating. Economic changes could affect its employment levels or result in another use of the site. The town's flood plain location impacts its economic health and is a major limitation to its growth. New residential development is restricted in the flood way by state law and, while commercial and industrial uses are allowed, few new structures of any kind have been built in the flood plain since 1980.

The City of Snoqualmie recently adopted a comprehensive plan element which includes annexation policies. These policies would also guide the city's approach to future annexations. The Draft and Final Environmental Impact Statements (DEIS and FEIS) for this Snoqualmie Valley Community Plan further discuss the relationship of city and County plans and policies.

Population

In 1985, the estimated population of the city was 1,490. Since 1970, the growth rate for Snoqualmie has been slow but steady. In 1970, the population was 1,260; in 1980, it was 1,370, representing a 1 percent growth rate per year for that ten year period. If Snoqualmie were to continue to grow at this historic rate, it would achieve a population of approximately 3,600 people in the year 2000. This plan provides land which can easily accommodate a higher projection of 5,000 people for the year 2000 based on these assumptions:

(1) Annexation of land with existing housing adjacent to the city, (Johnson Heights), which would immediately increase the city's population by about 700 people.

(2) The city could receive 33 percent of the growth of Forecast and Analysis Zone (FAZ) #6500, as opposed to the 11.5 percent it has historically received. Unincorporated areas adjacent to the city will receive less growth than in the past due to the County's efforts to preserve rural and resource lands.

Residential, commercial/industrial uses and roads, schools, parks and other public facilities would require 300 acres outside existing city limits for a low population growth estimate and 980 total acres outside existing city limits for a high population growth estimate.

Utilities

The city presently provides water service to customers inside and outside its city limits, but does not provide sewer service outside its boundaries. The existing water system can serve about 4,000 users. The sewer system's design capacity is for approximately 1,100 users and will need upgrading to accommodate growth. The city is preparing new comprehensive plans for both water and sewer systems.

From 1970 to 1985 Snoqualmie's land area grew through a series of annexations. However, its population did not increase at the same rate.

TABLE: CITY OF SNOQUALMIE LAND AREA AND CENSUS HISTORY

Snoqualmie Year	Land Area	Population
1970	192 acres	1,260
1985	1,043 acres	1,485 estimated
1987	1,978 acres	n.a.

SQP 69 KING COUNTY SUPPORTS DEVELOPMENT OF THE NON-FLOOD PLAIN AREAS OF SNOQUALMIE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

The City of Snoqualmie has some significant environmental constraints to development. The city is approximately 1,980 acres in size. Of this, about 1,350 acres are within the flood plain of the Snoqualmie River. This area includes some 750 homes, churches, businesses and public buildings. About 350 additional acres of land have other environmental constraints.

SQP 70 ACHIEVING A LONG-TERM SOLUTION TO FLOOD DAMAGES WITHIN THE CITY OF SNOQUALMIE IS ONE OF KING COUNTY'S HIGHEST PRIORTIES FOR THIS PLANNING AREA.

The County is committed to supporting the City of Snoqualmie's efforts to achieve a long-term solution to flood damages. The U. S. Army Corps of Engineers estimates flood damages within the city and on adjacent unincorporated lands average one million dollars a year. This figure includes damages to commercial, industrial and public facility structures; damages to residential structures and contents; flood flighting costs, emergency aid and other costs. Flooding problems, and associated public and private costs, have limited growth of the city and its ability to provide and maintain public services. A permanent solution to the flooding problem is fundamental to the stability of the city and its ability to provide services.

SQP 71 KING COUNTY SUPPORTS EFFORTS BY THE CITY TO REDUCE FLOOD DAMAGES BY RESTRICTING NEW DEVELOPMENT WITHIN THE FLOOD PLAIN.

Until a flood damage solution is found, the County supports the City of Snoqualmie's efforts to restrict new development within the flood plain.

Long-Term Program for Flood Damage Reductions

SQP 72 KING COUNTY REAFFIRMS ITS SUPPORT FOR THE SPIRIT AND INTENT OF THE SNOHOMISH MEDIATED AGREEMENT, AND THE RECOMMENDATIONS OF THE SNOHOMISH RIVER BASIN COORDINATING COUNCIL WHICH LED TO THE SIGNING OF THE INTERGOVERNMENTAL AGREEMENT FOR IMPLEMENTATION. KING COUNTY CONSIDERS THIS WORK TO BE A SOUND BASIS FOR A LONG TERM FLOOD DAMAGE REDUCTION PROGRAM FOR THE CITY OF SNOQUALMIE.

The policies and recommendations embodied in these agreements can lead to early agreement on alternative flood reduction programs to be explored and eliminate unnecessary duplication of tasks already accomplished. The City of Snoqualmie, King County, the State of Washington and all valley communities were signators to the Snohomish Mediated and Intergovernmental Agreements.

In reaffirming its support for the spirit and intent of the Snohomish Mediated Agreement and its recommendations for implementation, King County supports an aggressive program to reduce flood damage in the city. Structural and nonstructural options should be considered when developing this long-term solution. Opportunities to remove or protect structures in the 100 year flood plain from flooding must be made available. These opportunities must be within the economic range of those affected.

SQP 73 KING COUNTY INTENDS TO ASSIST THE CITY OF SNOQUALMIE TO DEVELOP A LONG-TERM SOLUTION AND AN IMPLEMENTATION PROGRAM WHICH WILL SOLVE FLOODING PROBLEMS IN THE CITY.

A public/private working team should be established to develop the long-term program. The team must include key local, state, federal agencies, and private parties. Participants should build upon work accomplished by the Snohomish River Basin Coordinating Council (BCC); which was an implementing committee of the Snohomish Mediated Agreement (SMA) and with the Flood Element of the Snoqualmie Comprehensive Development Plan, described on page 91. Basin wide effects of this program will be assessed by the Countywide Flood Control Management Plan (FCMP).

SQP 74 IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE IS DETERMINED TO HAVE BASINWIDE IMPACTS, THESE IMPACTS SHALL BE REVIEWED BY THE KING COUNTY FLOOD CONTROL MANAGEMENT PLAN TEAM OR ITS EQUIVALENT TO IDENTIFY ANY ADDITIONAL MITIGATIONS WHICH MAY BE REQUIRED. IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IS DEMONSTRATED TO NOT HAVE BASINWIDE IMPACTS, IT SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE AND WOULD NOT REQUIRE A SECOND, BASINWIDE, REVIEW OF IMPACTS AND MITIGATIONS.

As described in the Natural Features chapter, King County is commited to taking a leadership role in determining flood control and flood plain management plans and policies throughout the Snoqualmie River Basin. This work will be conducted in cooperation with the cities of Duvall, Carnation, Snoqualmie and North Bend through the Countywide Flood Control Management Plan.

If the proposed long-term solution to flooding problems in the City of Snoqualmie is determined to have basinwide impacts, these impacts should be reviewed by the team working on the FCMP. If these impacts cannot be mitigated, the proposal should be revised.

If the long-term solution to flooding problems in the City of Snoqualmie is determined to not have a basinwide impact, implementation of that solution should proceed as soon as possible. Development of mechanisms to mitigate basinwide impacts would not be required.

SQP 75 KING COUNTY URGES A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENT A LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE.

The City of Snoqualmie cannot be expected to bear the full cost of implementing a long-term solution to flood damages to public and private properties. The City of Snoqualmie, King County, State of Washington, federal government, property owners and others must all contribute resources to developing the solution and providing for implementation of the solution. Any solution reached must provide for full cost sharing to guarantee the "local match" necessary to meet requirements for available federal programs.

SQP 76 KING COUNTY CALLS FOR PREPARATION OF A COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF SNOQUALMIE THAT INCLUDES ALL LANDS IN EXPANSION AREA ONE AND TWO, AND IN THE EXISTING CITY OF SNOQUALMIE. THE COMPREHENSIVE DEVELOPMENT PLAN SHOULD ADDRESS, BUT NOT BE LIMITED TO:

A. PROTECTION OF THE WATER QUALITY OF THE SNOQUALMIE RIVER;

B. DENSITY AND LOCATION OF RESIDENTIAL LAND USES;

C. MIX OF HOUSING TYPES, INCLUDING HOUSING THAT IS AFFORDABLE TO LOW, MODERATE AND MEDIAN INCOME HOUSEHOLDS;

D. TYPES AND AMOUNT OF COMMERCIAL AND INDUSTRIAL LAND USES;

E. A FLOOD DAMAGE REDUCTION PROGRAM SCOPE OF WORK;

F. PROTECTION OF ADJACENT RURAL AREAS;

G. PROVISION OF TRAILS, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES;

H. PRESERVATION OF SCENIC AREAS SUCH AS SNOQUALMIE FALLS AND THE I-90 CORRIDOR;

I. PROVISION OF MUNICIPAL SERVICES SUCH AS SEWER, WATER, ROADS;

J. PRESERVATION OF FLOOD PLAIN LANDS FOR FLOOD STORAGE FUNCTIONS: AND

K. PRESERVATION OF THE CHARACTER OF THE CITY OF SNOQUALMIE.[1]

King County Motion #88-830, adopted on February 22, 1989, outlines a cooperative planning agreement between King County and the City of Snoqualmie, The Cooperative Planning agreement references all of the elements of the Comprehensive Development Plan as listed in SQP 76. The Cooperative Planning Agreement appointed a Coordinating Board to oversee the project consisting of elected officials and staff from the City and County. Working groups were appointed by the Coordinating Board under the direction

of a facilitator. Three working groups were established: the Land Use Task Force, the Flooding Task Force and the Water Quality Task Force. The Comprehensive Development Plan process is unique in that it dissolves jurisdictional boundaries for the purposes of cooperative joint planning.

Expansion Area

SQP 77 UNTIL A LONG-TERM SOLUTION TO PREVENTING FLOOD DAMAGES IN THE CITY OF SNOQUALMIE IS AGREED TO BY KING COUNTY AND THE CITY OF SNOQUALMIE, KING COUNTY WILL SUPPORT ANNEXATIONS IN EXPANSION AREA ONE WHEN CONSISTENT WITH ALL APPROPRIATE POLICIES HEREIN AND WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

Expansion Area One (see Community Plan Map, Snoqualmie's Expansion Area) includes 1,455 acres on the Lake Alice Plateau. About 1,200 acres of this land is owned by Weyerhaeuser, proposed for the Snoqualmie Ridge Master Plan Development. The remaining 250 acres are in smaller parcels of private ownership. Policy SQP #78 outlines criteria necessary for the County to support annexation into this area. Expansion Area One also includes approximately 90 acres of land adjacent to Snoqualmie's old watershed, south of I-90 at Exit 27. The watershed area has been partially developed by the Snoqualmie Winery. The city and winery have a private-public partnership for development of the remaining buildable portions of the area. This effort is consistent with KCCP policies of encouraging economic development opportunities in Rural Activity Centers (KCCP PC-108).

SQP 78 A. KING COUNTY WILL SUPPORT ANNEXATION BY THE CITY OF SNOQUALMIE INTO EXPANSION AREA ONE OR TWO ONLY WHEN CONSISTENT WITH ALL APPROPRIATE POLICIES HEREIN AND:

A-1 A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,

A-2 A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED.

A-3 A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE FLOODING SOLUTION IS AGREED UPON.

A-4 PUBLIC OR PRIVATE FINANCING SUFFICIENT TO CONSTRUCT ALL ROAD IMPROVEMENTS NECESSITATED BY THE PROPOSED EXPANSION IS DEMONSTRATED TO BE AVAILABLE.

A-5 DEVELOPMENT IN THE EXPANSION AREAS IS DEMONSTRATED NOT TO NECESSITATE ADDING LAND CAPACITY (OTHER THAN TURN LANES) ON ANY RURAL ROADS OUTSIDE THE CITY, SUCH AS SR 202 WEST OF FALL CITY AND SR 203.

A-6 THE DENSITY ZONE WITHIN THE EXPANSION AREA ADJACENT TO THE LAKE ALICE COMMUNITY SHALL BE CONSISTENT WITH THE RURAL DENSITY OF THAT COMMUNITY AND NO SEWER SHALL BE EXTENDED INTO THE RURAL AREA.

A-7 FOR THE FALLS VIEWSHED, ONLY THE GOLF COURSE COULD BE SEEN FROM THE FALLS, GOLF FAIRWAYS ONLY SHALL BE PERMITTED SUBJECT TO ENVIRONMENTAL REVIEW.

B. KING COUNTY BELIEVES THAT A LIMITED EXPANSION AREA, CONSISTING OF PORTIONS OF SECTIONS 25 AND 36 LYING WEST OF THE CITY PROVIDES SUFFICIENT AREA FOR THE GROWTH NEEDS OF THE CITY. (SEE ATTACHED MAP) KING COUNTY WILL ONLY SUPPORT ANNEXATION INTO THE LAKE ALICE PLATEAU AREA BEYOND THIS AREA AS NOT INCONSISTENT WITH THE REGIONAL INTEREST OF GROWTH MANAGEMENT AND PRESERVATION OF RURAL AND RESOURCE LANDS IF AND ONLY IF AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND COUNTY IS ENTERED INTO WHICH ACCOMPLISHES THE FOLLOWING OBJECTIVES:

B-1 THE ENLARGED LAKE ALICE EXPANSION AREAS DOES NOT EXTEND BEYOND THE FOLLOWING BOUNDARIES:

ON THE NORTH, THE LINE SEPARATING THE SOUTH 1/4 OF SECTION 23 FROM THE BALANCE OF THE SECTION, AND THE NORTH LINE OF SECTION 25 LESS THE NORTHEASTERN-MOST 90 ACRES OF SECTION,

ON THE WEST, THE LINE SEPARATING THE WEST 1/4 OF SECTION 26 FROM THE BALANCE OF THE SECTION.

ON THE SOUTH, AT THE CREEK RUNNING GENERALLY THROUGH THE NORTH HALF OF SECTION 35 AND 36 SECTIONS, AS SHOWN ON THE MAP.

B-2 THE NORTHERN BOUNDARY SHALL BE AS SHOWN ON THE ATTACHED MAP. NO STRUCTURES OR CLEARING ON SLOPES OF OVER 40%. FOR THE FALLS VIEWSHED, GOLF FAIRWAYS ONLY SHALL BE PERMITTED SUBJECT TO ENVIRONMENTAL REVIEW. FOR THE SR-202 VIEWSHED MEASURES INCLUDING PERMANENT GREENBELTS AND DESIGN CONTROLS SHALL MITIGATE IMPACT ON VIEWS FROM SR-202. DEVELOPMENT IS ONLY PERMITTED TO THE 700 FOOT CONTOUR IF THE DEVELOPER PLACES A NON-BUILDING COVENANT ON ITS PROPERTY NORTH OF THE 700 FOOT CONTOUR. IF NO SUCH COVENANT IS PROVIDED, DEVELOPMENT SHALL BE PROHIBITED FROM SECTIONS 23 AND 24.

B-3 THE WEST BOUNDARY OF THE EXPANSION AREA NORTH OF LAKE ALICE (IN SECTIONS 23 AND 26) SHALL BE AS SHOWN ON THE MAP. THE SRA PROPONENT SHALL PLACE COVENANTS ON IT ADJOINING OWNERSHIP TO THE WEST (THE NE 1/4 OF SECTION 27) THAT LIMIT SUBDIVISIONS TO A DENSITY OF ONE HOME PER 5 ACRES.

B-4 LOT CLUSTERING WITH A PERMANENT OPEN SPACE TRACT ALONG THE ENTIRE WESTERN BOUNDARY OF THE EXPANSION AREAS IS REQUIRED. SPECIAL EMPHASIS SHALL BE PLACED ON THE PORTION OF THE EXPANSION AREA THAT ABUTS THE LAKE ALICE NEIGHBORHOOD IN THE W 1/4 OF SECTION 26.

B-5 THE SOUTHERN BOUNDARY OF THE EXPANSION AREA SHALL NOT EXTEND FURTHER SOUTH THAN THE CREEK RUNNING THROUGH THE N 1/2 OF SECTIONS 35 AND 36.

B-6 A TOTAL OF 2,000 UNITS ARE PERMITTED FOR THE SRA PROJECT IN THE LAKE ALICE PLATEAU EXPANSION AREA. PHASING IS INCLUDED WITH A LIMIT OF 1,000 UNITS PERMISSIBLE BY THE YEAR 2000. AT LEAST 30% OF THE TOTAL NUMBER OF UNITS SHALL BE AFFORDABLE HOUSING IN COMPLIANCE WITH KING COUNTY AND SNOQUALMIE AFFORDABLE HOUSING POLICIES.

B-7 NON-RESIDENTIAL USES, INCLUDING BUSINESS PARKS, MAY ALSO BE DEVELOPED AS PART OF THE MASTER PLAN. A MAXIMUM OF 150 ACRES OF BUSINESS PARKS WILL BE PERMITTED WITHIN THE EXPANSION AREA.

B-8 THE CITY WILL ADOPT ORDINANCES EQUAL TO OR GREATER THAN KING COUNTY PRIOR TO ANNEXATION TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS TO PREVENT DEVELOPMENT ON THE LAKE ALICE PLATEAU PRIOR TO ANNEXATION.

B-9 PRIOR TO DEVELOPMENT (1) THE CITY DEMONSTRATES IT WILL HAVE A WASTE TREATMENT FACILITY WITH THE CAPACITY TO SERVE SUCH DEVELOPMENT AND WILL NOT DEGRADE THE RIVER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW EXISTING A OR AA STANDARDS; (2) THE CITY DEMONSTRATES THAT THE DEVELOPMENT OF THE ANNEXATION AREA WILL NOT INCREASE FLOOD LEVELS IN THE SNOQUALMIE RIVER FLOOD PLAIN; AND (3) THE CITY SHALL CONDUCT INDEPENDENT STUDIES TO DEMONSTRATE THE ADEQUACY OF WATER SUPPLY TO MEET THE NEEDS OF THE MPD.

B-10 THE AGREEMENT SHALL CONTAIN PROVISIONS FOR MEANINGFUL JOINT REVIEW WITH THE CITY OF SNOQUALMIE FOR SUBDIVISIONS OR DEVELOPMENT APPLICATIONS IN THE COUNTY AREA BETWEEN THE SOUTHERN BOUNDARY AND I-90/SR-18 INTERCHANGES.

B-11 THE CITY WILL CONVENE AN INTERAGENCY REVIEW TEAM, CHAIRED BY THE CITY, WITH STATE AND COUNTY AGENCY PARTICIPATION, FOR ALL PROJECT AND PROJECT EIS REVIEW IN THE WHOLE LAKE ALICE PLATEAU EXPANSION AREA. DEVELOPMENT WILL NOT BE APPROVED UNTIL THE INTERAGENCY REVIEW TEAM REVIEWS ALL POTENTIAL REGIONAL IMPACTS INCLUDING WATER QUALITY, WATER SUPPLY AND OFF-SITE TRAFFIC. IN ADDITION, THE CITY AT ITS OPTION MAY CONTRACT WITH KING COUNTY TO PROVIDE PROJECT REVIEW OR EXPERTISE ON SPECIFIC ISSUES WHICH ARISE DURING THE REVIEW PROCESS.

B-12 THE CITY SHALL REQUIRE THE PREPARATION OF A PROJECT EIS FOR THE FIRST PHASE OF CONSTRUCTION THAT ANALYZES THE CUMULATIVE IMPACT OF THE ENTIRE PROJECT ON ISSUES OF REGIONAL SIGNIFICANCE INCLUDING WATER AND OFF-SITE TRAFFIC.

B-13 THE CITY OF SNOQUALMIE AGREES NOT TO ANNEX OR PROVIDE SERVICE WEST OF THE PROPOSED ANNEXATION AREA BOUNDARIES THROUGH THE LIFE OF THIS AGREEMENT.

B-14 THE CITY OF SNOQUALMIE AGREES NOT TO ANNEX OR PROVIDE SERVICES SOUTH OF THE PROPOSED EXPANSION AREA BOUNDARIES

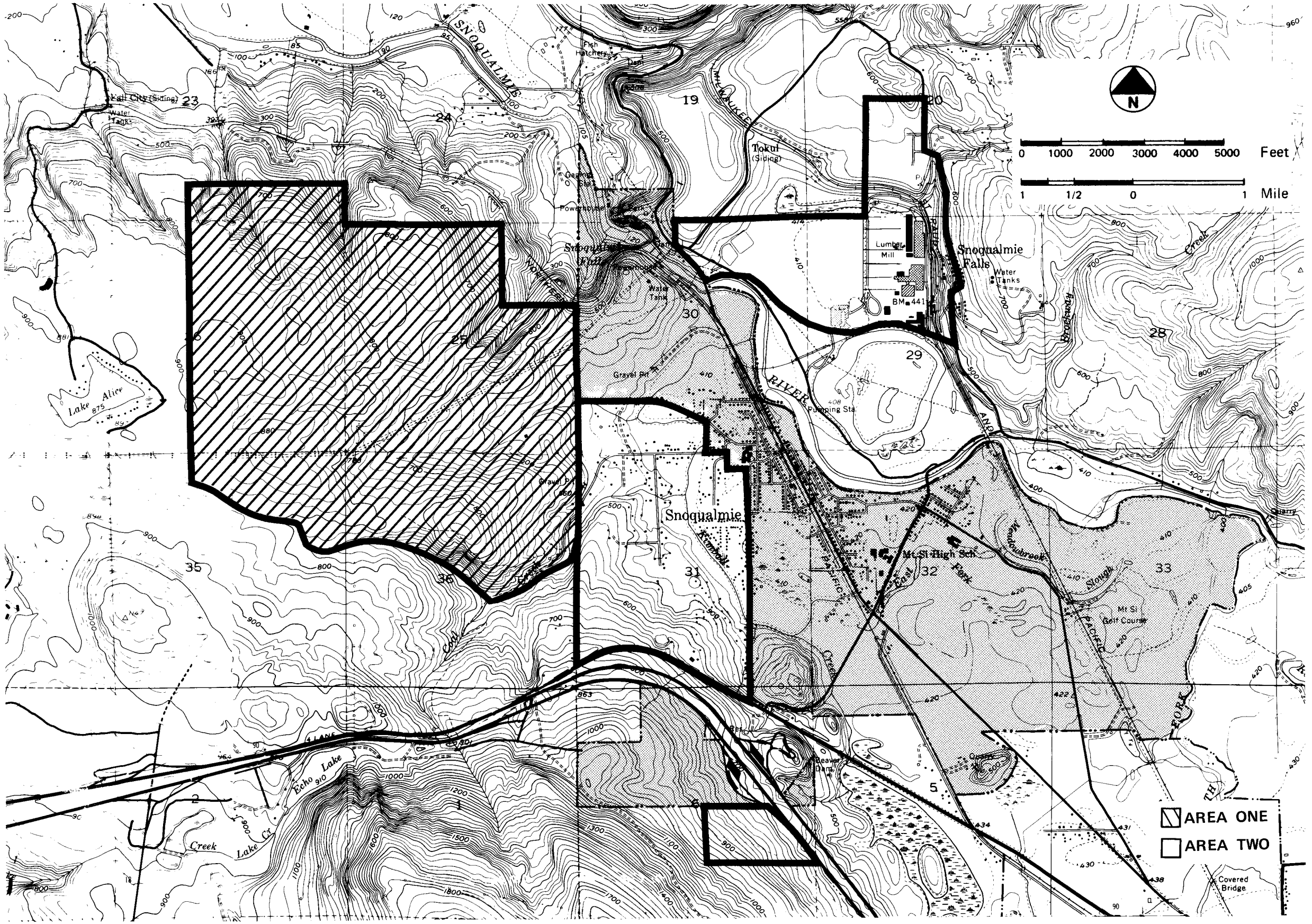
FOR THE NEXT TWO PLANNING CYCLES (20 YEARS), UNLESS A JOINT PLANNING AGREEMENT DURING THE NEXT COMMUNITY CYCLE JOINTLY DETERMINES THAT ANY FURTHER EXPANSION IS CLEARLY IN THE PUBLIC INTEREST. THE MPD PROPERTY OWNER WILL MAKE SIMILAR ENFORCEABLE COMMITMENTS.

B-15 THE CITY WILL REQUIRE THAT DEVELOPERS IN THE EXPANSION AREA SUPPORT AND PARTICIPATE IN THE FLOOD HAZARD REDUCTION STRATEGIES OR PROGRAMS DEVELOPED BY THE JOINT CITY/COUNTY COMPREHENSIVE DEVELOPMENT PLAN PROCESS.

B-16 THE CRITERIA SET OUT IN SQP #79 ARE MET WITH FULL DEVELOPMENT OF THE EXPANSION AREA.

Items A-1 through A-7 of SQP #78 will be addressed through the Comprehensive Development Plan process, described on page 22 of this plan. Items B-1 through B-17 are specific to Expansion Area One, the Lake Alice Plateau Area. These items are all incorporated into an Interlocal Agreement negotiated by the County and the City. This agreement was adopted by both the King County and Snoqualmie City Councils in February of 1990. The Interlocal Agreement has also been signed by Snoqualmie Ridge Associates. It will legally bind all three parties to fulfill all the conditions listed here. The Interlocal Agreement is a twenty year commitment to cooperate in joint planning for the Lake Alice Plateau. (See Appendix I, Snoqualmie Interlocal Agreement.)

SNOQUALMIE'S EXPANSION AREA



SQP 79 KING COUNTY SUPPORTS THE CONTINUED INDUSTRIAL USE OF WEYERHAEUSER'S SNOQUALMIE MILL SITE AND ITS ANNEXATION TO THE CITY OF SNOQUALMIE.

Expansion Area Two for the City of Snoqualmie includes the Weyerhaeuser mill site and associated lands, including the Milwaukee pit area totalling approximately 350 acres.

The County's position is based on the following:

(1) The KCCP encourages industrial uses to locate in RACs.

(2) The City of Snoqualmie sewage treatment plant is located on mill property.

(3) Mill traffic impacts Snoqualmie's central business district and should be under the city's jurisdiction.

(4) If the mill were to close, other uses would be possible on the portions of the property out of the floodway.

The mill site contains manufacturing and forestry zoning (see Snoqualmie Area Zoning). Conditions attached to the zoning require the City and County to enter into joint planning for redevelopment of the mill site for any uses other than forest products manufacturing. This joint planning would result in an interlocal agreement outlining commitments by the City, County and property owner. Elements of this interlocal agreement include provision of public services and utilities, compatibility with surrounding land uses, open space, drainage facilities, transportation and sensitive areas protection.

Also include in Expansion Area Two is approximately 570 acres south and west of the city limits called Johnson Heights. This area currently supports residential development, with approximately half of the area currently undeveloped. City water has been extended to this area.

SQP 80 KING COUNTY WILL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN:

A) A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,

B) A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED;

C) A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE SOLUTION IS AGREED UPON;

To the southeast, Snoqualmie borders the North Bend city limits; to the east are flood plain and forested slopes; to the northwest, the escarpment of the falls provides a natural barrier to the town's development. Expansion Areas One and Two represent long term growth boundaries for the City. The completion of items A, B and C in SQP #80 will provide information necessary for planned growth and resource protection.

NORTH BEND

In addition to the general RAC policies, the following discussion and policies are specific to North Bend.

The **City of North Bend** is located southeast of Snoqualmie. It developed near the confluence of the North, Middle and South Forks of the Snoqualmie River and along the old Highway 10 which runs through North Bend's central business district. North Bend is served by municipal water and sewer systems, and contracts with King County for police service. Fire District 38 provides fire coverage. The City of North Bend is a major retail and service area for residents in the upper Snoqualmie Valley and is promoting its industrial development potential.

The City of North Bend is presently updating its comprehensive plan which addresses land outside its current boundaries.

Population

North Bend grew more slowly than Snoqualmie from 1970 to 1980. In 1970 the population of North Bend was 1,625; in 1980 it was 1,700, which represented a growth rate of about five percent for that ten-year period. However, between 1980 and 1985 the growth rate was an estimated six percent with some growth from annexations of developed land. A local census in 1986 counted 2,005 residents. The city received permit applications for over 1,000 housing units in 1987.

In the past, the unincorporated areas around North Bend captured much of the population growth in plats such as Wilderness Rim and River Bend. These plats began as second home tracts, and were later converted into year-round residences. They grew quickly from 1970 to 1985, adding an estimated 5,000 people to the unincorporated area. They are now almost completely developed.

Population projections for this plan show North Bend has a low population estimate of 5,900 for year 2000, with a high estimate of about 6,500. These figures are based on the following assumptions:

(1) North Bend could capture 33 percent of the FAZ's total growth, as opposed to the 14 percent it has historically received, based on efforts to direct growth to RACs.

(2) The Wilderness Rim/Riverbend plats would gather only nine percent of the FAZ growth and North Bend would not annex these areas. Wilderness Rim is separated from North Bend by over 1,000 acres of undeveloped land. Riverbend is separated from North Bend by approximately 600 acres of land and does not yet have a need for urban services.

(3) The city would annex larger lots with existing housing units adjacent to its city limits. These annexations would increase the city's population but will not provide much land for new development in the short term. There are about 275 acres of land adjacent to North Bend composed of predominately two acre parcels with one house. Most owners will probably retain their larger lots if annexed, rather than subdivide to higher densities. There are also about 150 acres composed of parcels between two and ten acres with one house. These

land owners might subdivide once or twice, but would probably not subdivide to 9,600 square foot lots by the year 2000.

(4) The city would annex existing commercially zoned land and keep it in commercial/industrial uses. This includes about 110 acres along North Bend Way.

Utilities

North Bend's water system can serve approximately 6,000 people. The sewer system is capable of serving 4000 households. North Bend has available commercial, industrial and residential land within its city limits and is able to provide urban services.

Expansion Area

The low population projection would add about 3,000 people over the 1987 population. Approximately 650 acres of land outside the city limits would be needed to accommodate these people. The high population projection would add about 4,500 people and would require about 790 total acres of land outside the city limits.

The city has dikes along the river banks protecting its residential and business area from floods up to the 500-year flood plain. Much of its industrial land is still within the 100-year flood plain. Although King County does not encourage either residential or commercial/industrial building in the 100-year flood plain, King County and North Bend ordinances allow industrial development within the flood plain if flood-proofing measures are used.

The city is fortunate to have relatively unconstrained land for expansion. The City of Snoqualmie borders North Bend on the northwest and west which limits expansion in those directions. Expansion on the northeast is limited by the flood plain of the Middle Fork of the Snoqualmie River. To the east, ample room for expansion is available south of the city limits to I-90 and as far east as the Edgewick interchange of I-90. Expansion Area One includes about 750 acres and Expansion Area Two includes 330 more acres.

SQP 81 KING COUNTY WILL SUPPORT ANNEXATIONS OF LAND IN NORTH BEND'S EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SOUTHEAST NORTH BEND WAY

SQP 82 COMMERCIAL AND LIGHT INDUSTRIAL LAND USES ARE APPROPRIATE ALONG SOUTHEAST NORTH BEND WAY SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS TO MITIGATE IMPACTS.

SQP 83 ONLY NON-RETAIL COMMERCIAL DEVELOPMENT SHALL BE ALLOWED IN THE AREA BOUNDED BY SOUTHEAST NORTH BEND WAY AND THE BURLINGTON-NORTHERN RAILROAD RIGHT-OF-WAY. KING COUNTY SUPPORTS THE EXISTING NORTH BEND DOWNTOWN AS THE PRIMARY RETAIL BUSINESS AREA.

Southeast North Bend Way refers to an area located between the North Bend city limits and the Edgewick interchange, bounded on the north by the railroad right-of-way and Southeast 140th Street and Southeast North Bend Way to the south (see Community Plan Map, Southeast North Bend Way). This area's land use pattern was influenced by its fronting on old U.S. Highway 10. When Interstate 90 by-passed this area, and relocated just to the south, the area retained its retail/general commercial land use designation. Since then, the Southeast North Bend Way corridor has played a support role for the resource-based industries in the planning area. Processing of raw materials, truck repair, distribution and shipping, and highway-related services are among the uses currently located there. North Bend's main retail area is its downtown, and the city wishes to concentrate retail uses there.

The Snoqualmie Valley Community Plan recognizes the role this area plays and has included it as part of North Bend's expansion area. The Area Zoning maintains the area's support role with appropriate non-retail commercial and industrial zoning.

This policy provides an area for uses which require outside activities, and display or fabrication, limited manufacturing or processing, warehousing, trucking and the handling of bulk material. Retail commercial uses are prohibited in this area because they would conflict with heavier commercial land uses and with the retail centers of North Bend. This policy is also intended to prevent a future retail commercial development pattern along Southeast North Bend Way.

SQP 84 THE AREA BETWEEN TANNER AND THE EDGEWICK INTERCHANGE, SOUTH OF SOUTHEAST 140th AND NORTH OF I-90, IS APPROPRIATE FOR NON-RETAIL COMMERCIAL AND LIGHT INDUSTRIAL LAND USES. COMMERCIAL AND LIGHT INDUSTRIAL USES SHALL BE LIMITED TO USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER AND ARE RELATED TO RESOURCE-BASED SHIPPING, DISTRIBUTING AND TRUCKING-RELATED INDUSTRIAL DEVELOPMENT.

This policy provides an area for industrial activities involving the processing, handling and manufacturing of products; and research and technological processes with limited nuisance factors, hazards or exceptional demands on public facilities or services. The protection of ground water should be accomplished through careful review of land uses and their impacts.

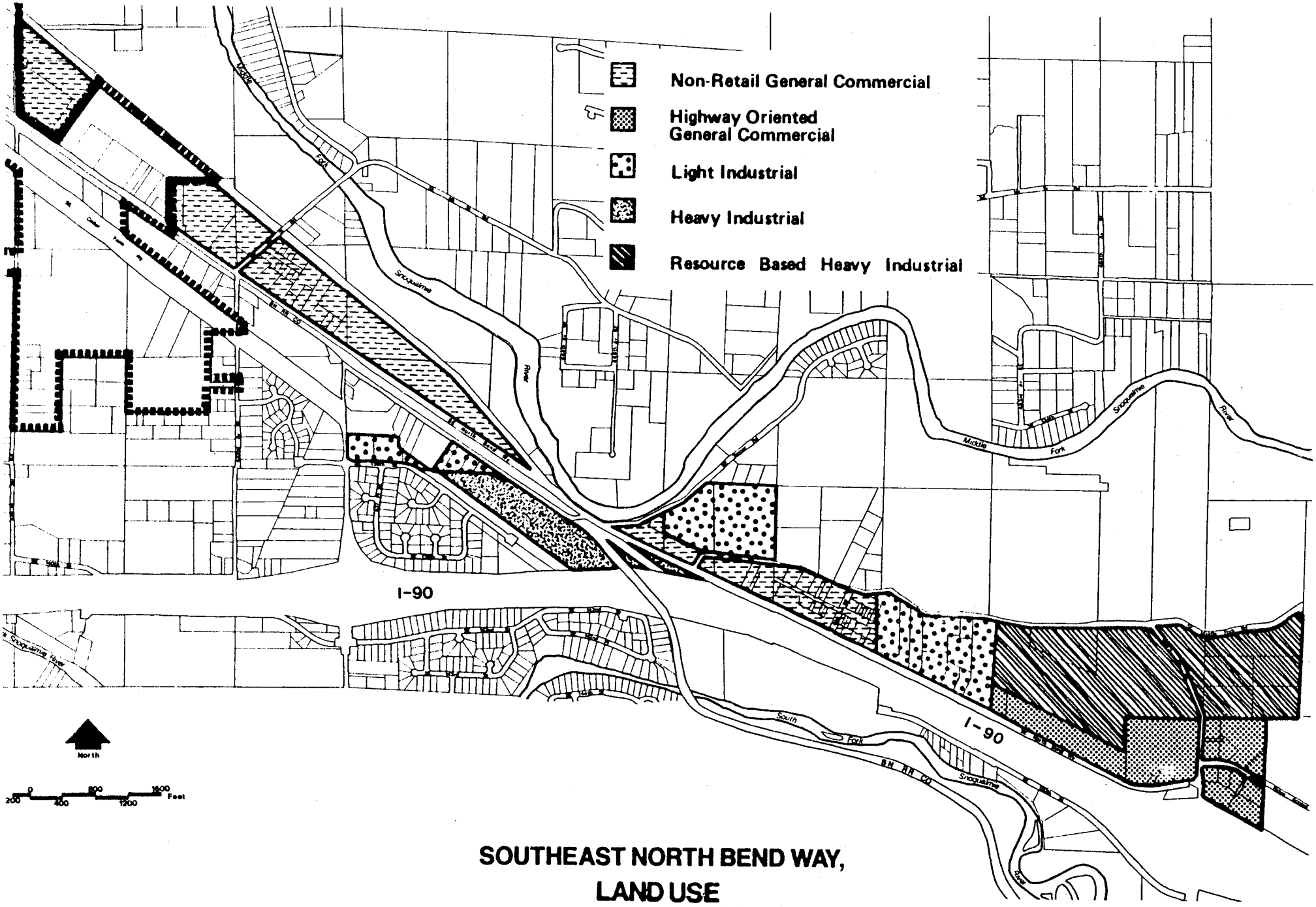
SQP 85 LAND USES ADJACENT TO THE EDGEWICK INTERCHANGE SHALL BE LIMITED TO HIGHWAY ORIENTED COMMERCIAL USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER, AND SERVE THE TRAVELING PUBLIC.

This policy provides an area for motel, restaurant, convenience store, and auto maintenance services for travelers. By concentrating these highway-related land uses at this interchange, this policy is intended to prevent strip development of these uses westward along Southeast North Bend Way.

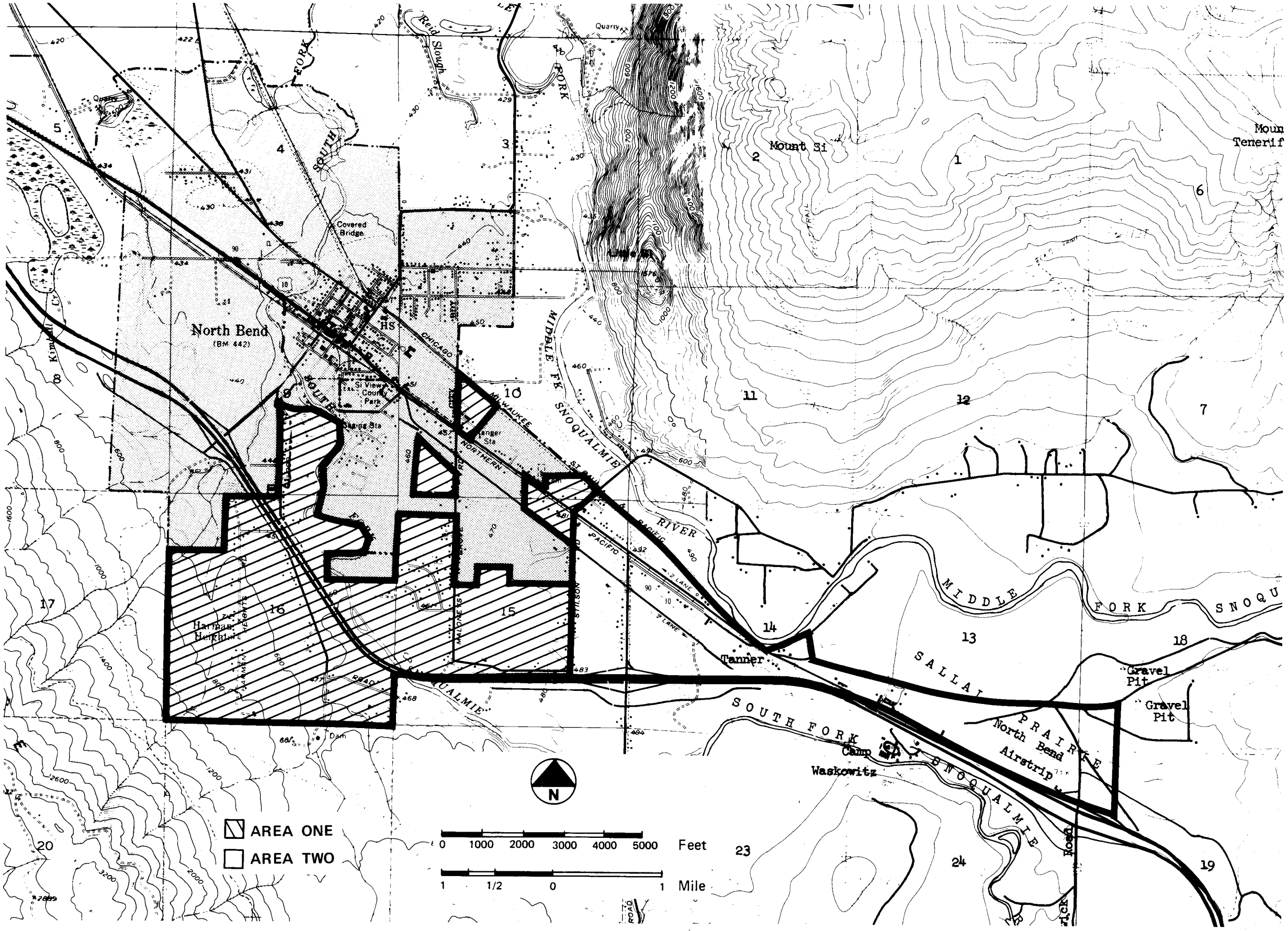
SQP 86 THE AREA NORTH OF THE EDGEWICK INTERCHANGE IS APPROPRIATE FOR RESOURCE-BASED, SHIPPING, DISTRIBUTING AND TRUCKING RELATED INDUSTRIAL USES THAT DO NOT REQUIRE SEWERS AND DO NOT IMPACT GROUND WATER.

This area is one of the last commercial/industrial areas on I-90. Processing of raw materials, distribution trucking and shipping, and highway related services are preferred

uses in this area. This policy also recognizes the historic development pattern on the former state highway. Permitted uses in this resource industrial area are described in the Snoqualmie Valley Area Zoning. Development impacts on adjacent residential uses and on the Middle Fork Road will be mitigated through increased buffering, sign and lighting requirements. New uses will be evaluated for their compatability with surrounding uses.



SOUTHEAST NORTH BEND WAY, LAND USE



NORTH BEND'S EXPANSION AREA

FALL CITY

Fall City is the only unincorporated Rural Activity Center in the Snoqualmie Valley community planning area. It is located at the confluence of the Snoqualmie and Raging Rivers, and at the crossroads of State Route 202, State Route 203, and the Preston-Fall City Roads. It is a rural town with a concentration of single family residences surrounding a retail/service center. It has only one small industrial use at present. A number of cottage industries operate from homes in Fall City, and vacant lots often accommodate horses, goats, chickens and other animals. The residential area is generally without curbs, gutters and sidewalks. Fall City is served by public water (WD #127) and has no public sewers. A sewer study is currently underway for the area defined in this plan.

The Fall City Business District Development Guide Draft, March 1984 identified a market area for the Fall City businesses and described it as somewhat oval in shape and expanding 2.5 to 4 miles from the center of Fall City.

SQP 87 FALL CITY IS AN UNINCORPORATED RURAL ACTIVITY CENTER AND SHOULD HAVE OVERALL RESIDENTIAL DENSITIES OF FOUR TO EIGHT DWELLING UNITS PER ACRE, AND NEW COMMERCIAL DEVELOPMENT WHEN WASTE WATER TREATMENT IS AVAILABLE.

Fall City is a better location for more intensive urban residential and commercial development than in the rural portions of the planning area. The community plan's land use designations define the RAC boundaries.

The following map entitled, Fall City Rural Activity Center shows the sewer Local Service Area (LSA) for Fall City. Areas within LSAs are eligible for sewer service and higher densities. Fall City residents, King County and WD 127 are investigating the feasibility of a sewer system.

SQP 88 WITHIN THE RESIDENTIAL AREA OF FALL CITY, SMALL SCALE AGRICULTURAL PURSUITS OR SIMILAR RURAL LAND USES CAN CONTINUE.

This policy is implemented by the Suburban Residential (SR) classification, which allows some uses such as animal keeping, and also allows higher density single family development when public services such as sewers are available, and to ensure that a range of housing options and lot sizes remain available. By allowing rural and semi-rural uses such as animal keeping to remain, a diversity of life styles can be retained while allowing some development at higher densities.

SQP 89 WITHIN THE FALL CITY RURAL ACTIVITY CENTER BUT OUTSIDE THE SEWER LOCAL SERVICE AREA, DEVELOPMENT MAY CLUSTER AT ONE HOME PER 2.5 ACRES TO PROVIDE THE OPTION FOR HIGHER DENSITIES IN THE FUTURE. WHEN SEWERS BECOME AVAILABLE, PROPERTY OWNERS IN THE 2.5 ACRE AREA MAY REZONE THEIR PROPERTIES TO SINGLE FAMILY RESIDENTIAL DENSITIES OF UP TO EIGHT HOMES PER ACRE WITHOUT AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.

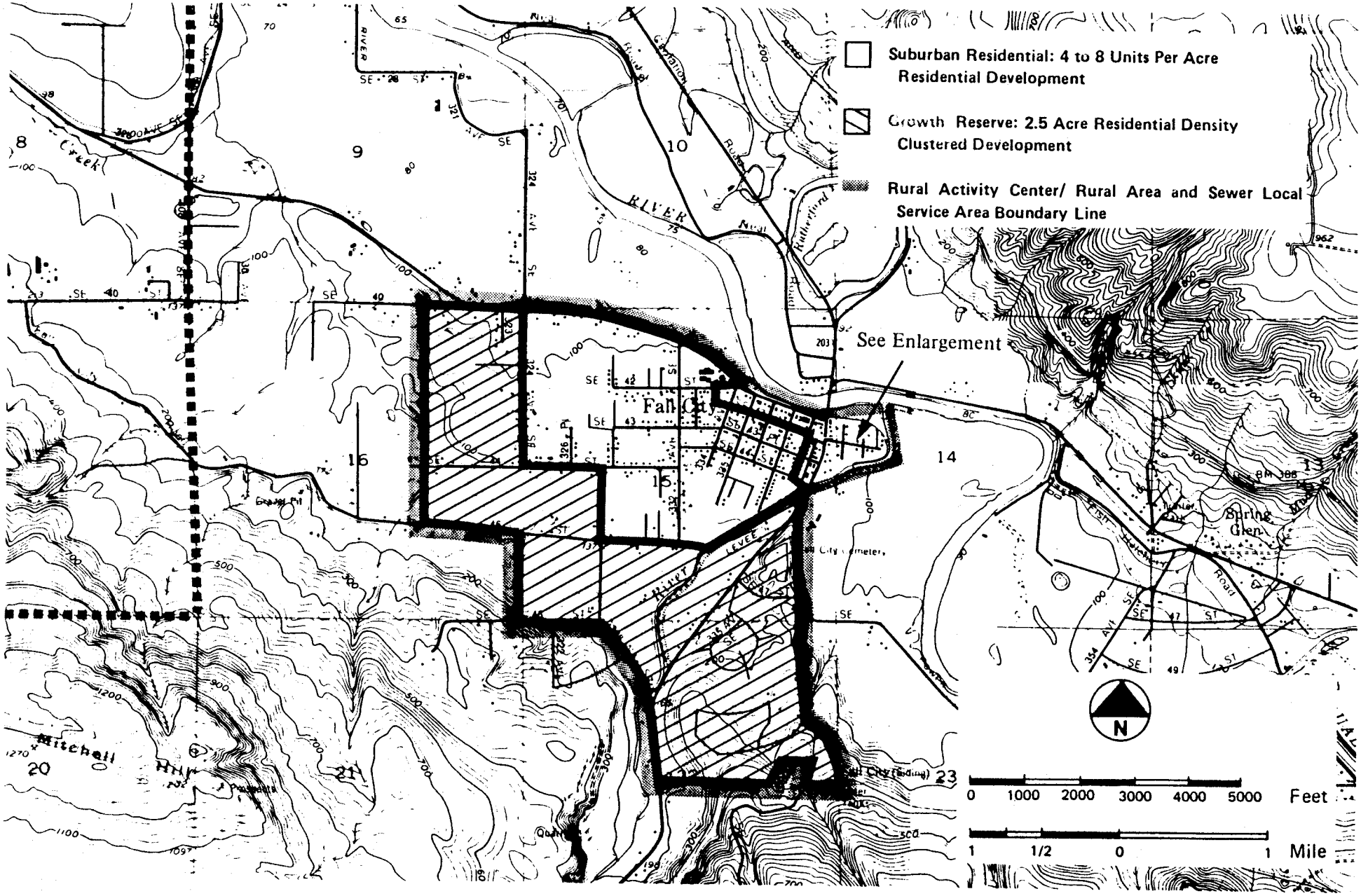
This policy will be implemented by the GR-2.5 growth reserve zoning classification. Owners of large lots can develop some land now and keep the option for smaller lot sizes later. Appendix D gives an example of the lot clustering concept.

SQP 90 LOW DENSITY MULTIFAMILY DEVELOPMENT IN FALL CITY MAY OCCUR WHEN ADEQUATE PUBLIC SERVICES ARE AVAILABLE.

A range of housing options should be available to valley residents. This policy supports future multifamily housing in Fall City while recognizing the small town character of Fall City. Low density-multifamily development can be compatible with the area's character, but should only be allowed when sewers are available.

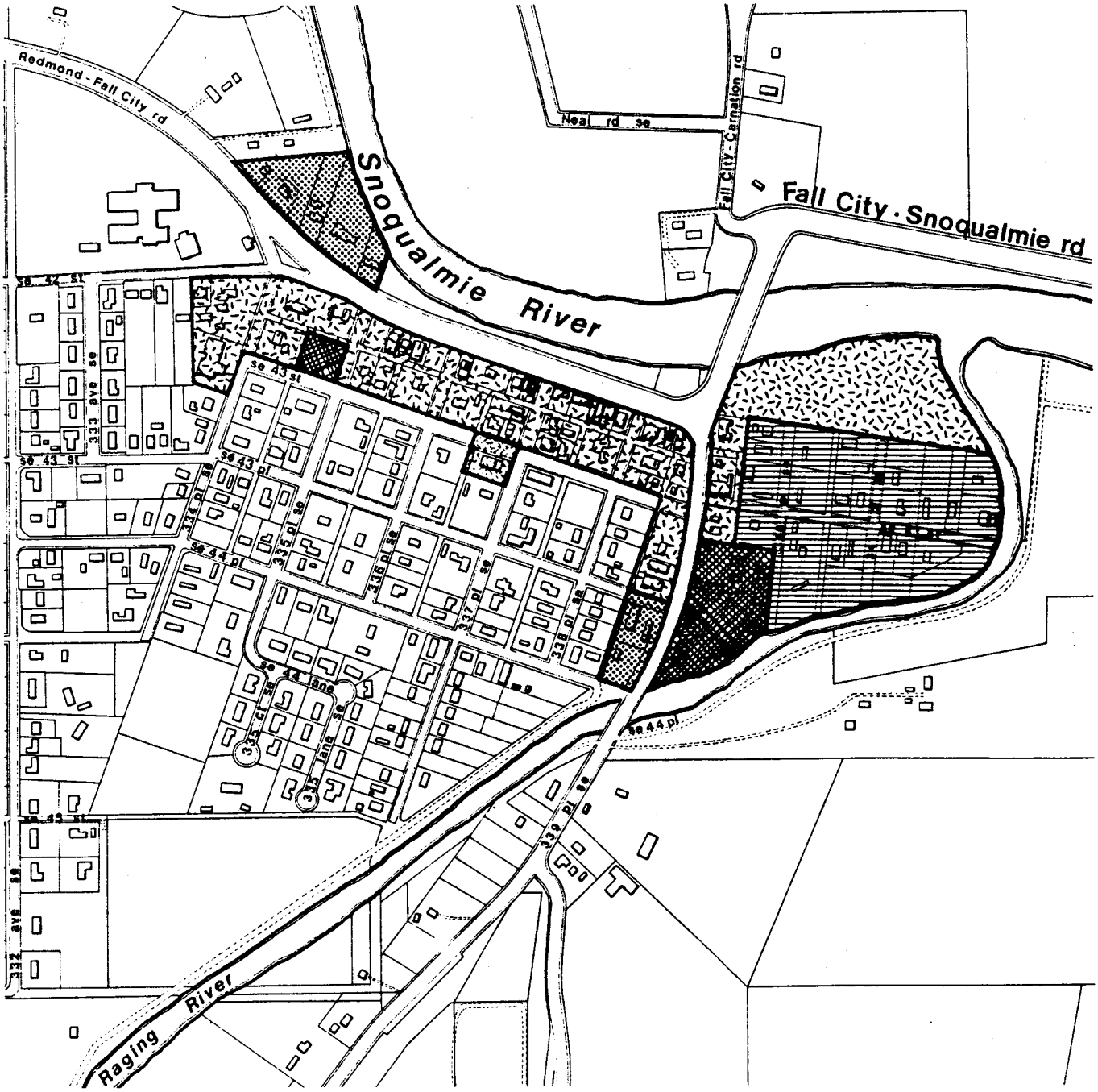
SQP 91 POTENTIAL COMMERCIAL AREAS WITHIN FALL CITY IDENTIFIED IN THIS COMMUNITY PLAN MAY BE RECLASSIFIED WHEN SEWER, WATER, AND TRANSPORTATION FACILITIES ARE AVAILABLE.

The community plan designates additional land for commercial use with potential zoning. (see Community Plan Map, Downtown Fall City: Land Use.) This potentially zoned area is located in the half block south of the commercial uses along SR 202 and on either side of the fire station on 334th Pl. S.E. Street. Conditions needed to actualize the potential zones are contained in the Area Zoning.



FALL CITY: UNINCORPORATED RURAL ACTIVITY CENTER EXPANSION AREA

DOWNTOWN FALL CITY: LAND USE



- Community Business
- General Commercial
- Heavy Manufacturing
- Low Density Multifamily
- Mobile Home Park
  Low Density Multifamily

N

0 200 400 600 800 1000 Feet

RURAL NEIGHBORHOOD CENTERS

The KCCP defines Rural Neighborhood Centers as very small shopping areas offering limited goods and services to rural residents. A typical center includes a small gas station and/or a small grocery store.

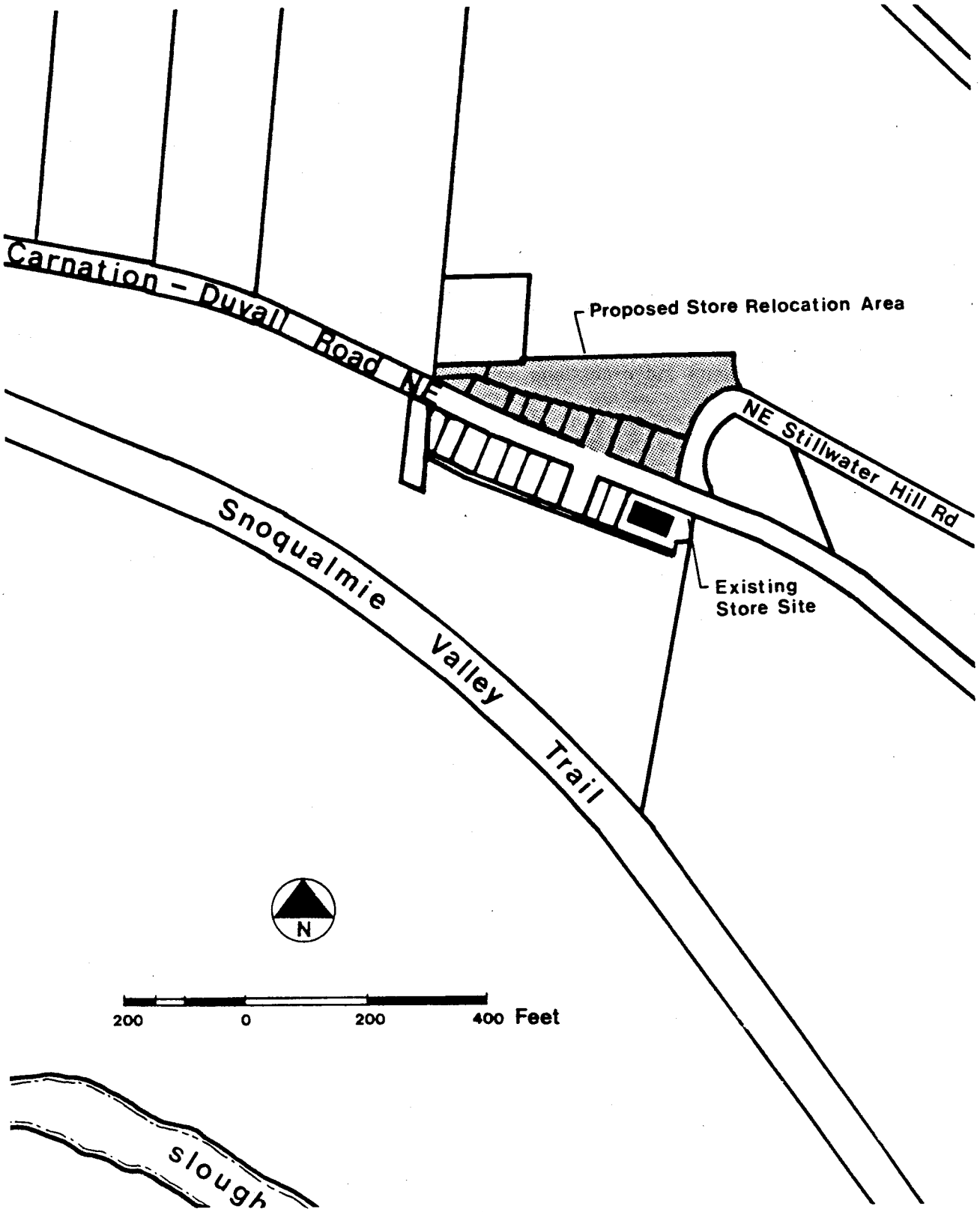
Stillwater

SQP 92 STILLWATER IS A RURAL NEIGHBORHOOD CENTER.

The Stillwater Store is located at the intersection of the Duvall-Carnation and Stillwater Hill road (see Community Plan Map, Stillwater, Rural Neighborhood Center). The store site is located in the Agricultural Production District where commercial land uses are not permitted. The Stillwater store is considered a nonconforming use subject to the general provisions, conditions and exceptions contained in K.C.C. 21.52.

The Snoqualmie Valley Community Plan provides the opportunity for relocation of the Stillwater store to a site outside of the Agricultural Production District. The northeast quadrant of the intersection of the Duvall-Carnation and Stillwater Hill Roads is designated for this commercial use. An expansion of the store will be possible upon relocation.

The auto repair shop located in the southeast quadrant of this intersection is also subject to the provisions, conditions, and exceptions of K.C.C. 21.52 as a nonconforming use. Due to access restrictions, parcel size, and slope characteristics of this property; this property has not been designated for industrial land use. Its nonconforming status can continue but the site is not appropriate for long-term commercial or industrial use.



STILLWATER: RURAL NEIGHBORHOOD CENTER

Preston

Policies in the Historic Preservation chapter guide uses that are appropriate in the town. Preston currently has a small store, a mill which has been operating since 1884, and a collection of homes originally built to house mill workers and their families (see Map, Preston: Rural Neighborhood Center). The area is unique in King County. These policies support continuation of the store, mill, and residential uses, but not expansion of its size or uses. The area is eligible to apply for King County Community Landmark designation.

SQP 93 PRESTON IS A RURAL NEIGHBORHOOD CENTER.

SQP 94 THE EXISTING STORE IN PRESTON AND THE PRESTON MILL ARE RECOGNIZED AS HISTORIC LAND USES AND WILL BE ZONED CONSISTENT WITH THEIR EXISTING USE.

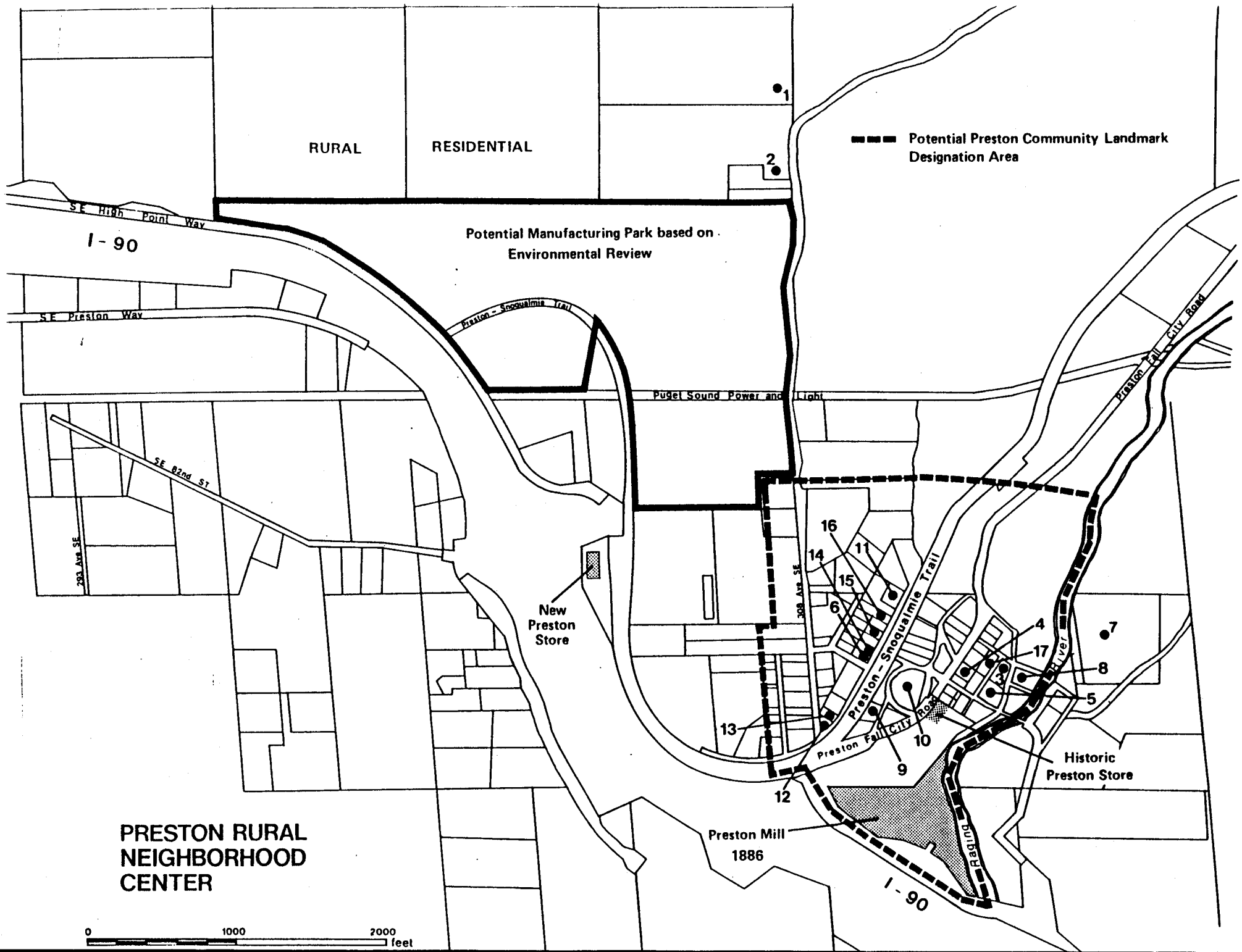
The Preston Mill is currently a nonconforming land use and has been operating on and off since the late 1800s. The mill is the focal point of the community and is a link to its past. It is designated manufacturing in the plan. The adjacent small store is designated neighborhood business.

SQP 95 THE HISTORIC MILL AT PRESTON IS A CONTINUING INDUSTRIAL USE. IF THE PRESENT USE ENDS, THE PROPERTY MAY BE REZONED TO RURAL RESIDENTIAL USES WITHOUT A PLAN AMENDMENT.

The Preston Mill, established in 1886, has provided a focus for the community of Preston. The presence of the mill encouraged construction of the homes and the small store, which developed around it. The mill, small by present standards, is still in operation. Its size and location limit its impacts on surrounding areas and it is recognized by appropriate zoning in the Area Zoning. Should the present use end, the property should revert to residential uses, which will be compatible with surrounding areas.

SQP 96 DEVELOPMENT ADJACENT TO THE HISTORIC PRESTON COMMUNITY SHOULD BE DESIGNED TO HAVE LIMITED IMPACTS ON THE HISTORIC AREA. NO ADDITIONAL LAND SHOULD BE ZONED FOR COMMERCIAL OR INDUSTRIAL USES WITHIN OR ADJACENT TO PRESTON, OR IN THE EXIT 22 AREA.

Of the land uses surrounding Preston, the existing industrially zoned area at Exit 22 has the most impact. The development conditions found in the area zoning document are intended to limit impacts on Preston. No additional land is zoned for commercial or industrial uses to prevent impacts such as additional traffic, noise, lights, etc., which would intrude into the historic area. Preston residents and King County, while recognizing the importance of development of this industrial area, want it to be compatible with existing development in the historic part of the community. Zoning for 120 acres in the Preston industrial complex was changed by King County Council Emergency Ordinance #9110 to Rural Residential one home per 10 acres with a Potential Manufacturing Park designation. A thorough environmental analysis including examination of land use alternatives, identification of impacts, proposed mitigation and public input is required to actualize the potential manufacturing zoning. This includes overall compatibility with surrounding rural residential and historic uses. Other properties adjacent to the industrial complex can be considered for manufacturing zoning through a Plan Amendment Study after decisions have been made on all the potentially zoned manufacturing land at the interchange, or five years from the 1989 adoption of the Snoqualmie Valley Community Plan.


RURAL
RESIDENTIAL
Potential Preston Community Landmark Designation Area
Potential Manufacturing Park based on Environmental Review
SE High Point Way
I-90
SE Preston Way
Preston - Snoqualmie Trail
Puget Sound Power and Light
Preston Fall City Road
SE 82nd ST
293 Ave SE
308 Ave SE
New Preston Store
Preston - Snoqualmie Trail
Preston Fall City Road
Raging River
Historic Preston Store
Preston Mill 1886
I-90
PRESTON RURAL NEIGHBORHOOD CENTER
0
1000
2000
feet
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17

Preston Historic Sites

Historic File #	Building/Location
1. (0757)	Residence: 7235 308th Ave. SE
2. (0758)	Residence: 7509 308th Ave. SE
3. (0775)	August Larsen Residence: 31103 SE 85th Place
4. (0762)	Ole Berg Residence: 8522 Preston/Fall City Road
5. (0410)	Swedish Baptist Church: 31104 SE 86th
6. (0744)	Axel Anderson Residence: 8443 309th Ave. SE
7. (0416)	Philip Lovegren House: 8502 312th Pl.SE
8. (0761)	Residence: 8504 311th Pl. SE
9. (0409)	Preston WPA Community Clubhouse: 8625 310th Ave. SE
10. (0415)	August Lovegren House: 1 Lovegren Dr.
11. (0744)	B. J. Benson House: 8401 309th Pl. SE
12. (0744)	Erickson Residence: 8645 309th Pl. SE
13. (0744)	Hogback Residence: 8639 309th Pl. SE
14. (0744)	Johnson Residence: 8637 309th Pl. SE
15. (0744)	Bergstrom Residence: 8425 309th Pl. SE
16. (0744)	Nygren Residence: 8413 309th Pl. SE
17. (0761)	Residence: 31121 SE 85th Pl.

LAND USES AT I-90 INTERCHANGES

Interstate 90 runs east/west through the southern portion of the community planning area and through the Rural Activity Centers of Snoqualmie and North Bend. Much of the I-90 corridor is surrounded by forested slopes of the Cascade foothills and provides scenic vistas for travelers. Between the City of Issaquah and the Snoqualmie Pass summit, the corridor is about 34 miles long. There are varying degrees of development along the corridor, with the greatest in the central portions of the corridor near the Exit 22, South Fork, Cedar Falls and Edgewick Interchange areas.

There are six I-90 interchanges within the boundaries of the community planning area. Two of the interchanges are located within city limits and the remaining four are in unincorporated King County. Two of the four unincorporated interchanges are located within proposed expansion area of valley cities.

SQP 97 ALL LAND USES ALONG THE I-90 CORRIDOR SHOULD BE SITED, DESIGNED AND LANDSCAPED TO PRESERVE ITS SCENIC NATURE.

Lands between the interchanges are designated rural residential, or forest, which will help preserve the scenic nature of the corridor. Within view of the corridor are managed forest resource lands. Their management, including harvesting timber, is not considered a conflict with the scenic nature of the corridor.

The freeway interchanges should also contribute to the scenic nature of the corridor.

SQP 98 LAND USES AT FREEWAY INTERCHANGES WITHOUT EXISTING COMMERCIAL OR INDUSTRIAL DEVELOPMENT, AND OUTSIDE RURAL ACTIVITY CENTERS, ARE DESIGNATED RURAL RESIDENTIAL TO SUPPORT DEVELOPMENT IN RURAL ACTIVITY CENTERS AND TO PRESERVE THE SCENIC NATURE OF THE CORRIDOR.

The Echo Lake interchange, at the intersection of SR-18 and I-90 has 22 acres of industrial/commercial zoning which was to accommodate a relocation of the Preston Mill and small mill store. This relocation never occurred. The existing six acres of commercial zoning are also undeveloped. A wetland is also located on the property and reduces the amount of usable area. At the Cedar Falls interchange, the north side is within the North Bend expansion area and is developed with residential uses. The south side of the interchange is also developed with rural residential uses. These interchanges are designated for rural residential land uses.

The KCCP encourages commercial and industrial uses to locate within cities and their expansion areas. However several interchanges in the Snoqualmie Valley planning area have existing commercial or industrial zoning and are partially developed with these uses.

SQP 99 NEW DEVELOPMENT AT THE EXIT 22 INTERCHANGE SHALL NOT EXPAND BEYOND THE AREA DESIGNATED IN THIS PLAN AND SHALL NOT ADVERSELY IMPACT SURROUNDING RURAL RESIDENTIAL AREAS. ALL USES SHOULD BE PLANNED AND SITED TO USE LONG-TERM ON-SITE WASTE DISPOSAL SYSTEMS.

Historically this zoning was granted for a large explosives factory which was not developed. Twenty-four acres of the 160 have developed with highway related uses. Of the remaining land, 40 acres are steeply sloped and lack access, and are designated rural

residential in this community plan. The remaining acreage has been designated rural residential, with the potential for manufacturing zoning. Criteria to activate the potential zone includes mandatory environmental studies including alternatives, public input, and mitigation. The criteria are fully described in the Snoqualmie Area Zoning.

SQP 100 THE EXISTING TWO ACRES OF LAND CURRENTLY ZONED FOR COMMERCIAL USE AT EXIT 22 IS RECOGNIZED, BUT NO ADDITIONAL LAND FOR COMMERCIAL USES IS DESIGNATED.

The commercially designated land at Exit 22 is now developed with a small store. This store and commercial developments at subsequent interchanges, will provide ample services to the traveling public to the year 2000.

VI. UTILITIES

This chapter contains policies which guide the provision of water, wastewater disposal and solid waste collection necessary to support the level of development envisioned by the Snoqualmie Valley Community Plan. The policies and recommendations are based on the community plan land uses and densities, and King County Comprehensive Plan (KCCP) direction. The policies are intended to support safe, cost-effective services while preserving the rural character of the Snoqualmie Valley. Council Motion 5984 which initiated the community plan directs the plan to define boundaries of local sewer and water service areas which will implement community plan policies.

A number of local and state policies and regulations already guide the planning and development of utility systems. They include:

King County Sewerage General Plan, adopted by King County Ordinance #4035;

King County Board of Health Rules and Regulations #3, governing on-site sewage disposal systems and Rules and Regulations #9, governing wells and class 3 and 4 water systems;

King County Code, Title 13 (Water and Sewer Systems), Title 17 (Fire Code), and Title 19 (Subdivisions);

King County Comprehensive Solid Waste Management Plan;

Rules and Regulations of the State Board of Health Regarding Public Water Systems; and

- Revised Code of Washington
  - Title 56 (Sewer Districts)
  - Title 57 (Water Districts)
    - Chapter 36.94, the County Services Act
    - Chapter 70.116, the Public Water System Coordination Act of 1977; and

1985 King County Comprehensive Plan, Chapters 2, 3, 5, 6, and 8.

WATER SUPPLY

SQP 101 AN ADEQUATE, SAFE, POTABLE WATER SUPPLY MUST BE AVAILABLE FOR ALL RESIDENCES AND BUSINESSES.

In urban areas, this is usually accomplished by a water utility company. In rural areas a number of systems are possible.

Private Water Systems

Many homes in the Snoqualmie Valley community planning area have wells located on their property which serve only that property. A few homes use surface sources such as springs, creeks or lakes. These sources are defined as private water systems and are often prized by their owners because they contribute to an independent rural life style. Individual private wells must meet the requirements of Seattle-King County Health

Department for location and water quality, and Washington State Department of Ecology construction standards. The ground water from well sources is plentiful in most areas of the planning area.

There are already some known ground water problem areas in the planning area. Individual wells in the North Cherry Valley are tap water supplies which may go dry during low water periods. Wells in some areas on Mitchell Hill, in the Harmon Heights area and at Lake Margaret experience similar problems. The well problems, however, are unpredictable, one well may produce large quantities of potable water, while a neighboring well may not have enough for a single home. Causes of the problems may be the geology of the area, an intermittent and interrupted aquifer, a well which is too shallow, a slow recharge system, or a combination of problems. Where such problems are known to exist in large areas, this community plan proposes low rural residential densities or may suggest public water system extensions.

Public Water Systems

A "public water system" provides a source of water to more than one service user or business. These systems range from two to over 100 users and are placed into four classes by their regulatory agency, the Washington State Department of Social and Health Services (DSHS) and Seattle-King County Health Department.

Class 1 systems have 100 or more permanent services. **Class 2** systems have 10-99 permanent services. **Class 3** systems serve a transitory population of 25 or more on any one day. **Class 4** systems are those which do not meet the definition of Class 1, 2 or 3 systems. Public water systems may be owned and operated by an individual or group of individuals, by a private company, or by a publicly owned district or municipality (see Community Plan Map, Water Districts, Associations and City Water Service Areas).

There are twelve Class 1 water systems in the Snoqualmie Valley planning area; four serve the incorporated cities of Carnation, Duvall, North Bend and Snoqualmie and areas outside their city limits. The remaining eight systems, Lake Margaret Community Club; Water Districts (WD) 119, 127, and 123; the Sallal Water Association, River Bend Homeowners' Association and Wilderness Rim Water System serve unincorporated areas. (See Community Plan Map: Water Districts, Associations and City Water Service Areas.) The service areas for these purveyors are shown on the following map. These large systems have high yield wells from aquifers, or purchase water from the City of Seattle Water Department which has two watersheds in the planning area, the Cedar River Watershed and the Tolt Watershed. The City of Duvall and District 119, purchase water from Seattle.

Ground water sources are plentiful in most areas of the planning area, and it is expected that adequate water is generally available for districts, associations and private wells to support a Puget Sound Council of Governments projected population of 34,000 people in the year 2000. North Bend, Snoqualmie, and Carnation water systems may require additional wells to meet expected future growth but sufficient sources appear to be available for new wells. The City of Seattle may also require additional sources beyond the two watersheds in the Snoqualmie Valley area to meet water demands in other areas of the County.

In addition to the twelve Class 1 systems, there are numerous Class 2, 3 and 4 systems throughout the planning area. The various classes of public water systems each have advantages and disadvantages. Class 1 and 2 systems may be either publicly owned district/municipal utilities or privately owned companies. Problems of funding are generally more severe for the private water companies than for public water districts, since most private water companies' revenues are limited to actual service charges. Public water districts, on the other hand, are authorized to raise revenue to supplement user charges by issuing bonds or assessing property taxes. The operation of public districts is governed by state law, (RCW Titles 56, and 57), with district residents electing commissioners to establish district policy and water rates. This gives consumers a direct voice in their affairs. There are no similar requirements for privately owned companies.

While all water systems must meet local, state and federal standards, the larger systems are able to spread costs over a greater number of customers. DSHS/Seattle King County Health Department requirements for monitoring water quality are less strict for smaller systems (Class 3 or 4), but costs, when incurred, must be shared by a smaller number of users. The smaller community systems or owners of individual wells may have more difficulty than district/municipal systems in maintaining potability and fire flow standards. If an individual well or a Class 3 or 4 water system does not provide adequate yields or is contaminated, only one, or at best a few users, must bear these costs.

Because municipal and public water districts can tax, they can provide larger water systems, sometimes with excess capacity. Excess capacity can be an advantage in areas which a land use plan designates as suitable for growth (for example, Urban Areas or expanding Rural Activity Centers). However, excess capacity should not be used to justify higher residential densities. The Snoqualmie Valley Community Plan links water service levels and types of providers with the type and amount of development called for in its land use policies.

The following policies guide provision of water service in the Snoqualmie Valley planning area.

Expansion of Water Service Areas

SQP 102 MUNICIPAL WATER PURVEYORS ARE THE PREFERRED SERVICE PROVIDERS IN INCORPORATED RURAL ACTIVITY CENTERS AND THEIR MUTUALLY AGREED UPON EXPANSION AREAS AND OTHER AREAS IDENTIFIED BY INTERLOCAL AGREEMENT BETWEEN KING COUNTY AND A CITY. IN UNINCORPORATED FALL CITY, THE EXISTING DISTRICT (W.D. 127) SYSTEM IS PREFERRED. THIS PREFERENCE IS WAIVED WHERE AN AGREEMENT EXISTS BETWEEN A RURAL ACTIVITY CENTER AND A PUBLIC WATER SYSTEM TO PROVIDE THE CITY SERVICE WHICH IS RECOGNIZED BY THE COORDINATED WATER SUPPLY PLAN.

KCCP policy F-311 specifies when it is appropriate to provide municipal water to areas outside Rural Activity Centers (RAC). Because the RAC expansion areas are expected to accommodate densities of 4 to 8 dwelling units per acre and commercial/industrial land uses when annexed, the municipality is the preferred service provider. This allows consolidation of government services, thus contributing to efficiency and effectiveness of the water system within the RAC's.

SQP 103 IF A PUBLIC WATER SYSTEM IS REQUIRED FOR DRINKING WATER PURPOSES, THE EXPANSION OF AN EXISTING PUBLIC WATER SYSTEM OR CREATION OF A

NEW SYSTEM TO MEET THAT NEED MUST MEET ALL THE REQUIREMENTS OF CHAPTER 70.116 REVISED CODE OF WASHINGTON PRIOR TO DEVELOPMENT.

The Revised Code of Washington Chapter 70.116 establishes a procedure for coordinated water supply planning. A major directive of this Code is efficient use of available water supply.

In rural residential areas, state and local regulations require a minimum parcel size of five acres for use of private water systems (i.e., individual wells or springs). Development on parcels under 5 acres must be served by public systems, either Class 1, 2, 3 or 4.

SQP 104 IN 2.5 ACRE RURAL RESIDENTIAL AREAS:

- EXISTING PUBLIC WATER SYSTEMS ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.
- NEW SERVICE BY CLASS I PUBLIC SYSTEMS SHOULD BE ALLOWED TO SERVE THESE AREAS ONLY IF THEY MEET THE CRITERIA OF COMPREHENSIVE PLAN POLICY F-311.

In areas with more potential for development, existing public water systems help reduce the possibility of source contamination and possible exhaustion which may occur with many private individual systems. In some cases, larger systems may not be necessary to achieve efficient or effective service. KCCP F-309 discusses this issue further. The Utilities Technical Review Committee (UTRC) is established by K.C.C. 13.24.090 to review and make recommendations to the King County Executive and Council on the adequacy of sewer and water comprehensive plans, and proposed service area expansions consistent with the Public Water System Coordination Act of 1977. In addition to KCCP policy R-311, the following policy guides UTRC actions affecting the Snoqualmie Valley planning area.

SQP 105 PROPOSED EXPANSION OF WATER SERVICE AREAS FOR CLASS 1 OR 2 PUBLIC WATER DISTRICTS, ASSOCIATIONS AND MUNICIPAL WATER PURVEYORS SHOULD BE APPROVED IF ALL THE FOLLOWING CRITERIA ARE MET:

- THE PURVEYOR HAS A COMPREHENSIVE PLAN COVERING THE PROPOSED WATER SERVICE EXPANSION AREA THAT HAS BEEN APPROVED BY KING COUNTY AND/OR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES AS APPROPRIATE.
- THE PURVEYOR DEMONSTRATES ITS ABILITY TO CONTINUE SERVICE TO ITS EXISTING USERS AND ITS ABILITY TO SERVE ALL VACANT AND BUILDABLE PORTIONS OF THE EXISTING SERVICE AREAS IN ADDITION TO ANY PROPOSED SERVICE AREA EXPANSION.
- THE PROPOSED WATER SERVICE EXPANSION AREA COMPLIES WITH THE POLICIES 104 OR 106 OF THIS PLAN.
- THE PROPOSED WATER SERVICE EXPANSION AREA COMPLIES WITH THE PROVISIONS OF THE COORDINATED WATER SUPPLY PLAN, WHEN ADOPTED.

The intent of this policy is to provide adequate service at reasonable cost through more efficient use of the utility.

SQP 106 IN 5 OR 10 ACRE RURAL RESIDENTIAL AREAS AND IN RESOURCE PRODUCTION DISTRICTS, THE FOLLOWING WATER SYSTEMS ARE PREFERRED.

A. IN AREAS WHERE THERE ARE NEITHER WATER QUALITY PROBLEMS WHICH THREATEN PUBLIC HEALTH NOR WATER QUANTITY PROBLEMS WHICH MATERIALLY LIMIT SUPPLY:

- AFTER CONFERRAL WITH OPERATORS OF EXISTING PUBLIC WATER SYSTEMS, THE CITING OF PRIVATE INDIVIDUAL WATER SYSTEMS SERVING SINGLE PROPERITES.
- CLASS 3 AND 4 PUBLIC WATER SYSTEMS MANAGED BY AN EXISTING UTILITY OR APPROVED OPERATOR.
- CLASS 2 PUBLIC WATER SYSTEMS SERVING 25 OR LESS CONNECTIONS AND IS MANAGED BY AN EXISTING UTILITY OR APPROVED OPERATOR.

B. IN AREAS WHERE THERE ARE EITHER WATER QUALITY PROBLEMS WHICH THREATEN PUBLIC HEALTH OR WATER QUANTITY PROBLEMS WHICH MATERIALLY LIMIT SUPPLY:

- PUBLIC WATER SYSTEMS, INCLUDING CLASS 1 AND CLASS 2 SYSTEMS, WHICH CAN BEST SOLVE THE QUALITY OR QUANTITY PROBLEMS.

Several of the RACs are located adjacent to resource production districts, and all are adjacent to rural residential land. This policy reinforces the continued rural nature of these areas despite their proximity to urban level services.

Extension of public water service into low density areas may be technically possible, but often the cost to the landowner is prohibitive. Since state and local regulations require a minimum parcel size of five acres for private water systems (i.e., individual wells or surface sources) and because most of the areas designated for low residential densities have sufficient safe ground water to provide domestic potable water, private water systems are preferred unless there is a water quality or water supply problem that can best be solved by district services. Any proposed public system must comply with the Public Water Supply Coordination Act of 1977.

SQP 107 WHERE A DISTRICT SERVICE IS EXTENDED INTO 5 OR 10 ACRE RURAL RESIDENTIAL AREAS OR IN RESOURCE PRODUCTION DISTRICTS, THE EXTENSION SHALL BE PAID FOR ONLY BY ASSESSMENTS ON THOSE PROPERTIES DIRECTLY BENEFITTING BY THE EXPANSION, AND IT MUST BE FEASIBLE WITH NO INCREASE IN DENSITIES OR CHANGE IN USES PROVIDED IN THIS PLAN.

This policy reinforces the rural nature of the planning area. Plan densities should not be changed by service extensions in rural and resource areas.

SQP 108 IF CLUSTERED DEVELOPMENT OCCURS IN THE 5 OR 10 ACRE RURAL RESIDENTIAL AREAS, SMALL CLASS 3 OR 4 PUBLIC WATER SYSTEMS ARE PREFERRED FOR EACH CLUSTER OF UP TO EIGHT LOTS.

Under the rural residential zone, clusters of up to eight homes may be placed on small lots while the rest of the parcel remains in open space. Under these circumstances it may not be possible to have individual private water systems for each lot, because of state and local regulation consistent with the Public Water Supply System Act of 1977. Most of the areas designated for 5-10 acre densities historically have had sufficient safe ground water. Therefore, a small public system owned by the community with one well and a simple transmission system to deliver water to each house may be a cost effective, safe water source for that group of homes. This small Class 3 or 4 public water system will reduce the number of wells entering the aquifer and reduce the number potential contamination points.

KCCP policy F-311 also guides water service for the rural areas outside RACs, but does not address rural neighborhood centers specifically. The following policy provides classification on utility extensions in rural neighborhood centers.

SQP 109 WATER SERVICE IN THE RURAL NEIGHBORHOOD CENTERS OF STILLWATER AND PRESTON SHOULD BE PLANNED ONLY TO MEET EXISTING AND PERMITTED USES.

The two rural neighborhood centers in the plan, Stillwater and Preston, are not expected to grow significantly during the life of this community plan. They are presently served by WD 119 and 123 respectively.

Critical Water Supply Service Area

The area east of Lake Washington has been included in a Critical Water Supply Service Area (CWSSA) by the King County Council. This designation, authorized by the Public Water Supply Coordination Act of 1977 (RCW 70.116), sets up a committee to ensure that the area's water utilities coordinate and to integrate water system development with land use planning. A CWSSA is established when water supply problems related to uncoordinated planning, substandard water quality or unreliable service appear to exist. (See Appendix G for further details.) At this writing, the committee has not completed its work. The Public Water Supply Coordination Act mandates compatibility between local land use plans and the plan prepared under this law. When completed, the CWSSA plan could act as an implementation tool for community plan policies.

WASTEWATER

In rural areas, wastewater is treated and disposed by two methods: central collection/wastewater treatment systems called "public" or "sanitary" sewers; or on-site systems called "septic tank" or "drainfield" systems. A public wastewater treatment system is a system which collects sewage from individual residences and/or businesses and transmits it to an off-site wastewater treatment facility. The treatment facility may use any of a variety of methods to process the sewage to meet Washington State and federal standards. Public wastewater treatment systems, or sewers are appropriate in areas with urban densities where ground water may be threatened by a proliferation of on-site septic systems or where other public health concerns are evident (e.g., surfacing effluent, surface water pollution etc.) In the planning area, this includes Rural Activity Centers and their expansion areas. On-site septic systems are preferred elsewhere in the planning area since rural residential densities do not generally require urban services.

Public Sewer Systems

The placement, timing, and capacity of public sewers has a major influence on land use. The availability of public sewers allows development to proceed at its highest allowed levels. This allows the cost of installing a sewer system to be distributed among a greater number of households. Also, uses such as restaurants, laundromats, hotels and schools often require sewers.

Presently, three municipal sewer facilities serve the Snoqualmie Valley community planning area. Duvall, Snoqualmie and North Bend each operate a sewer facility consisting of a collection system and a treatment plant. The treated sewage from all three systems is discharged into the Snoqualmie River. The municipal systems do not serve surrounding unincorporated areas. In addition, both Carnation and the unincorporated Rural Activity Center of Fall City are investigating the feasibility of public collection and treatment systems. Alternatives under consideration include surface water discharge to the Snoqualmie River and land based application of sewage effluent. Addition of urban residential densities and/or expansion of existing businesses in both of these cities will be difficult without such a system.

SQP 110 SEWER SERVICE IS PREFERRED IN THE RURAL ACTIVITY CENTERS OF DUVALL, SNOQUALMIE, NORTH BEND, CARNATION AND FALL CITY. THESE AREAS ARE INCLUDED IN THE SEWER LOCAL SERVICE AREAS. APPROVED COMMUNITY ON-SITE OR DECENTRALIZED TREATMENT SYSTEMS MAY BE USED IN THE RURAL ACTIVITY CENTERS DEPENDING ON DEVELOPMENT AND AS LONG AS THE WATER QUALITY POLICIES OF THE PLAN ARE SATISFIED.

Both Carnation and Fall City have received funds to study the feasibility, types and costs of waste collection and treatment systems suitable for existing and future land uses. The decision on whether to set up a system, and what type it should be, will be made by residents of those communities. The community plan recognizes the appropriateness of such a system for the town of Carnation and on the higher density areas of Fall City (see Community Plan Map, Sewer Local Service Areas).

SQP 111 THE EXPANSION AREAS OF EACH RURAL ACTIVITY CENTER SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREAS UPON ANNEXATION. APPROVED COMMUNITY ON-SITE OR DECENTRALIZED TREATMENT SYSTEM MAY BE LOCATED WITHIN SEWER LOCAL SERVICE AREAS DEPENDING ON PLANNED DEVELOPMENT OF THE SUBJECT PROPERTY AND AS LONG A THE WATER QUALITY OBJECTIVES OF THE PLAN ARE SATISFIED.

Boundary Adjustments and the Sewer Local Service Area

Chapter 6 of the Sewerage General Plan (SGP) and KCCP policy F316 explain the process and criteria for Local Service Area amendments. Although establishment of the sewer service area by a community plan or an updated King County Sewerage General Plan are the primary methods of amending Local Service Areas (LSAs), sewer agencies and individuals may request an expansion of the LSA through the County's Utility Technical Review Committee.

Boundary adjustments revise the local service area boundary. The criteria for boundary adjustments established in Section 6.5 of the SGP were amended by policy F-316 of the KCCP.

F-316 Local Service Areas for sewers should be designated only in urban areas and Rural Activity Centers, including their agreed-on expansion areas. In designating or making boundary adjustments to an LSA, the following criteria should be applied:

A. Detailed land use plans and zoning for urban uses and densities support the proposed addition;

B. On-site wastewater disposal methods are not feasible for planned land uses and densities, or when water quality is threatened by the presence or potential of health hazards resulting from inadequate water disposal methods;

C. Potential adverse impact of sewers on nearby rural areas, resource lands and environmentally sensitive areas will be mitigated;

D. Sewers are technically and financially feasible within the proposed addition;

E. The proposed additional area can be served by gravity sewer into the existing LSA (but the sewering agency may use pressure lines if cost-effective); and

F. There is sufficient treatment plant and interceptor capacity to serve all the existing LSA if developed to saturation, as well as the proposed additional area.

KCCP policy F-316 (A) requires that developments which receive LSA boundary adjustments be consistent with the policies of a community plan.

SQP 112 THE COUNTY SHALL OPPOSE AN ANNEXATION BY A RURAL ACTIVITY CENTER UNLESS IT LIES WITHIN APPROVED SERVICE AREAS AS DESIGNATED BY COMPREHENSIVE PLANS FOR WATER AND SEWER OR ACCOMPANIED BY ALL THE PROPOSED AMENDMENTS BY AN R-A-C TO EXTEND ITS WATER AND SEWER COMPREHENSIVE PLAN, OR THE AREA IS ALREADY ADEQUATELY SERVED BY SUCH UTILITIES.

Annexations should occur with assurance that the city can provide utilities within a reasonable time frame. At the same time, however, the utilities infrastructure and support

facilities provided to the annexation area should not be so great as to encourage city expansion beyond the approved expansion area.

The Snoqualmie Valley cities should submit comprehensive water and sewer plan amendments in conjunction with their request for municipal annexations. The utility comprehensive plan and its proposed amendments shall demonstrate the ability of the city to serve its existing customers as well as the area to be annexed. In order to implement this policy. Section 13.24 of the King County Code should be reviewed and amended as necessary to clearly indicate the ability of King County to review utility comprehensive plans covering unincorporated areas that may be subject to municipal annexation proposals.

SQP 113 WHEN A HEALTH HAZARD OCCURS FOR EXISTING DEVELOPMENT OUTSIDE A SEWER LOCAL SERVICE AREA OR A RURAL ACTIVITY CENTER EXPANSION AREA, THE APPLICANT SHALL DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FEASIBLE BEFORE SEWER SERVICE IS APPROVED. THIS DEMONSTRATION SHALL INCLUDE A COMPARISON OF THE EFFECTIVENESS AND COST OF ALTERNATIVES TO SEWER SERVICE. THE NEW AREA PROPOSED FOR SEWER SERVICE SHALL BE THE MINIMUM PRACTICABLE AREA NECESSARY TO ELIMINATE THE HEALTH HAZARD.

Siting of Sewer Facilities

SQP 114 SEWAGE TREATMENT PLANTS AND RELATED FACILITIES SHOULD BE SITED IN RURAL ACTIVITY CENTERS IF POSSIBLE. IF SITES ARE NOT AVAILABLE, THE RURAL RESIDENTIAL AREA MAY BE CONSIDERED FOR SITING. IF SITES ARE NOT AVAILABLE IN EITHER OF THOSE AREAS, A RESOURCE PRODUCTION DISTRICT SITE MAY BE CONSIDERED AS LONG AS IT LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN.

The RACs of Carnation and Fall City, will need to locate sewage treatment facilities as part of establishing their sewer systems. This policy gives guidance for the site's location based on land use criteria pertinent to the whole planning area. Both cities are adjacent to the Agriculture Resource Districts.

King County recently completed purchasing the development rights for 12,658 acres of agricultural lands valued at $50 million dollars, of which 4,661 acres are in the Snoqualmie Valley community planning area. These lands have been placed in the Agricultural Production District along with other lands which are also prime agricultural soils and have significant potential for agricultural production. Because of the public investment in resource lands, particularly the Agricultural Production District, sewer facilities should be located in the resource district only as a last resort. Likewise, the public has invested in conservation of forest lands by giving them special tax treatment (RCW 84.33). The Forest Production Districts' primary purpose is the commercial production of timber. Public sewer facilities should not be sited in these areas unless other sites are not available and the impact on resource production can be minimized.

SQP 115 UTILITY SUPPORTING FACILITIES MAY BE LOCATED IN RESOURCE PRODUCTION DISTRICTS ONLY WHEN ALL THE FOLLOWING CRITERIA CAN BE MET:

A. WASHINGTON STATE DEPARTMENT OF ECOLOGY SITING REQUIREMENTS CANNOT BE MET BY LOCATION ON APPROPRIATELY ZONED LAND OUTSIDE THE PRODUCTION DISTRICT;

B. IT IS NECESSARY TO SITE OR BUILD THE FACILITY IN THE PRODUCTION DISTRICT TO IMPLEMENT OTHER COMPREHENSIVE PLAN POLICIES; AND

C. THE KING COUNTY COUNCIL, SEATTLE-KING COUNTY HEALTH DEPARTMENT AND WASHINGTON STATE DEPARTMENTS OF ECOLOGY, AND SOCIAL AND HEALTH SERVICES ALL CONCLUDE THERE IS NO OTHER WAY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

SQP 116 SEWER LINES OUTSIDE THE LOCAL SERVICE AREA SHALL ONLY ALLOW HOOK-UPS TO SOLVE A PUBLIC HEALTH HAZARD IDENTIFIED BY THE DEPARTMENT OF ECOLOGY OR THE SEATTLE KING COUNTY HEALTH DEPARTMENT.

Extension of sewer lines must not increase pressure to convert agricultural lands to other uses. Much of the area within the Snoqualmie Valley Agriculture Production District is also within the jurisdiction of the Shoreline Management Act (RCW 90.58) Most of the Snoqualmie River's shoreline is designated Conservancy Environment by the King County Shoreline Management Master Program. The Conservancy Environment does not permit sewage treatment plants. Any proposal to introduce a public facility such as a sewage treatment plant into the Conservancy Environment would have to be preceded by an amendment to the Shoreline Management Program and evaluated under the State Environmental Policy Act.

ON-SITE SEWAGE DISPOSAL

SQP 117 ON-SITE SEWAGE DISPOSAL IS THE PREFERRED METHOD OF LONG TERM PERMANENT SEWAGE DISPOSAL FOR THE RURAL AREAS.

On-site sewage disposal (private septic systems) is the most common method of sewage disposal in the Snoqualmie Valley community plan area. Most areas of the valley are capable of supporting septic systems for domestic use when properly installed and maintained. Although some soils have slow permeability, a seasonal high water table, or too rapid permeability, the large lot sizes established by the new rural zones (2.5, 5 and 10 acre minimum) increase the likelihood that residential development can safely occur with septic tanks even in areas with these conditions.

On April 1, 1987 new On-Site Sewage Disposal Regulations, became effective. The regulations treat septic systems as a permanent solution to sewage disposal by requiring a reserve area equal to 100 percent of the first drainfield area. Previously only a 50 percent reserve area was required. This new reserve requirement allows complete replacement of a failed drainfield and an opportunity for the first drainfield to "recover", giving a longer life to the septic system. The regulations also include more thorough testing of a site's soils, increased soil depth under drainfields (called "vertical separation" from ground water or hardpan) and increased setbacks from water bodies, wetlands and landslide hazard areas. The regulations also provide for the use of alternative systems such as community systems and sand filters which may make some previously unbuildable lots capable of being developed.

SOLID WASTE

Solid waste management is guided by the King County Comprehensive Solid Waste Management Plan adopted by King County and the cities within King County in 1975, and by KCCP policies F-326 through F-328. The policies stress the importance of handling solid waste in an environmentally responsible manner and that solid waste management should be a regional effort. KCCP policy F-328 encourages the use of recycling and energy/resource recovery systems to extend the life of landfills and regain useful materials.

The long-range goal of the King County Solid Waste Management Plan is to coordinate regional energy and resource recovery in the County. The plan calls for all rural County landfills, except the Vashon-Maury landfill, to be closed and replaced by transfer stations located more conveniently to urban areas of the County.

One landfill currently serves the Snoqualmie Community planning area (see Community Plan Map: Landfill Sites). King County operates the Cedar Falls Landfill located near Brewster Lake south of North Bend. The Cedar Falls Landfill occupies an 82-acre site. At the present time, 7.5 acres of the usable area are filled. The King County Solid Waste Division has estimated that this landfill will last through 1995. There is no plan to expand this landfill. The Carnation Landfill was operated by the Town of Carnation to serve its residents. The landfill is being closed and the City is no longer actively using the site. Residents in the Snoqualmie Valley planning area will continue to use the Cedar Falls landfill until the new proposed transfer stations begin operation.

SPECIAL RECOMMENDATIONS

1. If the Cedar Falls Landfill is closed during the life of the community plan, surrounding land uses and the environmental constraints posed by the previous use must be considered before the type of reuse is determined.

2. Receptacles for dangerous household wastes should be maintained at the Cedar Falls Landfill site, and at other County solid waste facilities.

   Most households have products that are hazardous to human health or the environment. Items such as disinfectants, pesticides and motor oil contain chemicals that can cause physical harm or environmental damage when disposed of improperly. When these substances are thrown in the trash, they end up at landfills where chemicals may seep into ground water. When washed down the sink, they can disturb the operation of septic tanks. When poured on the ground they can filter through the soil into ground water. The placing of receptacles at the Cedar Falls Landfill site would encourage the proper disposal of household wastes in the Snoqualmie planning area.

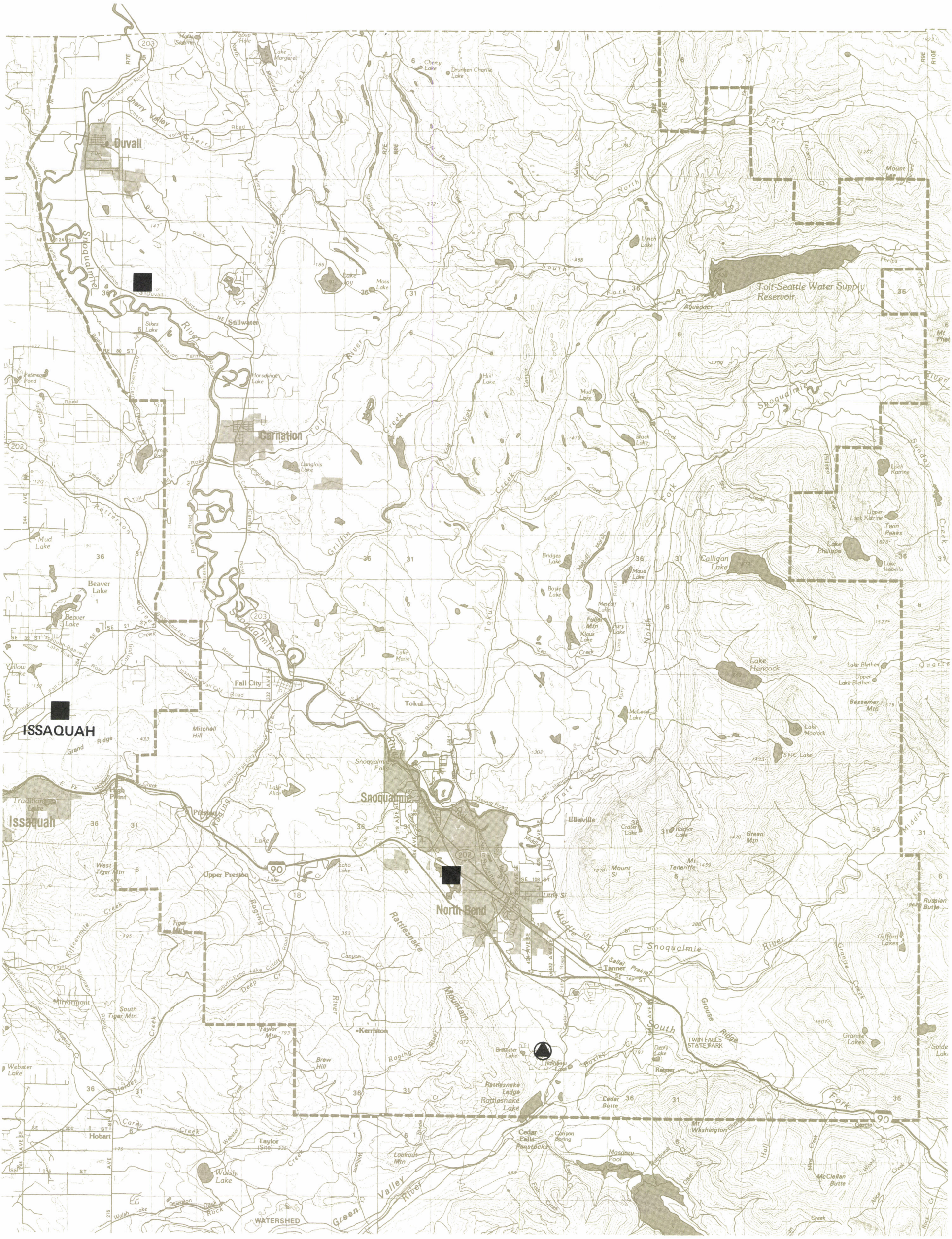
   Until convenient receptacles can be established, people should call the Seattle-King County Department of Public Health or a private contractor to determine the best method of disposal. Information on the safe use and disposal of hazardous products can be obtained by calling the "Hazards Line" at 587-3292.

3. Recycling should be encouraged and receptacles for recyclable items should be placed at the Cedar Falls Landfill and in RACs to facilitate collection of these items.

   Each community planning area can contribute to better management of the solid waste stream through such actions as increasing recycling activities. The County should encourage and facilitate opportunities for recycling through the siting of convenient sites for collection of recyclable items.

   The Washington State Department of Ecology provides information on recycling locations in King County (including municipalities) operated by charitable organizations, local governments, and private enterprise (1-800-RECYCLE). Several of these recycling centers serve the Snoqualmie Community Plan area.

Redmond:	Eastside Recycling Center -- bottles, batteries, aluminum
Bellevue:	Fibres International Inc. -- cardboard, newspaper;
	Olympic Recycling Inc. -- bottles, aluminum, newspaper
Issaquah:	Community Recycling of Issaquah -- aluminum


Duvall
Carnation
Stillwater
Fall City
Tokul
Snoqualmie
Snoqualmie Falls
North Bend
Issaquah
High Point
Hobart
Preston
Upper Preston
Tolt-Seattle Water Supply Reservoir
Aqueduct
Lake Margaret
Cherry Lake
Drunken Charlie Lake
Lake Joy
Moss Lake
Sikes Lake
Lunch Lake
Hill Lake
Mud Lake
Black Lake
Langlois Lake
Horseshoe Lake
Peterson Pond
Beaver Lake
Yellow Lake
Mud Lake
Lake Marie
Lake Alice
Mitchell Hill
Bridges Lake
Boyle Lake
Maud Lake
Calligan Lake
Lake Philippa
Lake Isabella
Twin Peaks
Upper Lake Katrine
Lake Hancock
Lake Blethen
Upper Lake Blethen
Bessemer Mtn
Lake Moolock
SMC Lake
McLeod Lake
Crater Lake
Rocky Lake
Green Mtn
Mount Si
Mt Teneriffe
Russian Butte
Gifford Lakes
Granite Lakes
Spide Lake
TWIN FALLS STATE PARK
Dern Lake
Rattlesnake Ledge
Rattlesnake Lake
Cedar Butte
Cedar Falls Penstocks
Masonry Pool
Mt Washington
McClellan Butte
Lookout Mtn
Taylor (Site)
Taylor Mtn
Brew Hill
Kerriston
Webster Lake
Walsh Lake
Tiger Mtn
West Tiger Mtn
South Tiger Mtn
Mirrormont
Tradition Lake
Ellisville
Tanner
Sallal Prairie
WATERSHED
Green River Valley
Snoqualmie River
Tolt River
Raging River
Rattlesnake Mountain
Middle Fork
South Fork
North Fork
Grouse Ridge
Granite Creek
Cherry Valley
Duvall-Monroe Road
Carnation Farm Road
Tolt Road
Fall City Road
Issaquah Fall City Road
Preston Fall City Road
Tokul Road
Lake Hancock Road
Reining Road
Auburn-Echo Lake Cutoff Road
Issaquah Beaver Lake Road
Lake Sammamish Parkway
Ames Lake-Carnation Road
Carnation Farm Road
Fall City Snoqualmie Road
Snoqualmie Ridge
Grand Ridge
Fifteenmile Creek
Tate Creek
Middle Fork
Hall Creek
Mine Creek
Wood Creek
Alice Creek
Rock Creek
Otter Creek
Fish Creek
Boxley Creek
Rattlesnake Creek
Raging River
Webster Creek
Carey Creek
Walsh Lake
Diversion Ditch
Rock Creek
Mud Creek
Patterson Creek
Tolt River
Griffin Creek
Tokul Creek
Cedar River
Boxley Creek
Deep Creek
Bear Creek
Big Creek
Phillips Creek
Sunday Creek
Phelps Creek
Tiffany Creek
Kelley Creek
Stossel Creek
Fall City Creek
Canyon Creek
Coal Creek
Lake Alice
Echo Lake
Lake Sammamish
Issaquah Creek
E Fk Issaquah Creek
Tradition Lake
Lake Blethen
Lake Hancock
Lake Moolock
Lake Philippa
Lake Isabella
Lake Margaret
Lake Joy
Lake Alice
Lake Marie
Lake Hancock
Lake Blethen
Lake Moolock
Lake Philippa
Lake Isabella
Lake Sammamish
Lake Washington
Lake Katrine
Lake Blethen
Lake Hancock

VII. HERITAGE SITES

This chapter contains policies and guidelines for the recognition and protection of heritage sites in the Snoqualmie Valley community planning area. In addition, background information on King County's Historic Preservation Program and the criteria for designating historic landmarks is provided. (See Appendix F for Landmarks Preservation Ordinance.) The following policies and regulations affect heritage sites:

Heritage Sites as Open Space, K.C.C. 20.12 030
Landmark Preservation, K.C.C. 20.62
King County Comprehensive Plan, 1985, Chapter 9, Heritage Sites

A list of historic places contained in the King County Historic Sites Survey and sites identified by the community are included in this chapter. Certain sites are recommended for nomination to National and State Registers of Historic Places and for designation as County and community landmarks.

SNOQUALMIE VALLEY HISTORY

The Snoqualmie Valley community planning area has a rich historic background. It is one of the traditional and current homelands of the Snoqualmie Tribe. Archaeologists and historians have verified tribal village sites throughout the planning area. It is estimated that some of these sites existed 2,200 to 6,000 years before the Christian era. Other archaeological and heritage sites are likely present, but are unreported.

In historic times, large permanent winter villages flourished near the present day towns of North Bend, Fall City, Carnation, and Duvall. Early records indicate that there may have been up to 1,000 Snoqualmies in the early 1800s. Small pox and tuberculosis reduced their numbers to between 600 and 700 by 1858. Today about 1,000 descendants of the Snoqualmie Tribe still live in King County. The tribe has maintained its tribal identity, and individual members are also active members of the larger community.

The earliest white settlers came to the upper valley in 1858 from Seattle. They were drawn to the area because of the flat land and deep soils of the upper valley, and early activity was dominated by farming. The lumber industry began in the 1880s following the building of the railroads. Numerous mills were built during this time, although fires and the economic panic of 1893 destroyed many of them. Around 1902 logging started again on a large scale, and by 1908 reached the height of its boom. The building of the railroads also signaled the start of the platting of towns in the planning area.

From about 1900 to mid-century, farming and timber production dominated land use in the valley. The towns which survived the earlier hard times reached new heights during the first quarter-century as service and cultural centers for the farmers and loggers. As the lower elevations along the valley were logged off, the intensity of local logging activity decreased. At the same time, the dairy industry and truck farming began to flourish on the valley floor. Hops, berries, horticulture products, herbs and vegetables were grown.

COMMUNITY PLAN GOALS

One of the goals of the community plan is to help promote historic and archaeological preservation in the planning area, including features that reflect the area's history.

Preservation of heritage sites maintains aesthetic and cultural diversity, and provides continuity with the past. Heritage sites can be buildings, properties, districts, and structures of historical significance.

Identifying and evaluating heritage resources, and determining appropriate measures for protection, preservation, or restoration is an ongoing process involving the King County Landmarks Commission, local communities, the cities, and state and federal agencies. Ordinance #2991, Heritage Sites as Open Space, directs each community plan to list heritage sites of known or potential historic significance during development of the plan.

SQP 118 THE PRESERVATION, RESTORATION, AND ADAPTIVE RE-USE OF HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA IS ENCOURAGED TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES AND TO PRESERVE TANGIBLE REMINDERS OF THE PLANNING AREA'S HISTORY.

This policy establishes a general direction for heritage preservation in the planning area. The following is a list of all the sites which have been identified and researched to date. These sites may be considered for Landmark designation in the future. New sites can also be added to the Historic Sites Survey over time.

SNOQUALMIE INVENTORY SITES
Unincorporated Portion of the Planning Area

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Axel Anderson Residence	309th Ave. SE Preston	0744(3)
Herman Ansler Farm	6410 NE Carnation Duvall Road	0717
Valentine Armstrong Residence	6602 Tolt River Road-Carnation	0722
B.J. Benson House	8401-309th Ave SE, Preston	0414
Ole Berg Residence	8522 Preston-Fall City Rd., Preston	0762
Nels Bergstrom Residence	309th Ave. SE Preston	0744(5)
Carnation Milk Farms	28901 NE Carnation Farms Road, Carnation	0288
Chicago, Milwaukee, and St. Paul Railroad Trestle	NE 8th & W Griffin Road NE, Carnation	0712
Dougherty House	26526 Northeast Cherry Valley Rd.	0403
August Erickson House	309th Ave. SE Preston	0744(1)

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Fall City Bridge	Milepost 21.73 to 21.8 on State Route 202, Fall City	0411
Fall City Cemetary	Lake Alice Road	0056
Fall City Historic District	SE 47th, Fall City	0367
Faulds Homestead Barn	336th Place SE and 337th Place SE between SE 43rd Street and SE 43rd Place, Fall City	0632
Frederick Finken/James Wallace Residence	11602 West Snoqualmie Valley Road NE, Carnation	0719
Fort Patterson	East of Junction of Snoqualmie River Road and SE 24th, Fall City	0017
Fort Smalley	Toll Gate Farm on Highway 202, North Bend	0015
Fort Tilton	Fish Hatchery Road on North Bank of Snoqualmie River, Fall City	0014
George Gowen/John Benton Rutherford Residence	33513 SE 43rd Place, Fall City	0765
Victor Hanson Farm	SE 24th and West Snoqualmie River Rd., Fall City	0729
Harshman House	33429 Fall City-Redmond Road, Fall City	0368
Hjertoos Farm	31523 NE 40th, Carnation	0528
Frederick Edward Hogback Residence	309th Ave. SE Preston	0744(2)
Hop Curing Shed	¼ mile north of Fall City on Hwy. 203	0055
Nelson Howell Farm	32722 Issaquah-Fall City Road	0776
Hunsaker House	8712 Ames Lake-Carnation Road, Carnation	0526
Charles Janicke/Hiram G. Cowles Farm	2225 Neal Road, Fall City	0716
Adelle Johnson Residence & Barn	10707 Upper Preston Road, Preston	0760

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Charlie & Augusta Johnson Farm	31526 Redmond-Fall City Rd., Fall City	0767
Ronald Johnson Residence	309th Ave. SE Preston	0744(4)
Fred Keller Property Barn	Fall City - Carnation Road, approx. 1 mile south of NE 8th	0714
R. M. Kinnear Farm/ Fred Ambold Farm	31700 Issaquah-Fall City Road, Preston	0763
W.J.B. Kirkpatrick Residence	32904 - 44th Street, Fall City	0766
August Larson Residence	31103 SE 85th Place, Preston	0775
Philip Lovegren House	8502 - 312th Place SE, Preston	0416
August Lovegren House	1 Lovegren Drive, Preston	0415
James McDevitt Residence	32403 NE 8th, Carnation	0713
Milwaukee Railroad Covered Bridge	North of North Bend on South Fork of Snoqualmie River, North Bend	0018
Monte Vista Farm/Ralph Jonah Swenson Residence	SE 70th Drive off 396th SE, Snoqualmie	0773
Hance & Nancy Moore/ Ben & Jessie Moore Farm	1931 West Snoqualmie River Road, Fall City	0738
Chase Morris Farm	7702 - 327th Ave NE, Carnation	0725
Norman Bridge	428th Ave. SE on Middle Fork of Snoqualmie River, North Bend	0747
Novelty Bridge (K.C. Bridge #404B)	North East 124th St. at Novelty	0835
Olaf Nygren Residence	309th Ave. SE Preston	0744(6)
Alfred & Jeanette Pickering Farm	26617 NE 124th Street, Duvall	0727
Albert Prenatt Barn	NW corner of Junction of Carnation-Duvall Road and NE Carnation Road, Carnation	0533
Preston Historic District	309th Ave. SE, Preston	0744
Preston W.P.A. Community Clubhouse	8625 - 310th Ave. SE, Preston	0409

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Quaale Barn	9923 W Snoqualmie River Rd. NE Carnation	0529
Quaale Log House	10101 W Snoqualmie River Rd. NE Carnation	0530
Raging River Bridge (K.C. Bridge #234A)	On Preston-Fall City Rd. at SE 68th St.	0836
Reinig Brothers General Merchandise	North Falls Avenue, Snoqualmie	0750
Leonard & Dio Reinig Ranch	415 SE Reinig Road, Snoqualmie	0748
Residence: 7235 - 308th Ave. SE	7235 - 308th Ave. SE, Preston	0757
Residence: 7509 - 308th Ave. SE	7509 - 308th Ave. SE, Preston	0758
Residence: 8504 - 311th Pl. SE	8504 - 311th Pl. SE, Preston	0761(1)
Residence: 31121 SE 85th Pl.	8504 - 311th Pl. SE, Preston	0761(2)
Residence: 10919 Upper Preston Road	10919 Upper Preston Road, Preston	0759
Residence: 109712 - 324th Pl. SE	10712 - 324th Pl. SE, Preston	0744
Residence: 39819 SE 60th	39819 SE 60th St., Snoqualmie	0756
Robert Richolt Property	Snoqualmie River Road SE, 1 mile below Fall City	0730
Raging River Bridge (K.C. Bridge #108E)	On Preston-Fall City Rd. at SE 68th St.	0837
Alex Reed Barn	5125 Lake Alice Road, Fall City	0743
William Richardson Farm	329th Avenue NE, Carnation	0728
The Riverside Tavern	4200 Fall City-Preston Road,	0412
Almus Rutherford Farm/ Fall City Dairy	2556 Neal Road, Fall City	0715
George Davis Rutherford House	35022 Fall City-Snoqualmie Road, Fall City	0417
Joseph & Virginia Schubert Residence	2621 - 316th Avenue SE, Fall City	0709

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
William Sikes House	8718 Ames Lake-Carnation Road, Carnation	0527
Stump Houses	18920 - 296th Ave. NE, Duvall	0726
Swedish Baptist Church of Preston	31104 SE 86th, Preston	0410
Charles P. Switzler/John McDevitt Farm	32122 NE 8th, Carnation	0706
Rueban Tarr/Landon Tarr Residence and Barn	36601 D. Powell Road, Fall City	0764
David Taylor House	33609 SE Fall City-Redmond Road, Fall City	0369
Frances Taylor/Delbert Taylor Farm	2411 - 316th Ave. SE Fall City	0731
Tolt Bridge (K.D. Bridge #1834A)	On Carnation-Fall City Road ½ mile southwest of Carnation	0838

Incorporated Portion of Planning Area

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Toll Gate Farm/Pendleton Miller Property	North Bend	0740
WPA Park Buildings	Preston and North Bend	0848
Cherry Valley Cemetary	Duvall	0602
Cherry Valley First Methodist Church	Duvall	0405
Cherry Valley First Methodist Church Parsonage	Duvall	0406
Chicago, Milwaukee & St. Paul Railroad Station at Duvall	Duvall	0387
Duvall Garage & Community Hall	Duvall	0408
Duvall Library	Duvall	0840
Duvall State Bank	Duvall	0400

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Entwistle Residence	Duvall	0724
Fort Alden	Snoqualmie	0016
Franke Shoe Shop	Duvall	0401
Great Northern Railroad Boarding House	Duvall	0708
Arthur Hix House	Duvall	0385
Hix General Store	Duvall	0384
Holy Innocence Catholic Church	Duvall	0386
Independent Order of Odd Fellows Hall No. 196	Snoqualmie	0753
Meadowbrook Bridge (K.C. Bridge #1726A)	Snoqualmie	0832
North Bend Elementary School	North Bend	0502
Old Cherry Valley Community Hall and Grange Hall	Duvall	0383
Residence: 108 North Silva	Snoqualmie	0752
Residence: 222 Euclid Street	Snoqualmie	0772
Residence: 405 North Maple	Snoqualmie	0751
L.T. Smith/Cherry Valley Shingle Mill Site and Artesian Well Head	Duvall	0383
Snoqualmie Depot	Snoqualmie	0013
Snoqualmie Elementary School	Snoqualmie	0501
Snoqualmie Falls Lodge	Snoqualmie	0418
Snoqualmie Falls Lumber Co.	Snoqualmie	0755
Snoqualmie Falls Power Plant	Snoqualmie	0500
Snoqualmie Methodist Church/ American Legion Renton-Pickering	Snoqualmie	0754
State Bank of Snoqualmie	Snoqualmie	0742

NAME	LOCATION	KING COUNTY SURVEY FILE NUMBER
Tolt Lodge No. 118, Independent Order of Odd Fellows	Duvall	0737
Tolt State Bank	Duvall	0707
Albert & Philomena Verchaere Residence	Duvall	0733
The Francis E. Willard Methodist Church	Snoqualmie	0741

The following map (Historic Sites) shows the general location of the inventoried historic sites in the planning area.

Eight of the sites on the Historic Sites Survey are already designated King County Landmarks:

Dougherty Farmstead; built 1888, designated 1983.
Fall City Hopshed; built 1880s, designated 1982.
Hjertoos Farm; built 1907-8, designated 1986.
Norman Bridge; built 1924, rebuilt 1950, designated 1984.
Prescott-Harshman House; built 1912, designated 1984.
Reinig Road Sycamore Corridor; trees planted 1929, designated 1982.
WPA Buildings at Preston and Mt. Si; built 1938, designated 1984.

The remaining inventoried sites may be eligible for designation, and the plan recognizes their significance. Nomination for designation is the responsibility of interested groups or individuals. The community plan anticipates that additional sites that meet the criteria for designation as County Landmarks will be identified in the future by the community and/or the Landmarks Commission.

SQP 119 KING COUNTY ENCOURAGES THE PRESERVATION OF HERITAGE SITES WHICH MEET THE CRITERIA FOR THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES OR THE CRITERIA FOR COUNTY LANDMARK STATUS BY MAKING LAND USE AND ZONING DESIGNATIONS COMPATIBLE WITH THE SITE'S/AREA'S HISTORIC CHARACTER.

Zoning designations can support historic uses and discourage future development which is inappropriate with the historic use. Development conditions will be added to the zoning of individual sites to protect historic uses.

SQP 120 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHEOLOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE.

It may be necessary to site, design and build structures adjacent to important historic or archeological places. During the County's development review process, the County may require development conditions which help preserve the adjacent historic or archeological landmark.

SQP 121 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESERVATION, RESTORATION, AND USE OF HERITAGE SITES.

King County's Open Space Plan considers a variety of lands suitable for open space preservation: significant natural areas, lands with outstanding recreational value, scenic resources, and lands associated with County heritage sites. The Historic Preservation Program's efforts to preserve individual structures could be augmented by Open Space Plan's preservation of lands associated with the structures. The Open Space Plan provides another opportunity for implementing Snoqualmie Valley Community Plan policies.

SNOQUALMIE TRIBE

SQP 122 THE PRESENCE OF THE SNOQUALMIE TRIBE IN THE PLANNING AREA HAS IMPORTANT HISTORIC AND CULTURAL SIGNIFICANCE FOR THE PUGET SOUND REGION. THE FOLLOWING PLACES, RECOGNIZED BY THE TRIBE AS HISTORICALLY, CULTURALLY AND ARCHEOLOGICALLY IMPORTANT, SHOULD BE CONSIDERED FOR INCLUSION IN THE KING COUNTY HISTORIC SITES SURVEY, AND DESIGNATION TO LOCAL AND/OR NATIONAL REGISTER OF HISTORIC PLACES.

The tribe recognizes the following areas as culturally significant:

- Snoqualmie Falls
- The banks of the Snoqualmie River between the falls and the three forks confluence area
- Fall City Indian Cemetery
- Banks at the confluence of Snoqualmie and Raging Rivers
- Banks at the confluence of the Snoqualmie and Tolt Rivers
- Fall City Park (site of John Sanawa's Council House and the first white school)
- Mt. Si
- Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR 202.

These places are either sacred sites or early village sites as identified by the tribal research staff. Because of the sensitive nature of archaeological sites, the list of places significant to the Snoqualmie Tribe is general in description. Listing on the Historic Sites Survey or designation to local and/or National Registers would require more precise locational information and documentation for each site. New legislation which goes beyond the existing criteria of the King County Landmarks Ordinance may be required to protect sacred areas which are not site-specific. Groups or individuals interested in Landmark designation for Snoqualmie Tribal sites may submit nominations to the King County Landmarks Commission for consideration.

The tribe is also concerned about disturbance of burial sites. The locations of many graves are long forgotten and the graves can easily be obliterated by new development or logging operations. The tribe will, if notified by a developer or landowner, investigate the unearthing of remains and arrange for their reburial at the Snoqualmie Tribal Cemetery in Fall City.

SNOQUALMIE FALLS

SQP 123 KING COUNTY RECOGNIZES THE SPIRITUAL, HISTORIC, CULTURAL AND RECREATIONAL VALUE OF THE SNOQUALMIE FALLS. ANY DEVELOPMENT ADJACENT TO SNOQUALMIE FALLS SHALL BE DESIGNED AND SITED TO PROTECT THESE VALUES.

SQP 124 BECAUSE OF THE SPIRITUAL SIGNIFICANCE OF THE AREA AT THE BASE OF THE FALLS TO THE VARIOUS TRIBES IN THE PUGET SOUND REGION, THIS AREA OF THE FALLS SHOULD REMAIN FREE OF DEVELOPMENT AND OPEN FOR PUBLIC ACCESS.

This area is important to the entire County and public access to the falls should be maintained. Future development around the falls should be sited and designed to allow the falls to remain as the focal point of the area. Lands under King County's jurisdiction adjacent to the falls are designated one unit per 10 acres to support this approach.

Snoqualmie Falls has been a traditional meeting place for the Snoqualmie Tribe and other tribes in the region, and the falls and pool at the bottom are a sacred area for them. The hydro-power use of the falls by the Puget Sound Power and Light Company is also historically significant as an example of early efforts to harness the energy of the waterfall. The falls are a major tourist attraction for the valley and the state. Local residents and international visitors alike enjoy the view, the local trails and the scenic area surrounding the falls. The area has become a focal point for some of the City of Snoqualmie's economic development activities. All parties would benefit from continued public access into an undeveloped base area.

PRESTON, A UNIQUE HISTORIC COMMUNITY

Preston, located at the confluence of the Raging River, I-90, and the Fall City-Preston Road is a community with a rich history. Preston has its roots in the area's early lumber industry, and the community grew around the Preston sawmill. The mill has been in operation since 1886 and is presently in full production. Many of the settlers were Swedish immigrants and their early structures, such as the Swedish Baptist Church and various mill workers' homes, are still in use. Descendants of the original families which settled Preston still live in the community. The community is close-knit and proud of its uniqueness.

Because of the rugged terrain that surrounds the Preston community, most of the area's residential development has occurred on the narrow valley of the Raging River. The steep slopes and flood plain of the Raging River defined the original settlement pattern of Preston. The town has little vacant land available for future growth. It is served by a water district but does not have sewer services.

Preston residents do not envision this community as a focal point for additional economic or urban residential development activity. The community plan designates Preston as a Rural Neighborhood Center with the small store near the mill.

The Heritage Committee and the Land Use Committee of the Preston Community Club define the "downtown" section of Preston, from the old Post Office location to the intersection of the Preston-Fall City Road and SE 87th Place, and from the Philip Lovegren house across the Raging River to the cemetery on 308th Avenue, as forming a distinct unit that is worth preserving (see Community Plan Map, Preston: Neighborhood

Center Chapter V.). The Heritage Committee conducted an inventory of all the pre-1920 houses connected with the mill within this area. This included those built by the mill company and rented to its employees, as well as those built independently by mill workers to serve the needs of the growing mill town (e.g., the boarding house and the store). Of the 73 houses in Preston, 44 have been identified as pre-1920 mill worker housing.

The community-generated inventory will be supplemented by photographs of the original buildings and settlers, and of those same buildings today. Committee members are also collecting oral histories from the area's older inhabitants, some of whom are descended from the original Swedish settlers.

SQP 125 THE COMMUNITY OF PRESTON IS A SIGNIFICANT CULTURAL AND HISTORIC REMINDER OF THE PLANNING AREA'S ROOTS IN THE LOGGING INDUSTRY. THE EXISTING LAND USE SHALL BE MAINTAINED, AND NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE COMMUNITY.

Land use and zoning designations that help maintain the existing character of the Preston community are shown on the plan map and area zoning. A development condition is also applied in the area zoning to protect specific structures on the Historic Sites Survey and to ensure that impacts to heritage sites are evaluated during review of future development proposals or demolition permits.

Many of the homes which do not qualify for the King County survey are still characteristic of the town's unique character. They are one and two-story wood frame houses of similar scale and detailing, situated on small lots. New residential construction should respect the existing scale and character of the residential area.

SQP 126 KING COUNTY SUPPORTS EFFORTS OF THE COMMUNITY OF PRESTON TO ACHIEVE RECOGNITION OF ITS HISTORICAL AND CULTURAL SIGNIFICANCE. ITS HISTORIC CHARACTER SHOULD BE MAINTAINED THROUGH DESIGNATION AS AN HISTORIC AREA.

The community of Preston could gain recognition of its uniqueness through a national, state or local designation as an historic area. Local recognition could come through designation as a King County or community landmark under the provisions of K.C.C. 20.62. Because the community landmark criteria of the County Landmark Ordinance is currently undergoing revision, action on an application for community landmark status for Preston would be deferred until completion of the ordinance revisions. Application for state or federal designations could be begun immediately.

SQP 127 THE KING COUNTY HISTORIC SITES SURVEY SHOULD BE UPDATED TO INCLUDE ADDITIONAL SITES IDENTIFIED BY THE PRESTON HERITAGE COMMITTEE.

The King County Historic Sites Survey presently lists seven properties within the Preston Historic District File #744 (see page 115). The additional sites identified by the Preston Heritage Committee should be officially added to the Historic Sites Survey.

PUGET SOUND RAILROAD HISTORICAL ASSOCIATION

The Puget Sound Railroad Historical Association (PSRHA) is a non-profit association which manages one of the largest collections of historic railroad rolling stock in the United States, including the largest assemblage of historic railroad logging equipment. The asso-

ciation currently operates a museum in Snoqualmie, carrying approximately 43,000 passengers per year on the 4½ mile rail line between Snoqualmie and the Snoqualmie Depot. The association is interested in expanding the facility to include an interpretive center, a round house and backshop, a car shop and a coach year. The facility would be of statewide interest, with the potential to accommodate 100,000 visitors per year. The association will appoint a development board to oversee management, fund raising and project development.

SQP 128 THE DEVELOPMENT OF A REGIONAL RAILROAD MUSEUM IN THE SNOQUALMIE AREA IS ENCOURAGED TO PROMOTE UNDERSTANDING OF THE REGIONAL SIGNIFICANCE OF RAILROADS IN THE SETTLEMENT AND DEVELOPMENT PATTERN OF WASHINGTON STATE.

IMPLEMENTATION MEASURES FOR HERITAGE SITES

The preservation of archeological and cultural sites in the planning area can be implemented in the following ways. First, the identified sites can be recommended for nomination to the National and State Registers of Historic Places. Second, they can be recommended for designation as County or community landmarks contingent upon action by the King County Landmarks Commission. If a site is in the process of designation by the King County Landmarks Commission, a special review procedure is required for any development proposals for the site. This review procedure recognizes that development on a designated property may require special conditions to protect the public interest. If a site is subsequently designated as an historic landmark, the special review process would continue. Finally, zoning tools, and development conditions can be used to protect potential landmarks. The development conditions are applied to all sites listed on the Historic Sites Survey and ensure that future permit applications for those properties will be circulated to the King County Historic Preservation Officer for comments.

Heritage Site Development Conditions

The following development conditions are applied to sites listed on the King County Historic Sites Survey. Impacts to historic resources are evaluated when permits for development proposals or demolition permits are requested.

1. An environmental checklist should be prepared for all heritage sites. Cultural resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determinations and environmental impact statement requirement of the State Environmental Policy Act.

2. All permit applications and site plans shall be circulated to the King County Historic Preservation Officer for comment on the impact of the project on cultural resources in or adjacent to the project area. This includes permits for the following types of actions: alterations to the exterior of historic buildings, site grading, new construction on the same lot or adjacent lots under the same ownership, or any other action requiring a permit which might affect the historic character of the site.

3. The Historic Preservation Officer may recommend approval, approval with conditions, or denial of development proposals to the Manager of the King County Building and Land Development Division.

4. The Historic Preservation Officer may propose that a site be considered for King County Landmark designation according to procedures set forth in the Landmarks

Ordinance #4828. The Ordinance provides that, based upon preliminary evaluation, sites which appear to meet the criteria for designation shall be provided the same protection as if designated as a King County Landmark for a period of up to six months. During that period, a Certificate of Appropriateness would be required before making significant changes to the site. If the site is later designated as a King County landmark, the Certificate of Appropriateness becomes a permanent requirement.

SPECIAL RECOMMENDATIONS

Historic Preservation

1. King County should develop an historic marker program which would place markers on historic sites as a reminder of the area's history. This would be especially useful for sites where there are no remaining structures.

   County historic markers should have a recognizable design, contain a synopsis of the historical significance of the site, and be visible from the road or trail system.

2. King County should encourage the preservation of historic structures, cultural landscapes, and archeological sites by providing incentives such as tax benefits, easements, and flexibility in building codes, consistent with public health and safety.

   In addition to protecting historic structures, King County should implement a system of incentives for owners to improve and maintain older structures. Since most sites are privately owned, and the County does not wish to purchase them, economic measures are needed to encourage owners to maintain and rehabilitate the heritage sites. A wide array of tools such as tax policies, loans and grants are needed. In the Snoqualmie Valley, the number and diversity of the sites can provide a tourist amenity.

3. As part of King County's capital planning, consideration should be given to budgeting park development funds to restore historic sites on park property or to put interpretive historic information at park sites.

   Funding of restoration projects and historic signing or other interpretive historic information in parks should be considered in the allocation of funds. When parks are located in historically important areas or when historic buildings are on park property, historic preservation projects should be strongly considered as part of parks capital planning. Strong candidates for these projects would be John MacDonald Park in Carnation, and Fall City Park in Fall City.

4. King County should support the Snoqualmie Tribe's search for land to build a heritage museum and housing for their elders. The Snoqualmie Tribe has been interested in obtaining 40 acres of land on which to build housing for their elders and a heritage workshop. The elders would teach and practice traditional crafts, music and dance in the heritage workshop. The workshop building could also act as a museum for artifacts. King County has access to land information and also owns lands which might be suitable for such a use. The tribe and the County should work together to further refine the tribe's proposal and to identify lands either under County ownership, or other ownership which might be appropriate.

VIII. TRANSPORTATION

In this chapter, the transportation policies and project recommendations address the need for road improvements, pedestrian and bicycle facilities and transit needs to achieve a safe and efficient transportation network in the Snoqualmie Valley community planning area. The transportation policies are consistent with the 1985 King County Comprehensive Plan (KCCP). The project recommendations will be used as input for the draft King County Transportation Plan (KCTP) and the County's Capital Improvement Program (CIP).

There are several County regulations and policies which guided development of the transportation chapter. They include the following:

1985 Comprehensive Plan
- Plan Concept Chapter
- Planning and Implementation Chapter
- Facilities and Services Chapter

King County Roads Standards 1987
Road Adequacy Standards King County Ordinance 7544 and Ordinance 8052

Draft King County Transportation Plan
- Transportation Needs Report (TNR)

STREETS AND ROADS

SQP 129 OPERATION AND MAINTENANCE IMPROVEMENTS TO THE PLANNING AREA'S ARTERIAL SYSTEM SHALL BE INCLUDED IN THE COUNTY'S CAPITAL IMPROVEMENT AND SIX YEAR ROAD PLANNING PROGRAMS. ROAD PROJECTS INVOLVING OPERATION IMPROVEMENTS AND MAINTENANCE OF THE PLANNING AREA'S EXISTING ARTERIAL SYSTEM ARE PREFERRED OVER NEW ROAD CONSTRUCTION PROJECTS.

The existing arterial system for the Snoqualmie area has enough capacity to handle most increases in traffic growth. However, the safety and efficiency of roads in the valley can be improved. This policy responds to the community's concern for safety of motorists, pedestrians, and bicyclists; and emphasizes improving the existing arterial system over the need for new roads. The plan recommends improvement projects such as widening travel lanes on narrow roads, installing signals or adding turn lanes at intersections, and widening or rebuilding bridges that are in poor condition. Improvements are also needed for areas with poor sight distances, substandard shoulders or high accident rates. New construction or major widening of arterials should only occur when operational improvements can no longer provide adequate safety or service.

The recommended transportation improvement projects for the community planning area will be used in developing the County's CIP and Six Year Road Planning Program. Each of the improvement projects will be ranked and prioritized. Projects that received a high priority rating for Snoqualmie will be included in the CIP. The projects will then be evaluated on a Countywide basis and ranked accordingly for funding and construction. In addition, the improvement list may be used by other jurisdictions in their planning and programming of road improvements.

SQP 130 NEW ROAD CONSTRUCTION AND ROAD IMPROVEMENTS IN THE RURAL RESIDENTIAL PORTION OF THE PLANNING AREA SHOULD CONFORM TO RURAL ROAD STANDARDS AS DEFINED IN THE 1987 KING COUNTY ROAD STANDARDS.

The community has voiced support for maintaining the existing rural character of the valley. A major characteristic of rural areas is the design and construction of the road system. The roads in the valley consist mostly of two-lane roads with gravel shoulders and open ditches. However, maintaining the rural character of the roads does not mean compromising traffic safety or operational efficiency of these roads. Improvements to the arterial system are required to conform to the 1987 King County Roads Standards for rural roads. The standards for rural roads are identified by the arterial functional classification and discuss standards for road right-of-way, shoulder condition, pavement width for public and private street construction, and maintenance.

The Arterial Functional Classification map shows the arterial and functional classification system for roads in the planning area. The routes are classified by the size and function of each facility. The arterial classifications are defined as follows:

Freeway: A high speed, high capacity roadway intended exclusively for motorized traffic with access controlled by interchanges and road crossings separated by bridges. Washington State Department of Transportation (WSDOT) has opened portions of I-90 for bicycle use. I-90 serves as the major freeway for the region. WSDOT is currently doing a study to convert SR-18 to a limited access freeway.

Expressway: A center-divided highway for through traffic with access only at certain controlled intersections and grade separations at major route crossings where warranted.

Principal Arterial: A highway connecting major community centers and facilities, often constructed with partial limitations on access through intersections and common driveways. Major north/south and east/west principal arterials serving the valley are SR-202 and SR-203 which provide connection between the valley cities. Other principal arterials include Preston-Fall City Road, and Woodinville-Duvall Road.

Minor Arterial: A highway connecting centers and facilities within the community and providing some access to abutting properties. The facility stresses mobility and circulation needs over providing specific access to properties. Roads that are classified as minor arterials include Tolt Hill Road, Meadowbrook Way, Reinig Road and 428th Avenue Southeast.

Collector Arterial: A highway connecting two or more neighborhoods as well as carrying traffic within neighborhoods. Roads that serve as collector arterial include 436th Avenue Southeast Road (Cedar Falls Road), Cherry Valley Road and Kelly Road.

SQP 131 RURAL TRANSPORTATION NEEDS ARE MORE LIKELY TO INVOLVE SAFETY AND DESIGN CONCERNS RATHER THAN CAPACITY PROBLEMS. THE PRIORITY PROCESS IN THE KING COUNTY TRANSPORTATION PROGRAM SHOULD GIVE GREATER WEIGHT TO THESE NEEDS, RELATIVE TO URBAN AREA PROJECTS.

King County uses a Countywide process to evaluate transportation projects and ranks them by importance. These rankings determine which project should be funded and constructed.

Transportation projects are evaluated by 20 criteria representing physical, social and environmental conditions. A value is given to each criteria and a total score is determine for each project and is marked as a high, medium or low priority project. A problem with this process is it does not distinguish between rural and urban standards. The definition and ranking guidelines used for each criteria emphasize an urban level of needs. Rural road standards are not used in the ranking of projects which frequently results in rural area transportation projects receiving lower overall scores in the process of establishing priorities.

The Snoqualmie Valley Community Plan recognizes this discrepancy and recommends a revision in the prioritization process to include rural guidelines for evaluating rural projects. Changes in the ranking of projects will be accomplished through the KCTP. The KCTP will re-evaluate improvement projects in the planning area using new rural standards.

SQP 132 INTERLOCAL AGREEMENTS GUIDING EXPANSION AREAS SHALL DEFINE ROAD DESIGN AND ADEQUACY STANDARDS CONSISTENT WITH KING COUNTY OR APPROPRIATE RURAL ACTIVITY CENTER STANDARDS (WHICHEVER IS HIGHER) AND SHALL ALSO INCLUDE A AREAWIDE CIRCULATION PLAN FOR THE EXPANSION AREAS. THE INTERLOCAL AGREEMENT SHALL ALSO PROVIDE A MECHANISM FOR DISTRIBUTING MITIGATION PAYMENTS BETWEEN THE COUNTY AND THE SUBJECT RURAL ACTIVITY CENTERS.

Upon completion of the community plan, the County will begin to negotiate agreements with the Rural Activity Centers. A required condition of the agreements will be to define a comprehensive circulation plan for each expansion area. The circulation plan should establish new roads and circulation needs and identify the public and private sector responsibilities in providing future road needs. It may also identify roads that should not be improved for additional capacity, retaining rural residential standards. The circulation plan will be used as a guide in directing future development. It will define the extension of the arterial road system and also address neighborhood and local road needs. These agreements will also help establish road adequacy and design standards for the expansion area.

The 1989 adopted Snoqualmie Interlocal Agreement establishes the need for a new principle arterial connecting Interstate-90 to State Route-202 to serve development in the proposed Snoqualmie Ridge Master Plan Development. The new roadway will be the responsibility of the private developer to mitigate future transportation impacts and provide for direct access to the existing arterial system. (See Appendix I, Snoqualmie Interlocal Agreement)

SQP 133 NEW DEVELOPMENT SHALL PROVIDE ALL ON-SITE TRANSPORTATION IMPROVEMENTS, AND MAY BE REQUIRED TO PAY A FAIR-SHARE FOR OFF-SITE IMPROVEMENTS WHICH ARE NECESSARY TO MITIGATE THE IMPACTS OF THE DEVELOPMENT.

Required on-site improvements are determined during the County's development review process. Conditions on the development must conform to the County's design standards. This community plan recommends areas where future development will be required to provide new neighborhood and local access roads. Areas such as those north of Wilderness Rim, West of Lake Marcell and just east of Duvall are undeveloped and will need internal roads for better circulation and new neighborhood collector roads.

King County Ordinance No. 7544, as amended by Ordinance No. 8052, provides guidance for requiring off-site improvements. The Ordinance sets a road adequacy standard and establishes conditions for development approval. New development which generates a significant amount of off-site vehicular traffic, as defined in the Ordinance must provide an analysis of traffic impacts as part of the County's development review process. If traffic generated by the proposal exceeds a level of service E, the development will not be approved unless the applicant provides the improvements necessary to achieve level-of-service E or better, reduces the number of trips generated to obtain an adequate level-of-service, agrees to wait until the improvements are made by the County, or offers to pay for a prorated share of the direct traffic impacts of this development. The following table (Signalized Intersection Level of Service) describes the level-of-service for signalized intersections.

The County is currently re-evaluating the Road Adequacy Standard and is considering a new program called Mitigation Payment System (MPS). MPS is a program for assessing impacts and requiring a fair share contribution from new development for transportation improvements Countywide. Contributions from new development combined with County road funds will be used to pay for the improvement projects recommended by the Snoqualmie Valley Community Plan.

TABLE: SIGNALIZED INTERSECTION LEVEL OF SERVICE

Level of Service	Stopped Delay per Vehicle (sec.)	Description
A	5.0 or less	Very favorable traffic progression, most vehicles do not stop. Typically short signal cycle lengths.
B	5.1 to 15.0	Good traffic progression and/or short signal cycle lengths.
C	15.1 to 25.0	Fair traffic progression and/or longer cycle lengths. Significant number of stopped vehicles.
D	25.1 to 40.0	Noticeable influence of congestion. Many stopped vehicles. Unfavorable progression and/or long cycle lengths.
E	40.1 to 60.1	Limit of acceptable delay. Poor progression and long cycle lengths. Frequent failure of signal cycles to clear all waiting vehicles.
F	Greater than 60.0	Unacceptable delay. Vehicle flows exceed intersection capacity. Poor progression and long cycle lengths.

SQP 134 TRUCK TRAFFIC ACCESS ASSOCIATED WITH THE INDUSTRIAL ZONING AT PRESTON FALL CITY INTERCHANGE EXIT 22 SHOULD ONLY BE ALLOWED FROM THE ARTERIAL SYSTEM AND SHOULD BE DESIGNED TO PRECLUDE USE OF RESIDENTIAL ROADS FOR ACCESS. ALL ON-SITE AND ADJACENT ROADS SHOULD CONFORM TO THE INDUSTRIAL ACCESS STREET DESIGN STANDARDS.

Residents of the Preston community expressed concern about the potential impacts of industrial truck traffic on their neighborhood streets. This policy recognizes the existence of industrial development and the importance of maintaining a stable residential community. The policy recommends reducing the impacts of the industrial development by limiting all truck activity to the arterial system. Special development conditions are placed on the industrially zoned properties near the Exit 22 interchange.

SQP 135 EXISTING ROADS IN THE COMMERCIAL AREA OF FALL CITY SHALL BE UPGRADED TO COMMERCIAL STANDARDS. FALL CITY BUSINESSES SHOULD ESTABLISH A ROAD IMPROVEMENT DISTRICT FOR IMPROVING VEHICULAR CIRCULATION AND PEDESTRIAN AMENITIES.

The Snoqualmie Valley Community Plan gives Fall City the potential to expand its commercial area. This change in land use will require better roads to serve the business center. Improvements should include the following:

(1) Provide angle parking, curb, gutter, sidewalks and landscaping along businesses on SR-202 from 333 Avenue Southeast to Preston-Fall City Road.

(2) Reconstruct Southeast 43rd Street with landscaping, lighting, parking and sidewalks. Landscaping should be designed to buffer and limit view of potential commercial development from residential property.

(3) Upgrade and reconstruct 340th Place Southeast and 341st Place Southeast to commercial standards to provide access to the existing commercial zone property.

(4) Provide improved circulation by realigning the intersection at Preston-Fall City Road and Southeast 43rd Street.

(5) Install signal at SR-202 and Preston-Fall City Road.

The responsibility for the above improvements rests with the State of Washington, King County and Fall City business owners. One mechanism available for business to upgrade roads is the forming of a Road Improvement District (RID). The community plan provides additional areas for business expansion. To achieve this potential, property owners should participate in an RID for the Fall City area. King County and WSDOT will work closely with Fall City businesses to help fund these improvements.

NON-MOTORIZED FACILITIES

SQP 136 KING COUNTY SHOULD DESIGN AND DEVELOP AN EFFICIENT AND SAFE SYSTEM OF COMMUTER AND RECREATIONAL ROUTES FOR PEDESTRIAN, BICYCLE AND EQUESTRIAN USE.

Community meetings and surveys have indicated there is community support for improving safety for pedestrians, bicyclists and equestrians. The natural setting of the planning area

provides good opportunities for the establishment of recreational routes for these user groups (see Community Plan Map, Recommended Non-Motorized Improvements). Bicycle clubs and organizations have frequently used the low traffic volume roads in the valley as touring routes. Equestrian use is also heavy along roads and on off-road trails in the upland plateau areas. In addition, school districts have voiced their concern over the lack of safe walkways, pathways, and school bus pullouts along the existing arterial system.

The majority of roads in the valley have very low traffic volumes and are excellent for touring bicycle groups and weekend riders. Roads should be designated as shared bicycle routes with warning signs indicating bicycles are on roadways. The community plan recommends bicycle improvements with warning signs and spot paving of the shoulder on the Snoqualmie Valley Road, Carnation Farm Road, Mill Pond Road, and Meadowbrook-North Bend Road. SR-202 and SR-203 are major bicycle corridors linking the valley cities and the City of Redmond. The community plan recommends paving the shoulders of the roads to provide for bicyclists using these corridors.

SQP 137 DURING KING COUNTY'S DEVELOPMENT REVIEW PROCESS, PUBLIC ACCESS OR EASEMENTS MAY BE REQUIRED TO COMPLETE THE DEVELOPMENT OF A LOCAL TRAIL SYSTEM.

Equestrian improvements such as reconstructing shoulders, grading, maintaining gravel surface and, in some cases, physical separation from roads, would be required for safety. Roads designated for equestrian use are Cherry Valley Road, Kelly Road, Big Rock Road, Tokul Road, Reinig Road, 428th Avenue Southeast, Mt. Si Road, and Middle Fork Road. In addition to road improvements, the plan identifies existing equestrian corridors for local use. These corridors should be protected by easements and preserved from future development.

The planning area has several regional trails that are described in the Parks and Open Space Chapter.

TRANSIT AND RIDESHARING

SQP 138 KING COUNTY, METRO AND LOCAL JURISDICTIONS SHOULD IMPROVE PUBLIC TRANSPORTATION PROGRAMS WHICH INCLUDES TRANSIT, TRANSPORTATION SYSTEM MANAGEMENT, VANPOOLS AND CARPOOLS BETWEEN RURAL ACTIVITY CENTERS IN THE PLANNING AREA, AND TO SUBURBAN CITIES.

SQP 139 PARK-AND-RIDE AND PARK-AND-POOL LOTS SHOULD BE DEVELOPED IN RURAL ACTIVITY CENTERS AND NEAR FREEWAY INTERCHANGES.

Transit and ridesharing programs are the responsibility of Metro. King County, local jurisdictions and Metro need to work together to provide adequate transit service linking Rural Activity Centers in the planning area.

Transit ridership is low because of the low residential density in the planning area and the commuting distance from the valley to major employment centers. Developing park-and-ride and park-and-pool lots promote transit use and reduce vehicular trips. The community plan recommends locating lots in each RAC, near major highway intersections or freeway interchanges (see map, Recommended Transit/RideSharing Improvements). New lots could be established at churches, senior centers or shopping centers. The Cedar Falls interchange, or expansion of existing areas in North Bend or near Northeast 124th Street and and SR-203 are also good locations.

RECOMMENDED TRANSPORTATION IMPROVEMENT PROJECTS

To achieve the goals of this plan, the following list of recommended transportation projects has been prepared. It contains improvements for roads, and pedestrian and bicycle systems. This list will be incorporated into the project recommendation in the Draft King County Transportation Plan.

There are over 70 improvement projects identified for the planning area (see Community Plan Map, Recommended Road Improvements). A computer model was used to help forecast future traffic volumes and determine potential road problems for various land use alternatives. Based on existing deficiencies and the information from the computer model, a preliminary list of transportation projects were identified for the plan. Each project went through a detailed evaluation to determine need, cost, and priority. Additional projects identified by the Citizen Advisory Committee (CAC), and other agencies and individuals were also evaluated to complete the transportation analysis. The projects are divided into three categories: road improvements, non-motorized improvements and transit/ridesharing improvements.

Road Improvement Project Type

The following explains terms used in the following table.

Minor Widening	-	These projects are needed to correct existing pavement deficiencies and safety problems. The projects include realigning roadway, widening travel lanes, reconstructing shoulders.
Intersection/ Operational	-	Widening or realigning intersections to provide better sight distance. Installing traffic signals when warranted and providing turn lanes.
Bridges	-	There are several small bridges that have load limits, in poor condition or need to be replaced because of their age.
New Local Roads	-	New local roads are identified in areas where there may be potential for new development and there is a need for local and neighborhood system of access roads.
Expansion Area Circulation Study	-	A requirement for each expansion area agreement will be to provide an areawide circulation study to determine road standards and future road needs.

RECOMMENDED TRANSPORTATION IMPROVEMENTS

I. ROAD IMPROVEMENTS:
(MINOR WIDENING, INTERSECTION IMPROVEMENTS, BRIDGES, NEW LOCAL ROADS)

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
Minor Widening					
SQ-1	NE 124th St. from W. Snoqualmie Valley Road to SR-203	Medium	$1,500,000	KC	Minor widening, reconstruct roadway to prevent flooding, pave shoulders. Major connection east/west to Bear Creek.
SQ-2	NE 80th St. from W. Snoqualmie Valley Rd. to Ames Lake Rd.	Medium	$1,300,000	KC	Minor widening, reconstruct roadway, install bike route and warning signs.
SQ-3	Fall City commercial access street/SE 43rd St. 340th Pl. SE, 341st Pl. SE	Medium	-	Private KC	Minor widening, reconstruct road to commercial standards, parking, curb, gutter and sidewalk. Property owners agree to participate in RID.
SQ-4	436th Ave. SE/Cedar Falls Rd. from I-90 to Wilderness Rim	Medium	$ 800,000	KC Private	Minor widening, realign roadway to provide better sight distance, reconstruct shoulders.
SQ-5	468th Ave. SE (Edgewick Rd) from SE 140th St. to 500' south.	Low	$ 100,000	Private	Minor widening, widen roadway to industrial standards.
SQ-6	SE Mt. Si Rd. from 452 Ave. SE to 500' east	Low	$ 50,000	KC	Minor widening, reconstruct roadway, realign, remove hazardous curve section, maintain shoulders for equestrian use.
Intersection Improvements					
SQ-7	SR-203 at Woodinville-Duvall Rd.	High	$ 100,000	WSDOT, KC Duvall	Intersection improvements, provide turn channels
SQ-8	SR-203 at Big Rock Rd.	Medium	$ 75,000 $ 75,000	WSDOT	Intersection improvements, construct turn channels on SR-203, improve safety for school buses.

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
SQ-9	SR-203 at NE 124th St.	Medium	$ 100,000	WSDOT	Intersection improvements, construct turn channels on SR-203, improve intersection operation, install signal when warranted.
SQ-10	SR-203 at Stillwater Hill Rd.	Medium	$ 65,000	WSDOT Private	Intersection improvements, construct turn channels, dedicate r-o-w for turn lanes, relocate retail site to other side of SR-203 as condition of rezone approval.
SQ-11	SR-203 at Tolt Hill Road	Medium	$ 65,000	WSDOT	Intersection improvements, construct turn channels on SR-203, improve safety and intersection operation.
SQ-12	SR-202 at 308th Ave. SE	Low	$ 100,000	WSDOT KC	Intersection improvements, install signal and turn channels when warranted.
SQ-13	SR-202 at Preston Fall City Rd.	Low	$ 65,000	WSDOT KC	Intersection improvements, install signal when warranted.
SQ-14	Preston-Fall City Rd. at SE 43rd Street	Low	$ 100,000	KC	Intersection improvements, realign intersection to create 4-way approach.
SQ-15	SR-202 at River Street	Medium	$ 100,000	WSDOT Snoq.	Intersection improvements, install signal and turn channels.
SQ-16	SR-202 at Meadowbrook Way	High	$ 100,000	WSDOT KC Snoq.	Intersection improvements, install signal, improve intersection operation and safety for pedestrian crossing.
SQ-17	Meadowbrook Way at Preston-North Bend Road	Low	$ 65,000	KC	Intersection improvements, install traffic signal when warranted
SQ-18	468th Ave. SE at SE 140th St.	Low	$ 75,000	Private KC	Intersection improvements, realign intersection, improve sight distance.

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
Bridges					
SQ-19	NE 124th Bridge	Medium	$ 690,000	KC	Replace bridge, narrow bridge with load limit.
SQ-20	Kelly Rd. Bridge: 5007	Low	$ 76,000	KC	Reconstruct bridge, Countywide bridge project
SQ-21	Lake Joy Brodge: 5034A	Low	$ 76,000	KC	Reconstruct bridge, Countywide bridge project
SQ-22	Carnation-Farm Rd. Bridge: 5028	Medium	$ 97,000	KC	Replace bridge.
SQ-23	Carnation Bridge: 5024	Medium	$ 178,000	KC	Replace bridge.
SQ-24	Snoqualmie Valley Rd. Bridge: 5009-B	Low	$ 76,000	KC	Reconstruct bridge, Countywide bridge project
SQ-25	Tolt Bridge: 1834A	High	$ 166,000	KC	Replace bridge, narrow with load limit.
SQ-26	Pleasant Hill Bridges (2 bridges 916-A, 228-D)	Low	$ 173,000	KC	Reconstruct bridge, Countywide bridge project
SQ-27	312 Ave. SE Bridge: 228-F	Low	$ 97,000	KC	Reconstruct bridge, Countywide bridge project
SQ-28	Patterson Creek Bridge (2 bridges, 233-A, 344-B)	Low	$ 173,000	KC	Reconstruct bridge, Countywide bridge project
SQ-29	CW Neal Rd. Bridges (3 bridges, 249, A-B-C)	Low	$ 250,000	KC	Reconstruct bridge, Countywide bridge project
SQ-30	Old Fall City Rd. Bridge 920-A	Low	$ 97,000	KC	Reconstruct bridge, Countywide bridge project
SQ-31	Preston-Fall City Bridge (3 bridges)	Medium	$ 750,000	KC	Reconstruct bridge, widen travel lanes, provide shoulders for pedestrian and bicyclists.
SQ-32	Sterns Rd. Bridge: 61-B	Medium	$ 283,000	KC	Replace bridge, narrow with load limit
SQ-33	Tokul Road Bridge: 271-A.0.2	High	$ 246,000	KC	Replace bridge

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
SQ-34	Coal Creek Bridge: 1086-B	Low	$ 76,000	KC	Reconstruct bridge, Countywide bridge project
SQ-35	Kimball Creek Bridge: (3 bridges 1413-B, C and 909-B)	Low	$ 238,000	KC	Reconstruct bridge, Countywide bridge project
SQ-36	Brissack Bridge: 1116-A	Medium	$ 76,000	KC	Reconstruct bridge
SQ-37	Edgewick Bridge: 617-B	Medium	$ 131,000	KC	Reconstruct bridge
New Access Roads					
SQ-38	Odell Road extension	-	-	Private	Construct new 2 lane rural neighborhood collector road. Maintain shoulders for equestrian use. Require improvements as part of site plan approval.
SQ-39	West Lake Marcell Local Road	-	-	Private	Construct new 2 lane rural neighborhood collector road.
SQ-40	Preston Industrial Access Road	-	-	Private	Construct new 2 lane industrial access road.
SQ-41	Lower Wilderness Rim Local Roads	-	-	Private	Construct new 2 lane rural neighborhood collector road. Require improvements as part of site plan approval.
SQ-42	Edgewick Industrial Access Road	-	-	Private	Construct 2 lane industrial access road. Require improvements as part of site plan approval.
SQ-43	SR-202 from Tolt Hill Rd to North Bend Rd.	High	-	WSDOT	Pave shoulders for pedestrian/bicycle use. Major bicycle corridor from Redmond to North Bend.
SQ-44	SR-203 from north county line to SR-202	High	-	WSDOT	Paved shoulders for pedestrian/bicycle use. Major north/south bicycle corridor.

II. NON-MOTORIZED IMPROVEMENTS: PEDESTRIAN, BICYCLISTS AND EQUESTRIAN (PAVING SHOULDERS, CURB/GUTTER/SIDEWALKS, EQUESTRIAN IMPROVEMENTS, TRAILS)

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
SQ-45	Preston-Fall City Road from I-90 Interchange to SR-202	Medium	$ 900,000	KC	Paved shoulders for pedestrian/bicycle use. Improve safety and sight distance for non-motorized travel to Fall City.
SQ-46	Woodinville-Duvall Rd. from Avondale to SR-203	Medium	$1,600,000	KC	Pave shoulders for pedestrian/bicycle use, major east/west corridor.
SQ-47	Snoqualmie Valley Rd from County line to NE 80th St.	Low	$ 50,000	KC	Spot paving of shoulders, install bike route signs and warning signs bicycle on roadway.
SQ-48	NE Carnation-Farm Rd. from NE 80th St. to SR-203	Low	$ 70,000	KC	Spot paving of shoulders, install bike route signs and warning signs bicycle on roadway.
SQ-49	Cherry Valley Road from SR-203 to Kelly Road	Medium	$ 120,000	KC Duvall	Reconstruct shoulders for pedestrian and equestrian use. Pathway program for school.
SQ-50	Kelly Road from Cherry Valley Rd. to Big Rock Road.	Low	-	KC	Maintain and designate existing shoulders for equestrian use, priovide warning signs at trail crossing
SQ-51	Big Rock Road from Tolt Pipeline Trail to Kelly Rd.	Low	-	KC	Maintain and designate existing shoulders for equestrian use, provide warning signs at trail crossing.
SQ-52	SR-202 from 334 Pl. SE to Preston-Fall city Rd.	Medium	-	WSDOT Private	Construct, curb, gutter, sidewalk and angle parking; widen curb lane for for bicycle use. Private owners agree to form RID.

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
SQ-53	Tokul Rd/Fall City Station Rd. from SR-202 to Reinig Rd.	Low	-	KC	Maintain and designate existing shoulders for equestrian use, provide warning signs, equstrian on roadway.
SQ-54	Reinig Rd/428 Ave. SE from Fall Station Rd. to SE 108 St.	Low	-	KC	Maintain and designate existing shoulders for equestrian use, provide warning signs, equestrian on roadway.
SQ-55	Mill Pond from Tokul Rd. to Meadowbrook Ave. SE	Low	$ 350,000	KC	Reconstruct shoulders, install bike route signs and warning signs bicycle on roadway.
SQ-56	Meadowbrook Ave SE/Meadow-brook North Bend Rd from SR-202 to SR-202	Low	$ 275,000	KC Snoq. N.Bend	Reconstruct shoulders, install bike route signs and warning signs bicycle on road. School pathway program.
SQ-57	Mt. Si Rd from North Bend Way to NW corner of Section 8	Low	-	KC	Maintain and designate existing shoulders for equestrian use, provide warning signs, equestrian on roadway.
SQ-58	SE 140th St/Middle Fork Rd from North Bend Way to end of road	Low	-	KC	Maintain and designate existing shoulders for equestrian use, provide warning signs, equestrian on roadway.
Regional Trails					
SQ-59	Snoqualmie Valley Trail	-	-	KC (Parks)	Develop trail
SQ-60	Tolt Pipline Trail	-	-	KC (Parks)	Extend equestrian and hiking trail along pipeline corridor, provide trail crossing at SR-203, Big Rock Rd. and Kelly Rd.
SQ-61	Preston-Snoqualmie Trail	-	-	KC (Parks)	Construct multi-purpose trail
SQ-62	Snoqualmie/North Bend Trail	-	-	Snoq. N.Bend KC (Parks)	Construct multi-purpose trail

III. TRANSIT/RIDESHARING IMPROVEMENTS

Project #	Project and Location	Priority	Cost Estimate	Agency	Project Type and Description
SQ-63	Cedar Falls Tanner Trail	-	-	KC (Parks)	Acquire abandoned railroad line
SQ-64	Duvall Park and Ride Lot	-	-	Metro	Locate new site in Town of Duvall
SQ-65	Carnation Park and Pool Lot	-	-	Metro Private	Locate new park and pool lot within Carnation
SQ-66	Upgrade Transit Shelter	-	-	Metro	Improvements could be part of RID
SQ-67	Snoqualmie Park and Pool Lot	-	-	Metro Private	Locate new site in town of Snoqualmie
SQ-68	Cedars Fall Park and Pool Lot	-	-	Metro	Locate new site
Expansion Area Circulation Study					
SQ-69	Duvall Expansion Area Circulation Study	-	-	KC Duvall	Study, Conduct feasibility/needs study to establish new roads and improvements as part of County/City agreement.
SQ-70	Carnation Expansion Area Circulation Study	-	-	KC Carnation	Study, conduct feasibility/needs study to establish new roads and improvements as part of County/City agreement.
SQ-71	Snoqualmie Expansion Area Circulation Study/Snoqualmie Ridge Parkway	-	-	Snoqual-mie Private	Study, conduct feasibility/needs study to establish new roads and improvements as part of interlocal agreement. New principal arterial required for annexation of expansion area.
SQ-72	North Bend Expansion Area Circulation Study	-	-	KC North Bend	Study, conduct feasibility/needs study to esablish new roads and improvements as part of interlocal agreement.

IX. PARKS, RECREATION AND OPEN SPACE

This chapter establishes policies to guide decisions on future park acquisition and recreation development projects in the Snoqualmie Valley community planning area. Analysis of existing parks and recreation sites and facilities, King County policies and standards, and direction from communitywide meetings and the Citizen Advisory Committee are the basis for the following parks and recreational policies.

Existing King County documents which give guidance for this chapter:

King County Comprehensive Plan — Chapter 2 Plan Concept
Chapter 3 Planning and Implementation
Chapter 4 Environment and Open Space

King County Park Policy Task Force Report Ordinance #3813

Interim Assessment of King County Park Needs, August, 1987

Washington State Scenic and Recreation Highway Act (RCW 47.39) (WAC 468-34)

King County Scenic Routes Plan Motion #3681 1978

Ordinance 5596 Fees in Lieu of Open Space

King County Open Space Bond Proposition

The following map shows the location of public and private parks and recreation facilities in the Snoqualmie Valley community planning area. Both the state and federal governments have park and recreational sites in the area, as do a number of private property owners. Camps, retreat centers, golf courses, hiking and equestrian trails, and a national wilderness area are among the private and public facilities. The area's accessible rivers and streams, large tracts of forest lands, and agricultural activities are also a regional draw. In the past, King County Natural Resources and Parks Division has provided neighborhood, community and regional level facilities in this area.

In The King County Park Policy Task Force Report (Ordinance #3813) standards for major urban parks, neighborhood parks, community parks, regional parks, and athletic facilities are used to determine the adequacy of existing facilities in the planning area. These standards and guidelines were also used to determine the need for additional facilities. The application of the County adopted standards for traditional neighborhood and community facilities shows a surplus of park acreage based on present and future population levels. (See Appendix H - Parks Needs Assessment.)

The King County Comprehensive Plan (KCCP) provides a framework for park facility and service planning for King County and its many independent jurisdictions. Consistent with designating the Snoqualmie Valley community planning area rural, and with the number of existing recreational opportunities, the County's spending strategy is to maintain or upgrade existing facilities and services to support planned rural area growth. (KCCP F-104).

SQP 140 KING COUNTY SHALL GIVE PRIORITY TO THE IMPROVEMENT AND MAINTENANCE OF ITS EXISTING NEIGHBORHOOD AND COMMUNITY PARKS, AND RECREATIONAL FACILITIES, OVER THE ACQUISITION OF SIMILAR NEW PARKS AND RECREATIONAL FACILITIES.

In the past, both King County, and the valley towns and school districts, have provided neighborhood and community level facilities (see map, Local Parks and Recreation Facilities Public and Private). This has resulted in some duplication of roles and have been an inefficient use of public funds.

SQP 141 NEW KING COUNTY PARKS IN THE SNOQUALMIE PLANNING AREA SHOULD PROVIDE FOR REGIONAL RECREATIONAL ACTIVITIES SUCH AS CAMPING, HIKING, BICYCLING, HORSEBACK RIDING, BOATING, FISHING; AND ENJOYMENT OF THE HISTORIC, CULTURAL AND NATURAL ENVIRONMENT.

These policies establish King County public spending priorities for parks and recreation in the planning area. Policy SQP 140 encourages the efficient use of existing public facilities. Policy SQP 141 suggests King County recognize the planning area's appeal as a regional recreational area and address the recreational needs of regional visitors as well as area residents (see Community Plan Map, Regional Recreational Resources). A list of parks and recreation projects recommended for funding through the capital improvement budget is found in this chapter. King County will develop regional facilities with the involvement of area school districts, local, state and federal park agencies to assure facilities are not duplicated and a coordinated regional approach is used.

In 1989, voters of King County approved a 117.6 million dollar bond to purchase park lands. The County has approximately 3 years to purchase approximately 3,000 acre of undeveloped land throughout King County. Four projects are located in the Snoqualmie planning area. Three Forks Parks, located at the confluence of the North, Middle and South Forks of the Snoqualmie River will add 380 acres to the 55 acres currently owned by King County. Moss Lake features 350 acres of wetland and environmentally sensitive lands for an interpretive park. Holgate Farm is within the City of North Bend. Within the City of Duvall, Snoqualmie riverfront property will be purchased.

SQP 142 KING COUNTY SHOULD INVENTORY AND ASSESS STATE FOREST BOARD TRUST LANDS TO DETERMINE IF THESE LANDS WOULD BE APPROPRIATE AS REGIONAL COUNTY PARKS.

Some of these County-owned lands, held in trust by the state, may have value as potential regional park sites and open space areas. Their wildlife habitat, open space and scenic value is high. The State Forest Board Trust Lands are a high priority for open space uses (see Community Plan Map, Forest Board Trust Lands).

LAND TRAILS

Recreational trails in the planning area draw users from the greater Puget Sound region as well as area residents. The trails provide access to wilderness areas and parks, and link rural residential areas and Rural Activity Centers. Trails can be defined as regional or local depending on their function and length. Trails that provide access within individual subdivisions, or to nearby parks or schools are considered local. Regional trails generally follow major travel or scenic corridors, connecting to major parks, communities or other trails.

Regional Trails

SQP 143 KING COUNTY SHALL PUT HIGH PRIORITY ON THE ACQUISITION AND DEVELOPMENT OF A REGIONAL TRAIL SYSTEM LINKING THE SNOQUALMIE VALLEY PLANNING AREA TO OTHER PARTS OF THE COUNTY.

In the early 1970s the "Sound to Mountain" trail concept was developed. Through a series of linked-up trails, a route between the saltwater shoreline of Elliott Bay to the summit of Snoqualmie Pass was envisioned. Also in the early 1970s, the Chicago-Milwaukee Railroad abandoned its line through the Snoqualmie Valley and offered its right-of-way for sale. King County bought the right-of-way to provide a link in the Sound to Mountain trail. Since trail development funds were not available at that time, the County could only make minor modifications to ensure public safety. King County is committed to the completion of this link in the Sound to Mountain Trail system and will continue to seek ways to achieve this goal.

The following projects are part of the Sound to Mountain Trail system.

Project Descriptions

- **Snoqualmie Valley Trail (Higher priority)**

  Complete the development of a pedestrian, equestrian, mountain bicycle unpaved trail as specified in the master plan, located on the old Chicago-Milwaukee Railroad right-of-way which runs north/south from the King/Snohomish county line to the City of Snoqualmie.

- **Preston to Snoqualmie Trail (Lake Alice Trail) (Higher priority)**

  Acquire and develop additional trail right-of-way to complete the trail link from Preston to the town of Snoqualmie. The trail runs east and west with connections to the East Sammamish and Snoqualmie Valley trail system.

- **Tolt Pipeline Trail (Lower priority)**

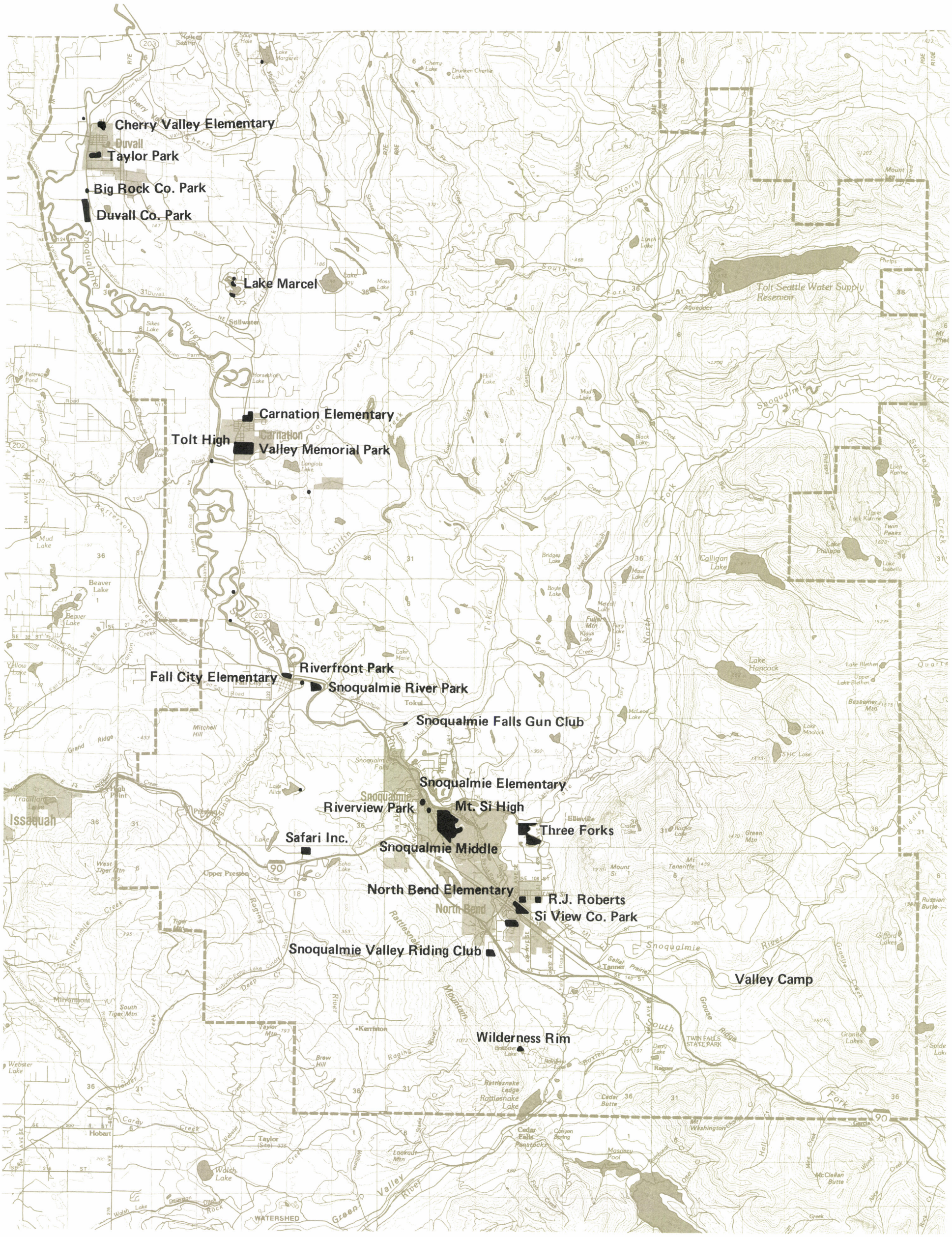
  Develop the Tolt pipeline easement for trail users. The trail, running east/west, should be extended to Kelly Road.

- **Tolt Pipeline Trail Bridge (Lower priority)**

  A trail bridge spanning the Snoqualmie River connecting the Tolt Pipeline Trail to Duvall Park would provide a link to the Bear Creek Trail System.

- **Cedar Falls to Cabin Creek (Lower priority)**

  Burlington-Northern Railroad recently decided to abandon 43 miles of railroad right-of-way from Cedar Falls by North Bend to Cabin Creek on the east side of Snoqualmie Pass. King County is working with the State of Washington Parks Department to set up a multi-agency authority to acquire and maintain the trail. If accomplished, the trail would connect the Sound to Mountain System with the Cascade Crest Trail and could form a link in a cross-Washington trail to Idaho.



LOCAL PARKS AND RECREATION FACILITIES PUBLIC AND PRIVATE

Snoqualmie Valley
Community Plan

N

1 0 1 2 3 Miles

King County Planning and Community Development Division

Cherry Valley Habitat Management Area
Duvall
Tolt Pipeline Trail
Snoqualmie
Moss Lake Co. Park
Stillwater
Stillwater Habitat Management Area
Camp Gilead
McDonald Co. Park
Valley
Carnation
River Ranch Girl Scout Camp
Trail
Carnation Golf Course
Catholic Boys Camp
American Adventure
Fall City
Snoqualmie Falls Golf Course
Forest Theatre
Trail
Snoqualmie Falls
Preston
Snoqualmie
Camp Terry YMCA
Issaquah
Mt. Si Public Golf Course
Mt. Si Conservation Area (under acquisition)
North Bend
Highline School Dist. 401
Puget Sound Youth Foundation Camp
Mine Creek Campground
Sound to Mountain Trail
Cascade Golf Course
Olallie State Park
Cedar Falls Tanner Connection Trail
Rattlesnake Lake Picnic Area
Cedar Falls Tanner Trail
Hobart
WATERSHED
Green Valley River

REGIONAL RECREATIONAL RESOURCES

- Public Recreation Area
- Private Recreation Area
- Campground
- Designated Trail
- Contemplated Trail
- State Game Fishing Access

N

1 0 1 2 3 Miles

Snoqualmie Valley
Community Plan

King County Planning and Community Development Division

Local Trails

SQP 144 A COMMUNITYWIDE TRAIL SYSTEM FOR PEDESTRIANS, EQUESTRIANS AND BICYCLISTS SHOULD BE DEVELOPED. THIS TRAIL SYSTEM SHOULD CONNECT REGIONAL TRAILS WITH LOCAL TRAILS AND WALKWAYS.

King County Natural Resources and Parks Division continues to be a major provider of regional trails in the planning area. However, a secondary or more local system of trails exists informally and could become more established through efforts by the County and volunteer user groups. Community members identified roads, utility corridors, and informal trails often used by equestrians, bicyclists and pedestrians. Although the County would not purchase or maintain these informal routes, County roads can be signed and shoulders widened to accommodate trail users. The County can accept dedication of right-of-way in new subdivisions, short subdivisions, planned unit developments, and through the bonus density system or other incentives or regulations. Volunteer user groups can obtain agreements from property owners to use informal trails across private property or along utility corridors. These groups have and should continue to provide trail maintenance on a voluntary basis.

SQP 145 THE ESTABLISHMENT AND DESIGN OF COMMUNITY ORIENTED LOCAL TRAIL SYSTEM SHOULD INCLUDE:

1. ROUTES WHICH CONNECT MAJOR RESIDENTIAL AREAS WITH RECREATION AREAS INCLUDING PARK AND OPEN SPACE AREAS;

2. ROUTES WHICH PROVIDE ACCESS TO PUBLIC SHORELINE AREAS;

3. ROUTES WHICH INCORPORATE VIEWS AND OTHER SPECIAL FEATURES OF SCENIC, HISTORIC, OR ARCHAEOLOGICAL INTEREST;

4. ROUTES WHICH PROVIDE ACCESS TO AND CONNECT SCHOOLS.

Routes may traverse areas with development limitation areas when they can be developed without damage to hazardous or fragile natural areas. Routes may run parallel to the outside edge of riparian zones if they remain out of fragile bank areas. Dedicated trail easements should be a minimum of 25 feet in width to accommodate hikers, equestrians and bicyclists. This 25 feet will allow for passing with safety and provides enough space to buffer the trail from surrounding land uses when necessary. Steep slope areas, stream or wetland areas may require more right-of-way.

SQP 146 RIGHT-OF-WAY OR EASEMENTS ALONG UTILITY CORRIDORS, AND ABANDONED RAILROADS ARE POTENTIAL TRAIL CORRIDORS AND SHOULD BE EVALUATED BY THE COUNTY FOR FUTURE USE.

There are a number of utility easements, rights-of-way and abandoned railroad grades that cross the Snoqualmie planning area. Many of these are already informally used as trails. Others along very scenic and accessible corridors have potential for trail use. These corridors are shown on the plan maps.

SQP 147 WHEN PUBLIC LAND IS LOGGED, EXISTING TRAILS SHOULD BE RESTORED IF DISTURBED DURING THE LOGGING OPERATION.

In the Snoqualmie Valley community planning area, there are many existing trails on County and state owned lands in the Forest Resource District. This policy encourages

the state and County to have logging contractors restore these trails if disturbed when public land is logged. During logging operations, the trails should be relocated temporarily to provide continued access to the trail system.

SQP 148 MOTORCYCLE AND OFF-ROAD VEHICLE (ORV) USES SHOULD BE SEPARATED FROM OTHER RECREATIONAL TRAIL USE. SEPARATE ORV TRAILS SHOULD BE LOCATED WHERE ENVIRONMENTAL IMPACTS CAN BE MINIMIZED.

No County trails for motorized vehicles, off-roads-vehicles and all-terrain vehicles are proposed in this plan. Generally, motorized vehicles are not compatible with equestrian, pedestrian, and bicycle uses. However, the plan recognizes that such trail users represent a segment of the public whose needs should be addressed. This policy gives guidance to other providers who may develop such trails.

RIVER TRAILS

The Snoqualmie Valley planning area contains an extensive system of rivers and streams which make up an aquatic trail system providing a variety of recreational opportunities.

SQP 149 THE SNOQUALMIE RIVER, TOLT RIVER, RAGING RIVER AND THEIR TRIBUTARIES ARE RECOGNIZED AS WATER TRAILS WITH SCENIC AND RECREATIONAL VALUE.

The North, South, and Middle Forks of the Snoqualmie River; the Raging River and the Tolt River form an aquatic trail network that runs the entire length of the planning area. White water rafters, boaters, innertubing enthusiastics, canoers, and kayakers use the rivers as trail systems. These trails begin at various access points, provide a scenic water route to various points. Approximately 30 miles of usable water trails are found in the planning area.

SQP 150 EXISTING PUBLIC ACCESS POINTS TO RIVERS SHOULD BE MAINTAINED AND ADDITIONAL ACCESS POINTS PROVIDED OR ACQUIRED TO ENSURE THE AVAILABILITY OF THESE RIVERS AS TRAILS AND FISHING AREAS.

Many agencies and individuals provide public access points to the waterways. King County controlled river access points should be clearly identified and marked. This will help alleviate the problems of trespass and illegal entry which some property owners experience. Additional public access should be a priority for state and federal government recreation agencies.

SQP 151 KING COUNTY SUPPORTS DESIGNATION OF THE MIDDLE FORK OF THE SNOQUALMIE RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.

The Middle Fork of the Snoqualmie River has outstanding recreation, fishery and wildlife value, and is listed on the Nationwide Rivers Inventory (NRI) prepared by the Heritage Conservation and Recreation Service of the U. S. Department of Interior in 1980. NRI rivers are the best free-flowing rivers in the nation and are eligible for either wild, scenic or recreational designations. These designations would, if enacted by Congress establish a corridor extending one-quarter mile from the river on each side. A management plan would be negotiated between adjoining property owners and the agency with jurisdiction. The designation would not affect land outside this corridor.

SQP 152 KING COUNTY SUPPORTS EVALUATION OF THE NORTH FORK OF THE SNOQUALMIE RIVER AND THE MAIN STEM OF THE TOLT RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.

Both of these rivers have outstanding fishery, wildlife and recreation value, but have not been inventoried for the Wild and Scenic Rivers program. Because of their importance to the planning area and the region, they should be included in the inventory process done by the U. S. National Park Service.

SQP 153 WHEN THE DEVELOPMENT OF PROPERTIES OCCURS IN SNOQUALMIE PLANNING AREA, ADEQUATE RIGHT-OF-WAY SHOULD BE PROVIDED FOR TRAIL USE. TRAILS SHOULD CONNECT TO EXISTING AND PROPOSED SCHOOLS, PARKS, RIDING STABLES AND RECREATION AREA.

OPEN SPACE

King County has prepared a draft Open Space Plan. King County Comprehensive Plan (Policy E201) defines open space as:

a) Natural areas and natural features with outstanding scenic or recreational value;

b) Lands that may provide access to creeks, lakes and Puget Sound;

c) Lands that define, through their natural features, the boundaries of urban and rural communities, including parks, trails, rivers, wetlands, and scenic corridors;

d) Lands that visually or physically connect natural areas, or provide important linkages for recreation, and plant communities and wildlife habitat; and

e) Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming or picnic areas on a regional or community-sized scale.

Selection of open space sites of Countywide significance in the Snoqualmie planning area, and a list of mechanisms to establish these sites as open space is made in the Open Space Plan.

RECOMMENDED PROJECTS

County funding for parks and recreation facilities is allocated through the King County Capital Improvements Program and in the annual capital budget. This plan includes a list of recommended parks and recreation projects, which also identifies how these projects should be developed. This list will be used by King County in developing the CIP for the Snoqualmie Valley planning area.

CAPITAL IMPROVEMENTS PROGRAM

- **Three Forks Park $2,000,000 Open Space Bond Proposition Acquisition**

  The King County Natural Resources and Parks Division has received 55 acres of land to form the beginnings of a regional park site at the confluence of the three forks of the Snoqualmie River. King County will complete the acquisition of the remaining

area; this will help preserve unique habitat areas, provide river-related recreation opportunities, would preserve the flood storage capacity of the land, and provide trail connections to the Snoqualmie Valley, the Preston-Snoqualmie trails, and the Mt. Si Conservation Area.

- **Moss Lake $2,505,000 Open Space Bond Proposition Acquisition**

  King County will purchase 350 acres of undeveloped unique wetlands and forested land around Moss Lake. The site will eventually be used for environmental education, including trails, classrooms and interpretive facilities.

- **Tolt-MacDonald (High priority) $915,000**

  The King County Natural Resources and Parks Division recommends acquisition of 180 acres adjacent to the north/western boundary of MacDonald Park for resource, open space and natural area uses.

- **Reconstruction of Si View Activity Center $702,000**

  This historic structure was severely damaged by fire in fall, 1987. This money would allow reconstruction of the structure.

- **Roof of Barn at MacDonald Park $72,000**

  This barn, part of MacDonald Park, would receive reroofing under this allocation.

A community assisted capital needs program, another method of implementing parks and recreation recommendations, has recently been adopted by the King County Council. It would allow interested citizens (individuals or groups) to apply to the County for a joint parks and recreation development project. A citizen sponsor's commitment would take the form of financial participation, donated labor, and/or material contribution. The County would provide a percentage of the total cost of the project. Eligibility requirements include: the proposed project must not conflict with the community plan recommendation; private donations or contributions must be free of encumbrances; and proposals must not increase maintenance costs to the King County Natural Resources and Parks Division.

A third method of implementing parks and recreation recommendations is the ordinance which establishes a fee in lieu of open space requirements. In subdivisions of more than ten acres, developers can provide a fee to be used to fund the purchase and development of parks and recreation facilities instead of dedicating open space in subdivisions. The recommendations in the community plan should be used to guide the expenditure of these funds. Upon adoption of the Open Space Plan, its recommendations and guidelines will augment those of the community plan.

SCENIC ROUTES AND CORRIDORS

Scenic routes are important elements in both an overall park and recreation/open space system as well as the community plan. Both King County and the State of Washington have attempted to designate and to some extent control development along the County's many scenic corridors.

In 1967, the Washington State Legislature adopted the Scenic and Recreational Highway Act (RCW 47.39) which recognized certain highways in Washington for their scenic and recreational value including a portion of I-90 from a railroad overcrossing approximately 2.3 miles southeast of North Bend east to the Cle Elum River. While the act specifies that planning and design standards for scenic and recreation highways should be prepared by the WSDOT and the Parks and Recreation Commission, none have been established. The 1971 Highway Advertising Control Act -- Scenic Vistas Act does reference the 1967 legislature in its definitions. This legislation was adopted to control signs adjacent to the state highways. I-90 is subject to this act.

The WSDOT, in conjunction with the Washington Utilities Coordinating Council has rated the state highways, designated under the Scenic and Recreational Highway Act, to regulate installation of utility lines. The rating system determines whether or not utility lines are required to be underground. (Chapter 468 - 34 WAC). There is only one small segment of I-90 which has been rated by the Utilities Coordinating Council. This is a segment from the bridge over the south fork of the Snoqualmie River, west approximately .2 of a mile. This area has been rated "C" which is of "secondary scenic importance: scenic characteristics all of marginal importance". (WAC 468-34-330) aerial installations are permitted in a Class C area.

At the local level, King County prepared a preliminary scenic routes plan in 1970 in response to the Forward Thrust Program. In July 1978, the County issued a second scenic routes plan with administrative procedures and guidelines for recognition of scenic resources and amenities. The King County Council adopted Motion No. 3681 on August 28, 1978, which recognizes the plan as the basic technical document for scenic route planning until the Open Space Element of the 1964 King County Comprehensive Plan was updated and adopted. The 1978 plan identifies scenic routes and recommends that an intensive route-by-route analysis be undertaken to establish priorities and the degree and type of treatment necessary.

IMPLEMENTATION MEASURES

1. King County will work with the U. S. National Park Service to investigate the possible nomination of the North and Middle Forks of the Snoqualmie River and the main stem of the Tolt River as Wild and Scenic Rivers under the Wild and Scenic Rivers Act.

2. The King County Open Space Plan should analyze the routes recommended by the 1978 Scenic Routes Plan and establish recommendations for the Snoqualmie Valley planning area.

3. I-90, between Preston and North Bend is designated a scenic route in the Snoqualmie Valley Community Plan to complete the linkage between King County designated scenic routes and those designated by the Washington State Legislature. The Open Space Plan identified a portion of I-90 as a scenic corridor from North Bend to the summit of Snoqualmie Pass, consistent with the State Scenic and Recreational Highway Act. This community plan recommends the boundary of the corridor be extended to include I-90 between North Bend and Preston.

APPENDIX A
MOTION #5984

April 26, 1984

A MOTION initiating a Snoqualmie Community Plan, describing the scope of the Community Plan and Area Zoning, establishing the responsibilities of a community plan advisory committee and the King County planning division in developing the Snoqualmie Community Plan and approving the appointment of citizens to serve on the Snoqualmie Community Plan Advisory Committee.

WHEREAS, in March, 1983 the planning division published a Snoqualmie Community Profile which contains an inventory of existing conditions in the Snoqualmie planning area and applicable King County ordinances, and

WHEREAS, the community plan, when adopted by the county council, represents official policy guiding growth and development and establishes community project priorities for the Snoqualmie community planning area, and

WHEREAS, a community plan provides the link between general countywide policies, plans and programs and specific implementation programs for a community, and

WHEREAS, a community plan is intended to be used by other governmental agencies when making decisions concerning land use and general community development, and

WHEREAS, the King County executive and the councilpersons from districts 3, 6, and 9 have recommended twenty members an five alternates to serve on the Snoqualmie Community Plan Advisory Committee, including one representative each from Duvall, Carnation, Snoqualmie and North Bend, and

WHEREAS, a chairperson for the Snoqualmie Community Plan Advisory Committee has been recommended by the director of the department of planning and community development and approved by the executive and King County councilpersons from district 3, 5, and 9;

NOW THEREFORE, BE IT MOVED by the Council of King County:

A. The Snoqualmie Community Plan shall address the following local issues:

1. define a preferred land use pattern consistent with countywide plans, policies, and regulations such as the zoning code;

2. determine what transportation routes, facilities, and services are needed consistent with the land use pattern and recommend appropriate local capital improvement projects;

3. identify high priority open space and park sites for acquisition and recommend appropriate local park and recreation development projects;

4. define boundaries of local sewer and water service areas necessary to implement plan policies. The advisory committee may make recommendations outside the scope of the plan and these shall be presented separately as special recommendations for executive and council consideration of amendments to county policies or controls.

B. The Snoqualmie Area Zoning shall include:

1. depictions of the area zoning classifications necessary to implement the recommended land use policies; and

2. explanations for the applied zoning classifications.

C. The Snoqualmie Community Plan shall be consistent with existing county plans, policies, and regulations such as the comprehensive land use plan, zoning code, and sewerage plan in effect at the time the community plan is adopted.

D. The Snoqualmie Community Plan shall consider adopted plans of adjacent incorporated jurisdictions and special purpose districts.

BE IT FURTHER MOVED, There is established a twenty-member Snoqualmie Community Plan Advisory Committee, a nonresident chairperson, and five alternates, as follows:

A. The attached list of members and alternates for the Snoqualmie Plan Advisory Committee is approved as presented.

B. In the event a member is unable to complete his or her term, the appointed alternates shall serve in order named.

C. There shall be five alternates. The executive and council shall select additional alternates if needed due to committee resignations. Duvall, Carnation, Snoqualmie and North Bend shall select replacements when needed due to city representative resignations.

D. All committee members and alternates shall be subject to the disclosure provisions of K.C.C. 3.04.050.

BE IT FURTHER MOVED,

A. The King County planning and community development staff is responsible for preparing the Snoqualmie Community Plan documents. Community planning staff will lead the community planning effort and direct the progress of the community plan advisory committee in their discussions and review of staff work.

B. The committee shall review work of the planning staff, consider comments from the general community and technical experts, and shall make recommendations to staff as appropriate. Regular advisory committee meetings shall end after the committee reviews the working draft plan. Committee members are encouraged to individually participate in the public review process until council adoption.

C. King County intends that committee discusson of issues will be tied to the attached work schedule. If committee consensus is not reached, areas of disagreement will be identified, and the next phase of the process will begin.

D. Throughout the Snoqualmie community planning process, the plan advisory committee shall consider the local community's role and responsibilities within the context of the broader, countywide community. The committee's responsiblities include consideration of the following issues:

1. examining the impacts of local decisions on countywide needs and opportunities;
2. providing the community's fair share of anticipated growth; and
3. providing housing and economic opportunities for all income levels.

E. Since one of the purposes of the plan advisory committee is to provide a vehicle for bringing together the diverse interests within the Snoqualmie planning area, the committee should seek, encourage and facilitate broad community involvement.

F. Throughout the planning process, planning staff shall also be responsible for coordinating, considering and evaluating the views of the general public, technical experts, and the advisory committee.

G The chairperson is responsible for running the plan advisory committee meetings, including setting agendas with staff, keeping on schedule, and making sure all viewpoints of Committee members are expressed.

PASSED this *30th* day of *April*, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPENDIX B

ADOPTED SNOQUALMIE VALLEY COMMUNITY PLAN POLICIES

CHAPTER II: NATURAL FEATURES

SQP 1 THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES SHALL BE PROTECTED AND ENHANCED.

SQP 2 PRESENT AND FUTURE GENERATORS OF NONPOINT SOURCE POLLUTION MUST REDUCE THEIR POLLUTION TO LEVELS THAT WILL NOT THREATEN THE CRITICAL RESOURCE FUNCTIONS OF THE SNOQUALMIE RIVER AND IT TRIBUTARIES.

SQP 3 POINT SOURCE DISCHARGERS MUST MEET OR EXCEED FEDERAL AND STATE WATER QUALITY STANDARDS FOR THE RIVER PRIOR TO EITHER COUNTY SUPPORT OF THEIR ANNEXATION TO RURAL ACTIVITY CENTERS, OR THE EXPANSION OF FACILITIES OUTSIDE RURAL ACTIVITY CENTERS.

SQP 4 A STUDY OF CURRENT RIVER WATER QUALITY SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF THE VALLEY RURAL ACTIVITY CENTERS; COUNTY, STATE AND FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 5 A STUDY WHICH SHOWS THE CUMULATIVE IMPACT OF FUTURE DEVELOPMENT ON RIVER WATER QUALITY AND WHICH IDENTIFIES METHODS OF EQUITABLY CONTROLLING THESE IMPACTS, SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF RURAL ACTIVITY CENTERS; COUNTY, STATE, FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 6 AT THE CONCLUSION OF THE STUDIES OF THE CURRENT RIVER WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT, AN INTERLOCAL SHOULD BE NEGOTIATED BETWEEN STATE AGENCIES, THE COUNTY, THE RURAL ACTIVITY CENTERS AND OTHER RELEVANT AGENCIES TO ESTABLISH RESPONSIBILITY AND SET FORTH CORRECTIVE ACTIONS FOR POINT SOURCE AND NONPOINT SOURCE POLLUTION.

SQP 7 IF THE STUDIES OF CURRENT WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT IDENTIFY SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, KING COUNTY WILL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN TO SECURE CHANGES IN LAND USES, DENSITIES, DEVELOPMENT CONDITIONS, OR ANNEXATION AREAS NECESSITATED BY THE IMPACTS.

SQP 8 A STREAM CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGICAL FUNCTIONS OF STREAMS DRAINING TO THE SNOQUALMIE RIVER OR ITS TRIBUTARIES SHALL BE PRESERVED IN ALL DEVELOPMENT PROPOSALS, BY THE USE OF NATIVE GROWTH PROTECTIVE EASEMENTS OR OTHER APPROPRIATE MECHANISMS. THE STREAM CORRIDORS SHALL BE PLACED IN SEPARATE TRACTS THROUGH THE SUBDIVISION AND SHORT SUBDIVISION PROCESS.

SQP 9 TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED WHEN STREAM CROSSINGS ARE NECESSARY. CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. STREAM CHANNELS SHALL NOT BE PLACED IN CULVERTS UNLESS THERE IS NO OTHER WAY TO GET ACCESS TO A PARCEL OF LAND. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHALL BE USED.

SQP 10 DURING THE DEVELOPMENT REVIEW PROCESS THE COUNTY MAY REQUIRE REHABILITATION OF (A) DEGRADED STREAM CHANNELS AND BANKS ADJACENT TO A STREAM, (B) WETLANDS OR (C) RIVER BANKS, AS CONDITIONS OF DEVELOPMENT TO ASSURE PUBLIC SAFETY, ENVIRONMENTAL QUALITY AND PROTECTION OF CRITICAL RESOURCE FUNCTIONS.

SQP 11 IN ALL DEVELOPMENT PROPOSALS WETLANDS NOT ASSOCIATED WITH STREAMS SHALL BE SUFFICIENTLY BUFFERED TO PROTECT CRITICAL RESOURCE FUNCTIONS WITH NATIVE GROWTH PROTECTION EASEMENTS OR OTHER APPROPRIATE MECHANISMS. THE BUFFERS SHALL BE PLACED IN A SEPARATE TRACT DEFINED DURING REVIEW OF SUBDIVISIONS AND CLUSTERED SHORT SUBDIVISIONS.

SQP 12 IF AN ENHANCEMENT PLAN FOR A KING COUNTY NUMBER TWO OR THREE WETLAND IS PART OF A DEVELOPMENT PROPOSAL, THE PLAN SHALL BE EVALUATED FOR ADVERSE IMPACTS AND PERMITTED ONLY IF IT IMPROVES OVERALL WETLAND FUNCTIONS AND VALUES. KING COUNTY CLASS I WETLANDS SHALL NOT BE MODIFIED OR ENHANCED.

SQP 13 THE DEMAND FOR WATER TO SERVE EXISTING AND FUTURE LAND USES SHOULD NOT EXCEED THE CAPACITY OF THE AREA'S GROUND WATER RESOURCES. A GROUND WATER STUDY DETERMINING RECHARGE AREAS AND THEIR ABILITY TO SUPPORT NEW DEVELOPMENT SHOULD BE INITIATED.

SQP 14 UNDERGROUND STORAGE OF GASOLINE, SOLVENTS, AND OTHER POTENTIAL WATER POLLUTANTS SHOULD BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT AND HAVE TECHNOLOGY FOR LEAK DETECTION AND OFF-SITE POLLUTANT MIGRATION MONITORING AS REQUIRED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND WASHINGTON STATE CLEAN WATER LEGISLATION.

SQP 15 IF THE GROUND WATER STUDY IDENTIFIES SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, KING COUNTY WILL INITIATE A PLAN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN TO SECURE CHANGES IN LAND USES OR DENSITIES.

SQP 16 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHALL BE IDENTIFIED AND PRESERVED. DEVELOPMENT PROPOSALS SHALL IDENTIFY UNIQUE AND SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF THE SITE. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION OF DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.

SQP 17 WILDLIFE POPULATIONS IN THE SNOQUALMIE VALLEY COMMUNITY PLAN AREA ARE RECOGNIZED AS A REGIONALLY IMPORTANT RESOURCE AND AN IMPORTANT CHARACTERISTIC OF THE AREA'S RURAL CHARACTER. SPECIAL

STUDIES SHOULD BE UNDERTAKEN, IN COOPERATION WITH THE WASHINGTON DEPARTMENT OF WILDLIFE, TO IDENTIFY WILDLIFE POPULATIONS AT RISK DUE TO THE LAND USES PROPOSED BY THE COMMUNITY PLAN AND TO DEVELOP MITIGATION MEASURES TO PROTECT THE CONTINUED VIABILITY OF THE AREA'S WILDLIFE POPULATIONS. SHOULD THESE STUDIES INDICATE UNMITIGATABLE IMPACT AFFECTING WILDLIFE POPULATIONS VIABILITY DUE TO THE LAND USES IN THE COMMUNITY PLAN, A PLAN AMENDMENT STUDY WILL BE UNDERTAKEN TO PROVIDE FOR THE CONTINUED EXISTENCE OF THIS VALUABLE RESOURCE.

SQP 18 KING COUNTY SHALL NOT PERMIT VEGETATION REMOVAL UNDER A CLASS IV GENERAL FOREST PRACTICES APPLICATION OR ANY APPLICABLE COUNTY CLEARING PERMIT, UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED AND PROTECTED CONSISTENT WITH KING COUNTY CODE REQUIREMENTS.

SQP 19 KING COUNTY SHALL OPPOSE VEGETATION REMOVAL UNDER A CLASS I, II OR III GENERAL FOREST PRACTICES APPLICATION IN AREAS OUTSIDE THE FOREST PRODUCTION DISTRICT THAT ARE SUSCEPTIBLE TO CONVERSION UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED AND PROTECTED CONSISTENT WITH KING COUNTY CODE REQUIREMENTS UNLESS THE APPLICANT COVENANTS NOT TO CONVERT THE PROPERTY FOR DEVELOPMENT FOR A 10 YEAR PERIOD.

SQP 20 KING COUNTY ENCOURAGES LAND OWNERS OF PROPERTY CONTAINING, OR ADJACENT TO, THREATENED OR ENDANGERED PLANT AND ANIMAL SPECIES TO WORK WITH THE COUNTY AND THE WASHINGTON STATE DEPARTMENT OF WILDLIFE TO DEVELOP A SITE MANAGEMENT PROGRAM FOR THE HABITAT AREA.

SQP 21 PROPERTIES IN EROSION PRONE DRAINAGE BASINS ARE SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS APPLIED TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS AND PROPERTY OWNERS THROUGH REDUCING OR ELIMINATING THE OCCURRENCE OF GULLY FORMATION AND SEVER EROSION. THESE CONDITIONS MAY INCLUDE: (A) A DRAINAGE CONTROL PLAN: (B) INSTALLATION OF DRAINAGE CONTROL FEATURES PRIOR TO ANY LAND CLEARING, VEGETATION REMOVEL, SITE GRADING, ROAD CONSTRUCTION, OR UTILITY INSTALLATION: AND (C) RUN OFF CONTROL REQUIREMENTS. THE AREAS KNOWN TO HAVE THESE CONDITIONS ARE SHOWN ON THE EROSION PROBLEM AREA MAP. PROPERTIES CONTAINING THE CHARACTERISTICS OF EROSION PRONE DRAINAGE BASINS, BUT NOT IDENTIFIED ON THE EROSION PROBLEM AREA MAP ARE ALSO SUBJECT TO THESE SPECIAL DEVELOPMENT CONDITIONS TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS AND PROPERTY OWNERS. TO IMPLEMENT THIS POLICY, KING COUNTY WILL REQUIRE DEVELOPMENT PROPOSALS TO PROVIDE STUDIES SUFFICIENT TO IDENTIFY SITES CONTAINING THESE CHARACTERISTICS OF EROSION PRONE DRAINAGE BASINS. MITIGATION SHALL BE REQUIRED CONSISTENT WITH THE INTENT OF THE AREAWIDE P-SUFFIX CONDITIONS FOR EROSION PRONE DRAINAGE BASINS AND THE KING COUNTY SENSITIVE AREAS ORDINANCE.

SQP 22 THE NATURAL FLOOD STORAGE FUNCTION OF ALL FLOOD PLAINS SHALL BE PRESERVED TO INSURE NO INCREASE IN FUTURE FLOOD HAZARDS. THE MAINTENANCE OF THIS FUNCTION AND THE IMPACT OF DEVELOPMENT ON NATURAL SYSTEMS SHALL BE ASSESSED DURING DEVELOPMENT REVIEW.

SQP 23 OPPORTUNITIES TO REDUCE FLOOD HAZARDS THROUGHOUT THE SNOQUALMIE RIVER BASIN SHOULD BE EVALUATED BY KING COUNTY IN COOPERATION WITH THE CITIES OF DUVALL, CARNATION, SNOQUALMIE AND NORTH BEND WITH EMPHASIS GIVEN TO NONSTRUCTURAL STRATEGIES.

SQP 24 KING COUNTY SHOULD SEEK INTERLOCAL AGREEMENTS WITH THE SNOQUALMIE VALLEY CITIES FOR THEIR FORMAL PARTICIPATION IN THE DEVELOPMENT AND IMPLEMENTATION OF THE COMPREHENSIVE FLOOD CONTROL MANAGEMENT PLAN.

SQP 25 UNTIL SUCH TIME AS THE COMPREHENSIVE FLOOD CONTROL MANAGEMENT PLAN IS ADOPTED BY THE PARTICIPATING JURISDICTIONS, KING COUNTY AND THE SNOQUALMIE VALLEY CITIES SHOULD ENACT FLOODPLAIN MANAGEMENT REGULATIONS FOR ALL DESIGNATED FLOODPLAINS IN THE BASIN, CONSISTENT WITH THE KING COUNTY SENSITIVE AREAS ORDINANCE.

SQP 26 KING COUNTY CALLS ON RURAL ACTIVITY CENTERS TO REDUCE FLOODING PROBLEMS ON LANDS IN THEIR JURISDICTION.

SQP 27 KING COUNTY WILL OPPOSE ANNEXATIONS TO SNOQUALMIE VALLEY CITIES THAT CURRENTLY CONTAIN DESIGNATED FLOODPLAIN LANDS UNTIL INTERLOCAL AGREEMENTS HAVE BEEN ENACTED TO ADVANCE THE POLICIES AND STANDARDS SET FORTH IN THIS PLAN.

SQP 28 A STUDY OF THE TOLT AND RAGING RIVERS SHOULD BE PREPARED WHICH ACCURATELY ESTABLISHES AND MAPS THE LATERAL MIGRATION OF THESE RIVERS. THESE LATERALLY MIGRATING RIVERS AND TRIBUTARIES AND OTHER ASSOCIATED AREAS OF FLOOD-RELATED EROSION HAZARD SHOULD RECEIVE REGULATORY FLOODWAY WITH ADEQUATE SETBACKS OR PROHIBITIONS ON ALL NEW PERMANENT DEVELOPMENT WHERE REQUIRED.

SQP 29 UNTIL SUCH TIME AS DETAILED LATERAL MIGRATION STUDIES ARE COMPLETED AND ADOPTED, THE HISTORICAL LOCATION OF THESE RIVER CHANNELS SHOULD BE IDENTIFIED AND MAPPED, AND ADOPTED AS INTERIM REGULATORY FLOODWAYS.

SQP 30 WHERE EXISTING MAPPING IS INADEQUATE OR UNAVAILABLE, STUDIES SUFFICIENT TO IDENTIFY AND MAP FISHERIES, WILDLIFE, HABITAT, DRAINAGE SYSTEMS, WETLANDS, AND NATURAL HAZARD AREAS SHOULD BE FUNDED AND COMPLETED TO PROVIDE BASIS FOR THE PROTECTION OF THESE RESOURCES DURING THE DEVELOPMENT REVIEW PROCESS.

SQP 31 UNTIL SUCH TIME AS THE IDENTIFICATION AND MAPPING STUDIES ARE COMPLETED, KING COUNTY WILL REQUIRE DEVELOPMENT PROPOSALS IN LOCATIONS WHERE EXISTING MAPPING IS INADEQUATE OR UNAVAILABLE TO IDENTIFY AND PROVIDE DETAILED STUDIES OF FISHERIES, WILDLIFE, AND SENSITIVE AREAS. THESE IDENTIFIED AREAS WILL RECEIVE THE SAME PROTECTION AS PROVIDED TO MAPPED AREAS BY THIS PLAN, ITS AREA ZONING AND THE KING COUNTY CODE.

SQP 32 THE SHORELINE ENVIRONMENT DESIGNATION OF THE COUNTY SHORELINE MANAGEMENT PROGRAM SHOULD BE CONSISTENT WITH SNOQUALMIE VALLEY AREA ZONING DESIGNATIONS. KING COUNTY SHOULD INITIATE THE SHORELINE REDESIGNATION PROCESS CONSISTENT WITH K.C.C. 25.32.130.

CHAPTER III: RESOURCE LANDS

SQP 33 LAND WITHIN THE FOREST PRODUCTION DISTRICT SHALL REMAIN IN LARGE PARCELS OF EIGHTY ACRES OR MORE AND THE PRINCIPAL LAND USE SHALL BE COMMERCIAL FOREST MANAGEMENT ACTIVITIES.

SQP 34 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN THE FOREST PRODUCTION DISTRICT USES AND ADJACENT RESIDENTIAL USES, AND TO DISCOURAGE CONVERSION OF FOREST DISTRICT LANDS, RESIDENTIAL USES ADJACENT TO THESE BOUNDARIES SHOULD BE ONE HOME PER TEN ACRES. SUBDIVISIONS SHOULD BE DESIGNED TO REDUCE POTENTIAL CONFLICTS IN THIS AREA BETWEEN RESIDENTS AND ADJACENT FOREST LANDS.

SQP 35 LANDS WITH DEVELOPMENT RIGHTS PURCHASED UNDER KING COUNTY'S FARMLANDS PRESERVATION PROGRAM SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

SQP 36 LANDS LOCATED WITHIN THE AGRICULTURE PRODUCTION DISTRICT AND WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

SQP 37 LANDS LOCATED WITHIN THE BOUNDARIES OF THE AGRICULTURE PRODUCTION DISTRICT BUT OUTSIDE OF 100 YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF TEN ACRES OR GREATER.

SQP 38 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL LAND USES AND AGRICULTURAL ACTIVITIES, RESIDENTIAL DENSITIES ADJACENT TO AGRICULTURAL PRODUCTION DISTRICT BOUNDARIES SHOULD BE DESIGNATED ONE HOME PER 10 ACRES. SUBDIVISIONS IN THESE AREAS SHOULD BE DESIGNED AND SITED TO REDUCE POTENTIAL CONFLICTS BETWEEN HOUSING AND AGRICULTURE, AND TO DISCOURAGE TRESPASS.

SQP 39 THE SNOQUALMIE VALLEY COMMUNITY PLAN SUPPORTS MINERAL EXTRACTION ACTIVITIES WHEN THE ENVIRONMENT IS PROTECTED AND WHEN CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 40 MINERAL EXTRACTION OPERATIONS SHALL NOT BE ALLOWED IN AGRICULTURAL PRODUCTION DISTRICTS. WHERE MINERAL OPERATIONS ARE ADJACENT TO AGRICULTURAL PRODUCTION DISTRICTS; ROADS, FENCES, BUFFERS, BERMS, OR OTHER TECHNIQUES SHALL BE USED TO SEPARATE THE TWO USES.

SQP 41 NEW MINERAL RESOURCE SITES MAY BE CONSIDERED FOR UNCLASSIFIED USE PERMITS OR A RECLASSIFICATION TO A QUARRY AND MINING ZONE

WITHOUT THE NEED FOR A COMMUNITY PLAN AMENDMENT PROVIDED THE REQUEST IS CONSISTENT WITH ALL APPLICABLE POLICIES OF THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 42 A DEPLETED MINERAL EXTRACTION SITE SHALL BE RECLAIMED AND REHABILITATED ACCORDING TO STATE AND COUNTY REQUIREMENTS. A CHANGE IN LAND USE FROM QUARRY/MINING AFTER RECLAMATION DOES NOT REQUIRE A PLAN AMENDMENT IF PROPOSED USES ARE CONSISTENT WITH SURROUNDING LAND USES AND THE POLICIES OF THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 43 FUTURE LAND USES ADJACENT TO EXISTING MINERAL EXTRACTION OPERATIONS SHALL BE SITED TO MINIMIZE CONFLICTS WITH QUARRY AND MINING ACTIVITIES. HOUSING IN THIS AREA SHOULD BE CLUSTERED AND SHALL BE SCREENED TO INCREASE DISTANCES BETWEEN HOUSING AND THE QUARRY OR MINE, AND FENCED TO DISCOURAGE TRESPASS.

CHAPTER IV: RURAL RESIDENTIAL DEVELOPMENT

SQP 44 A VARIETY OF LOT SIZES AND HOUSING TYPES ARE ENCOURAGED IN THE PLANNING AREA.

SQP 45 IN UNINCORPORATED AREAS A DENSITY OF ONE HOME PER 5 ACRES SHALL BE APPLIED TO AREAS WHERE THERE IS AN EXISTING PLATTING PATTERN OF 5 ACRE LOTS OR LARGER, WHERE THERE ARE A MINIMUM OF ENVIRONMENTAL HAZARDS OR OTHER LAND USE CONSTRAINTS AND WHERE RESOURCES DO NOT EXIST ON SITE OR NEARBY WHICH WOULD BENEFIT FROM LESSER DENSITY.

SQP 46 IN UNINCORPORATED AREAS, A DENSITY OF ONE HOME PER 2.5 ACRES SHALL BE APPLIED TO AREAS WHERE THE PREVAILING LOT SIZE IS LESS THAN FIVE ACRES, WHERE THE SOILS CAN ABSORB THE CUMULATIVE IMPACTS OF ON-SITE SEWAGE DISPOSAL OF THESE DENSITIES WITHOUT DAMAGE TO GROUND WATER RESOURCES, WHERE A PUBLIC WATER SUPPLY IS AVAILABLE, AND WHERE NO OTHER LAND USE CONSTRAINTS OR RESOURCES EXIST ON SITE OR NEARBY WHICH WOULD BENEFIT FROM LESSER DENSITY.

SQP 47 TO PROTECT CRITICAL RESOURCE LANDS, DISCOURAGE THE CONVERSION OF ESTABLISHED AGRICULTURAL AND FOREST PRODUCTION DISTRICTS, LIMIT THE POTENTIAL FOR LAND USE CONFLICTS ALONG THEIR BORDERS, AND RECOGNIZE EXISTING LOT SIZES OF 10 ACRES OR MORE; NEW RESIDENTIAL DEVELOPMENT ALONG RESOURCE DISTRICT BOUNDARIES IS LIMITED TO DENSITIES OF ONE HOME PER 10 ACRES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE SITED TO INCREASE THE DISTANCE BETWEEN RESOURCE AND RESIDENTIAL LAND USES.

SQP 48 TO MINIMIZE THE RISK TO PUBLIC SAFETY AND REDUCE THE POTENTIAL FOR PROPERTY DAMAGE, THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS SHALL BE DESIGNATED ONE HOME PER 10 ACRES.

A. FLOODWAYS AND FLOODFRINGE AREAS (FLOOD PLAINS),
B. CLASS III LANDSLIDE HAZARD AREAS,
C. SLOPES OF A GRADE OF 40% OR MORE,
D. UNIQUE/OUTSTANDING OR SIGNIFICANT WETLANDS,
E. LANDS WITH EROSION HAZARDS OR A COMBINATION OF SEISMIC AND EROSION HAZARDS.

SQP 49 RURAL LOT CLUSTERING SHOULD BE USED TO LOCATE NEW RESIDENTIAL DEVELOPMENTS ABUTTING RESOURCE PRODUCTION DISTRICTS THE MAXIMUM POSSIBLE DISTANCE FROM ITS BOUNDARY LINES, OR WHERE AN OPEN SPACE TRACT WILL HELP PRESERVE A DESIRABLE ENVIRONMENTALLY SENSITIVE FEATURE, SIGNIFICANT HABITAT OR PROTECT A VIEWSHED FROM VISUAL INTRUSION.

SQP 50 BONUS DENSITY CLUSTER DEVELOPMENT IS AVAILABLE IN AR-5 ZONED AREA EXCEPT EROSION PROBLEM AREAS, AR-5-P AREAS AND THE NORTHERN CHERRY VALLEY.

SQP 51 DENSITY BONUSES MAY BE AWARDED FOR THE FOLLOWING BENEFITS WHERE THE APPLICANT FOR DENSITY BONUSES PERMANENTLY COVENANTS TO THE COUNTY ANY RIGHTS TO DEVELOP THE SUBJECT LAND ABOVE THE DENSITY AWARDED, AND SITES ALL BUILDABLE LOTS TO MINIMALLY IMPACT RESOURCE LANDS, ENVIRONMENT FEATURES AND VIEWSHEDS.

CHAPTER V: RURAL ACTIVITY CENTERS AND RURAL NEIGHBORHOOD CENTERS

SQP 52 DESIGNATED RURAL ACTIVITY CENTER EXPANSION AREAS SHALL BE SUFFICIENTLY FREE OF ENVIRONMENTAL CONSTRAINTS TO BE ABLE TO SUPPORT RURAL TOWN RESIDENTIAL DENSITIES, TRANSPORTATION AND PUBLIC FACILITIES, AND COMMERCIAL/INDUSTRIAL USES CONSISTENT WITH THE CHARACTER OF EXISTING RURAL ACTIVITY CENTERS AND THE RURAL NATURE OF THE VALLEY.

SQP 53 KING COUNTY WILL CONSIDER LAND WITHIN EXPANSION AREAS APPROPRIATE FOR ANNEXATION TO THE SPECIFIED RURAL ACTIVITY CENTERS AND SHALL SUPPORT ANNEXATIONS OF THESE LANDS WHERE THE ANNEXATION REQUESTS MEET CRITERIA SPECIFIED IN THIS PLAN. KING COUNTY SHALL OPPOSE ANNEXATION REQUESTS FOR LANDS OUTSIDE THE EXPANSION AREAS OR IF THE CRITERIA IN THE PLAN HAVE NOT BEEN SATISFIED.

SQP 54 THE EXPANSION AREAS WERE ESTABLISHED TO ALLOW THE CITIES OF THE SNOQUALMIE VALLEY TO GROW WITHOUT UNDUE REGIONWIDE IMPACTS. DURING ITS EVALUATION OF AN ANNEXATION, KING COUNTY MUST MAINTAIN ITS COMMITMENT TO PROTECT THE VALLEY'S NATURAL FEATURES, RESOURCE LANDS AND RURAL NATURAL AND TO ENCOURAGE EFFICIENT COUNTYWIDE DEVELOPMENT OF INFRASTRUCTURE AND PUBLIC FACILITIES INCLUDING ROADS, PARKS, SCHOOLS, SEWERS AND WATER SUPPLY SYSTEMS.

SQP 55 DESIGNATED EXPANSION AREAS REPRESENT THE LONG-TERM BOUNDARIES OF THE RURAL ACTIVITY CENTERS IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA. LANDS OUTSIDE OF EXPANSION AREAS SHOULD BE CONSIDERED PERMANENTLY RURAL AND NOT APPROPRIATE FOR ANNEXATION.

SQP 56 TO PROVIDE FOR GROWTH OF EACH RURAL ACTIVITY CENTER AT THE LOWEST PUBLIC COST, AREAS ADJACENT TO THE RURAL ACTIVITY CENTER ARE DESIGNATED AS EXPANSION AREA ONE. TO ENSURE ENOUGH LAND IS AVAILABLE TO ACCOMMODATE LONG RANGE GROWTH, AN EXPANSION AREA TWO IS ALSO DESIGNATED FOR EACH RURAL ACTIVITY CENTER.

SQP 57 UNTIL EXPANSION AREAS ARE ANNEXED, ZONING FOR THE EXPANSION AREA SHALL BE GROWTH RESERVE AT 2.5, OR 5 ACRE DENSITIES WITH THE EXCEPTION OF THE EXISTING COMMERCIAL/INDUSTRIAL AREA IN THE SE NORTH BEND WAY EXPANSION AREA, AND THE EXISTING INDUSTRIAL AREA IN THE SNOQUALMIE EXPANSION AREA.

SQP 58 KING COUNTY WILL SUPPORT DEVELOPMENT WITHIN EACH RURAL ACTIVITY CENTER, AND ANNEXATION AND DEVELOPMENT OF LANDS WITHIN EXPANSION AREA ONE, WHEN THE CITY DEMONSTRATES THAT ITS WASTEWATER AND STORMWATER TREATMENT SYSTEMS FOR THE EXISTING AND PROPOSED CITY JURISDICTION WILL NOT DEGRADE THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES.

SQP 59 KING COUNTY WILL NOT SUPPORT ANNEXATION INTO EXPANSION AREA ONE AND TWO UNTIL THE RURAL ACTIVITY CENTER HAS ADOPTED MECHANISMS TO REDUCE OR ELIMINATE FLOOD HAZARDS WITHIN ITS JURISDICTION.

SQP 60 KING COUNTY WILL NOT SUPPORT ANNEXATIONS INTO EXPANSION AREA TWO UNTIL CUMULATIVE IMPACTS FROM DEVELOPMENT IN ALL EXPANSION AREA ONE AND TWO HAVE BEEN ASSESSED, AND THE CITY DEMONSTRATES THAT WASTWATER AND STORMWATER GENERATED BY ITS EXISTING AND PROPOSED JURISDICTIONS WILL NOT REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW CURRENT "A AND AA" STANDARDS.

SPQ 61 KING COUNTY SHALL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN IF THE CUMULATIVE IMPACT OF DEVELOPMENT OF EXPANSION AREA ONE AND TWO WILL REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW THE CURRENT "A AND AA" STANDARDS.

SQP 62 KING COUNTY WILL NOT SUPPORT ANY ANNEXATIONS BY A RURAL ACTIVITY CENTER UNTIL IT CAN BE DEMONSTRATED THAT BUILDING PERMITS HAVE BEEN APPROVED AT URBAN DENSITIES FOR DEVELOPMENT OF AT LEAST ONE-HALF OF THE ENVIRONMENTALLY UNCONSTRAINED LAND IN ALL THE ANNEXATIONS BY THE RURAL ACTIVITY CENTER SINCE THE ADOPTION OF THIS PLAN. EXCEPTIONS TO THIS POLICY MAY BE CONSIDERED BY KING COUNTY SUBJECT TO AN INTERLOCAL AGREEMENT AND WHERE ALL OTHER APPLICABLE POLICIES HEREIN ARE SATISFIED.

SQP 63 THE COUNTY SHALL OPPOSE AN ANNEXATION BY A RURAL ACTIVITY CENTER UNLESS IT LIES WITHIN APPROVED SERVICE AREAS AS DESIGNATED

BY COMPREHENSIVE PLANS FOR WATER AND SEWER, IS ACCOMPANIED BY ALL THE PROPOSED AMENDMENTS BY A RURAL ACTIVITY CENTER TO EXTEND ITS WATER AND SEWER COMPREHENSIVE PLAN, OR THE AREA IS ALREADY ADEQUATELY SERVED BY SUCH UTILITIES.

SQP 64 KING COUNTY WILL WORK WITH INCORPORATED RURAL ACTIVITY CENTERS TO ESTABLISH AGREEMENTS GUIDING FUTURE ANNEXATIONS. SUCH AGREEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS AND SHALL BE A NECESSARY COMPONENT OF THE COUNTY'S SUPPORT FOR AN ANNEXATION.

(1) COMMITMENT FROM THE MUNICIPALITY TO EXTEND AND MAINTAIN AT LEVELS ADEQUATE FOR INCORPORATED AREAS PUBLIC SERVICES TO THE AREA, INCLUDING POLICE, FIRE, TRANSPORTATION, SEWER, WATER, AND GENERAL GOVERNMENTAL SERVICES. THE COMMITMENT SHALL INCLUDE, BUT NOT BE LIMITED TO COMPLIANCE WITH SNOQUALMIE PLAN POLICY SQP 107.

(2) COMMITMENT FROM THE MUNICIPALITY TO ARRANGE FOR APPROPRIATE SERVICE CONTRACTS AND/OR AN EQUITABLE TRANSFER OF RESPONSIBILITIES AND ASSETS WITH WATER AND FIRE DISTRICTS. CITIES ARE THE PREFERRED SERVICE PROVIDERS FOR THE EXPANSION AREAS.

(3) COMMITMENT FROM THE MUNICIPALITY TO PROVIDE A VARIETY OF RESIDENTIAL DEVELOPMENT AT AN OVERALL DENSITY FOR UNCONSTRAINED LAND OF FOUR TO EIGHT UNITS PER ACRE WITHIN THE AREAS ANNEXED AND EXCLUSIVE OF GOLF COURSES AND PUBLIC OPEN SPACE.

(4) COMMITMENT FROM THE MUNICIPALITY THAT THE EXTENSION OF PUBLIC SERVICES MEETS THE NEEDS OF EXISTING RURAL ACTIVITY CENTER RESIDENTS FIRST AND THE NEEDS OF FUTURE RESIDENTS SECOND.

(5) COMMITMENT THAT THE MUNICIPALITY WILL CONTINUE ENVIRONMENTAL PROTECTION FOR SENSITIVE AREAS (INCLUDING, BUT NOT LIMITED TO, FLOOD PLAINS, STEEP SLOPES, WETLANDS, SEISMIC AND LANDSLIDE HAZARD AREAS,) AT OR ABOVE KING COUNTY STANDARDS.

(6) COMMITMENT FROM THE MUNICIPALITY TO USE MEASURES TO BUFFER OR PROTECT ABUTTING FOREST OR AGRICULTURE RESOURCE LANDS.

(7) COMMITMENT THAT THE MUNICIPALITY WILL PROVIDE PROTECTION OF HISTORIC SITES AND AREAS EQUAL TO THE COUNTY'S HISTORIC PRESERVATION ORDINANCE.

(8) AGREEMENT ON PUBLIC IMPROVEMENT STANDARDS, AT LEVELS ADEQUATE FOR INCORPORATED AREAS SUCH AS LOCAL ROAD STANDARDS, CONSTRUCTION STANDARDS, DRAINAGE CONTROL REQUIREMENTS AND TRANSPORTATION PLANS.

(9) AGREEMENT ON WHICH JURISDICTION WILL HAVE RESPONSIBILITY FOR PARKS, ROADS OR OTHER PUBLIC FACILITIES AFTER ANNEXATION.

(10) COMMITMENT TO PROTECTION OF THE SCENIC NATURE OF THE I-90 CORRIDOR AND INTERCHANGES IN NORTH BEND AND SNOQUALMIE.

SQP 65 WHEN CONSISTENT WITH ALL POLICIES HEREIN, KING COUNTY SUPPORTS DEVELOPMENT OF DUVALL'S EXISTING DOWNTOWN, AND WILL NOT OPPOSE ANNEXATION OF LAND IN EXPANSION AREAS WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED. THE REQUIRED PROVISION MUNICIPAL SERVICES TO THE PROPOSED ANNEXATION SHALL INCLUDE, BUT NOT BE LIMITED TO, A DEMONSTRATION THAT SUFFICIENT SEWER CAPACITY EXISTS TO SERVE ALL LAND WITHIN DUVALL CITY LIMITS.

SQP 66 WHERE CONSISTENT WITH THE POLICIES HEREIN, KING COUNTY SUPPORTS DEVELOPMENT OF CARNATION'S EXISTING DOWNTOWN, AND ANNEXATION OF LAND IN THE EXPANSION AREA, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 67 KING COUNTY SHALL WORK WITH THE CITY OF CARNATION IN A PUBLIC PROCESS WITH CITIZEN PARTICIPATION TO ENTER INTO AN INTERLOCAL AGREEMENT TO ALLOW JOINT PLANNING FOR A PLANNING AND SERVICE AREA INCLUDING LAND NORTHEAST OF CARNATION AND WEST OF CARNATION IN THE AMES LAKE AREA AS DELINEATED ON THE ATTACHED MAP. THE PURPOSE OF THE INTERLOCAL IS TO INSURE THAT FURTHER DEVELOPMENT OF THESE LANDS DOES NOT MATERIALLY IMPACT THE CHARACTER OF VITALITY OF THE CITY OR THE VIABILITY OF THE SURROUNDING RESOURCE LANDS. ELEMENTS OF THE INTERLOCAL AGREEMENT SHALL INCLUDE:

1. THE AGREEMENT SHALL EXPRESSLY RECOGNIZE THE CITY OF CARNATION'S ABILITY TO EXTEND BY CONTRACT PUBLIC WATER AND THE CITY SHALL BE THE PREFERRED WATER PURVEYOR WITHIN THE SERVICE AREA, PROVIDED THAT DENSITIES REMAIN AT RURAL RESIDENTIAL LEVELS AS IDENTIFIED IN THE COMMUNITY PLAN.

2. AN ARRANGEMENT FOR COORDINATION ON SEPA ACTION REQUIRED FOR DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA.

3. VISIBILITY OF PROPOSED NEW DEVELOPMENT FROM THE CITY OF CARNATION SHALL BE ADDRESSED AND MITIGATED.

4. WATER QUALITY ISSUES SHALL BE ADDRESSED AND MITIGATED.

SQP 68 KING COUNTY SHALL SUPPORT ANNEXATION OF THE EXPANSION AREA ONLY WHEN CARNATION IMPLEMENTS A LONG-TERM, NON-STRUCTURAL PROGRAM TO REDUCE FLOOD DAMAGES ON FLOOD PLAIN LANDS WITHIN ITS JURISDICTION.

SQP 69 KING COUNTY SUPPORTS DEVELOPMENT OF THE NON-FLOOD PLAIN AREAS OF SNOQUALMIE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 70 ACHIEVING A LONG-TERM SOLUTION TO FLOOD DAMAGES WITHIN THE CITY OF SNOQUALMIE IS ONE OF KING COUNTY'S HIGHEST PRIORTIES FOR THIS PLANNING AREA.

SQP 71 KING COUNTY SUPPORTS EFFORTS BY THE CITY TO REDUCE FLOOD DAMAGES BY RESTRICTING NEW DEVELOPMENT WITHIN THE FLOOD PLAIN.

SQP 72 KING COUNTY REAFFIRMS ITS SUPPORT FOR THE SPIRIT AND INTENT OF THE SNOHOMISH MEDIATED AGREEMENT, AND THE RECOMMENDATIONS OF THE SNOHOMISH RIVER BASIN COORDINATING COUNCIL WHICH LED TO THE SIGNING OF THE INTERGOVERNMENTAL AGREEMENT FOR IMPLEMENTATION. KING COUNTY CONSIDERS THIS WORK TO BE A SOUND BASIS FOR A LONG TERM FLOOD DAMAGE REDUCTION PROGRAM FOR THE CITY OF SNOQUALMIE.

SQP 73 KING COUNTY INTENDS TO ASSIST THE CITY OF SNOQUALMIE TO DEVELOP A LONG-TERM SOLUTION AND AN IMPLEMENTATION PROGRAM WHICH WILL SOLVE FLOODING PROBLEMS IN THE CITY.

SQP 74 IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE IS DETERMINED TO HAVE BASINWIDE IMPACTS, THESE IMPACTS SHALL BE REVIEWED BY THE KING COUNTY FLOOD CONTROL MANAGEMENT PLAN TEAM OR ITS EQUIVALENT TO IDENTIFY ANY ADDITIONAL MITIGATIONS WHICH MAY BE REQUIRED. IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IS DEMONSTRATED TO NOT HAVE BASINWIDE IMPACTS, IT SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE AND WOULD NOT REQUIRE A SECOND, BASINWIDE, REVIEW OF IMPACTS AND MITIGATIONS.

SQP 75 KING COUNTY URGES A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENT A LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE.

SQP 76 KING COUNTY CALLS FOR PREPARATION OF A COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF SNOQUALMIE THAT INCLUDES ALL LANDS IN EXPANSION AREA ONE AND TWO, AND IN THE EXISTING CITY OF SNOQUALMIE. THE COMPREHENSIVE DEVELOPMENT PLAN SHOULD ADDRESS, BUT NOT BE LIMITED TO:

A. PROTECTION OF THE WATER QUALITY OF THE SNOQUALMIE RIVER;

B. DENSITY AND LOCATION OF RESIDENTIAL LAND USES;

C. MIX OF HOUSING TYPES, INCLUDING HOUSING THAT IS AFFORDABLE TO LOW, MODERATE AND MEDIAN INCOME HOUSEHOLDS;

D. TYPES AND AMOUNT OF COMMERCIAL AND INDUSTRIAL LAND USES;

E. A FLOOD DAMAGE REDUCTION PROGRAM SCOPE OF WORK;

F. PROTECTION OF ADJACENT RURAL AREAS;

G. PROVISION OF TRAILS, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES;

H. PRESERVATION OF SCENIC AREAS SUCH AS SNOQUALMIE FALLS AND THE I-90 CORRIDOR;

I. PROVISION OF MUNICIPAL SERVICES SUCH AS SEWER, WATER, ROADS;

J. PRESERVATION OF FLOOD PLAIN LANDS FOR FLOOD STORAGE FUNCTIONS: AND

K. PRESERVATION OF THE CHARACTER OF THE CITY OF SNOQUALMIE.

SQP 77 UNTIL A LONG-TERM SOLUTION TO PREVENTING FLOOD DAMAGES IN THE CITY OF SNOQUALMIE IS AGREED TO BY KING COUNTY AND THE CITY OF SNOQUALMIE, KING COUNTY WILL SUPPORT ANNEXATIONS IN EXPANSION AREA ONE WHEN CONSISTENT WITH ALL APPROPRIATE POLICIES HEREIN AND WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 78 A. KING COUNTY WILL SUPPORT ANNEXATION BY THE CITY OF SNOQUALMIE INTO EXPANSION AREA ONE OR TWO ONLY WHEN CONSISTENT WITH ALL APPROPRIATE POLICIES HEREIN AND:

A-1 A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,

A-2 A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED.

A-3 A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE FLOODING SOLUTION IS AGREED UPON.

A-4 PUBLIC OR PRIVATE FINANCING SUFFICIENT TO CONSTRUCT ALL ROAD IMPROVEMENTS NECESSITATED BY THE PROPOSED EXPANSION IS DEMONSTRATED TO BE AVAILABLE.

A-5 DEVELOPMENT IN THE EXPANSION AREAS IS DEMONSTRATED NOT TO NECESSITATE ADDING LAND CAPACITY (OTHER THAN TURN LANES) ON ANY RURAL ROADS OUTSIDE THE CITY, SUCH AS SR 202 WEST OF FALL CITY AND SR 203.

A-6 THE DENSITY ZONE WITHIN THE EXPANSION AREA ADJACENT TO THE LAKE ALICE COMMUNITY SHALL BE CONSISTENT WITH THE RURAL DENSITY OF THAT COMMUNITY AND NO SEWER SHALL BE EXTENDED INTO THE RURAL AREA.

A-7 FOR THE FALLS VIEWSHED, ONLY THE GOLF COURSE COULD BE SEEN FROM THE FALLS, GOLF FAIRWAYS ONLY SHALL BE PERMITTED SUBJECT TO ENVIRONMENTAL REVIEW.

B. KING COUNTY BELIEVES THAT A LIMITED EXPANSION AREA, CONSISTING OF PORTIONS OF SECTIONS 25 AND 36 LYING WEST OF THE CITY PROVIDES SUFFICIENT AREA FOR THE GROWTH NEEDS OF THE CITY. (SEE ATTACHED MAP) KING COUNTY WILL ONLY SUPPORT ANNEXATION

INTO THE LAKE ALICE PLATEAU AREA BEYOND THIS AREA AS NOT INCONSISTENT WITH THE REGIONAL INTEREST OF GROWTH MANAGEMENT AND PRESERVATION OF RURAL AND RESOURCE LANDS IF AND ONLY IF AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND COUNTY IS ENTERED INTO WHICH ACCOMPLISHES THE FOLLOWING OBJECTIVES:

B-1 THE ENLARGED LAKE ALICE EXPANSION AREAS DOES NOT EXTEND BEYOND THE FOLLOWING BOUNDARIES:

ON THE NORTH, THE LINE SEPARATING THE SOUTH 1/4 OF SECTION 23 FROM THE BALANCE OF THE SECTION, AND THE NORTH LINE OF SECTION 25 LESS THE NORTHEASTERN-MOST 90 ACRES OF SECTION,

ON THE WEST, THE LINE SEPARATING THE WEST 1/4 OF SECTION 26 FROM THE BALANCE OF THE SECTION.

ON THE SOUTH, AT THE CREEK RUNNING GENERALLY THROUGH THE NORTH HALF OF SECTION 35 AND 36 SECTIONS, AS SHOWN ON THE MAP.

B-2 THE NORTHERN BOUNDARY SHALL BE AS SHOWN ON THE ATTACHED MAP. NO STRUCTURES OR CLEARING ON SLOPES OF OVER 40%. FOR THE FALLS VIEWSHED, GOLF FAIRWAYS ONLY SHALL BE PERMITTED SUBJECT TO ENVIRONMENTAL REVIEW. FOR THE SR-202 VIEWSHED MEASURES INCLUDING PERMANENT GREENBELTS AND DESIGN CONTROLS SHALL MITIGATE IMPACT ON VIEWS FROM SR-202. DEVELOPMENT IS ONLY PERMITTED TO THE 700 FOOT CONTOUR IF THE DEVELOPER PLACES A NON-BUILDING COVENANT ON ITS PROPERTY NORTH OF THE 700 FOOT CONTOUR. IF NO SUCH COVENANT IS PROVIDED, DEVELOPMENT SHALL BE PROHIBITED FROM SECTIONS 23 AND 24.

B-3 THE WEST BOUNDARY OF THE EXPANSION AREA NORTH OF LAKE ALICE (IN SECTIONS 23 AND 26) SHALL BE AS SHOWN ON THE MAP. THE SRA PROPONENT SHALL PLACE COVENANTS ON IT ADJOINING OWNERSHIP TO THE WEST (THE NE 1/4 OF SECTION 27) THAT LIMIT SUBDIVISIONS TO A DENSITY OF ONE HOME PER 5 ACRES.

B-4 LOT CLUSTERING WITH A PERMANENT OPEN SPACE TRACT ALONG THE ENTIRE WESTERN BOUNDARY OF THE EXPANSION AREAS IS REQUIRED. SPECIAL EMPHASIS SHALL BE PLACED ON THE PORTION OF THE EXPANSION AREA THAT ABUTS THE LAKE ALICE NEIGHBORHOOD IN THE W 1/4 OF SECTION 26.

B-5 THE SOUTHERN BOUNDARY OF THE EXPANSION AREA SHALL NOT EXTEND FURTHER SOUTH THAN THE CREEK RUNNING THROUGH THE N 1/2 OF SECTIONS 35 AND 36.

B-6 A TOTAL OF 2,000 UNITS ARE PERMITTED FOR THE SRA PROJECT IN THE LAKE ALICE PLATEAU EXPANSION AREA. PHASING IS INCLUDED WITH A LIMIT OF 1,000 UNITS PERMISSIBLE BY THE YEAR 2000. AT LEAST 30% OF THE TOTAL NUMBER OF UNITS SHALL BE AFFORDABLE HOUSING IN COMPLIANCE WITH KING COUNTY AND SNOQUALMIE AFFORDABLE HOUSING POLICIES.

B-7 NON-RESIDENTIAL USES, INCLUDING BUSINESS PARKS, MAY ALSO BE DEVELOPED AS PART OF THE MASTER PLAN. A MAXIMUM OF 150 ACRES OF BUSINESS PARKS WILL BE PERMITTED WITHIN THE EXPANSION AREA.

B-8 THE CITY WILL ADOPT ORDINANCES EQUAL TO OR GREATER THAN KING COUNTY PRIOR TO ANNEXATION TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS TO PREVENT DEVELOPMENT ON THE LAKE ALICE PLATEAU PRIOR TO ANNEXATION.

B-9 PRIOR TO DEVELOPMENT (1) THE CITY DEMONSTRATES IT WILL HAVE A WASTE TREATMENT FACILITY WITH THE CAPACITY TO SERVE SUCH DEVELOPMENT AND WILL NOT DEGRADE THE RIVER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW EXISTING A OR AA STANDARDS; (2) THE CITY DEMONSTRATES THAT THE DEVELOPMENT OF THE ANNEXATION AREA WILL NOT INCREASE FLOOD LEVELS IN THE SNOQUALMIE RIVER FLOOD PLAIN; AND (3) THE CITY SHALL CONDUCT INDEPENDENT STUDIES TO DEMONSTRATE THE ADEQUACY OF WATER SUPPLY TO MEET THE NEEDS OF THE MPD.

B-10 THE AGREEMENT SHALL CONTAIN PROVISIONS FOR MEANINGFUL JOINT REVIEW WITH THE CITY OF SNOQUALMIE FOR SUBDIVISIONS OR DEVELOPMENT APPLICATIONS IN THE COUNTY AREA BETWEEN THE SOUTHERN BOUNDARY AND I-90/SR-18 INTERCHANGES.

B-11 THE CITY WILL CONVENE AN INTERAGENCY REVIEW TEAM, CHAIRED BY THE CITY, WITH STATE AND COUNTY AGENCY PARTICIPATION, FOR ALL PROJECT AND PROJECT EIS REVIEW IN THE WHOLE LAKE ALICE PLATEAU EXPANSION AREA. DEVELOPMENT WILL NOT BE APPROVED UNTIL THE INTERAGENCY REVIEW TEAM REVIEWS ALL POTENTIAL REGIONAL IMPACTS INCLUDING WATER QUALITY, WATER SUPPLY AND OFF-SITE TRAFFIC. IN ADDITION, THE CITY AT ITS OPTION MAY CONTRACT WITH KING COUNTY TO PROVIDE PROJECT REVIEW OR EXPERTISE ON SPECIFIC ISSUES WHICH ARISE DURING THE REVIEW PROCESS.

B-12 THE CITY SHALL REQUIRE THE PREPARATION OF A PROJECT EIS FOR THE FIRST PHASE OF CONSTRUCTION THAT ANALYZES THE CUMULATIVE IMPACT OF THE ENTIRE PROJECT ON ISSUES OF REGIONAL SIGNIFICANCE INCLUDING WATER AND OFF-SITE TRAFFIC.

B-13 THE CITY OF SNOQUALMIE AGREES NOT TO ANNEX OR PROVIDE SERVICE WEST OF THE PROPOSED ANNEXATION AREA BOUNDARIES THROUGH THE LIFE OF THIS AGREEMENT.

B-14 THE CITY OF SNOQUALMIE AGREES NOT TO ANNEX OR PROVIDE SERVICES SOUTH OF THE PROPOSED EXPANSION AREA BOUNDARIES FOR THE NEXT TWO PLANNING CYCLES (20 YEARS), UNLESS A JOINT PLANNING AGREEMENT DURING THE NEXT COMMUNITY CYCLE JOINTLY DETERMINES THAT ANY FURTHER EXPANSION IS CLEARLY IN THE PUBLIC INTEREST. THE MPD PROPERTY OWNER WILL MAKE SIMILAR ENFORCEABLE COMMITMENTS.

B-15 THE CITY WILL REQUIRE THAT DEVELOPERS IN THE EXPANSION AREA SUPPORT AND PARTICIPATE IN THE FLOOD HAZARD REDUCTION

STRATEGIES OR PROGRAMS DEVELOPED BY THE JOINT CITY/COUNTY COMPREHENSIVE DEVELOPMENT PLAN PROCESS.

B-16 THE CRITERIA SET OUT IN SQP #79 ARE MET WITH FULL DEVELOPMENT OF THE EXPANSION AREA.

SQP 79 KING COUNTY SUPPORTS THE CONTINUED INDUSTRIAL USE OF WEYERHAEUSER'S SNOQUALMIE MILL SITE AND ITS ANNEXATION TO THE CITY OF SNOQUALMIE.

SQP 80 KING COUNTY WILL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN:

A) A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,

B) A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED;

C) A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE SOLUTION IS AGREED UPON;

SQP 81 KING COUNTY WILL SUPPORT ANNEXATIONS OF LAND IN NORTH BEND'S EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 82 COMMERCIAL AND LIGHT INDUSTRIAL LAND USES ARE APPROPRIATE ALONG SOUTHEAST NORTH BEND WAY SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS TO MITIGATE IMPACTS.

SQP 83 ONLY NON-RETAIL COMMERCIAL DEVELOPMENT SHALL BE ALLOWED IN THE AREA BOUNDED BY SOUTHEAST NORTH BEND WAY AND THE BURLINGTON-NORTHERN RAILROAD RIGHT-OF-WAY. KING COUNTY SUPPORTS THE EXISTING NORTH BEND DOWNTOWN AS THE PRIMARY RETAIL BUSINESS AREA.

SQP 84 THE AREA BETWEEN TANNER AND THE EDGEWICK INTERCHANGE, SOUTH OF SOUTHEAST 140th AND NORTH OF I-90, IS APPROPRIATE FOR NON-RETAIL COMMERCIAL AND LIGHT INDUSTRIAL LAND USES. COMMERCIAL AND LIGHT INDUSTRIAL USES SHALL BE LIMITED TO USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER AND ARE RELATED TO RESOURCE-BASED SHIPPING, DISTRIBUTING AND TRUCKING-RELATED INDUSTRIAL DEVELOPMENT.

SQP 85 LAND USES ADJACENT TO THE EDGEWICK INTERCHANGE SHALL BE LIMITED TO HIGHWAY ORIENTED COMMERCIAL USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER, AND SERVE THE TRAVELING PUBLIC.

SQP 86 THE AREA NORTH OF THE EDGEWICK INTERCHANGE IS APPROPRIATE FOR RESOURCE-BASED, SHIPPING, DISTRIBUTING AND TRUCKING RELATED INDUSTRIAL USES THAT DO NOT REQUIRE SEWERS AND DO NOT IMPACT GROUND WATER.

SQP 87 FALL CITY IS AN UNINCORPORATED RURAL ACTIVITY CENTER AND SHOULD HAVE OVERALL RESIDENTIAL DENSITIES OF FOUR TO EIGHT DWELLING UNITS

PER ACRE, AND NEW COMMERCIAL DEVELOPMENT WHEN WASTE WATER TREATMENT IS AVAILABLE.

SQP 88 WITHIN THE RESIDENTIAL AREA OF FALL CITY, SMALL SCALE AGRICULTURAL PURSUITS OR SIMILAR RURAL LAND USES CAN CONTINUE.

SQP 89 WITHIN THE FALL CITY RURAL ACTIVITY CENTER BUT OUTSIDE THE SEWER LOCAL SERVICE AREA, DEVELOPMENT MAY CLUSTER AT ONE HOME PER 2.5 ACRES TO PROVIDE THE OPTION FOR HIGHER DENSITIES IN THE FUTURE. WHEN SEWERS BECOME AVAILABLE, PROPERTY OWNERS IN THE 2.5 ACRE AREA MAY REZONE THEIR PROPERTIES TO SINGLE FAMILY RESIDENTIAL DENSITIES OF UP TO EIGHT HOMES PER ACRE WITHOUT AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 90 LOW DENSITY MULTIFAMILY DEVELOPMENT IN FALL CITY MAY OCCUR WHEN ADEQUATE PUBLIC SERVICES ARE AVAILABLE.

SQP 91 POTENTIAL COMMERCIAL AREAS WITHIN FALL CITY IDENTIFIED IN THIS COMMUNITY PLAN MAY BE RECLASSIFIED WHEN SEWER, WATER, AND TRANSPORTATION FACILITIES ARE AVAILABLE.

SQP 92 STILLWATER IS A RURAL NEIGHBORHOOD CENTER.

SQP 93 PRESTON IS A RURAL NEIGHBORHOOD CENTER.

SQP 94 THE EXISTING STORE IN PRESTON AND THE PRESTON MILL ARE RECOGNIZED AS HISTORIC LAND USES AND WILL BE ZONED CONSISTENT WITH THEIR EXISTING USE.

SQP 95 THE HISTORIC MILL AT PRESTON IS A CONTINUING INDUSTRIAL USE. IF THE PRESENT USE ENDS, THE PROPERTY MAY BE REZONED TO RURAL RESIDENTIAL USES WITHOUT A PLAN AMENDMENT.

SQP 96 DEVELOPMENT ADJACENT TO THE HISTORIC PRESTON COMMUNITY SHOULD BE DESIGNED TO HAVE LIMITED IMPACTS ON THE HISTORIC AREA. NO ADDITIONAL LAND SHOULD BE ZONED FOR COMMERCIAL OR INDUSTRIAL USES WITHIN OR ADJACENT TO PRESTON, OR IN THE EXIT 22 AREA.

SQP 97 ALL LAND USES ALONG THE I-90 CORRIDOR SHOULD BE SITED, DESIGNED AND LANDSCAPED TO PRESERVE ITS SCENIC NATURE.

SQP 98 LAND USES AT FREEWAY INTERCHANGES WITHOUT EXISTING COMMERCIAL OR INDUSTRIAL DEVELOPMENT, AND OUTSIDE RURAL ACTIVITY CENTERS, ARE DESIGNATED RURAL RESIDENTIAL TO SUPPORT DEVELOPMENT IN RURAL ACTIVITY CENTERS AND TO PRESERVE THE SCENIC NATURE OF THE CORRIDOR.

SQP 99 NEW DEVELOPMENT AT THE EXIT 22 INTERCHANGE SHALL NOT EXPAND BEYOND THE AREA DESIGNATED IN THIS PLAN AND SHALL NOT ADVERSELY IMPACT SURROUNDING RURAL RESIDENTIAL AREAS. ALL USES SHOULD BE PLANNED AND SITED TO USE LONG-TERM ON-SITE WASTE DISPOSAL SYSTEMS.

SQP 100 THE EXISTING TWO ACRES OF LAND CURRENTLY ZONED FOR COMMERCIAL USE AT EXIT 22 IS RECOGNIZED, BUT NO ADDITIONAL LAND FOR COMMERCIAL USES IS DESIGNATED.

CHAPTER VI: UTILITIES

SQP 101 AN ADEQUATE, SAFE, POTABLE WATER SUPPLY MUST BE AVAILABLE FOR ALL RESIDENCES AND BUSINESSES.

SQP 102 MUNICIPAL WATER PURVEYORS ARE THE PREFERRED SERVICE PROVIDERS IN INCORPORATED RURAL ACTIVITY CENTERS AND THEIR MUTUALLY AGREED UPON EXPANSION AREAS AND OTHER AREAS IDENTIFIED BY INTERLOCAL AGREEMENT BETWEEN KING COUNTY AND A CITY. IN UNINCORPORATED FALL CITY, THE EXISTING DISTRICT (W.D. 127) SYSTEM IS PREFERRED. THIS PREFERENCE IS WAIVED WHERE AN AGREEMENT EXISTS BETWEEN A RURAL ACTIVITY CENTER AND A PUBLIC WATER SYSTEM TO PROVIDE THE CITY SERVICE WHICH IS RECOGNIZED BY THE COORDINATED WATER SUPPLY PLAN.

SQP 103 IF A PUBLIC WATER SYSTEM IS REQUIRED FOR DRINKING WATER PURPOSES, THE EXPANSION OF AN EXISTING PUBLIC WATER SYSTEM OR CREATION OF A NEW SYSTEM TO MEET THAT NEED MUST MEET ALL THE REQUIREMENTS OF CHAPTER 70.116 REVISED CODE OF WASHINGTON PRIOR TO DEVELOPMENT.

SQP 104 IN 2.5 ACRE RURAL RESIDENTIAL AREAS:

- EXISTING PUBLIC WATER SYSTEMS ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.
- NEW SERVICE BY CLASS I PUBLIC SYSTEMS SHOULD BE ALLOWED TO SERVE THESE AREAS ONLY IF THEY MEET THE CRITERIA OF COMPREHENSIVE PLAN POLICY F-311.

SQP 105 PROPOSED EXPANSION OF WATER SERVICE AREAS FOR CLASS 1 OR 2 PUBLIC WATER DISTRICTS, ASSOCIATIONS AND MUNICIPAL WATER PURVEYORS SHOULD BE APPROVED IF ALL THE FOLLOWING CRITERIA ARE MET:

- THE PURVEYOR HAS A COMPREHENSIVE PLAN COVERING THE PROPOSED WATER SERVICE EXPANSION AREA THAT HAS BEEN APPROVED BY KING COUNTY AND/OR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES AS APPROPRIATE.
- THE PURVEYOR DEMONSTRATES ITS ABILITY TO CONTINUE SERVICE TO ITS EXISTING USERS AND ITS ABILITY TO SERVE ALL VACANT AND BUILDABLE PORTIONS OF THE EXISTING SERVICE AREAS IN ADDITION TO ANY PROPOSED SERVICE AREA EXPANSION.
- THE PROPOSED WATER SERVICE EXPANSION AREA COMPLIES WITH THE POLICIES 104 OR 106 OF THIS PLAN.
- THE PROPOSED WATER SERVICE EXPANSION AREA COMPLIES WITH THE PROVISIONS OF THE COORDINATED WATER SUPPLY PLAN, WHEN ADOPTED.

SQP 106 IN 5 OR 10 ACRE RURAL RESIDENTIAL AREAS AND IN RESOURCE PRODUCTION DISTRICTS, THE FOLLOWING WATER SYSTEMS ARE PREFERRED.

A. IN AREAS WHERE THERE ARE NEITHER WATER QUALITY PROBLEMS WHICH THREATEN PUBLIC HEALTH NOR WATER QUANTITY PROBLEMS WHICH MATERIALLY LIMIT SUPPLY:

- AFTER CONFERRAL WITH OPERATORS OF EXISTING PUBLIC WATER SYSTEMS, THE CITING OF PRIVATE INDIVIDUAL WATER SYSTEMS SERVING SINGLE PROPERITES.

- CLASS 3 AND 4 PUBLIC WATER SYSTEMS MANAGED BY AN EXISTING UTILITY OR APPROVED OPERATOR.

- CLASS 2 PUBLIC WATER SYSTEMS SERVING 25 OR LESS CONNECTIONS AND IS MANAGED BY AN EXISTING UTILITY OR APPROVED OPERATOR.

B. IN AREAS WHERE THERE ARE EITHER WATER QUALITY PROBLEMS WHICH THREATEN PUBLIC HEALTH OR WATER QUANTITY PROBLEMS WHICH MATERIALLY LIMIT SUPPLY:

- PUBLIC WATER SYSTEMS, INCLUDING CLASS 1 AND CLASS 2 SYSTEMS, WHICH CAN BEST SOLVE THE QUALITY OR QUANTITY PROBLEMS.

SQP 107 WHERE A DISTRICT SERVICE IS EXTENDED INTO 5 OR 10 ACRE RURAL RESIDENTIAL AREAS OR IN RESOURCE PRODUCTION DISTRICTS, THE EXTENSION SHALL BE PAID FOR ONLY BY ASSESSMENTS ON THOSE PROPERTIES DIRECTLY BENEFITTING BY THE EXPANSION, AND IT MUST BE FEASIBLE WITH NO INCREASE IN DENSITIES OR CHANGE IN USES PROVIDED IN THIS PLAN.

SQP 108 IF CLUSTERED DEVELOPMENT OCCURS IN THE 5 OR 10 ACRE RURAL RESIDENTIAL AREAS, SMALL CLASS 3 OR 4 PUBLIC WATER SYSTEMS ARE PREFERRED FOR EACH CLUSTER OF UP TO EIGHT LOTS.

SQP 109 WATER SERVICE IN THE RURAL NEIGHBORHOOD CENTERS OF STILLWATER AND PRESTON SHOULD BE PLANNED ONLY TO MEET EXISTING AND PERMITTED USES.

SQP 110 SEWER SERVICE IS PREFERRED IN THE RURAL ACTIVITY CENTERS OF DUVALL, SNOQUALMIE, NORTH BEND, CARNATION AND FALL CITY. THESE AREAS ARE INCLUDED IN THE SEWER LOCAL SERVICE AREAS. APPROVED COMMUNITY ON-SITE OR DECENTRALIZED TREATMENT SYSTEMS MAY BE USED IN THE RURAL ACTIVITY CENTERS DEPENDING ON DEVELOPMENT AND AS LONG AS THE WATER QUALITY POLICIES OF THE PLAN ARE SATISFIED.

SQP 111 THE EXPANSION AREAS OF EACH RURAL ACTIVITY CENTER SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREAS UPON ANNEXATION. APPROVED COMMUNITY ON-SITE OR DECENTRALIZED TREATMENT SYSTEM MAY BE LOCATED WITHIN SEWER LOCAL SERVICE AREAS DEPENDING ON PLANNED DEVELOPMENT OF THE SUBJECT PROPERTY AND AS LONG A THE WATER QUALITY OBJECTIVES OF THE PLAN ARE SATISFIED.

SQP 112 THE COUNTY SHALL OPPOSE AN ANNEXATION BY A RURAL ACTIVITY CENTER UNLESS IT LIES WITHIN APPROVED SERVICE AREAS AS DESIGNATED BY COMPREHENSIVE PLANS FOR WATER AND SEWER AND IS ACCOMPANIED BY ALL THE PROPOSED AMENDMENTS BY AN R-A-C TO EXTEND ITS WATER AND SEWER COMPREHENSIVE PLAN, OR THE AREA IS ALREADY ADEQUATELY SERVED BY SUCH UTILITIES.

SQP 113 WHEN A HEALTH HAZARD OCCURS FOR EXISTING DEVELOPMENT OUTSIDE A SEWER LOCAL SERVICE AREA OR A RURAL ACTIVITY CENTER EXPANSION AREA, THE APPLICANT SHALL DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FEASIBLE BEFORE SEWER SERVICE IS APPROVED. THIS DEMONSTRATION SHALL INCLUDE A COMPARISON OF THE EFFECTIVENESS AND COST OF ALTERNATIVES TO SEWER SERVICE. THE NEW AREA PROPOSED FOR SEWER SERVICE SHALL BE THE MINIMUM PRACTICABLE AREA NECESSARY TO ELIMINATE THE HEALTH HAZARD.

SQP 114 SEWAGE TREATMENT PLANTS AND RELATED FACILITIES SHOULD BE SITED IN RURAL ACTIVITY CENTERS IF POSSIBLE. IF SITES ARE NOT AVAILABLE, THE RURAL RESIDENTIAL AREA MAY BE CONSIDERED FOR SITING. IF SITES ARE NOT AVAILABLE IN EITHER OF THOSE AREAS, A RESOURCE PRODUCTION DISTRICT SITE MAY BE CONSIDERED AS LONG AS IT LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN.

SQP 115 UTILITY SUPPORTING FACILITIES MAY BE LOCATED IN RESOURCE PRODUCTION DISTRICTS ONLY WHEN ALL THE FOLLOWING CRITERIA CAN BE MET:

A. WASHINGTON STATE DEPARTMENT OF ECOLOGY SITING REQUIREMENTS CANNOT BE MET BY LOCATION ON APPROPRIATELY ZONED LAND OUTSIDE THE PRODUCTION DISTRICT;

B. IT IS NECESSARY TO SITE OR BUILD THE FACILITY IN THE PRODUCTION DISTRICT TO IMPLEMENT OTHER COMPREHENSIVE PLAN POLICIES; AND

C. THE KING COUNTY COUNCIL, SEATTLE-KING COUNTY HEALTH DEPARTMENT AND WASHINGTON STATE DEPARTMENTS OF ECOLOGY, AND SOCIAL AND HEALTH SERVICES ALL CONCLUDE THERE IS NO OTHER WAY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

SQP 116 SEWER LINES OUTSIDE THE LOCAL SERVICE AREA SHALL ONLY ALLOW HOOK-UPS TO SOLVE A PUBLIC HEALTH HAZARD IDENTIFIED BY THE DEPARTMENT OF ECOLOGY OR THE SEATTLE KING COUNTY HEALTH DEPARTMENT.

SQP 117 ON-SITE SEWAGE DISPOSAL IS THE PREFERRED METHOD OF LONG TERM PERMANENT SEWAGE DISPOSAL FOR THE RURAL AREAS.

CHAPTER VII: HERITAGE SITES

SQP 118 THE PRESERVATION, RESTORATION, AND ADAPTIVE RE-USE OF HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA IS ENCOURAGED TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES AND TO PRESERVE TANGIBLE REMINDERS OF THE PLANNING AREA'S HISTORY.

SQP 119 KING COUNTY ENCOURAGES THE PRESERVATION OF HERITAGE SITES WHICH MEET THE CRITERIA FOR THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES OR THE CRITERIA FOR COUNTY LANDMARK STATUS BY MAKING LAND USE AND ZONING DESIGNATIONS COMPATIBLE WITH THE SITE'S/AREA'S HISTORIC CHARACTER.

SQP 120 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHEOLOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE.

SQP 121 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESERVATION, RESTORATION, AND USE OF HERITAGE SITES.

SQP 122 THE PRESENCE OF THE SNOQUALMIE TRIBE IN THE PLANNING AREA HAS IMPORTANT HISTORIC AND CULTURAL SIGNIFICANCE FOR THE PUGET SOUND REGION. THE FOLLOWING PLACES, RECOGNIZED BY THE TRIBE AS HISTORICALLY, CULTURALLY AND ARCHEOLOGICALLY IMPORTANT, SHOULD BE CONSIDERED FOR INCLUSION IN THE KING COUNTY HISTORIC SITES SURVEY, AND DESIGNATION TO LOCAL AND/OR NATIONAL REGISTER OF HISTORIC PLACES.

SQP 123 KING COUNTY RECOGNIZES THE SPIRITUAL, HISTORIC, CULTURAL AND RECREATIONAL VALUE OF THE SNOQUALMIE FALLS. ANY DEVELOPMENT ADJACENT TO SNOQUALMIE FALLS SHALL BE DESIGNED AND SITED TO PROTECT THESE VALUES.

SQP 124 BECAUSE OF THE SPIRITUAL SIGNIFICANCE OF THE AREA AT THE BASE OF THE FALLS TO THE VARIOUS TRIBES IN THE PUGET SOUND REGION, THIS AREA OF THE FALLS SHOULD REMAIN FREE OF DEVELOPMENT AND OPEN FOR PUBLIC ACCESS.

SQP 125 THE COMMUNITY OF PRESTON IS A SIGNIFICANT CULTURAL AND HISTORIC REMINDER OF THE PLANNING AREA'S ROOTS IN THE LOGGING INDUSTRY. THE EXISTING LAND USE SHALL BE MAINTAINED, AND NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE COMMUNITY.

SQP 126 KING COUNTY SUPPORTS EFFORTS OF THE COMMUNITY OF PRESTON TO ACHIEVE RECOGNITION OF ITS HISTORICAL AND CULTURAL SIGNIFICANCE. ITS HISTORIC CHARACTER SHOULD BE MAINTAINED THROUGH DESIGNATION AS AN HISTORIC AREA.

SQP 127 THE KING COUNTY HISTORIC SITES SURVEY SHOULD BE UPDATED TO INCLUDE ADDITIONAL SITES IDENTIFIED BY THE PRESTON HERITAGE COMMITTEE.

SQP 128 THE DEVELOPMENT OF A REGIONAL RAILROAD MUSEUM IN THE SNOQUALMIE AREA IS ENCOURAGED TO PROMOTE UNDERSTANDING OF THE REGIONAL SIGNIFICANCE OF RAILROADS IN THE SETTLEMENT AND DEVELOPMENT PATTERN OF WASHINGTON STATE.

CHAPTER VIII: TRANSPORTATION

SQP 129 OPERATION AND MAINTENANCE IMPROVEMENTS TO THE PLANNING AREA'S ARTERIAL SYSTEM SHALL BE INCLUDED IN THE COUNTY'S CAPITAL IMPROVEMENT AND SIX YEAR ROAD PLANNING PROGRAMS. ROAD PROJECTS INVOLVING OPERATION IMPROVEMENTS AND MAINTENANCE OF THE PLANNING AREA'S EXISTING ARTERIAL SYSTEM ARE PREFERRED OVER NEW ROAD CONSTRUCTION PROJECTS.

SQP 130 NEW ROAD CONSTRUCTION AND ROAD IMPROVEMENTS IN THE RURAL RESIDENTIAL PORTION OF THE PLANNING AREA SHOULD CONFORM TO RURAL ROAD STANDARDS AS DEFINED IN THE 1987 KING COUNTY ROAD STANDARDS.

SQP 131 RURAL TRANSPORTATION NEEDS ARE MORE LIKELY TO INVOLVE SAFETY AND DESIGN CONCERNS RATHER THAN CAPACITY PROBLEMS. THE PRIORITY PROCESS IN THE KING COUNTY TRANSPORTATION PROGRAM SHOULD GIVE GREATER WEIGHT TO THESE NEEDS, RELATIVE TO URBAN AREA PROJECTS.

SQP 132 INTERLOCAL AGREEMENTS GUIDING EXPANSION AREAS SHALL DEFINE ROAD DESIGN AND ADEQUACY STANDARDS CONSISTENT WITH KING COUNTY OR APPROPRIATE RURAL ACTIVITY CENTER STANDARDS (WHICHEVER IS HIGHER) AND SHALL ALSO INCLUDE A AREAWIDE CIRCULATION PLAN FOR THE EXPANSION AREAS. THE INTERLOCAL AGREEMENT SHALL ALSO PROVIDE A MECHANISM FOR DISTRIBUTING MITIGATION PAYMENTS BETWEEN THE COUNTY AND THE SUBJECT RURAL ACTIVITY CENTERS.

SQP 133 NEW DEVELOPMENT SHALL PROVIDE ALL ON-SITE TRANSPORTATION IMPROVEMENTS, AND MAY BE REQUIRED TO PAY A FAIR-SHARE FOR OFF-SITE IMPROVEMENTS WHICH ARE NECESSARY TO MITIGATE THE IMPACTS OF THE DEVELOPMENT.

SQP 134 TRUCK TRAFFIC ACCESS ASSOCIATED WITH THE INDUSTRIAL ZONING AT PRESTON FALL CITY INTERCHANGE EXIT 22 SHOULD ONLY BE ALLOWED FROM THE ARTERIAL SYSTEM AND SHOULD BE DESIGNED TO PRECLUDE USE OF RESIDENTIAL ROADS FOR ACCESS. ALL ON-SITE AND ADJACENT ROADS SHOULD CONFORM TO THE INDUSTRIAL ACCESS STREET DESIGN STANDARDS.

SQP 135 EXISTING ROADS IN THE COMMERCIAL AREA OF FALL CITY SHALL BE UPGRADED TO COMMERCIAL STANDARDS. FALL CITY BUSINESSES SHOULD ESTABLISH A ROAD IMPROVEMENT DISTRICT FOR IMPROVING VEHICULAR CIRCULATION AND PEDESTRIAN AMENITIES.

SQP 136 KING COUNTY SHOULD DESIGN AND DEVELOP AN EFFICIENT AND SAFE SYSTEM OF COMMUTER AND RECREATIONAL ROUTES FOR PEDESTRIAN, BICYCLE AND EQUESTRIAN USE.

SQP 137 DURING KING COUNTY'S DEVELOPMENT REVIEW PROCESS, PUBLIC ACCESS OR EASEMENTS MAY BE REQUIRED TO COMPLETE THE DEVELOPMENT OF A LOCAL TRAIL SYSTEM.

SQP 138 KING COUNTY, METRO AND LOCAL JURISDICTIONS SHOULD IMPROVE PUBLIC TRANSPORTATION PROGRAMS WHICH INCLUDES TRANSIT, TRANSPORTATION SYSTEM MANAGEMENT, VANPOOLS AND CARPOOLS BETWEEN RURAL ACTIVITY CENTERS IN THE PLANNING AREA, AND TO SUBURBAN CITIES.

SQP 139 PARK-AND-RIDE AND PARK-AND-POOL LOTS SHOULD BE DEVELOPED IN RURAL ACTIVITY CENTERS AND NEAR FREEWAY INTERCHANGES.

CHAPTER IX: PARKS AND RECREATION, AND OPEN SPACE

SQP 140 KING COUNTY SHALL GIVE PRIORITY TO THE IMPROVEMENT AND MAINTENANCE OF ITS EXISTING NEIGHBORHOOD AND COMMUNITY PARKS, AND RECREATIONAL FACILITIES, OVER THE ACQUISITION OF SIMILAR NEW PARKS AND RECREATIONAL FACILITIES.

SQP 141 NEW KING COUNTY PARKS IN THE SNOQUALMIE PLANNING AREA SHOULD PROVIDE FOR REGIONAL RECREATIONAL ACTIVITIES SUCH AS CAMPING, HIKING, BICYCLING, HORSEBACK RIDING, BOATING, FISHING; AND ENJOYMENT OF THE HISTORIC, CULTURAL AND NATURAL ENVIRONMENT.

SQP 142 KING COUNTY SHOULD INVENTORY AND ASSESS STATE FOREST BOARD TRUST LANDS TO DETERMINE IF THESE LANDS WOULD BE APPROPRIATE AS REGIONAL COUNTY PARKS.

SQP 143 KING COUNTY SHALL PUT HIGH PRIORITY ON THE ACQUISITION AND DEVELOPMENT OF A REGIONAL TRAIL SYSTEM LINKING THE SNOQUALMIE VALLEY PLANNING AREA TO OTHER PARTS OF THE COUNTY.

SQP 144 A COMMUNITYWIDE TRAIL SYSTEM FOR PEDESTRIANS, EQUESTRIANS AND BICYCLISTS SHOULD BE DEVELOPED. THIS TRAIL SYSTEM SHOULD CONNECT REGIONAL TRAILS WITH LOCAL TRAILS AND WALKWAYS.

SQP 145 THE ESTABLISHMENT AND DESIGN OF COMMUNITY ORIENTED LOCAL TRAIL SYSTEM SHOULD INCLUDE:

1. ROUTES WHICH CONNECT MAJOR RESIDENTIAL AREAS WITH RECREATION AREAS INCLUDING PARK AND OPEN SPACE AREAS;

2. ROUTES WHICH PROVIDE ACCESS TO PUBLIC SHORELINE AREAS;

3. ROUTES WHICH INCORPORATE VIEWS AND OTHER SPECIAL FEATURES OF SCENIC, HISTORIC, OR ARCHAEOLOGICAL INTEREST;

4. ROUTES WHICH PROVIDE ACCESS TO AND CONNECT SCHOOLS.

SQP 146 RIGHT-OF-WAY OR EASEMENTS ALONG UTILITY CORRIDORS, AND ABANDONED RAILROADS ARE POTENTIAL TRAIL CORRIDORS AND SHOULD BE EVALUATED BY THE COUNTY FOR FUTURE USE.

SQP 147 WHEN PUBLIC LAND IS LOGGED, EXISTING TRAILS SHOULD BE RESTORED IF DISTURBED DURING THE LOGGING OPERATION.

SQP 148 MOTORCYCLE AND OFF-ROAD VEHICLE (ORV) USES SHOULD BE SEPARATED FROM OTHER RECREATIONAL TRAIL USE. SEPARATE ORV TRAILS SHOULD BE LOCATED WHERE ENVIRONMENTAL IMPACTS CAN BE MINIMIZED.

SQP 149 THE SNOQUALMIE RIVER, TOLT RIVER, RAGING RIVER AND THEIR TRIBUTARIES ARE RECOGNIZED AS WATER TRAILS WITH SCENIC AND RECREATIONAL VALUE.

SQP 150 EXISTING PUBLIC ACCESS POINTS TO RIVERS SHOULD BE MAINTAINED AND ADDITIONAL ACCESS POINTS PROVIDED OR ACQUIRED TO ENSURE THE AVAILABILITY OF THESE RIVERS AS TRAILS AND FISHING AREAS.

SQP 151 KING COUNTY SUPPORTS DESIGNATION OF THE MIDDLE FORK OF THE SNOQUALMIE RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.

SQP 152 KING COUNTY SUPPORTS EVALUATION OF THE NORTH FORK OF THE SNOQUALMIE RIVER AND THE MAIN STEM OF THE TOLT RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.

SQP 153 WHEN THE DEVELOPMENT OF PROPERTIES OCCURS IN SNOQUALMIE PLANNING AREA, ADEQUATE RIGHT-OF-WAY SHOULD BE PROVIDED FOR TRAIL USE. TRAILS SHOULD CONNECT TO EXISTING AND PROPOSED SCHOOLS, PARKS, RIDING STABLES AND RECREATION AREA.

APPENDIX C

WHAT IS A "LEGAL" LOT

A "legal" lot is one that has been created through a legally approved process as described below. In order to obtain a building permit or to subdivide property, a lot must also meet applicable zoning, health, and building criteria, as well as comply with all land use ordinance.

How to determine if a lot is legal

IF IT WAS CREATED ON OR AFTER JUNE 1, 1974.

1. **By a Subdivision** which received final approval by the King County Council and has been recorded by the Division of Records and Elections.

2. **By a short subdivision** which received final approval by the Building and Land Development Division (BALD) and has been recorded by the Division of Records and Elections.

3. **By execution of a valid will** which legally describes each lot.

IF IT WAS CREATED ON OR AFTER AUGUST 11, 1969 AND PRIOR TO JUNE 1, 1974.

o Any of 1 through 3 above, or

4. **By a short subdivision** which received final approval by BALD or the Department of Public Works.

5. **By a deed, real estate contract, or other real estate conveyance** dated prior to June 1, 1974, and which was not in violation of state or King County subdivision laws.

IF IT WAS CREATED ON OR AFTER MARCH 17, 1937 AND PRIOR TO AUGUST 11, 1969.

o Any of 1 through 5 above, or

6. **By an Assessor's parcel** showing that the property was a separately taxed lot prior to August 11, 1969 and establishing the current legal desription, providing that the parcel was not segregated in violation of state or County subdivision laws.

IF IT WAS CREATED PRIOR TO MARCH 17, 1937.

o Any of 1 through 6 above, or

7. **By an unrecorded plat** recognized as such by the Department of Assessments.

The burden of legally providing the date of a lot's creation lies with the owner of the lot. Documentation that is acceptable to establish the date includes the name of the final plat or number of the final short plat that created the lot, or a copy of the deed, or a

recorded real estate contract establishing the lot prior to June 1, 1979. An earnest money agreement or title report is not valid proof of a legal lot, although a title report may provide information through which proof can be obtained.

For lots created prior to August 11, 1969, a copy of the tax statement for 1969 or before, or a copy of the Department of Assessments property recorded showing the created lot prior to August 11, 1969 is acceptable documentation. Ths State Archivist should be consulted for this information. Please call (206) 764-4276. If your lot is not a legal lot, contact the BALD short subdivision staff at 296-6640 to review your options.

APPENDIX D

RURAL LOT CLUSTERING

The King County A-R classification (Rural Area) allows clustered site designs for rural residential subdivision developments. "Clustering" means designing a rural residential subdivision so that individual lots are reduced in size, arranged more compactly than usual, and the remainder of the land is left in open space.

Under the A-R classification (King County Code 21.21A) individual lot area may be reduced provided that the average density of the subdivision development is not less than the minimum lot area requirement of the zone in which the development is located. Within the A-R classification there are three minimum required lot area groups, identified on the Snoqualmie Valley Community Plan area Zoning as A-R 10, A-R 5, and A-R 2.5.

- The minimum required area of a lot in an area designated A-R 10 is 10 acres. The maximum density of a subdivision under this classification will be the property size divided by 10.

- The minimum required area of a lot in an area designated A-R 5 is 5 acres. The maximum density of a subdivision under this classification will be the property size divided by 5.

- The minimum required area of a lot in an area designated A-R 2.5 is 2.5 acres. The maximum density of a subdivision under this classification will be the property size divided by 2.5.

Example:

Figure 1 shows a conventional rural residential subdivision in A-R 5 zone with 6 lots of 5 acres each. Figure 2 shows a clustered subdivision with 6 lots of 2.5 acres each which leaves 50% of the total area for open space. No more than eight lots of less than 2.5 acres, however, shall be allowed in a cluster. Clusters containing lots smaller than 2.5 acres, whether in the same or adjacent subdivisions shall be separated by an intervening open space buffer or public right-of-way.

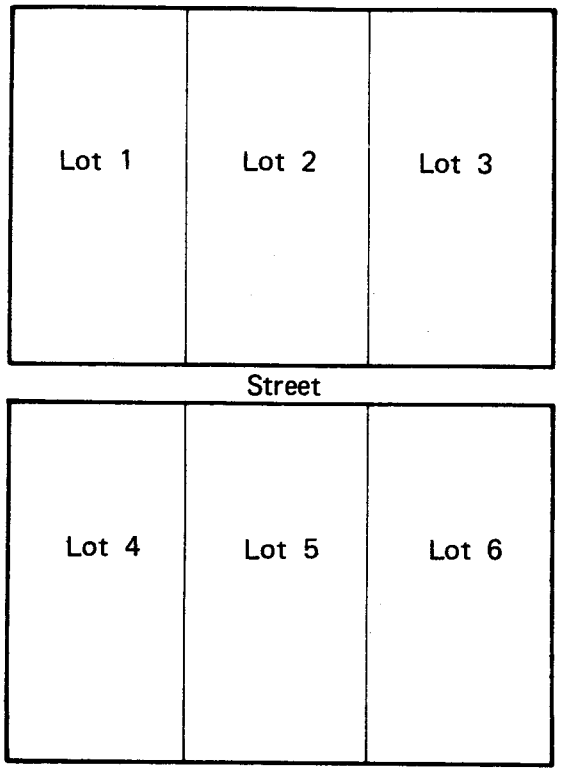


Figure 1 - Conventional Subdivision

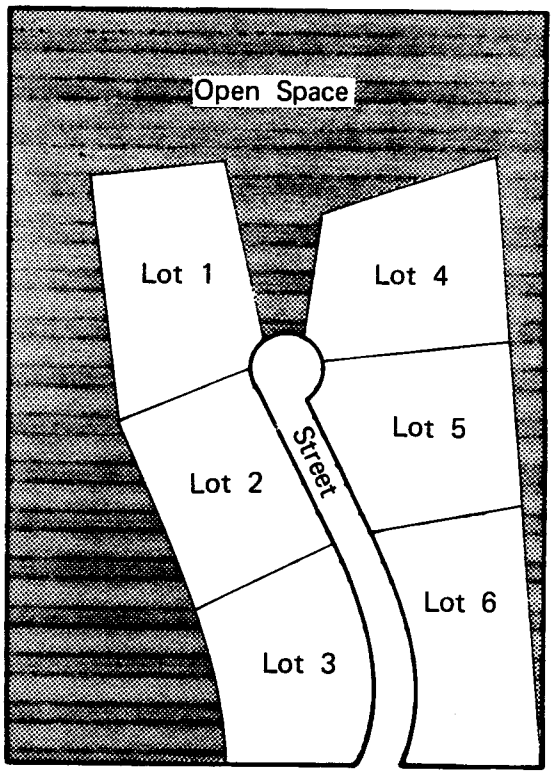


Figure 2 - Clustered Subdivision

There are several advantages to this kind of development.

- Reducing the length of streets means there's less initial construction costs for pavement, curbs and gutters, if appropriate, water and power lines.
- Providing open spaces offers recreational opportunities, scenic vistas, and buffers from adjoining properties.
- Leaving open space tracts and natural vegetation allows more rain water to drain into the soil. Pollution, flooding, and drainage problems, typically resulting from residential subdivisions are reduced.
- Rural open space tracts may also include environmentally sensitive areas or resource lands. They may help preserve or enhance natural features such as rivers, wetlands, wildlife habitats, and floodwater storage areas.

APPENDIX E

PARKS NEEDS ASSESSMENT

Since first settled in the 1800s, the Snoqualmie Valley and its encircling mountains have been recognized for their natural beauty and abundance. When roads east were still scarce, and access was only by riverboat, anglers made the trip to patronize the local streams which were renowned for their fish. Early on, Mt. Si figured in the histories of pioneer families, and the Snoqualmie provided food, transportation, recreation, water, and water trail which bonded the residents of the valley together.

Though a hundred years of history have elapsed, the valley and its surroundings are relatively unchanged with regard to scenic appeal. The fishing streams, miles of twisting river channel, wooded mountains, and peaceful pastures are still the dominant characteristics. The essential features which appeal to human senses -- distant mountains, rushing water, the solitude of open space -- are still readily available to residents and casual visitors alike.

The variety of recreation opportunities provided by the natural setting of the Snoqualmie area is unusually broad, and no other part of King County can claim as much. A sample of the many recreation activities which are possible without a large investment in capital improvements are: berry-picking, bicycling, bird watching, camping, canoeing, kayaking, collecting firewood, fishing, geology study, hang gliding, hiking, horseback riding, hunting, nature study, photography, picnics, rock collecting, sightseeing, pleasure driving, and swimming.

The "Open Space/Regional Recreation Resource Map, part of the proposed Open Space Plan, shows the general location of areas which are recognized to have inherent scenic and recreation value. It will be clear from the following discussion that most of the planning area under consideration falls into one open-space category or another.

The Parks and Recreation Facilities Map displays public and private recreation areas, playfields and playgrounds.

MAJOR RECREATION SITES

(1) Mount Si Conservation Area

The 1977 State Legislature, in SHB837, established the Mount Si Conservation Area. The 2,360-acre Conservation Area will be managed as a multi-resource preserve with a variety of recreational opportunities as well as a natural area preserve with some restrictions on human activity. The Conservation Area is under acquisition by the Washington State Department of Natural Resources.

(2) Middle Fork Snoqualmie River

The Middle Fork is the only major river basin in King County without a proposed or existing major dam, a major highway corridor, or closed watershed. It provides easy summer and winter access to the Alpine Lakes Wilderness, and outdoor recreation of a quality not found anywhere else in King County. With the possible exception of a small portion of the Green River Gorge, there is no other major river basin in King County which still retains its natural undeveloped character. Because of this, the Middle Fork Snoqualmie is listed on the Nation's Wild Rivers Inventory by the National Park Service and is eligible for a Wild and Scenic Rivers designation.

(3) Private Forest Recreation

Much of the Snoqualmie planning area is private forest land, a large portion of which is managed for timber production. These areas also provide a variety of recreation opportunities, but their use is dependent on the goodwill of the landowner. Miles of logging roads give access to commercial forest land for hiking, hunting, nature study, photography, all-terrain vehicle use, and other recreational pursuits. Maps showing open logging roads and recreation areas are often provided by property owners. In addition, recreational facilities have been built, often free for public use.

(4) Three Forks Park and Middle Fork Snoqualmie River Levee

The proposed 905-acre Three Forks Park site is located at the confluence of the North, South, and Middle Forks of the Snoqualmie river. In 1978, Washington State Parks prepared a draft conceptual plan to meet the Snohomish Mediated Agreements requirement of developing a major recreation area at the Three Forks location. The plan called for most of the site to be managed as a natural area for wildlife habitat. It was also suggested for teaching beginning recreation skills in canoeing, kayaking, hiking and camping. Limited development including water access is envisioned.

The U.S. Army Corps of Engineers has proposed a 1.25-mile levee along the Middle fork Snoqualmie River as part of their recommended program under the Draft Feasibility Report, Snohomish river Basin Flood Damage Reduction Study of the Mediated Agreement. The levee top would be designed as a pedestrian/bicycle trail and would have a small rest area with benches. Future extension of the trail to connect with the proposed multi-agency-sponsored Sound to Mountain Trail is possible.

(5) Rivers, Wetlands, and Streams

Extensive public use is made of local water bodies for fishing, boating, nature study, and other water-dependent recreation activities. Wetlands as a habitat are discussed in the Natural Resources and Determinants chapter, where their importance to fish and wildlife populations is described. As the County's population increases, more and more people will be looking for access to the rivers. It is timely to consider likely sites to be set aside for future water access.

(6) Snoqualmie Valley and Preston-Snoqualmie Trails

In the early 1970s the Chicago-Milwaukee Railroad abandoned its line through the Snoqualmie valley and offered its right-of-way for sale. King County took the opportunity to buy it for future development as a major regional trail which would provide a link in the Sound to Mountain Trail, and a continuous, scenic route through the valley for recreationists, such as bicyclists, equestrians, and hikers.

Since no development funds have been available, the County has made minor modifications to ensure public safety, such as removal of trestles and surface grading, and then posted the entire length closed to the public. This status will continue until development funds are available.

The Preston-Snoqualmie Trail is a separate segment of the Snoqualmie Valley Trail. This trail is developed from Preston to the Lake Alice Road. Additional County funds have been allocated for development from Lake Alice Road to the City of Snoqualmie and future construction is planned.

While these trails represent an immensely attractive recreation feature for all of King County, there are important local issues to be resolved before final decisions are made. Landowners, especially livestock owners, have expressed concern for the safety of their herds and their own personal privacy as the trails become used by thousands each year. The working farmland setting requires special planning, design, and adaptation by users in order to resolve nuisance and safety factors which are inherent in a public right-of-way. Recently, King County held meetings in the area and has made decisions on preliminary design and users, to address the landowners' and citizens' concerns.

(7) MacDonald Park (formerly Tolt River Park)

Strategically located along the Snoqualmie River at the confluence of the Tolt River, this park provides an extremely important link in the regional recreation network. The area is important recreationally as well as culturally. The Snoqualmie Tribe has identified the area as the site of a major village and important longhouse.

(8) Agricultural Lands

Working farmlands in the Snoqualmie valley serve to anchor the open space network of the entire area, both by lending their visual beauty to the surroundings, and by their actual support of certain physical components of recreation, like providing shelter for wildlife. The pastoral landscape is well-documented as a source of human enjoyment, and, as a backdrop, it attracts leisure pastimes like walking, riding, biking, canoeing, and sightseeing through its midst. The linear nature of the Snoqualmie farmlands along the valley bottom adds another valuable dimension -- that of a pathway or corridor, with connections to a larger recreation area. The Snoqualmie valley is perceived as a gateway to the Middle Fork valley, Mount Si, and the Alpine Lakes.

Programs to conserve farmland in perpetuity are described in the discussion of Agricultural Resources in the Resource Lands chapter.

(9) Snoqualmie Falls

By far the most highly visited natural site in the state, Snoqualmie Falls offers a variety of recreation opportunities. Tourists can stop by and enjoy the overlook and picnic area, or hike the half-mile trail to the bottom for an accessible sample of Cascade Mountain scenery. At the same time, the Falls offers a destination on the future Sound to Mountain Trail for long-distance hikers, bicyclists and equestrians. For these reasons, Snoqualmie Falls figures prominently in any open-space recreation plan for the Snoqualmie area. The Falls is located within the city limits of the City of Snoqualmie.

Because of its recreational and scenic capabilities, it is clear the valley could benefit economically from recreationally oriented development. The study, Recreation in a Rural Economy, the Upper Snoqualmie Valley, (1983 King County Planning Division), notes that camping, swimming, sight seeing, canoeing, walking, hiking, golfing, bicycling, nature study, horseback riding, fishing and hunting. Visitors who come to the Upper Valley for these activities contribute to the local economy through the purchase of goods and services, which in turn creates employment opportunities.

Two types of economic benefits of recreation were estimated by the study. They include (1) benefits to the Upper Valley in the form of visitor expenditures and resulting local employment and (2) Countywide benefits accruing from the costs of transportation to the Upper Valley. Economic benefits were also measured over two different time frames. The first is the current economic value of recreation based on the growth of the basic

recreation activities during the last ten years. The second is future economic benefits based on projected growth in the basic recreation activities over the next ten years.

An estimate of the present value of recreation in the Upper Valley was derived from previously published recreation demand data for the basic recreation activities. Based on that data, the current economic value of recreation benefits measured from 1973 to 1983 was estimated as follows:

1973 - 1983	
Local expenditures by Visitors	$ 5,657,000
Value to Remainder of King County	14,003,200
Total Benefits	$19,003,200
Number of Person Years of Employment	168
1983-1993 Estimate	
Local Expenditures by Visitors	$15,380,000
Value to Remainder of King County	19,142,000
Total Benefits	34,522,000
Number of Person Years of Employment	640

(See Table 1 Appendix C, Recreation in a Rural Economy, The Upper Snoqualmie Valley.)

Local benefits were developed by estimating the number of recreation days expected during the specific time period for the basic recreation activities. This was then converted to local dollar benefits and employment by applying average expenditures per person during recreational outings. For existing recreation benefits, per capita expenditures were assumed to be $2.50 per day. Per capita expenditures for future recreation benefits range from $5 to $10 per day if there are adequate and attractive opportunities for purchasing food, souvenirs, etc. Because 70% of gross recreation revenues generally go for operating costs and 6% of those operating costs are salaries, wages and fringe benefits, about 42¢ of every revenue dollar will go for labor. It was assumed that labor costs $5 per hour (in 1983 minimum wage was $3.35 per hour) and that full-time workers will have 50 weeks of work at 40 hours per week.

A benefit accruing to the remainder of King County was calculated based on the assumption that an activity is worth at least what it cost an individual to participate in it. This includes the cost of transportation and specialized equipment. For the purpose of this study only the cost of transportation has been considered. Assuming an average round-trip of 80 miles at 20¢ per mile,, the vehicle cost would be $16 per day. Further, assuming 2.5 persons per vehicle equals $6.40 per person per recreation day. The Countywide benefit was then computed by multiplying the cost per person by the number of recreation days. (Please see Appendix C, Recreation in a Rural Economy, the Upper Snoqualmie Valley for a detailed analysis of existing and potential recreation benefits.)

Clearly, economic, cultural and recreational benefits can be expected from a continuation of the park, open space and recreational opportunities in the valley.

Future economic benefits are those resulting from the portion of Countywide growth in the basic recreation activities occurring in the Upper Valley during the period 1983-1993. Using previously published recreation demand data, eight scenarios were developed for

estimating the economic benefits of increases in the basic recreation activities. One scenario was selected as a reasonable estimate of economic benefits from growth in the basic recreation activities during the period 1983-1993.

The King County Natural Resources and Parks Division acquires and operates parks, and provides programs and facilities for recreation activities throughout unincorporated King County. In 1978, the King County Council adopted guidelines which established (1) how many and what kinds of parks and recreation facilities are needed; and (2) how to equitably distribute public resources among the communities of King County. These guidelines were based upon the King County Park Policy Task Force Report published by the County Planning Division. The report defined six types of park planning categories with policies applicable to each. Among the factors the categories take into account are population, density and whether the area is rural, transition, or urban. To implement the guidelines adopted in 1978 an assessment has been prepared of County park needs.

For each planning area two analyses of parks were conducted. These analyses, coupled with separate observations regarding park use, population trends predominant land use, and Comprehensive Plan designations comprise the recommendation found in the Parks Chapter.

The analysis included: 1) a "comparison-to-standards" comparison of the number of park acres in each planning area with the standards adopted by King County (Ordinance No. 3813 - see Appendix I and II) a "share" comparison of each community planning areas' share of park acres and facilities with that of other planning areas.

COMPARISON-TO-STANDARDS ANALYSIS

The "comparison-to-standards analysis" examines park acreage in relation to population and identified those community planning areas which do or do not meet the King County standards. The County standards identify three specific types of parks: neighborhood, community and major urban, each with a specific set of criteria.

Neighborhood Parks

These parks should be between 5 and 10 acres in size, and should be provided at a service level of 1.25 acres per 1,000 people. Neighborhood parks are appropriate for higher density areas. The service area of a neighborhood parks should be a one-half mile radius based on a population density of 4,000 people/sq. mi. These parks are appropriate in urban areas.

However, neighborhood parks under County jurisdiction are not recommended in unincorporated rural areas because of low population density. If residents desire neighborhood parks, the acquisition, development, and maintenance should be the local town's responsibility.

There are two city parks, in Duvall and North Bend, and two County parks at Carnation and Fall City that function as neighborhood parks. The park at Carnation is inconsistent with recommended policies, in that neighborhood parks in rural towns are recommended to be the responsibility of the town. The site at Fall City is adjacent to an elementary school with a developed athletic field, and is consistent with recommended policy. Fall City is an unincorporated rural activity center, hence King County is the appropriate agency for providing services.

Community Parks

These parks should be between 20 and 40 acres and provided at a service level of 1.25 acres per 1,000 people. The service area of community parks should be between a two and three mile radius.

In rural areas, it is recommended that community parks, if provided, should be primarily for athletic activities and active recreation and developed adjacent to secondary schools or other central collector points. Likewise, in rural towns, community parks developed adjacent to secondary schools in or adjacent to the towns will adequately serve both County and town residents.

The Snoqualmie Valley has six community parks. Big Rock Park is a community marker, featuring a unique natural feature. Si View and Preston are community centers, and even though they are within incorporated the rural activity centers, they are the result of an historical role played by King County in providing such facilities. Duvall has one ballfield and 20 acres of undeveloped land, which is again inconsistent with the policy recommendations. E. J. Roberts Park in North bend and Railway Historical Park in Snoqualmie are city-owned community parks.

Resource-based parks are a subset of community parks, in that they serve local residents within a two- or three-mile radius, but a specific quality of the site also attracts users from a much larger service area. Adjacent land may be purchased for unrelated types of outdoor recreation, but the unique resource remains the major focus of this type of park. The centerpiece of these parks is typically a resource such as a shoreline, scenic view, forest or other special environmental features. Land development in many parts of the County has restricted many opportunities to acquire resource-based park lands, but there are numerous streams and lakes in rural and transition areas that would make excellent sites.

Population-based standards are not feasible for these kinds of parks. Many of them provide a unique and regional role which precludes their distribution strictly on the basis of population density of equitable spatial distribution. Examples of these types of parks are Cougar Mountain, Cola Creek, and Soos Creek Parks. The Open Space Plan, drafted in 1988 inventories these sites Countywide and evaluated new areas to be designated as resource parks throughout the County.

In the Snoqualmie planning area, DNR manages several large acreages of Forest Board Trust Lands for the County. Under specifications of state law, the County may request these lands be returned to County jurisdiction for use as park lands. These Forest Board Trust Lands may contain opportunities for open space and resource-based parks.

The specific policies for rural areas and towns are identical. The purpose of resource-based parks in these areas is "to preserve areas of outstanding natural features for outdoor recreation uses. These sites should serve as a local passive park for area residents and as a retreat from urban density for those who live in the more developed portions of the County." The policy is that "King County should acquire and operate parks in the rural areas that are resource-based."

In keeping with the Park Policy Task Force Report, the County owns two resource-based parks, Fall City Riverfront Park and a boat launch site at Duvall. Both are undeveloped.

Major Urban Parks

These are parks of 100 acres and larger, provided at a service level of 5-acres per 1,000 people. Major urban parks should have a 6-10 mile service radius. For each community planning area population was compared to the total number of neighborhood, community and major urban park acres and to the county standards to determine existing surpluses or deficiencies. Neighborhood, community and major urban park acres are added together to derive total surpluses and deficiencies.

Snoqualmie planning area is 389 square miles in size with an average population density of 42 people/square mile.

The recent assessment of parks in the Snoqualmie planning area yielded seven sites, six of which are developed, totalling 178.8 acres. Of these, 177.6 acres are partially or completely developed.

Recreation facilities include:

- 6 softball/baseball fields
- 0 lighted softball/baseball fields
- 5 football/soccer fields
- 0 lighted football/soccer fields
- 3 tennis courts
- 1 swimming pool
- 2 activity centers, and
- 1 play area.

This inventory included the following park sites:

- Duvall, 22.4 acres, community park (developed)
- Fall City Community Park, 25.4 acres (developed)
- Fall City Memorial (Quigley), 3.4 acres, neighborhood park (developed)
- MacDonald Memorial, 114 acres, major urban (developed)
- Preston Activity Center, 1 acre, community park (developed)
- Shamrock, 1.2 acres, neighborhood (undeveloped)
- Si View Park, Activity Center, 11.4 acres, community park (developed)

Some of the recreation facilities in the valley were not included in the inventory because they are in special categories:

- Norman Bridge, .5 acres
- Si View Pool, .5 acre
- Preston Snoqualmie Falls Trail, 60 acres
- Snoqualmie Valley Trail, 327 acres
- Big Rock, .5 acres, too small to develop
- Upper Raging River, .7 acre, too small to develop
- Dootson, 55.5 acres, resource-based park
- McDonald Memorial, 150 acres, resource based park

Utilizing "comparison to standards" analysis, the Snoqualmie Valley planning area has a total of 178.8 acres, while the standards prescribe that there should be 121,8 acres available (101.5 acres with application of density threshold).

Share Analysis

The share analysis is based on a comparison of park lands and facilities between each of the community planning areas. It is useful for comparing which of the areas have the greatest need for acreage and certain types of facilities relative to the others. The analysis is best explained by an example. If one planning area has 1% of the county's total park acres and 5% of the county's total population it has a greater relative need for additional traditional park acreage for facilities than a planning area whose percentage of total county acreage is 5% and its population is only 1%. Thus, for the share analysis one planning area's percentage of the county's total population and its percentage of the county's total park acres is compared to those percentages from other planning areas.

The Snoqualmie planning area has 3% of the county's population. If the park facilities in the valley are evaluated using share analysis the planning area has:

- 5% of the sites (7)
- 5% of the developed sites (6)
- 7% of the acreage (178.8)
- 9% of the developed acreage (177.6)
- 7% of the softball/baseball fields (6)
- 0% of the lighted softball/baseball fields (0)
- 6% of the football/soccer fields (5)
- 0% of the lighted football/soccer fields (0)
- 5% of the tennis courts (3)
- 6% of the swimming pools (1)
- 14% of the activity centers (2)
- 2% of the play areas (1)

APPENDIX F

CRITERIA FOR DESIGNATION OF KING COUNTY LANDMARKS

The criteria for designation of King County landmarks and community landmarks, as reprinted below, were established by the King County Landmarks Preservation Ordinance No. 4828.

1. An object, improvement, site or district may be designated as a King County landmark, if it is more than forty years old or, in the case of a landmark district, it contains improvements that are more than forty years old, if it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

   a. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or

   b. Is associated with the lives of persons significant in national, state or local history, or;

   c. Embodies the distinctive characteristics of a type, period, style or method of construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

   d. Has yielded or may be likely to yield, information important in prehistory or history; or

   e. Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

2. An object, improvement, site or district may be designated a community landmark because of its prominence of location and contrasts of siting, age or scale; if it is an easily identifiable visual feature of a neighborhood or the County and contributes to the distinctive quality or identity of the neighborhood or County. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark and shall not be subject to the provisions of Section 8.

3. Cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past forty years shall not be considered eligible for designation. However, such a property will qualify if they are integral parts of districts that meet the criteria set out in Section 4(1) above or if it is:

   a. a religious property, deriving primary significance from architectural or artistic distinction or historical importance; or

   b. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace, grave or residence of a historical figure of outstanding importance if there is not other appropriate site or building directly associated with his or her productive life; or

d. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner (or) as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

g. A property achieving significance within the past forty years if it is of exceptional importance. (Ordinance #4828, Section 4).

Introduced by: Robert B. Dunn

ORDINANCE NO. 2991

AN ORDINANCE relating to heritage sites establishing County Open Space Policies; amending Chapter E, Open Space Development Policies of the Comprehensive Plan for King County under the provision of Ordinance 263, Article 2, Section 3 of KCC 20.12.030.

PREAMBLE:

The Council of King County declares it to be in the public interest to protect a legacy of heritage sites within a system of open space. The inclusion of heritage sites in the open space system is recognized as making a contribution to the present through the preservation of the past. The Policy Development Commission's report on "heritage sites as open space" is the basis for the goals and policies adopted by this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. NEW SECTION. "Heritage Sites as Open Space" as attached hereto is hereby adopted as an addendum to Comprehensive Plan for King County under the provision of Ordinance 263, Article 2, Section 3,KCC 20.12.030. As an amplification and augmentation of the Comprehensive Plan, the Heritage Sites as Open Space Element shall supplement Chapter E, Open Space Development Policies.

INTRODUCED AND READ for the first time this *5th* day of *May*, 19*76*.

PASSED this 29th day of *November*, 19*76*.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Dave Mooney
Chairman

ATTEST:

Dorothy M. Owens
Deputy Clerk of the Council

APPROVED THIS *1st* day of *December*, 19*76*

John D. Spellman
King County Executive

APPENDIX G

KING COUNTY ZONING CODE SYNOPSIS

This zoning code synopsis should be used as a guide only for the unincorporated areas of King County. Before buying or selling property, the complete text for a particular zone classification should be consulted to insure the proposed use is permitted and under what conditions, if any. Copies of the King County Code may be reviewed at King County offices or at various libraries throughout King County. Zoning information for property within the corporate limits of a city or town in King County is available from that City's planning or building department.

KING COUNTY ZONING CODE SYNOPSIS

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.*
min. lot width: 40 feet
lot coverage: 35 percent
front yard: 20 feet, key & transitional lots may be reduced to 15'
side yard: 5 feet
rear yard: 5 feet for dwelling units
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'

RS 7200 - Dimensional Standards

min. lot area: 7200 sq. ft.*
min. lot width: 60 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.*
min. lot width: 70 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 15,000 - Dimensional Standards

min. lot area: 15,000 sq. ft.*
min. lot width: 80 feet
front, side & rear yards; height & lot coverage same as RS 5000

* NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.

Chapter 21.RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standard

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

min. lot area: 35,000 sq. ft.
min. lot width: 135 feet
lot coverage: 35 percent
residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet
height: 35 feet except for agricultural buildings

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements.
With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:
parcels over five acres: same as "A"
parcels of five acres or less: same as SE
Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:
Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering
Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

Chapter 210.20A RMHP Residential Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

min. site area: three acres
density: not to exceed 1½ times surrounding density or nine units per acre, whichever is less.

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing: 7200 or 9600 square feet with sewers, water, paved streets, curbs sidewalks, drainage
15,000 square feet with approved water and sewage systems, paved streets, walkways
35,000 square feet with approved water and sewage disposal systems

min. lot width: 330 feet unless platted
front yard depth: 30 feet unless platted
side yard depth: 20 feet unless platted
rear yard depth: 20 feet unless platted
lot coverage: 35 percent
height: 30 feet except for agricultural buildings

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.21A A-R Rural Area

Allows low-density residential development supportable by rural services in long-term Rural Areas; provides compatible buffers for nearly long-term agricultural and forestry areas.

A-R - Dimensional Standards

minimum lot size may be reduced in clustered subdivisions.

A-R 10 mimimum lot size: 10 acres
A-R 5 minimum lot size: 5 acres
A-R 2.5 minimum lot size: 2.5 acres

lot dimensions: max depth-to-width ratio 4-to-1;
lot coverage: 35 percent, including paved areas;
residential building setbacks: 35 feet, or 100 feet next to commercial forest lands

Chapter 21.23 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits; allows limited residential development, promotes agriculture-supporting uses.

A - Dimensional Standards

A-35: minimum parcel size 35 acres;
A-10: minimum parcel size 10 acres;
lot dimensions: max. depth-to-width ratio 4-to-1;
lot coverage: 10% for lots over 10 acres
height: 35 feet except for agricultural buildings

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres, A uses 10 acres
min. lot area/dwelling unit: 35,000 sq. ft. for single family
min lot width: 135 feet

residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 20 feet for dwelling units
height: 30 feet except for agricultural buildings

Chapter 21.25 G-5 General Five Acres

Provides for an areawide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

min. lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.
min. lot dimensions: depth-to-width lot ratio no greater than 4-to-1.
height: 35 feet except for agricultural buildings
residential building setbacks:
front yard: 30 feet
side yard: 10 feet

Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 35 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
lot area/dwelling unit: 2400 sq. ft.
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
front, side & rear yards: same as RM 2400
lot area/dwelling unit: 1800 sq. ft.
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 60 percent for residential uses
front, side & rear yards: same as RM 2400
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.
lot area/dwelling unit: 900 square feet
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent
height: 35 feet maximum
permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3 times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.29 BR-C Mixed Business-Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG-Dimensional Standards

lot coverage: 10 percent
permitted floor area: not more than 3½ times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities of uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards
(except adjacent to R or S zones)

lot coverage: 100 percent
permitted floor area: not more than 1½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet
side and rear yard setback: per landscape ordinance
permitted floor area: not more than 1½ times the buildable area of the lot.
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amount of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 1½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.37 F Forest Resource

Preserves forest land for the sustained production of forest products and the development of compatible uses such as dispersed camping; allows limited residential development.

F - Dimensional Standards

min. parcel size: 80 acres
front, side & rear yards: 100 feet

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.
min. lot width for building site: 135 feet
front, side & rear yards: 20 feet
height: 45 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.42 Q-M Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

Q-M - Dimensional Standards

min lot area: 10 acres
front, side & rear yard: 20 feet except if adjacent to R or S zone
permitted floor area: not more than total lot area
height: 45 feet. Height may be increased 1' for each additional 1' of setback for each property line.

See text of zoning code for detailed performance standards.

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of area affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type use and the impractibility of precisely zoning the propert until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zoning reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications. See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.
See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structure or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.

Source: King County Building and Land Development Division. Development Assistance Bulletin No. 17.

C:synop1

APPENDIX H

Comparison of DNR and Proposed King County Stream Classifications

The Washington Department of Natural Resources (DNR) stream classification system translates to the classification used under the King County Proposed Sensitive Areas Ordinance (SA0) is as follows:

DNR	SAO
Type I	Class I
Type II-IV	Class II
Type V (with salmonids)	Class II
Type V (no salmonids)	Class III

APPENDIX I

Snoqualmie Interlocal Agraeement

Date: February 12, 1990

AGREEMENT BETWEEN THE CITY OF SNOQUALMIE, KING COUNTY, AND SNOQUALMIE RIDGE ASSOCIATES REGARDING SNOQUALMIE'S FUTURE ANNEXATION OF PROPERTY ON THE LAKE ALICE PLATEAU

RECITALS

WHEREAS, Snoqualmie's annexation policies require long-term master planning for properties in the Lake Alice Plateau and Echo Lake Interchange areas, and

WHEREAS, the City of Snoqualmie ("Snoqualmie") has designated a Potential Annexation Area and adopted annexation policies expressing Snoqualmie's interest in future economic viability and control over future development of areas that directly affect the City, and

WHEREAS, King County has adopted the Snoqualmie Valley Community Plan, designating expansion areas for the Valley cities and setting forth policies to contain urban development within those expansion areas to protect the regional interests potentially affected by future annexations in the Snoqualmie Valley, and

WHEREAS, the Expansion Area for Snoqualmie as identified in the Snoqualmie Valley Community Plan is substantially less than and different from the City's Potential Annexation Area, and

WHEREAS, King County policies direct urban-density residential and economic development to occur in the Snoqualmie Valley cities and their expansion areas in order to enhance the economic vitality of the cities, accommodate growth, and preserve rural lands from pressure for higher intensity development, and

WHEREAS, Snoqualmie Ridge Associates ("SRA") has submitted a petition for annexation and a master plan for property, known as Snoqualmie Ridge, on the Lake Alice Plateau adjacent to Snoqualmie within King County's Snoqualmie Valley Community Plan area, and

WHEREAS, the Snoqualmie Ridge master plan, as reviewed, extensively revised, recommended by the Snoqualmie Planning Commission and adopted by the City Council as Snoqualmie Vicinity Comprehensive Plan Subelement J.1, provides for long-term development of the Annexation Area in phases in compliance with

Second of three originals.

Snoqualmie's annexation policies, and in compliance with the expansion area adopted by King County, and

WHEREAS, SRA agrees to manage its property in compliance with adopted policies, to mitigate the impacts of development of its property, and to support interlocal cooperation between Snoqualmie and King County, and

WHEREAS, the City of Snoqualmie has adopted a Resolution of Intention to annex property whose boundaries are consistent with the provisions of this Agreement, and

WHEREAS, each jurisdiction has responsibility and authority to plan for and regulate uses of land in the area covered by this Agreement and by law must consider the impacts of its actions on adjacent jurisdictions, and

WHEREAS, the parties agree that it is in the public interest and consistent with King County Comprehensive Plan Policies PI 302 through PI 305, Snoqualmie Vicinity Comprehensive Plan General Development Goal 6, and other policies of the two jurisdictions to establish a process for interlocal cooperation on planning and annexation issues, and

WHEREAS, the area around the Echo Lake Interchange presents planning issues of importance to both King County and Snoqualmie, related to its location along the I-90 Corridor and the likelihood that it will become the "gateway" entrance to Snoqualmie, and identified in the King County Comprehensive Plan, p. 85, the King County Economic Development Plan, p. 3.17, and the Snoqualmie Vicinity Comprehensive Plan, Element H (as amended, March 1987), and

WHEREAS, RCW 39.34 provides authority for jurisdictions to enter into interlocal agreements, and state law authorizes contracts between jurisdictions and property owners defining conditions of land use approvals;

NOW, THEREFORE, Snoqualmie, King County, and SRA agree as follows:

SECTION I: PARTIES AND MUTUAL CONSIDERATION

The parties to this agreement are King County (hereinafter referred to as "County"), the City of Snoqualmie (hereinafter referred to as "Snoqualmie"), and Snoqualmie Ridge Associates, a private property owner holding property on the Lake Alice Plateau, lying southwest of Snoqualmie (hereinafter referred to as "SRA"). The parties acknowledge that they have diverse and potentially conflicting objectives with regard to the development proposed

by the owner on the Lake Alice Plateau, and that this Agreement is entered into to resolve those issues in a mutually beneficial way. The parties covenant to perform such acts as may be called for by this Agreement, and to be held contractually responsible for such acts. In consideration of King County agreeing to support an annexation consistent with the terms of this Agreement and to be bound by the terms of this Agreement, Snoqualmie agreeing not to seek annexations inconsistent with the terms of this Agreement and to be bound by the terms of this Agreement, SRA agreeing to be bound to the commitments contained within this Agreement, the parties agree as follows.

This Agreement is intended to implement King County's Snoqualmie Valley Community Plan adopted in August 1989 and the City's Snoqualmie Vicinity Comprehensive Plan adopted in 1983 and amended in 1987 and 1989, as follows:

A. To satisfy the requirements of King County's Snoqualmie Valley Community Plan Policies SQP 78(A) and SQP 78(B) through commitments by Snoqualmie and SRA to perform the tasks and apply the standards and conditions called for in those policies during phased development of SRA's property within Snoqualmie's expansion area, as defined below.

B. To enable King County to support annexation and future development of SRA's property within Snoqualmie's expansion area, as defined below, with assurance that regional interests will be protected.

C. To assure that SRA complies with the adopted policies of Snoqualmie and King County and to mitigate impacts identified through environmental review, to the satisfaction of the County and the City.

D. To provide a means by which King County and Snoqualmie will consider each other's plans, regulations and policies in annexations, land use development, capital improvement planning, and natural resource protection within the area that is the subject of this Agreement.

E. To create an environment for meaningful interjurisdictional communication, coordination, and decision-making between King County and Snoqualmie for issues related to annexations, land use development, capital improvement planning, natural resource protection, and the timing and phasing of all of the above.

SECTION II: DEFINITIONS

A. "Annexation Area" means the area to be considered for annexation under this Agreement. The annexation area is described in Attachment 1 and shown as Area A on the map attached to this Agreement as Attachment 2. The annexation area is located within but is smaller than and therefore should be distinguished from the following areas, which are shown on the map attached to this Agreement as Attachment 3: (1) the Potential Annexation Area designated by Snoqualmie as an amendment to the Snoqualmie Vicinity Comprehensive Plan in March, 1987; (2) the property, known as Snoqualmie Ridge, which is the subject of SRA's annexation petition filed in May, 1988; and (3) the expansion area designated for Snoqualmie by King County's Snoqualmie Valley Community Plan in August, 1989.

B. "Coordinating Board" means the Coordinating Board established to direct the cooperative planning process initiated by Snoqualmie Resolution No. 297 and King County Motion No. 88-830, adopted in March, 1989, defining a cooperative planning agreement between the two jurisdictions.

C. "Development Standards" means all statutes, ordinances and regulations governing development, including but not limited to standards related to environmentally sensitive areas, surface water management, historic preservation, and parks and open space. Standards that will apply will be those in effect at the time of permit approval but shall be no less than those described in this Agreement.

D. "Environmental Review" means the procedure for analyzing potential adverse environmental impacts under the State Environmental Policy Act ("SEPA") and the SEPA Rules.

E. "Snoqualmie's Expansion Area" means the area of unincorporated King County contiguous to Snoqualmie that the King County Snoqualmie Valley Community Plan has designated as appropriate for future annexation. King County will support annexation in this area when the annexation request meets criteria specified in the Community Plan. The Annexation Area covered by this agreement lies within Snoqualmie's Expansion Area.

F. "Snoqualmie's Potential Annexation Area" means the area of unincorporated King County which is so designated by the City's Snoqualmie Vicinity Comprehensive Plan as amended in March, 1987.

G. "Snoqualmie Ridge Parkway" means the proposed principal arterial between the I-90/SR-18 Interchange and SR-202.

H. "Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan" means the master plan submitted by SRA for future development of Snoqualmie Ridge, as reviewed, extensively revised, recommended by the Snoqualmie Planning Commission and adopted by the Snoqualmie City Council as new Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan.

SECTION III: ANNEXATION AREA

A. Boundaries. Subject to the provisions of this Agreement, Snoqualmie has stated its intent to annex the area described in Attachment 1 and shown as Area A on the map attached to this Agreement as Attachment 2, which area is owned by SRA.

B. Residential Development. Snoqualmie and SRA agree to comply with the following conditions for the annexation area:

1. Phasing. Residential development shall be phased to provide a limit of 1,000 dwelling units by the year 2000. The requirements of Snoqualmie Comprehensive Plan Element J.1 Phasing Table 1 will apply.

2. Scale. A maximum of 2,000 dwelling units shall be permitted in the annexation area, subject to additional phasing requirements that may be adopted by Snoqualmie as provided in Section XI(B), below.

3. Affordable Housing. At least thirty percent (30%) of the total number of dwelling units shall be affordable housing as determined by calculations based upon the median income of all residents of the Upper Snoqualmie Valley area. The parties to the Agreement will prepare an Affordable Housing Action Plan pursuant to the requirements of Subelement J.1.e.ii. The affordable housing requirement shall be met by providing at least:

- ten percent (10%) low income housing affordable to households with incomes below 80% of the median;

- ten percent (10%) moderate income housing affordable to households with incomes between 80% and 99% of the median, and

- ten percent (10%) median income housing affordable to households with incomes between 100% and 120% of the median. Such median income housing shall be entirely "For Sale" housing.

4. School Facilities. Adequate provision shall be made for school facilities to accommodate the growth from the Ridge development. The school district and the property owners shall develop a comprehensive facilities plan and time-phased mitigation strategy for review and approval by the city prior to or as a part of the first development requests on the Ridge. The city and Snoqualmie Valley School District No. 410 shall cooperate to assess projected impacts of each proposed mixed use development project on student population and facilities costs, and to require mitigation of these impacts as a condition for granting mixed use development permits. The form of conveyance of school sites and funding for construction of school facilities shall be determined by the city, the property owner and Snoqualmie Valley School District No. 410 in accordance with state law.

C. Office/Business Park. Snoqualmie and SRA agree that a maximum of 150 acres of office/business parks shall be permitted in the annexation area.

D. PGA Tour Golf Course. King County acknowledges that SRA has proposed, and Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan would require, that a PGA Tour golf course be developed in the annexation area. SRA agrees to construct the golf course facilities as described in Subelement J.1.c.

E. Parks and Trails. A system of parks and trails shall be provided for public use and enjoyment. Corridors shall be set aside for both King County's Preston-Snoqualmie Trail and the planned trail paralleling SR-18. These corridors shall permit

extension through the SRA property of both trails along routes approved by King County. Where these trails cross SRA-owned land, they shall be constructed by SRA to King County standards and they shall consist of multi-purpose trails for non-motorized vehicles and parallel equestrian trails. Where possible, public viewpoints of the Falls shall be provided along these trails by SRA.

Approximately 25 acres of the total residential acreage shall be set aside for neighborhood parks, complying with King County Ordinance No. 5596. This acreage will be in addition to the trails and open space described in Subelement J.1., Sections g.vii, viii and i.x, of the Snoqualmie Comprehensive Plan. The specific sizes, recreational facilities, and sites of individual residential parks shall be determined as part of applications for mixed use development projects that include residential development. Maintenance shall be provided either by public ownership or adequate private covenants, at the option of the City.

F. Viewsheds.

1. Snoqualmie Falls Viewshed. No development that is visible from the Snoqualmie Falls Viewpoint or the Lodge, except for trails, golf course greens and fairways, shall be permitted in that part of the Snoqualmie Falls viewshed within the annexation area. SRA agrees to place SRA property within the Snoqualmie Falls viewshed but outside of the annexation area in a permanent open space tract with covenants prohibiting clearing and the development of structures, provided that selective clearing of dead, diseased, or dangerous trees may be permitted. King County and Snoqualmie agree that the Coordinating Board shall prepare development and/or design controls for other properties within the Snoqualmie Falls viewshed but outside of the annexation area and outside of SRA ownership.

2. SR-202 Viewshed. Snoqualmie agrees to designate that portion of the northern boundary of the annexation area (the S 1/2 of the S 1/2 of Section 23) visible from SR-202 as a special review area, subject to design controls adopted to mitigate impacts on views from SR-202. Design controls shall be developed by the Coordinating Board, using the following guidelines:

a. Only single-family residential, golf, and other open space uses shall be permitted in the area visible from SR-202.

b. Lot clustering and open space tracts shall be used where appropriate to maximize open space effect and to minimize impacts on viewpoints from SR-202.

c. Narrow local access road standards should be developed to minimize the extent of paved area and clearing and grading in areas visible from the viewpoints along SR-202.

d. More specific design guidelines limiting building and roof colors to natural tones, limiting the height of all buildings to two stories, providing reflectors on street lights to reduce light and glare impacts, setting clearing, grading, and landscaping requirements, as well as other guidelines deemed appropriate to minimize the impacts on the SR-202 viewshed, shall be developed by the Coordinating Board.

There shall be no structures or clearing on slopes of over forty percent (40%). SRA agrees to place SRA property below the contiguous line of forty percent (40%) slope (below approximately the 700-foot contour line) in permanent open space tracts with covenants prohibiting clearing and the development of structures, provided that selective clearing of dead, diseased or dangerous trees may be permitted. Any selective clearing on slopes less than forty percent (40%) must comply with King County ordinances related to clearing, grading and sensitive areas. The City of Snoqualmie may, at its option, impose additional requirements.

G. Buffers and Transitions Along the Western Boundary. King County, Snoqualmie, and SRA agree to comply with the following conditions:

1. Covenants on Property in Section 27. SRA agrees to place covenants on its ownership in the NE 1/4 of Section 27, limiting subdivisions to a density of one home per five acres. Lot clustering and open space tracts shall be created where

appropriate, subject to the provisions of King County Code 21.21A.

2. Open Space Tracts and Lot Clustering. Lot clustering with permanent open space tracts shall be created within SRA's ownership to provide transitions from SRA's ownership to areas west of SRA's ownership, with special emphasis on the portion of the annexation area abutting the Lake Alice community (the W 1/2 of the SW 1/4 of Section 26). Guidelines for appropriate open space buffers, public access and transitional land uses and densities shall be developed by the Coordinating Board and implemented by Snoqualmie before issuing permits for development in that area. Adequate visual and aural screening will be provided for adjacent properties, pursuant to Subelement J.1.a.vi. Wherever effective and appropriate, a minimum of 100 feet of native growth or enhanced screening landscaping shall be provided.

SECTION IV: ROADS AND HIGHWAYS

A. Snoqualmie Ridge Parkway. King County, Snoqualmie, and SRA agree that the Snoqualmie Ridge Parkway shall be constructed in the first phase of development following annexation, after completion of a project level EIS and after project review. King County recognizes that the road will become the entrance to Snoqualmie. Therefore, the parties agree that Snoqualmie shall process permits to develop and be responsible for construction and ongoing maintenance of the entire road, including the segment outside of the annexation area as authorized by RCW 35.43. Furthermore, the City of Snoqualmie shall own and operate the road from I-90 easterly. King County development standards shall be used for road design. Through the interagency review team as described in Section VIII and subsequent environmental review processes provided for in this agreement, King County shall participate fully in review and approval of issues such as alignment, sensitive areas impacts, drainage controls, buffering and other mitigation measures.

B. Financing of Road Improvements. SRA agrees to pay for the Snoqualmie Ridge Parkway and all other roads within the annexation area, and for all other road improvements directly related to development of the annexation area

which are required as a result of environmental review. SRA's obligation is subject to latecomer's contributions from other property owners who would benefit, and to other private or public financing mechanisms that may be available and appropriate to help finance such improvements. Snoqualmie and King County will incur no obligation to finance or approve any financing mechanism by virtue of this clause. SRA acknowledges that neither Snoqualmie nor King County to date have committed any public funds for such roadways.

C. Rural Roads Outside the Annexation Area. King County and Snoqualmie are in agreement that whatever final development is authorized for the annexation area must not result in a need for additional lane capacity (other than turn lanes) on rural roads within the community planning area outside the Snoqualmie City limits. SRA agrees that it will modify its development proposals as necessary to meet this standard pursuant to Section VIII(D) of this Agreement. Development of the annexation area shall not require additional lane capacity (other than turn lanes) on rural roads within the Community Planning Area outside Snoqualmie, such as SR-202 west of Fall City and SR-203. Snoqualmie agrees to review this analysis with the interagency review team described in Section VIII below as part of project level environmental review during phased development of the annexation area to assure that additional lane capacity (other than turn lanes) will not be required outside the city limits.

The road network within Snoqualmie Ridge shall not directly connect with the Lake Alice-Fall City Road.

SECTION V: UTILITIES

Snoqualmie shall provide the annexation area with sewer, water and other municipal utility services. SRA agrees to finance utility extensions and improvements necessary to serve the annexation area, subject to consideration of latecomers agreements, the creation of local improvement districts, or the availability of economic development grants or other public sources where appropriate. The parties recognize that the development of utilities may be phased consistent with the phasing of other development in the annexation area. Utility systems shall meet the following conditions:

A. Water Quality. Prior to each phase of development, Snoqualmie shall demonstrate that it will have a wastewater treatment facility with (1) the capacity to

serve such development and (2) levels of treatment to maintain the water quality of the Snoqualmie River and its tributaries within existing Class A standards. Snoqualmie and SRA agree to comply with an NPDES permit issued by the Washington Department of Ecology pursuant to the Federal Clean Water Act, provided it will not degrade the water quality of the Snoqualmie River and its tributaries below existing Class A standards. Compliance with an NPDES permit and Class A water quality standards will be monitored by the interagency review team, as established by Section VIII, below, in the course of reviewing subdivision and mixed use development permit applications. In addition, Snoqualmie and SRA agree that the surface water management plans required by Section VI(B), below, will assure that surface water discharges will not degrade the water quality of the Snoqualmie River and its tributaries below existing A or AA standards. Monitoring shall be accomplished which will include measuring base, peak and minimum flow rates prior to any development activity on-site to evaluate water quality and water quantity predictions, and such monitoring shall continue for whatever period is necessary to evaluate impacts and mitigation.

B. Domestic Water Supply. Prior to each phase of development, Snoqualmie shall conduct independent studies to demonstrate that an adequate water supply is available to serve the annexation area without having a measurable adverse impact on the quantity or quality of existing water supplies or diminish the water quality or the water level of the Snoqualmie River and its tributaries.

C. Comprehensive Utility Plans. Prior to development, Snoqualmie shall amend its sewer and water comprehensive plans to bring the annexation area within Snoqualmie's municipal utility service areas. These comprehensive plans shall be subject to interagency review as provided in Section VIII, below.

D. Public Facilities. The property owner shall reserve sites for, and contribute to the construction costs of a fire station, a police station, and other public facilities as needed to serve the residents of Snoqualmie Ridge to mitigate those impacts directly related to the proposed development. The City may encourage sites for these facilities someplace other than on the Ridge to make these facilities more accessible to city residents as a whole. Careful

municipal services planning shall be completed to phase needed municipal facilities with project development by retaining, at the property owner's expense, a municipal services consultant to assist the City in planning for a municipal services phasing plan for the duration of development of the Snoqualmie Ridge project.

SECTION VI: FLOOD DAMAGE REDUCTION

A. Flood Plain Regulations. King County and Snoqualmie agree that the Flood Control Task Force currently established under the supervision of the Coordinating Board shall review and recommend revisions, if appropriate, to Snoqualmie's flood plain regulations to meet all applicable state and federal regulations and guidelines. Snoqualmie shall continue to apply its flood control regulations until further revisions, if any, are suggested by the Coordinating Board. Snoqualmie also agrees to adopt a surface water management ordinance that meets or exceeds King County standards, consistent with Section VII, below. SRA agrees to be bound by such standards.

B. Surface Water Management. SRA agrees to prepare a master drainage plan (MDP) for the entire annexation area and a storm water management plan for each specific development project, as required by Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan. These plans shall include measures that would retain peak and minimum flows at pre-development levels. These plans shall be subject to interagency review and environmental review as provided in Section VIII, below. These plans shall meet the standards of the King County Drainage Manual and the following criteria:

1. The drainage system shall be consistent with the Sensitive Areas requirements of King County.

2. The proposed development shall retain and protect existing on-site drainage features including drainage courses and wetlands.

3. Infiltration and dispersion systems shall be used prior to discharge to wetlands and streams.

4. To the maximum extent possible, all detention facilities will discharge into 200-foot long grass-lined swales, or equivalent bio-filtration. Only where required by limited site topography

and only after review by the interagency review team and approval of Snoqualmie drainage swales will be allowed in the outer 50' of 100' buffers. In areas of reduced buffer width no encroachment by detention facilities will be allowed. After passage through grass-lined swales, storm water will discharge only into drainage channels that convey surface water in the pre-development state or into approved dispersal systems located outside the required minimum buffer width.

5. To minimize ground water impacts, all business, commercial and residential activities in the annexation area shall be served by an effective treatment system. Activities with low-quality surface water runoff, such as gas stations, automobile repair facilities, fuel transfer stations, and car washes, will collect runoff from the pollutant source areas of their sites (but not their entire sites) and discharge it to an effective treatment system.

6. A description of phased development shall be provided. Development shall be proposed in phases and shall be monitored to document the adequacy of mitigation measures. Approval of subsequent phases may include additional mitigation measures if existing measures are inadequately mitigating impacts to natural resources.

7. A wetlands management plan shall be made a part of the MDP and subject to the review of the interagency review team. At all stages of development wetlands shall be afforded protection consistent with King County's sensitive areas policies, provided that Snoqualmie may impose stricter standards. The following minimum conditions will apply:

   a. 100 feet of undisturbed buffer will be placed around all Class 1 wetlands. 50 feet of undisturbed buffer will be placed around all Class 2 and Class 3 wetlands. Wetland buffers may be increased when shown to be appropriate through the wetlands management plan. Buffers shall be in the form of native growth protection easements.

   b. For Class 1 wetlands, the following minimum conditions apply:

(1) The water level in wetlands, at the end of June each year, will be the same as the pre-project end-of-June level.

(2) Between May 15 and August 1 of each year, there will be no increase in water level greater than 0.5 feet above that current season's lowest water level.

(3) Dispersion trenches for stormwater release will be located more than 100 feet from the waters edge, measured at the time of post-project maximum water level (i.e., including the allowable foot increase over existing maximum level). In areas of reduced buffer width, dispersion trenches will be located outside the required buffer.

(4) No pedestrian/equestrian trails or utility corridors will be established between the dispersion trench setback line and the wetland edge.

8. All underground storage facilities must provide Fire Chief-approved secondary containment capability and surface monitoring access.

9. Fire Chief-approved containment facilities must be provided for all areas where hazardous materials are stored or handled to prevent any accidental spills from entering the soil and surface or groundwater system.

10. No adverse impacts caused by development within the annexation area shall be allowed to the groundwater, surface water or stream system in the Snoqualmie drainage basin. Adverse impacts shall include, but not be limited to:

    a. Exceeding acceptable water quality parameters (as established during the SEPA process, and responsive to the Washington State Department of Ecology standards for these waters). The existing background parameters will be established in a manner timely to the master drainage planning work.

b. An increase or decrease in flow rates, or volumes, or sedimentation that would result in significant reductions or adverse impacts on base flows along the natural downstream drainage system.

11. Maintenance of the drainage, detention, and conveyance system to insure its adequate functioning shall be required. This condition includes, but is not limited to, regular removal and safe disposal of vegetation from bio-filtration swales and sediment collected in detention facilities.

12. Any wetland discovered during the subsequent review or site exploration will be accorded protection and buffers consistent with these standards, Sensitive Areas policies and the King County Drainage Manual.

13. Surface water runoff from road areas will be collected and treated through detention ponds and bio-filtration meeting the requirements of the annexation area.

C. Domestic Water Supply. Prior to each phase of development, Snoqualmie shall conduct independent studies to demonstrate that adequate water supply is available to serve the annexation area and that development would not have a measurable adverse impact on the quantity or quality of existing water supplies or diminish the water quality or the water level of the Snoqualmie River or the Raging River and its tributaries.

D. Flood Damage Reduction Planning. King County, Snoqualmie and SRA agree to continue their participation in the Flood Control Task Force currently established under the supervision of the Coordinating Board. The intent of Policy SQP 78 A-2 & A-3 is being met by the co-sponsorship of a Corps of Engineers Flood Damage Reduction Study as suggested in the draft King County Comprehensive Flood Control Management Plan and a joint letter from the County and City to the Corps of Engineers and by further work which may be identified by the Flood Control Task Force of the Cooperative Planning Agreement. After this Corps study is complete, the Flood Control Task Force and the Coordinating Board will prepare final recommendations for implementation. Snoqualmie agrees to require developers

in the annexation area to support and participate in flood hazard reduction strategies or programs developed by the Flood Control Task Force under the supervision of the Coordinating Board. In addition, Snoqualmie and King County agree to cooperate on developing and implementing a long-term solution to flood problems.

SECTION VII: DEVELOPMENT STANDARDS

Except as otherwise provided in this Agreement, Snoqualmie agrees to prepare and adopt development standards that meet or exceed adopted King County development standards. If Snoqualmie has not adopted such development standards by the effective date of annexation, Snoqualmie agrees to apply King County or comparable standards in effect on or adopted subsequent to the effective date of annexation on an interim basis until Snoqualmie has prepared and adopted its own standards. SRA agrees to be bound by such standards.

SECTION VIII: INTERAGENCY REVIEW

A. Interagency Review Team. The parties agree that Snoqualmie shall convene an interagency review team, chaired by Snoqualmie with state and county agency participation for all project and project EIS review, including subdivision and mixed use development permit applications in the entire Lake Alice Plateau Expansion Area. Snoqualmie agrees that the interagency review team will review all potential regional impacts, including water quality, water supply, surface water runoff, and off-site traffic impacts, in connection with such subdivision and mixed-use development permit applications. In addition, Snoqualmie, at its option, may contract with participating county or state agencies to provide project review or expertise on specific issues that arise during the review process.

B. Within 15 days of receipt of an application for a mixed use permit, the City shall forward a copy of all application materials to the County.

County staff shall be included in any City staff review meetings to discuss the projects, including but not limited to a meeting to discuss threshold determination decisions.

The interagency review team shall make a recommendation to the City decision makers. Any minority or divergent options shall also be reported to the City decision makers. If the City decision makers do not follow the

recommendations of the interagency review team or any minority or divergent opinion contained therein, they must expressly state their reasons for doing so in their findings and conclusions or in their decision if no findings and conclusions are otherwise prepared. The members of the interagency review team shall have the right to request reconsideration of a City action that is inconsistent with their recommendation before the effective date of that action, specifically stating the reasons for their request. The City agrees to reconsider its action in light of stated reasons for objection and to modify or withdraw the action if warranted upon reconsideration.

C. Environmental Review. The City shall require the preparation of a project EIS for the first phase of construction that analyzes the cumulative impacts of the entire project on issues of regional significance. It is anticipated that this will build on existing environmental documents. Snoqualmie, as the jurisdiction with permitting authority in the annexation area following annexation, and as the chair of the interagency review team, shall be the lead agency for future environmental review. Snoqualmie agrees that such environmental review shall analyze cumulative regional impacts projected from Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan as modified by this Agreement, and included but not be limited to water quality, water supply, surface water runoff, natural resources and off-site traffic impacts, as part of the scope of project-level review. Snoqualmie shall require mitigation and/or modification of the project as necessary to meet applicable City and County policies and standards.

D. Snoqualmie Ridge Associates agrees to prepare a project-level EIS as called for in Paragraph VIII.C and to mitigate impacts as required by the State Environmental Policy Act which may be identified through environmental review, including reduction of the project size if required by SEPA as mitigation.

SECTION IX: PROPERTY OUTSIDE OF THE ANNEXATION AREA

Snoqualmie and King County agree to cooperate in future planning and development review, as provided below, for the area shown in Area B on the map attached to this Agreement as Attachment 2.

A. Limitation on Annexation and Provision of Services. King County is committed through its Snoqualmie Valley Community Plan to retain the area outside the Snoqualmie expansion area as defined herein as Rural. The County will not allow urban development in these areas without community plan revision. Snoqualmie agrees not to consider annexation requests or extend utilities that serve areas west of the annexation area through the life of this Agreement. Snoqualmie further agrees not to consider annexation requests or provide services south of the proposed expansion area boundaries as defined herein during the term of this Agreement, as provided in Section XIV, below. In addition, Snoqualmie agrees not to consider annexation proposals or to provide road or utility services to properties outside of its Potential Annexation Area (including the Lake Alice community), as required by Snoqualmie annexation policies. No commitment to support or oppose additional annexations in the City's Potential Annexation Area is made between the parties by virtue of this Agreement. King County agrees that Snoqualmie shall be the purveyor of future urban services to Area B, as shown on Attachment 2, and therefore agrees not to develop or allow to develop urban services within Area B without consulting with Snoqualmie. King County and Snoqualmie agree to review the issue of long-term land uses in Area B through future joint planning efforts. SRA agrees not to seek annexation of property within Area B during the term of this Agreement.

B. Joint Review of Subdivision or Development Applications. King County agrees that Snoqualmie shall have an opportunity to review, comment, and make recommendation on all subdivision or development applications for property in Area B substantially through the following procedure:

1. Steps 2 and 3 shall apply to the review of applications for subdivisions or development of uses permitted as a matter of right by the Snoqualmie Valley Community Plan; steps 2 through 5 shall apply to applications for conditional uses, unclassified uses, rezones, or any action inconsistent with the Snoqualmie Valley Community Plan, adopted August 29, 1989.

2. Within 15 days of receipt of an application for preliminary subdivision, zoning reclassification, community plan amendment, use permit, shoreline substantial development permit, or other

development permit not categorically exempt under SEPA (hereinafter "county approval"), the County shall forward a copy of all application materials to the City.

3. The City staff shall be included in any County staff review meetings to discuss the project, including but not limited to a meeting to discuss threshold determination decisions. Any City staff comments shall be addressed specifically in any staff report to the County decision makers.

4. At least 10 days prior to the date set for a County hearing on the County Approvals specified in subsection B.1, above, the City Council or its designate shall hold a public hearing on the application and forward a recommendation to the County. County regulations, policies and standards as well as applicable state and federal requirements should be applied by the City in its review of the application.

5. County staff shall include the City recommendation in the report to the County decision makers. If the County decision makers do not follow the recommendation of the City, they must expressly state their reasons for doing so in their findings and conclusions, or in their decision if no findings or conclusions are otherwise prepared. The City shall have the right to request reconsideration of a County action that is inconsistent with the City recommendation before the effective date of that action, specifically stating the reasons for the City's request. King County agrees to reconsider its action in light of the City's stated reasons for objection and to modify or withdraw the action if warranted upon reconsideration.

6. Both the City and County shall make necessary changes to their procedural ordinances and zoning codes to accommodate the process described herein.

SECTION X: COOPERATIVE PLANNING PROCESS

Each party agrees to continue its participation in the cooperative planning process initiated by Snoqualmie Resolution No. 297 and King County Motion No. 88-830 defining a cooperative planning agreement between Snoqualmie and King County. The scope of work of the Coordinating Board established to direct

the cooperative planning process shall be modified to add the specific planning issues identified in Sections III(F)(1) and (2), III(G)(2), and IX(A). In the event that the parties agree to terminate the cooperative planning process at some future time, these planning issues shall be reviewed by the Snoqualmie Planning Commission, subject to interagency review as provided in Section VIII, above.

Snoqualmie and King County agree to continue work on a Community Development Plan for the City and its expansion areas, which meets the intent of policy SQP 78 (A-1).

SECTION XI: MISCELLANEOUS PROVISIONS

A. No Effect on Existing Policies. The provisions of this Agreement are not intended to and do not amend other Snoqualmie and King County policies. Other policies shall be interpreted and applied consistent with the terms of this Agreement.

B. Additional Policies and Regulations. Snoqualmie and King County may adopt additional policies and/or regulations affecting the annexation area not inconsistent with the terms of this Agreement.

C. Successors and Assigns. The terms of this Agreement shall be binding upon SRA, their heirs, successors and assigns.

D. Snoqualmie Comprehensive Plan. The following portions of the City of Snoqualmie Comprehensive Plan Element J are of particular concern and are incorporated here by reference: J.1.a.ii, iii; 1.c; 1.e.viii; 1.g.v., vi; and Phasing Table 1.

SECTION XII: IMPLEMENTATION

This Agreement shall be implemented, and its conditions applied to the area covered by this Agreement, through the following actions:

A. Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan. The City has adopted Subelement J.1 of the Snoqualmie Vicinity Comprehensive Plan consistent with the terms of this Agreement and shall interpret and apply the policies of that Subelement consistent with the terms of this Agreement.

B. Boundary Review Board. Snoqualmie has provided notice of its decision to annex the annexation area to the

Washington State Boundary Review Board for King County ("BRB"). Snoqualmie agrees to forward a copy of this Agreement to the BRB. King County agrees to appear before the BRB in support of the City's annexation decision that complies with the policies of the Snoqualmie Valley Community Plan incorporated in the conditions of this Agreement.

C. The City of Snoqualmie's annexation agreement with SRA shall be consistent with the terms of this Agreement.

SECTION XIII: AMENDMENTS

This Agreement may be amended by the express written agreement of the three parties. The agreement of Snoqualmie and King County to amend this Agreement shall be pursuant to legislative action by each.

SECTION XIV: EFFECTIVE DATE, DURATION, AND TERMINATION

A. Effective Date. This Agreement shall become effective on the date of its execution by the three parties. The Mayor and County Executive shall execute the Agreement pursuant to authorization by the legislative bodies of the two jurisdictions.

B. Duration of the Agreement. This Agreement shall remain in effect until one of the following events occurs:

1. King County and Snoqualmie and SRA determine through a future agreement that other annexations beyond what is contemplated by this Agreement would be in the public interest; or

2. Twenty (20) years elapse from the date of this Agreement.

3. Regardless of the period for which this Agreement is in effect, any development standards attached to development approval for all or a portion of the site shall apply permanently, unless such standards are limited by their specific timing to a time certain.

C. Termination. This Agreement may be terminated by any one of the parties if one of the following events occurs:

1. The BRB substantially or materially modifies or rejects a decision by Snoqualmie to annex the

annexation area subject to the conditions of this Agreement; or

2. The adopted Snoqualmie Valley Community Plan is revised to prevent King County from participating in the cooperative planning on annexation and development intended by the adopted Snoqualmie Valley Community Plan and implemented by this Agreement.

SECTION XV: INDEMNIFICATION AND HOLD HARMLESS

Each party hereto agrees to indemnify and hold harmless the other party, its officers, agents and employees for all claims (including demands, suits, penalties, losses, damages or costs of any kind whatsoever) to the extent such claim arises or is caused by the indemnifying party's negligence or that of its officers, agents or employees in performance of this Agreement.

CITY OF SNOQUALMIE

By Colleen M. Pehman
~~Jeanne Hansen~~, Mayor PRO-TEM

APPROVED AS TO FORM:

By Patrick B. Anderson
Patrick B. Anderson
City Attorney

ATTEST:

By K. Wilde
Kim Wilde
City Administrator

KING COUNTY

By Tim Hill
Tim Hill
County Executive

APPROVED AS TO FORM:

By Anne Schindler
Anne Schindler
Prosecuting Attorney

SNOQUALMIE RIDGE ASSOCIATES

By James A. Nyberg
James A. Nyberg
President

200879

ATTACHMENT 1

LEGAL DESCRIPTION OF
ANNEXATION AREA SUBJECT
TO THIS AGREEMENT
AND SHOWN ON ATTACHMENT 2
AS AREA A

That portion of Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W.M., King County, Washington, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 25;

THENCE along the South line of said Section 25, S 87°28'13" E, 2616.00 feet to the South quarter corner thereof;

THENCE continuing along said South line, S 87°02'43" E, 2612.89 feet to the Southeast corner of said Section 25;

THENCE along the East line of said Section 25, N 01°21'21" E, 2646.19 feet to the East quarter corner;

THENCE continuing along said East line, N 02°06'21" E, 1160.29 feet to the Southeast corner of the North 1580 feet of the East 1580 feet of said Section 25;

THENCE along the South line of said subdivision, N 88°52'37" W, 1580.23 feet to the Southwest corner thereof;

THENCE along the West line of said subdivision, N 02°06'21" E, 1580.23 feet to the Northwest corner thereof and a point on the North line of said Section 25;

THENCE along said North line, N 88°52'37" W, 1084.19 feet to the North quarter corner thereof;

THENCE continuing along said North line, N 87°02'54" W, 2629.30 feet to the Northwest corner of said Section 25, also being the Southeast corner of said Section 23;

THENCE along the East line of said Section 23, N 00°51'29" E, 1261.22 feet to the Northeast corner of the South half of the Southeast quarter of said Section 23;

THENCE along the North line of said South half, N 88°21'46" W, 2695.29 feet to the Northwest corner thereof;

THENCE along the North line of the Southeast quarter of the Southwest quarter of said Section 23, N 88°31'59" W, 1355.24 feet to the Northwest corner thereof;

THENCE along the West line of said subdivision S 00°33'20" W, 1292.95 feet to the North line of Section 26;

THENCE along the West line of the East half of the Northwest quarter of said Section 26, S 01°13'23" W, 2676.32 feet to the North line of the Southwest quarter of said Section 26;

THENCE along the West line of the East half of said Southwest quarter, S 00°33'13" W, 2678.55 feet to the North line of said Section 35;

THENCE along the West line of the East half of the Northwest quarter of said Section 35, S 00°42'14" W, 727.39 feet;

THENCE S 65°14'43" E, 444.06 feet;

THENCE S 82°11'26" E, 351.03 feet;

THENCE S 50°30'11" E, 384.76 feet;

THENCE S 59°06'24" E, 200.21 feet;

THENCE S 63°38'29" E, 110.06 feet;

THENCE N 85°09'07" E, 542.89 feet;

THENCE S 31°28'27" E, 438.24 feet;

THENCE S 82°04'46" E, 669.49 feet;

THENCE S 35°54'20" E, 391.79 feet;

THENCE S 61°37'11" E, 620.12 feet;

THENCE S 70°20'13" E, 298.65 feet;

THENCE N 48°49'19" E, 216.63 feet to the East line of said Section 35;

THENCE along the said East line of Section 35, N 01°40'31" E, 2301.10 feet to the POINT OF BEGINNING.

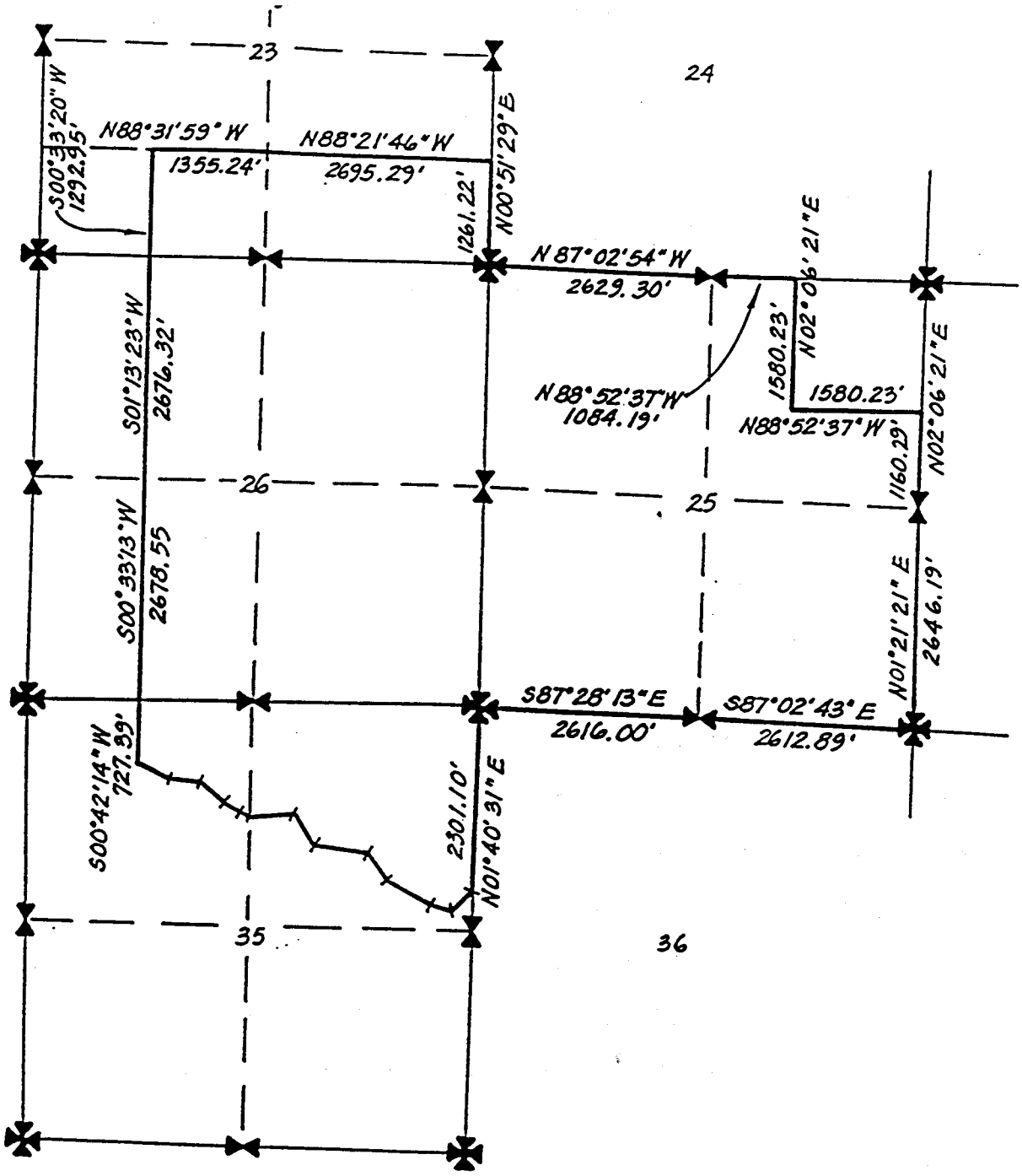
Containing 1343.35 Acres, more or less.

See attached Exhibit "B".

073314.M220

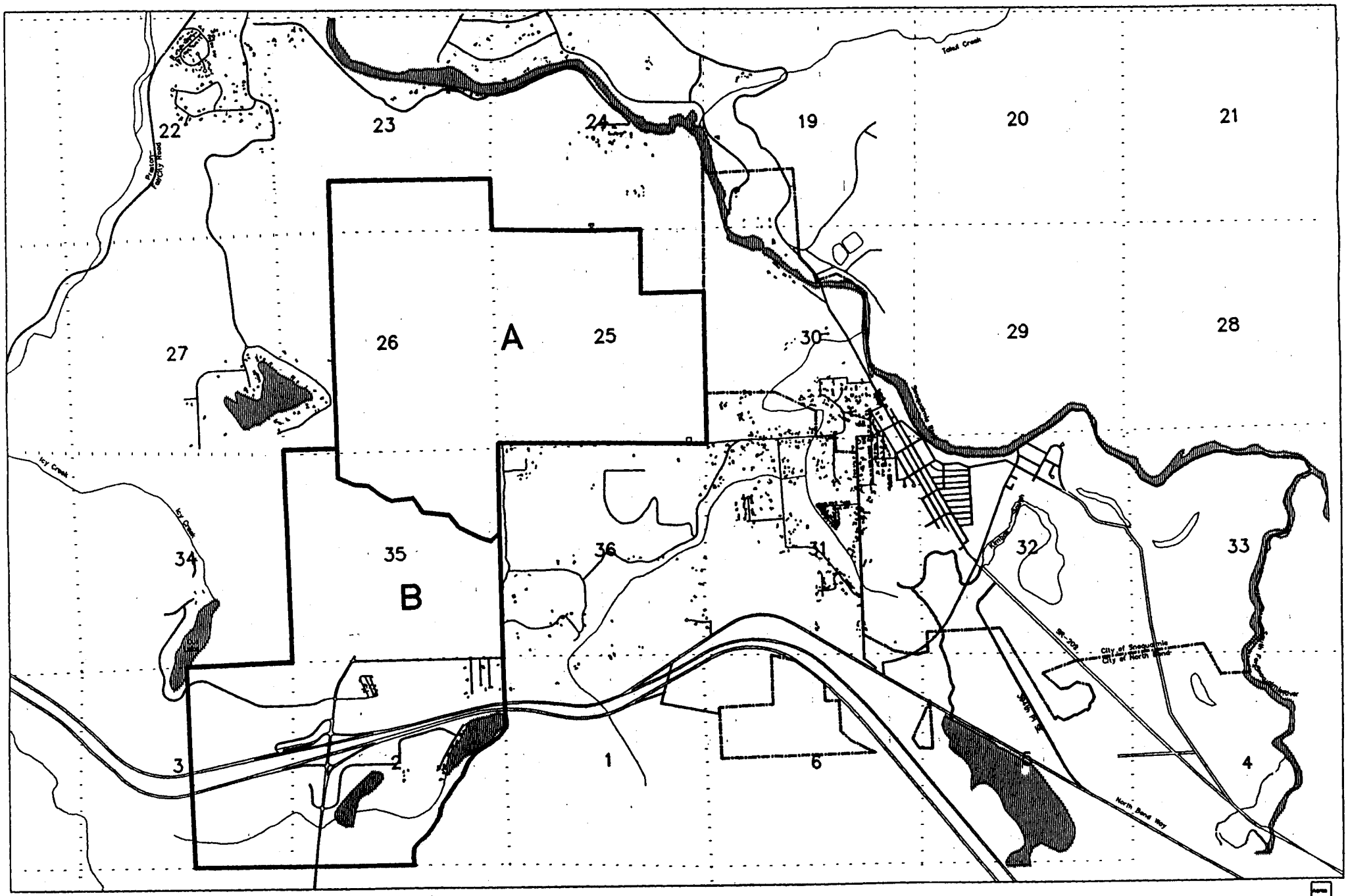
PROPERTY SUBJECT TO ANNEXATION
Portions of Sections 23, 25, 26,
& 35, T. 24 N., R. 7 E., W.M.
King County, WA

SCALE : 1" = 2000'



GM, Inc.
71 POWELL AVENUE S.W. SUITE 100
NTON, WA 98055
ONE : (206) 228-5628

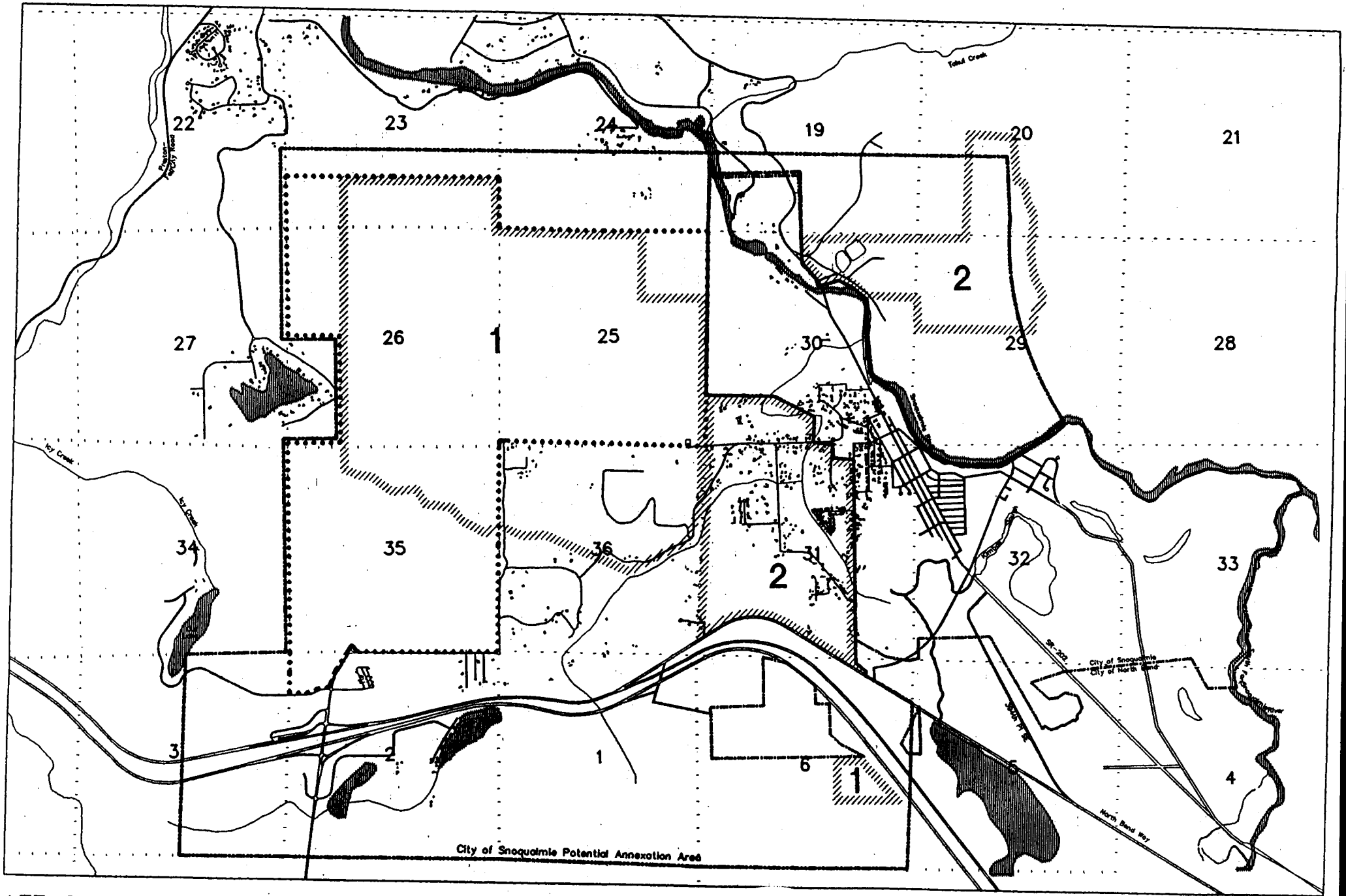
JOB NO. 129-05-884
DATE : SEPTEMBER 1989
DRAWN : C. GRETZNER
SHEET 1 OF 1



ATTACHMENT 2: AREA COVERED BY AGREEMENT

AREA A – Annexation Area

AREA B – Joint Planning Area



ATTACHMENT 3: CURRENT LAND USE STATUS

Snoqualmie Comprehensive Plan: Potential Annexation Area (March 1987)

Snoqualmie Ridge Associates Annexation Petition (May 1988)

King County Community Plan: Snoqualmie Expansion Area (Area 1 and Area 2)

RESOLUTION NO. 315

A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON, RELATING TO AN AGREEMENT BETWEEN THE CITY OF SNOQUALMIE AND KING COUNTY WHICH DEFINES HOW THEY SHALL COOPERATE DURING ANNEXATION AND DEVELOPMENT OF THE SNOQUALMIE EXPANSION AREA KNOWN AS THE LAKE ALICE PLATEAU

WHEREAS, the City of Snoqualmie has adopted Resolution 310, declaring and giving notice of its intention to annex approximately 1,344 acres of the property commonly known as Snoqualmie Ridge located on the Lake Alice Plateau, and has adopted pre-annexation planning and zoning for the proposed annexation, and

WHEREAS, King County has adopted the Snoqualmie Valley Community Plan, which sets forth the conditions under which King County will support the proposed Snoqualmie Ridge annexation, and

WHEREAS, the City of Snoqualmie and King County have cooperated to resolve issues of responsibility and cooperative planning as embodied in the proposed Interlocal Agreement attached to this Resolution, and

WHEREAS, King County has approved the proposed Interlocal Agreement by its Motion No. 7819, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Snoqualmie, Washington, that the Mayor Pro Tem be and she hereby is authorized to execute the Interlocal Agreement in the form attached hereto by and among the City of Snoqualmie, King County

and Snoqualmie Ridge Associates regarding the City of Snoqualmie's proposed annexation of the property located on the Lake Alice Plateau described in said Interlocal Agreement.

PASSED by the City Council of the City of Snoqualmie, Washington, this 21st day of February, 1989.90

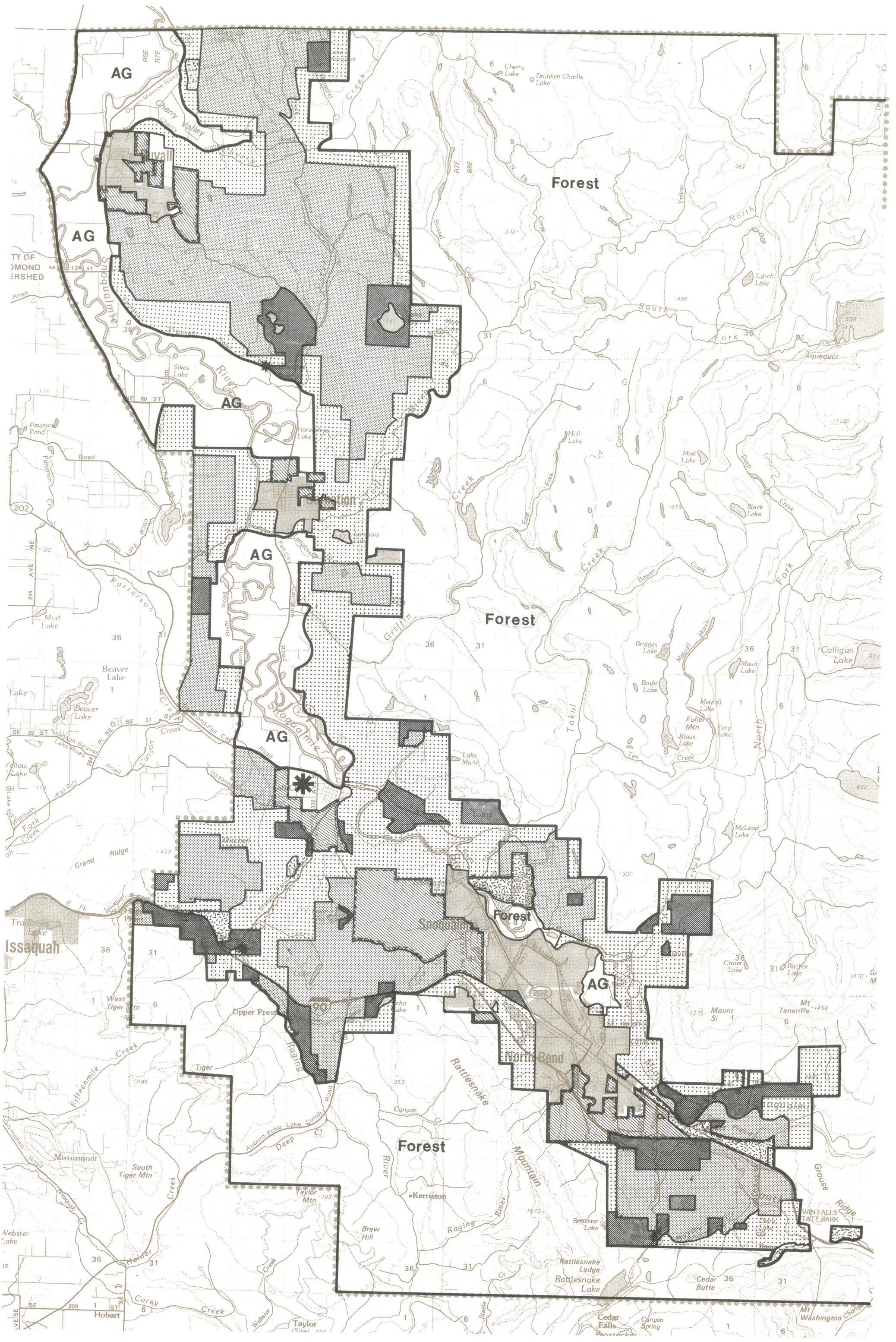
Colleen Johnson, Mayor Pro Tem

Attest:

R. Kim Wilde, City Administrator

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF RESOLUTION 315.

Jeanie L. Orr
Deputy Clerk/Treasurer



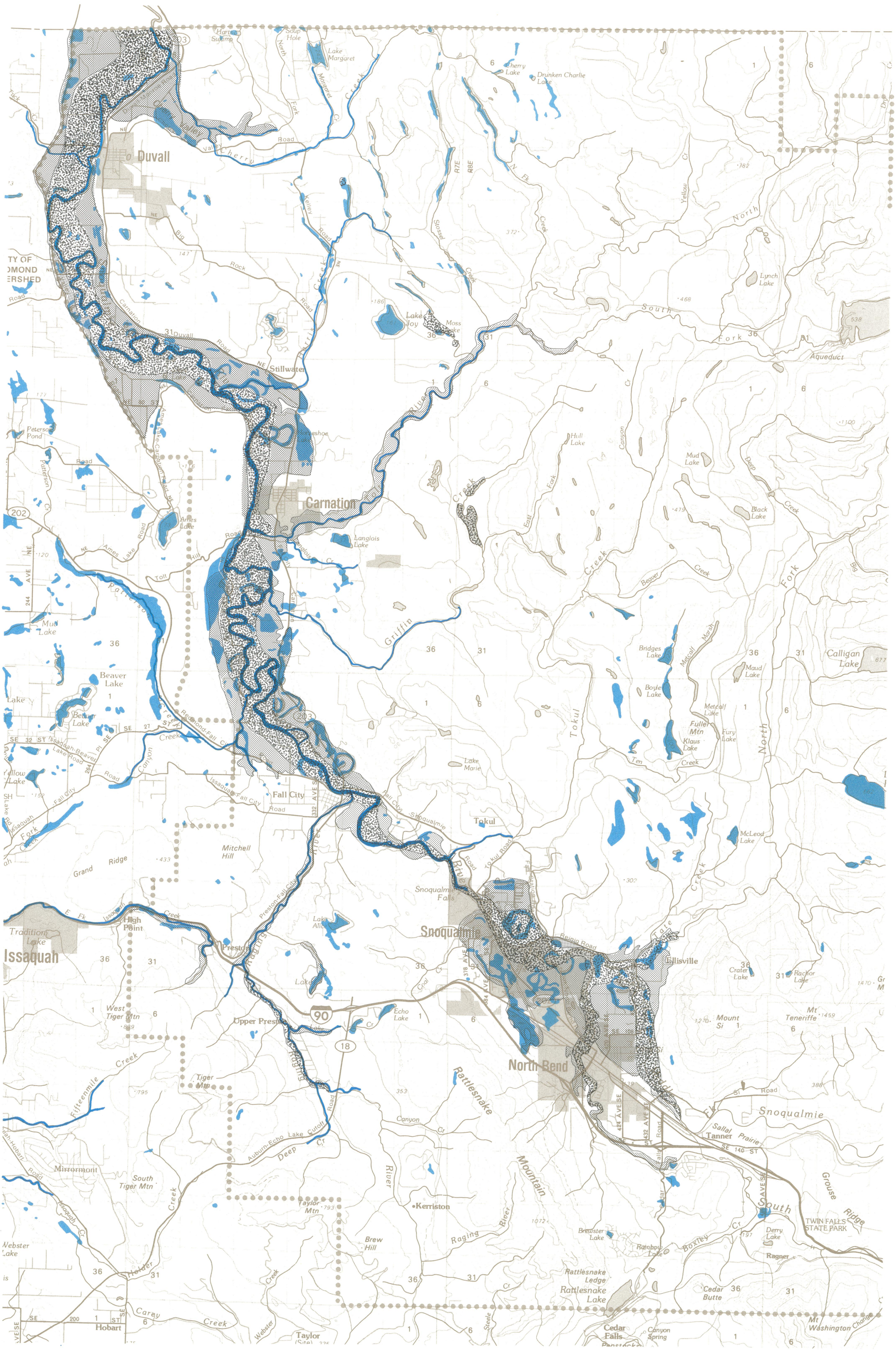
LAND USE

- 1 Home per 10 Acres
- 1 Home per 5 Acres
- 1 Home per 2.5 Acres
- Commercial/Industrial
- Growth Reserve
- Rural Activity Center Expansion Areas
- Quarrying/Mining
- AG — Commercial Agriculture
- Forest — Commercial Forestry
- Fall City Unincorporated Rural Activity Center
- Rural Neighborhood Center

N

Snoqualmie Valley
Community Plan

King County Planning and Community Development Division



ANADROMOUS FISH BEARING STREAMS, FLOODPLAINS AND WETLANDS

Anadromous Fish Bearing Streams

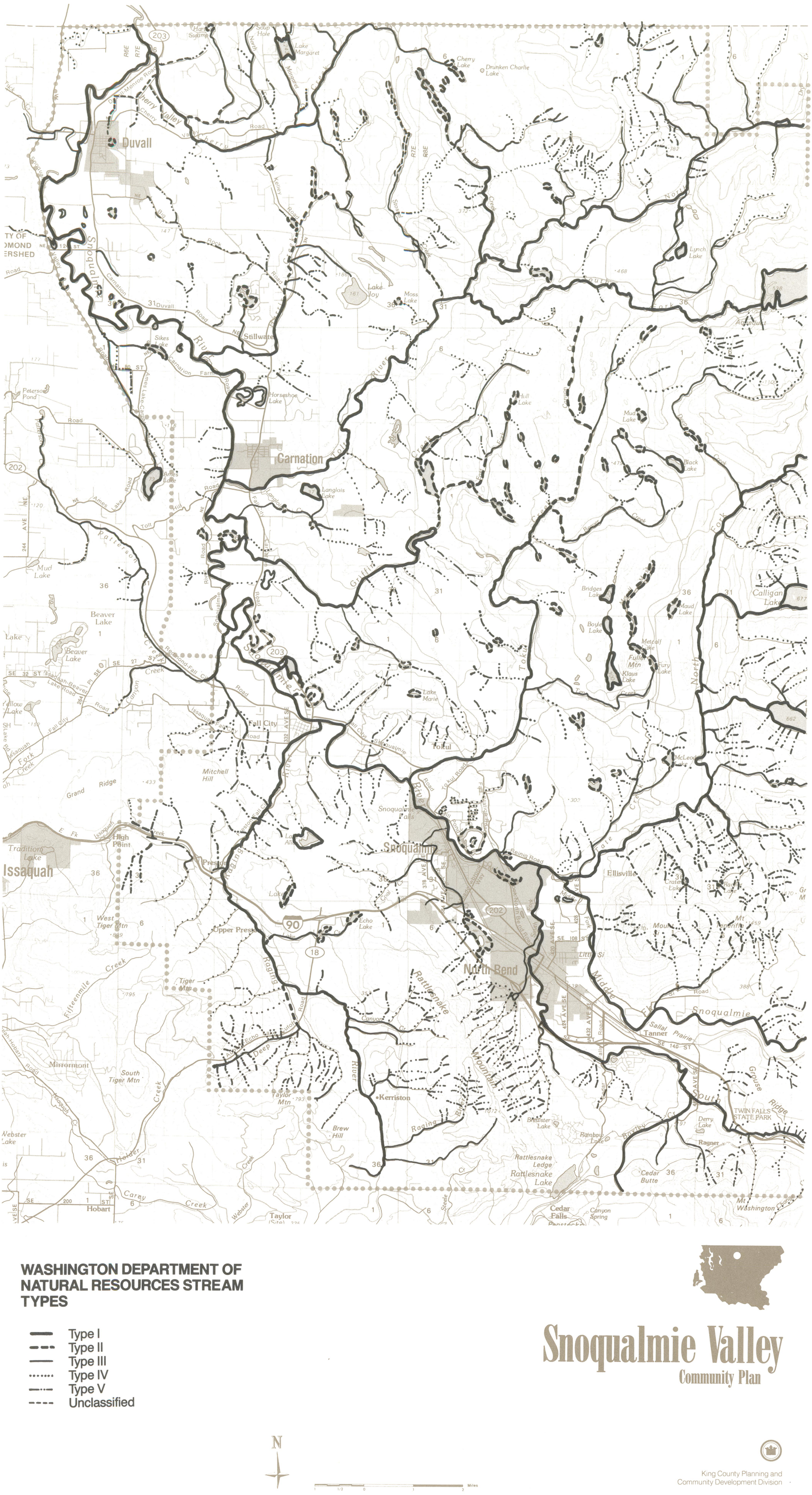
Floodway Fringe
Floodway
Floodway Fringe
100 Year Floodplain

Wetlands

Sources: Catalog of Washington Streams and Salmon Utilization, Washington Department of Fisheries, 1975; Flood Insurance Rate Maps/FEMA 1989 Study for King County.

N

Miles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Rattlesnake Mountain
Middle Fork
North Fork
South Fork
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Cherry Lake
Drunken Charlie Lake
Lake Joy
Moss Lake
Lynch Lake
Sikes Lake
Horseshoe Lake
Hull Lake
Mud Lake
Black Lake
Ames Lake
Langlois Lake
Bridges Lake
Maud Lake
Boyle Lake
Metcalf Lake
Fuller Mtn
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Klaus Lake
Calligan Lake
Lake Marie
McLeod Lake
Beaver Lake
Mitchell Hill
Grand Ridge
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Upper Preston
Echo Lake
Tiger Mtn
Fifteenmile Creek
Mirrormont
South Tiger Mtn
Taylor Mtn
Kerriston
Brew Hill
Brewster Lake
Rainbow Lake
Rattlesnake Ledge
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Cedar Butte
Cedar Falls
Canyon Spring
Ellisville
Tanner
Sallal Prairie
Grouse Ridge
TWIN FALLS STATE PARK
Derry Lake
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Soup Hole
Harris Swamp
Big Rock Creek
Kelley Creek
Stossel Creek
Carnation Farm Road
Ames Lake-Carnation Road
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Tolt Hill Road
Fall City Carnation Road
Issaquah-Fall City Road
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Issaquah-Hobart Road
Redmond-Fall City Road
Preston-Fall City Road
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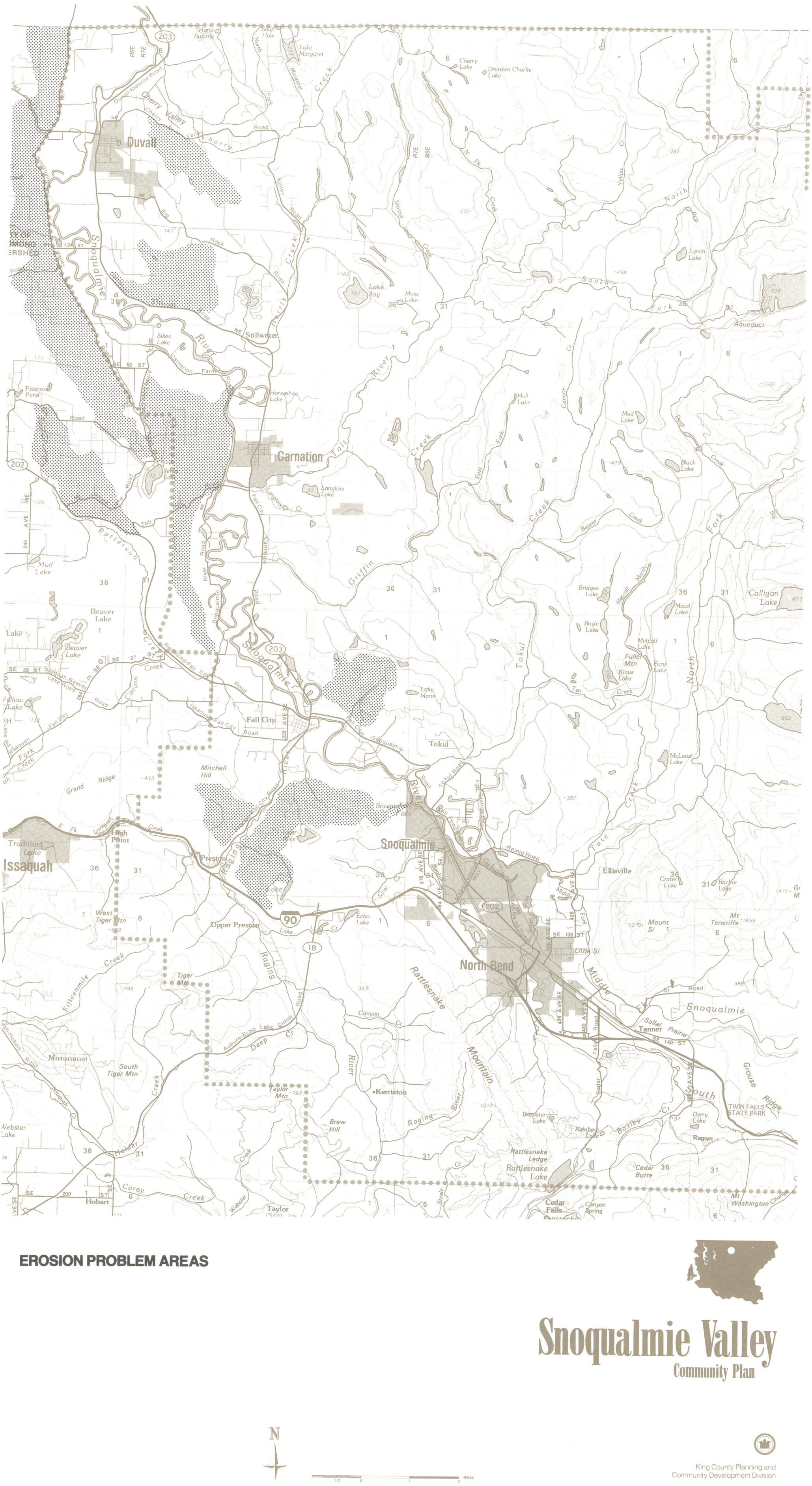
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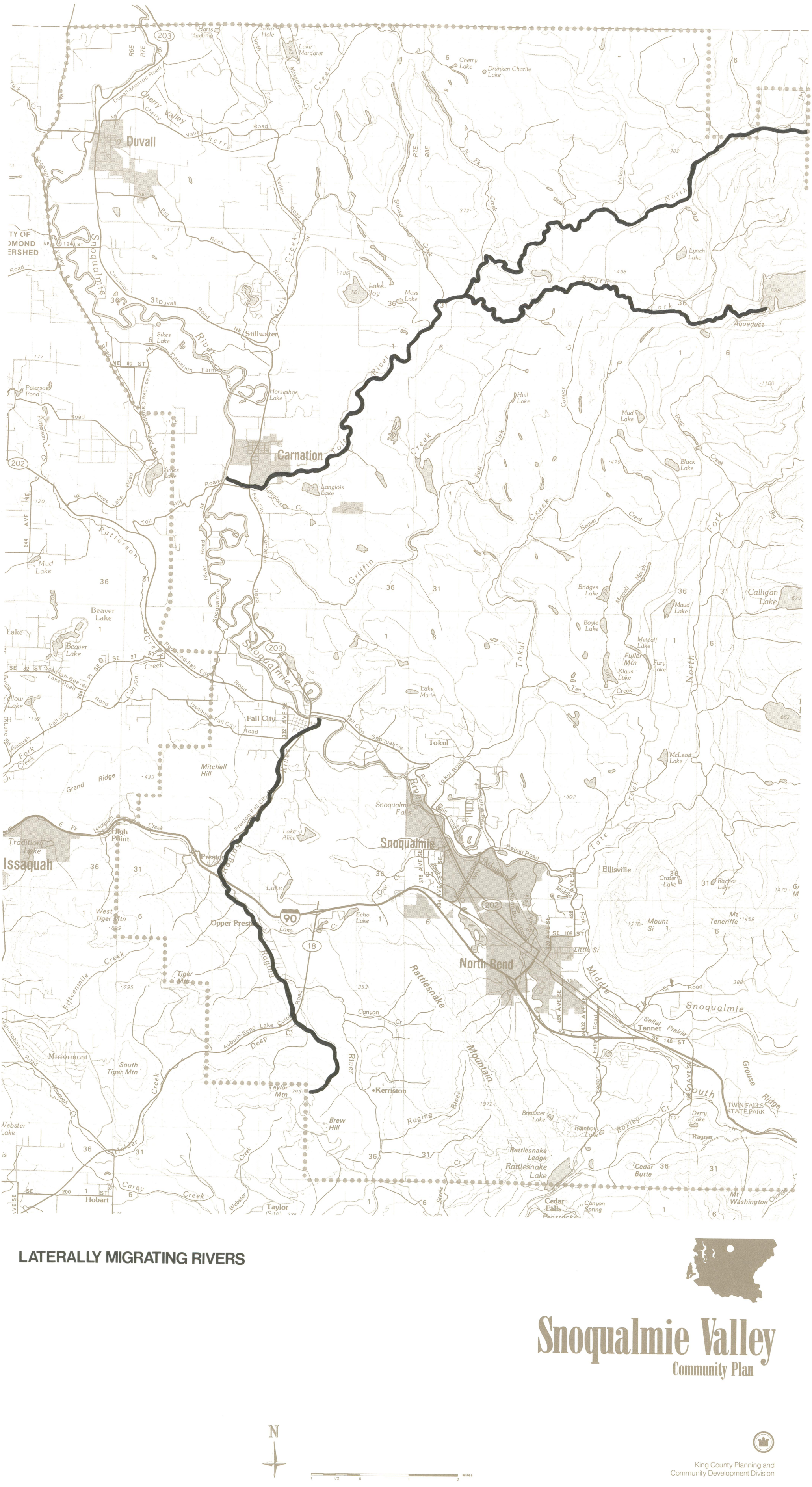
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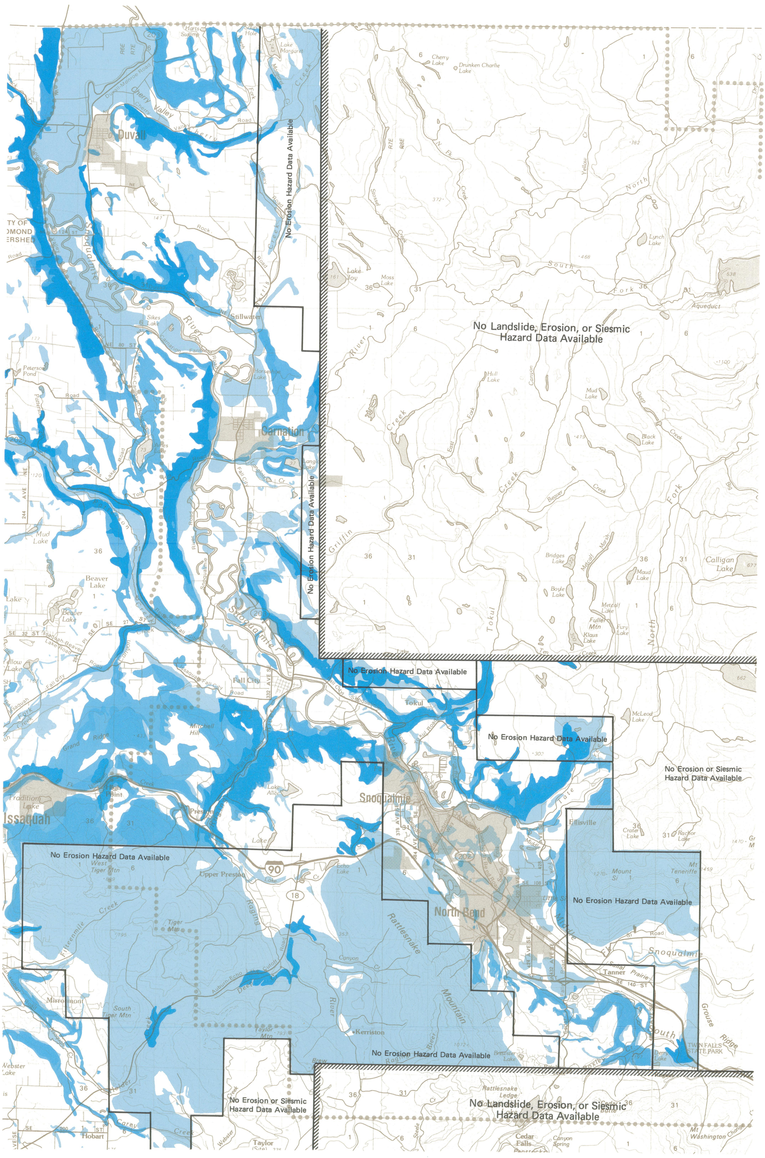

SENSITIVE AREA COMPOSITE

- Landslide Hazards, Class III
- Erosion Hazards
- Seismic Hazards, Class III

Source: King County Sensitive Areas Map Folio, December 1987.

Snoqualmie Valley
Community Plan

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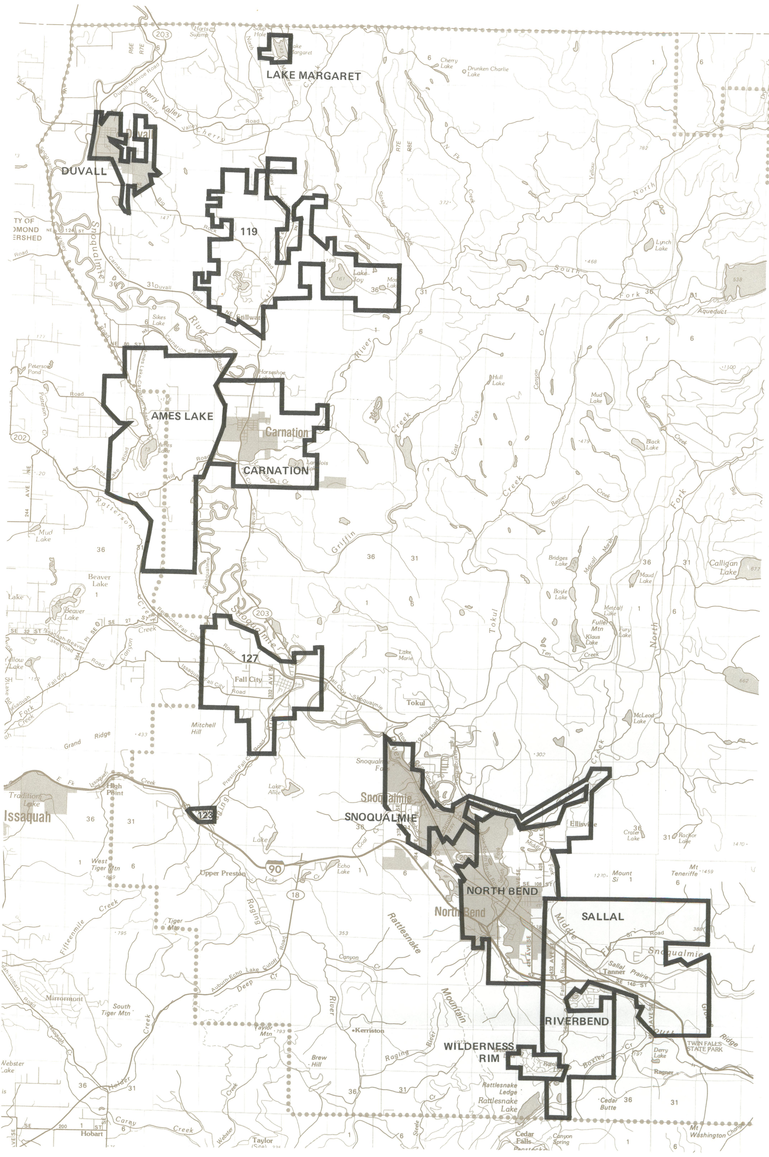
King County Planning and Community Development Division



WATER DISTRICTS, ASSOCIATIONS AND CITY WATER SERVICE AREAS

Snoqualmie Valley
Community Plan

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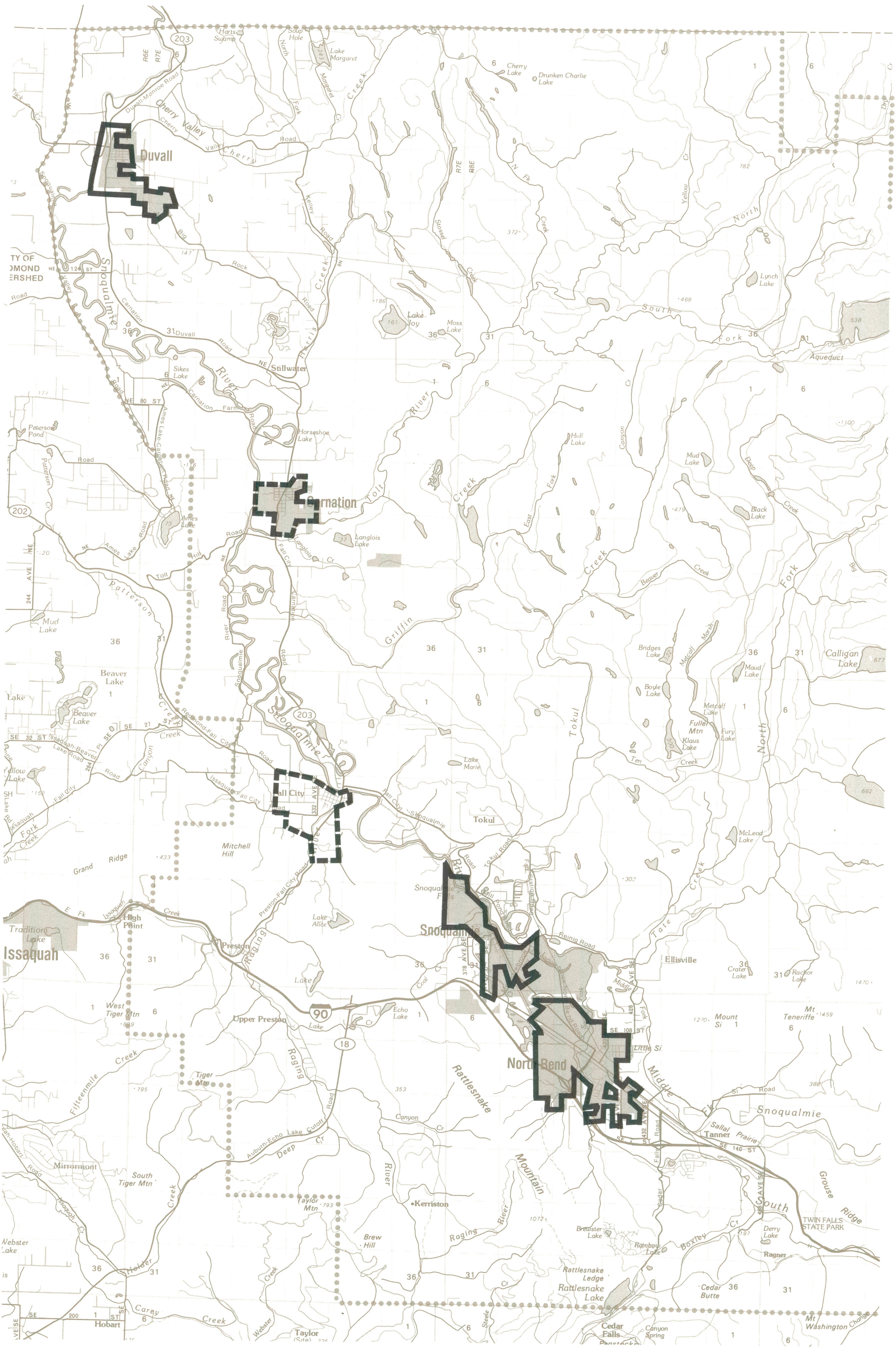
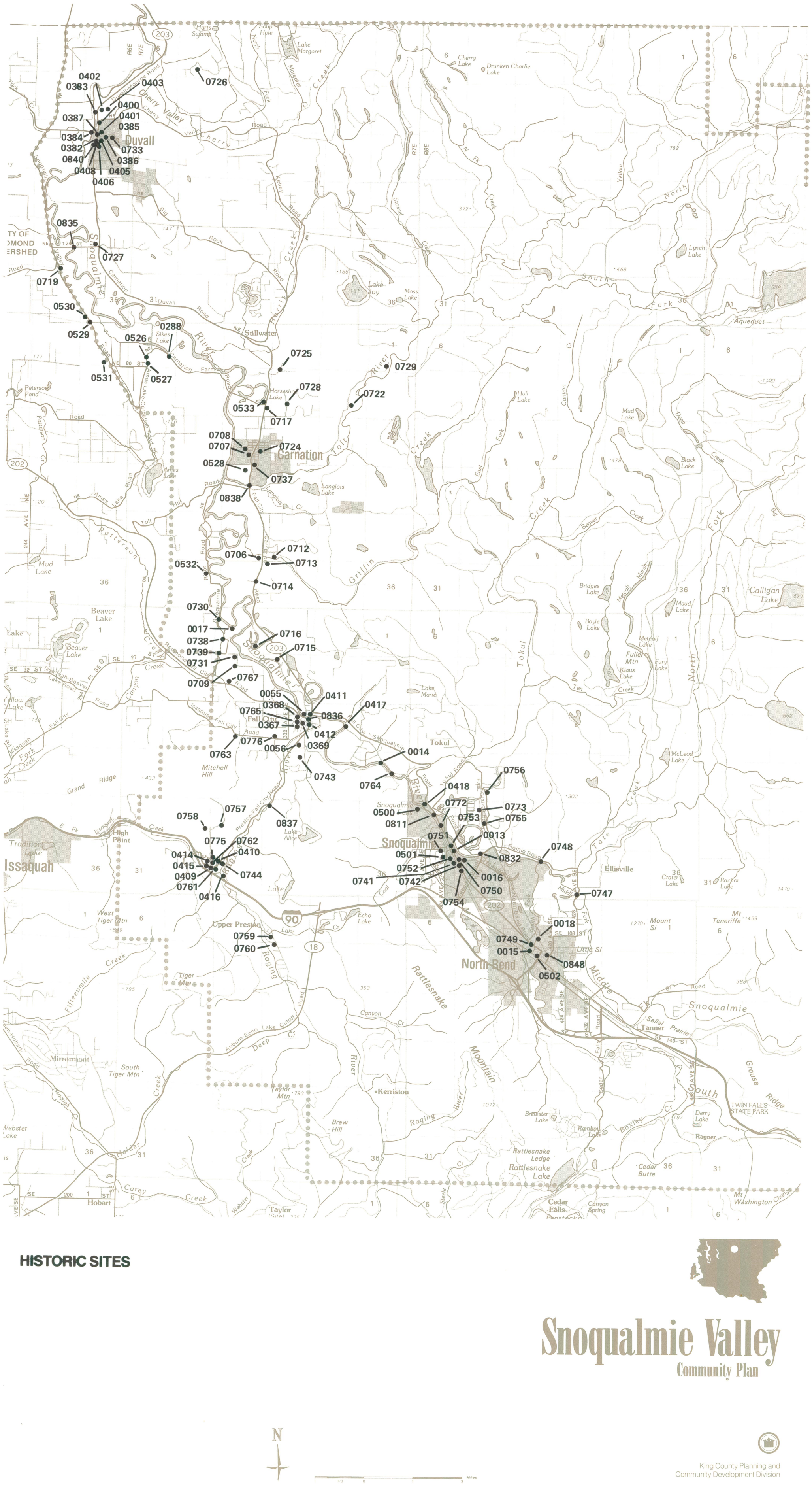
King County Planning and Community Development Division



SEWER SERVICE AREAS

- Cities with Sewer Service
- County Designated Areas Appropriate for New Waste Water Treatment Systems



HISTORIC SITES

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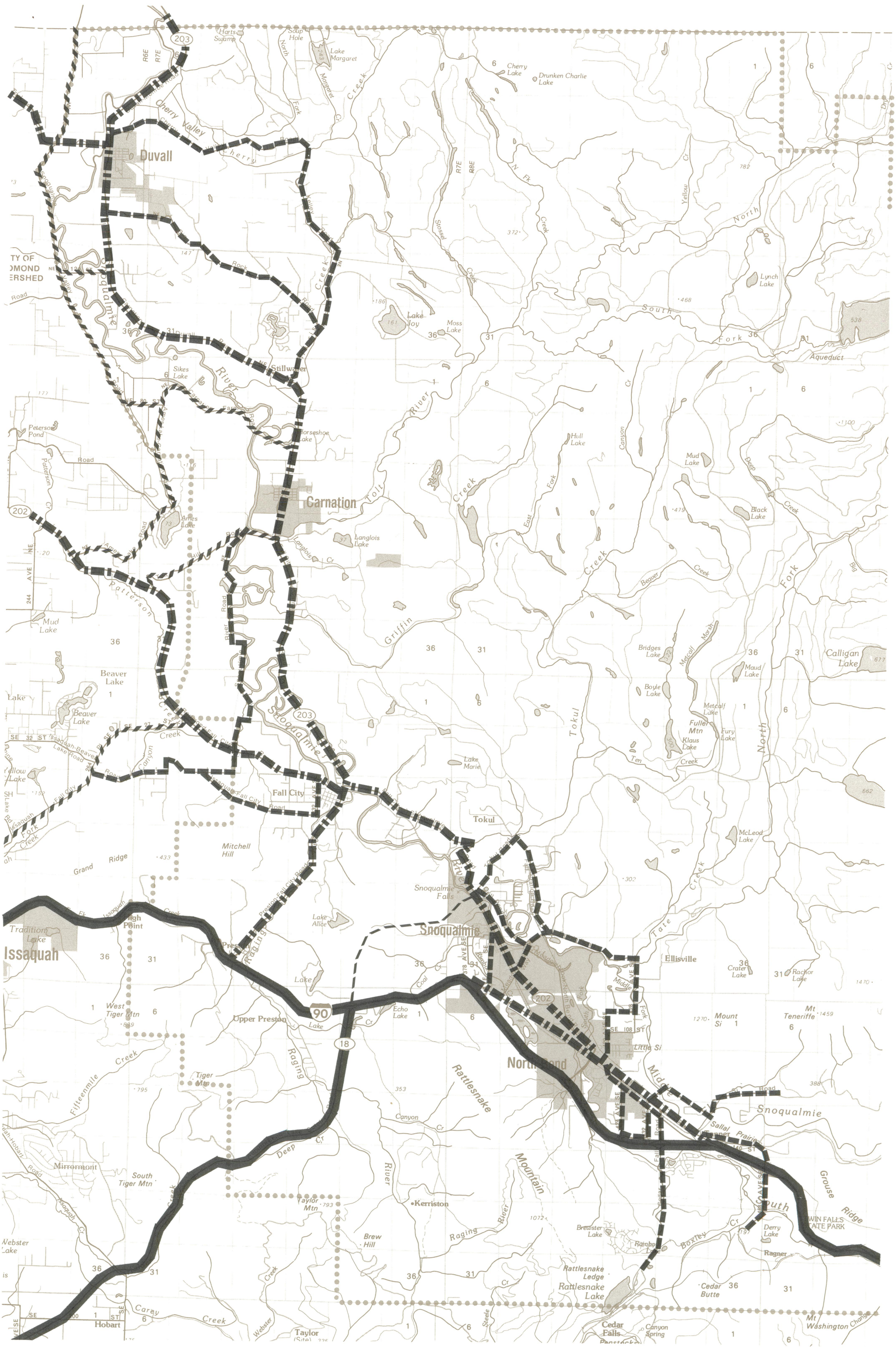
Miles

Snoqualmie Valley
Community Plan

King County Planning and
Community Development Division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Brewster Lake
Derry Lake
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Langlois Cr
Canyon Cr
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Webster Creek
Rock Creek
Valley Creek
Sammamish River
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Cherry Valley Road
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Issaquah-Fall City Road
Preston-Fall City Road
Tolt River Road
Snoqualmie Ridge Road
Snoqualmie Prairie Road
Fall City Road
Carnation Road
Duvall Road
Stillwater Road
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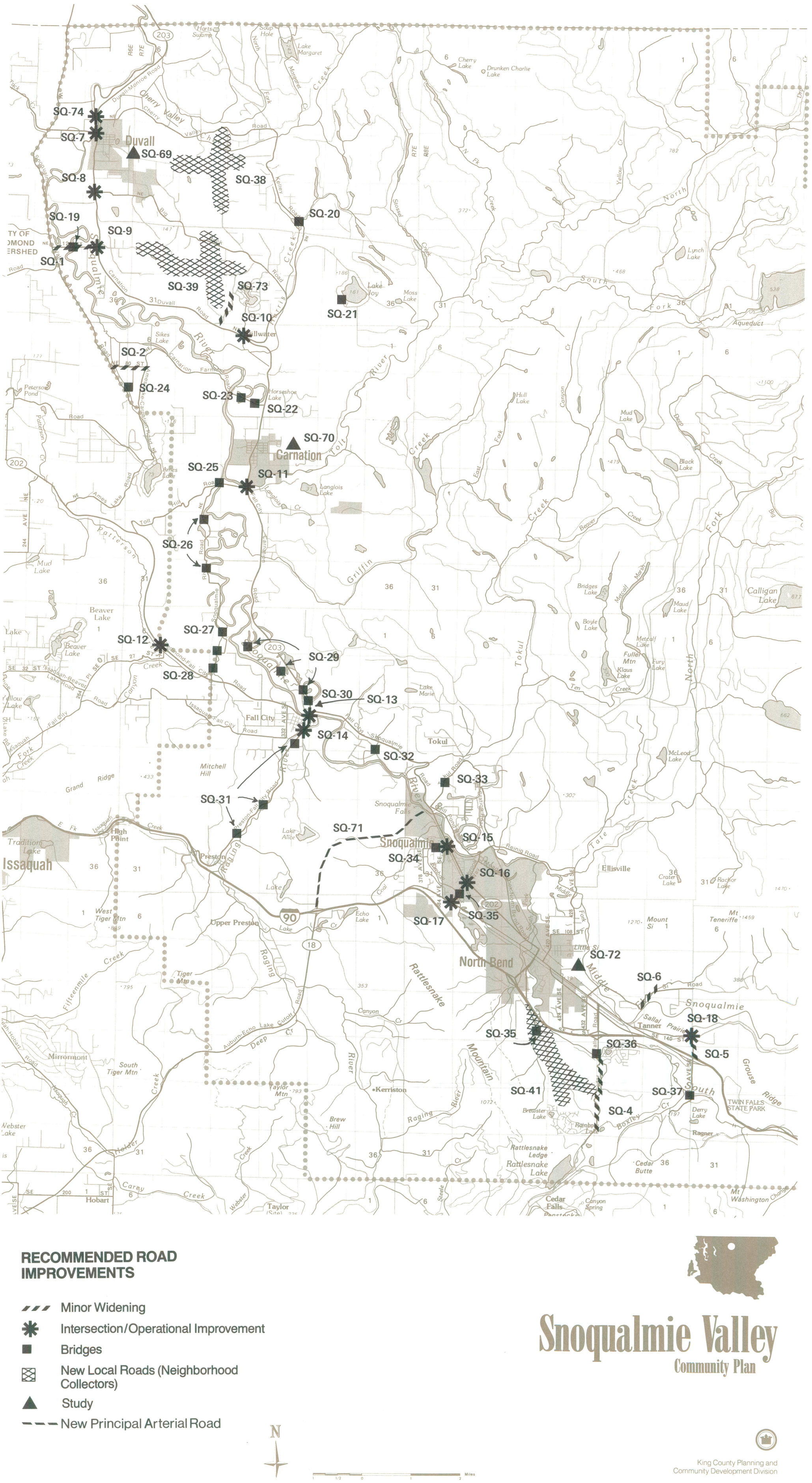
Ames Lake Road
Issaquah-Beaver Lake Road
Tate Road
Middle Fork Road
Boxley Road
Sallal Prairie Road
Mercer Road
Cedar Falls Road
Steele Road
Webster Road
Carey Road
Issaquah Road
Preston Road
Tolt River Road
Snoqualmie Road
Fall City Road
Carnation Road
Duvall Road
Stillwater Road
Patterson Road
Ames Lake Road
Issaquah-Beaver Lake Road
Issaquah-Hobart



RECOMMENDED ROAD IMPROVEMENTS

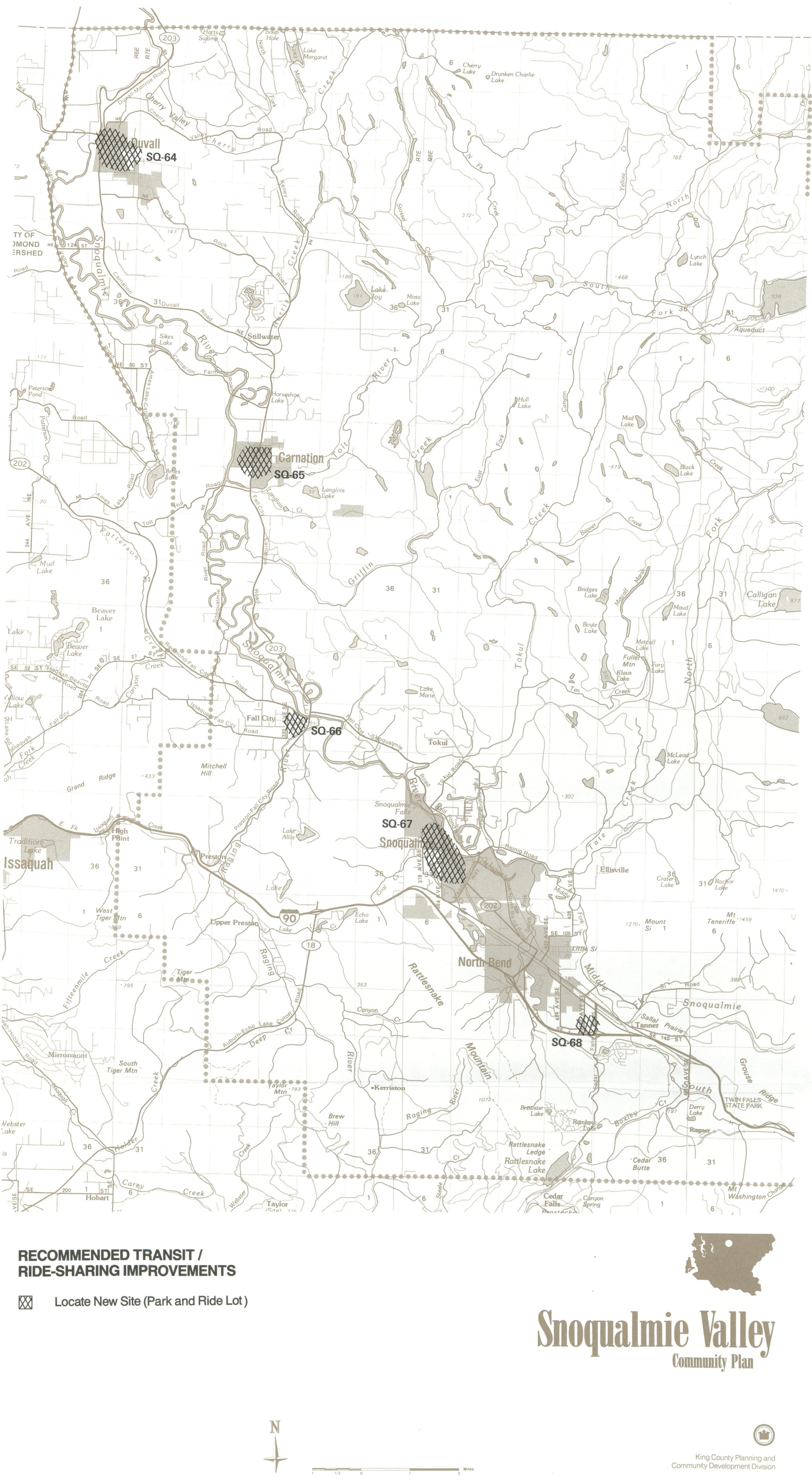
- Minor Widening
- Intersection/Operational Improvement
- Bridges
- New Local Roads (Neighborhood Collectors)
- Study
- New Principal Arterial Road

N

Miles

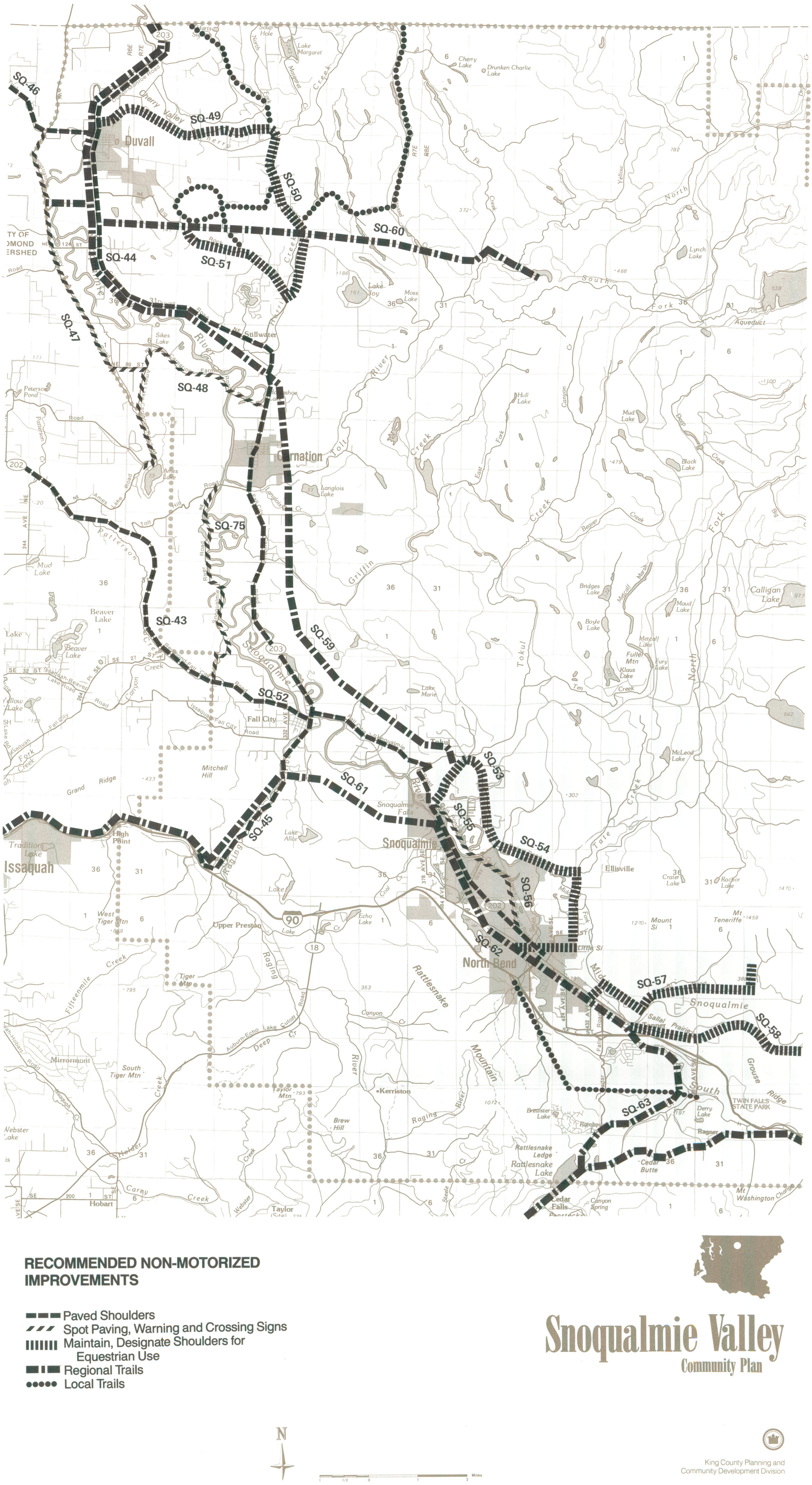
Snoqualmie Valley
Community Plan

King County Planning and Community Development Division



RECOMMENDED TRANSIT / RIDE-SHARING IMPROVEMENTS

Locate New Site (Park and Ride Lot)



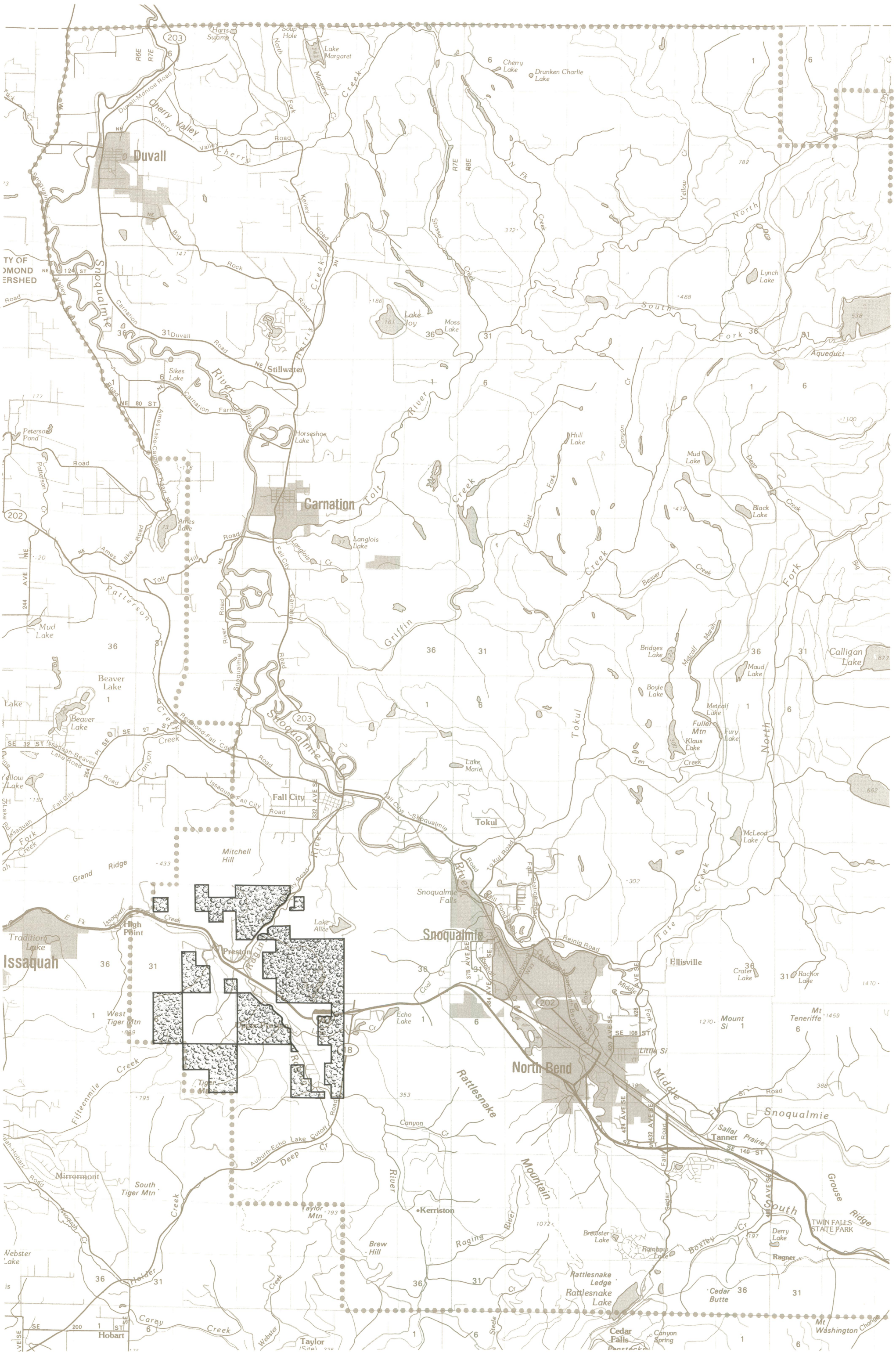
RECOMMENDED NON-MOTORIZED IMPROVEMENTS

- Paved Shoulders
- Spot Paving, Warning and Crossing Signs
- Maintain, Designate Shoulders for Equestrian Use
- Regional Trails
- Local Trails

N

Snoqualmie Valley
Community Plan

King County Planning and
Community Development Division


Duvall
Carnation
Fall City
Snoqualmie
Snoqualmie Falls
North Bend
Issaquah
Tokul
Ellisville
Snoqualmie Valley
Community Plan
FOREST BOARD TRUST LANDS
Proposed for evaluation for use as parks by King County
N
Miles
King County Planning and Community Development Division

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Snoqualmie Valley

Community Plan
Area Zoning

King County Planning and
Community Development Division

Snoqualmie Valley Community Plan Area Zoning

December 1990

King County Planning and Community Development

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I. Introduction

The Snoqualmie Area Zoning implements the Snoqualmie Valley Community Plan's land use designations and policies though zoning classifications and development conditions. The community plan addresses future land uses, residential densities, transportation networks, sewer and water service areas, parks and recreational facilities, commercial and industrial land uses, open space and natural resources. The Snoqualmie Valley Community Plan and Area Zoning will be used by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County departments to guide future land use decisions in the planning area.

The Snoqualmie Valley Community Planning Area

The Snoqualmie Valley community planning area, one of 13 planning areas in King County, covers about 400 square miles in northeastern King County (see Community Plan Map, Snoqualmie Valley Community Planning Area). The community planning area lies south of Snohomish County, east of the Bear Creek and East Sammamish areas, north of the forest areas of Tiger Mountain and Rattlesnake Ridge and west of the Cascade Mountains. It is a rural area composed of a wide river floodplain, upland plateaus, and the foothills of the Cascade Mountains.

Definition Of Area Zoning

The term "Area Zoning" is defined by the King County Code as: "Procedures initiated by King County which result in the adoption or amendment of zoning maps on an areawide basis. This type of zoning is characterized by being comprehensive in nature and by dealing with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interest within the County" (KCC.20.0.303). Area Zoning, unlike an individual reclassification, involves many separate properties under various ownerships. Area zoning applies a variety of zoning classifications to express the County's comprehensive and community plan policies in zoning map form. The Area Zoning must also be consistent with the King County Comprehensive Plan (Ord. 717, Section 3(a)).

II. Reader Assistance

Included in this report are:

1. **Introduction**

   The introduction defines area zoning, and describes its relationship to the Snoqualmie Valley Community Plan.

2. **Plan Summary**

   This section contains a summary of the Snoqualmie Valley Community Plan.

3. **Area Zoning Highlights**

   This section generally describes the major zoning changes in the Snoqualmie Valley community planning area. There is also a discussion on the major land use concepts in the community plan.

4. **Areawide P-Suffix Conditions**

   This section contains development conditions which apply to a number of properties throughout the planning area. The conditions address historic sites, erosion problem areas, stream corridor protection, laterally migrating rivers and forest practice permits. Areawide P-Suffix conditions are not noted on the Zoning Maps in this document, but are coded for individual properties in the King County Building and Land Development Situs Data Base. Section V, Areawide P-Suffix conditions list the abbreviations used in this file.

5. **Area Zoning Maps and Descriptions**

   A. An index to the zoning maps is located on page 63. The index depicts:

      1) Sections, townships, and ranges for all land within the Snoqualmie Valley Community planning area.

      2) Page numbers of this report where specific half-section zoning maps can be found. Each half-section within the Snoqualmie Valley community planning area is shown on a separate page at a scale of 1" - 600'.

B. Zoning maps that display:

1) Existing zoning

2) Zoning changes, displayed by an "X" through the previous zone, with the adopted zone shown. Zoning not crossed out by an "X" has been re-adopted.

NOTE: The maps in the report are copies of the official zoning map which are a part of this Area Zoning. The official maps are at a scale of 1" = 200' and may be reviewed at the King County Building and Land Development Division.

3) Explanations of zoning changes:

A descriptive paragraph or paragraphs precede the zoning maps containing changes. These paragraphs describe the nature of the zone change. Applicable Snoqualmie Valley Community Plan policies are cited.

4) Explanation of P-Suffix conditions:

The P-suffix following a zone classification indicates a requirement that development in a specific area may proceed only after obtaining site plan approval (K.C.C. 21.46.150-200). For example, RM-2400-P is shown on a County zoning map to indicate that all multifamily development at that site would require site plan approval. This site plan approval requirement indicates that a property is conditionally suitable for a use as indicated by the zone classification, provided it is developed in accordance with guidelines, performance standards, permitted uses, or other requirements contained in the area zoning or a previous reclassification approval.

These may include special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, sign controls, height regulations, or limitation of uses to assure compatibility with adjacent land uses and the community. Site plans are reviewed prior to the issuance of a building permit.

Areawide P-suffix conditions are not mapped on the Snoqualmie Area Zoning maps. They are delineated on areawide maps in the Snoqualmie Valley Community Plan. Information on individual parcels can be found in the King County Building and Land Development Situs Data Base.

III. Summary of The Snoqualmie Valley Community Plan

In 1985 the King County Comprehensive Plan was adopted, which designated the Snoqualmie Valley community planning area primarily for agriculture, forestry, rural residential development, and rural activity centers. In 1989, the King County Council adopted the Snoqualmie Valley Community Plan. The Snoqualmie Valley Community Plan reflects King County's long-range land use policies for the Snoqualmie Valley area. The community plan and area zoning provides policy direction to guide future land use decisions by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County Departments.

Following are the major themes of the Snoqualmie Valley Community Plan:

Protect the Water Quality of Snoqualmie River: River water quality is high and in many ways the river is the lifeblood of the valley. It has significant fishery, human, wildlife, and agricultural value, and must be treated as an irreplaceable resource. Technology and information exist for the public to live near and enjoy the river without degrading it. King County intends to ensure the protection through careful land use decisions and other water quality programs.

Invest in Flood Protection Measures: Currently the valley sustains an average of $3 million dollars in flood damages annually. A variety of agencies spend public funds to provide relief from flood damages. King County intends to bring the various public agencies together to agree on a long term program to reduce flood damages. This program should be the basis of funding decisions by agencies with the goal of using taxpayer dollars wisely in the future.

Preserve Rural Areas, Resource Lands and Environmentally Sensitive Areas: The Snoqualmie Valley community planning area is designated a Rural Area by the King County Comprehensive Plan. The rural designation encourages the continuation of rural homesteads, small scale farming and forestry activities throughout the planning area. The designation of Resource Production Districts, by the Comprehensive Plan, helps protect valuable land for commercial farming and forestry. The existing rural character of the planning area will be maintained by low density residential requirements, and will be supported by a rural level of public services.

Promote the Economic Health of the Snoqualmie Valley Cities: The County will preserve and protect lands within its jurisdiction in coordination with efforts to advance the health, vitality, and self-determination of the rural towns. This plan designates future expansion areas for the towns and outlines the conditions under which King County will support annexations.

Keep the I-90 Corridor Scenic: King County intends to site and condition development to maintain the scenic nature of lands adjacent to I-90.

The major elements of the Snoqualmie Valley community planning area are summarized as follows:

Natural Features

The Snoqualmie Valley community planning area has numerous lakes, rivers, streams and wetlands which provide natural drainage, to the Snoqualmie River, wildlife habitat, and recreational opportunities for County residents. The water quality of this aquatic system is presently very high, and maintaining this water quality is one of the main goals of the Snoqualmie Valley Community Plan.

The community plan states that King County will support a baseline water quality study of the Snoqualmie River and its tributaries. Following this baseline water quality study the plan recommends that other studies should also be conducted to address cumulative impacts of development on the river water quality and develop methods of controlling these impacts.

The flood plain of the Snoqualmie River is a major physical feature in the planning area. Damages to property and threat to life increase as flood plain lands are developed into urban uses. The towns of Carnation and North Bend have lands within the flood plain, and the City of Snoqualmie has a majority of its land within the flood plain of the Snoqualmie River. The community plan recommends that flood damage reduction programs be pursued. The community plan also contains policies and development conditions that address the area's numerous wetlands, streams, and steep and erosive slopes.

Resource Lands

Resource lands in the planning area include forests, farm lands and extractive operations. These resources support industries that are an important part of the area's economy, providing jobs and products for local and regional use. Forests and farm lands also provide other values such as open space, scenic views, and wildlife habitat. Because of their economic, cultural, and open space benefits, resource lands form a major element in the development pattern envisioned for the planning area. To support these resources and to limit potential conflicts with incompatible land uses, the King County Comprehensive Plan designated some of the most productive resource lands as King County Forest and Agricultural Production Districts (see Community Plan Map, King County Comprehensive Plan Designations). The preferred land uses within these districts is long-term commercial resource management.

The Snoqualmie Agricultural Production District encompasses most of the flood plain of the Snoqualmie River, and includes all the property for which development rights were purchased under King County's Farm Preservation Program. The Snoqualmie Forest Production District encompasses about 75% of the lands within the Snoqualmie Valley community planning area.

At the time of this community plan's development there was one quarry operating under the Quarry and Mining zone and four gravel pits operating under a County approved unclassified use permit. There were several other quarries considered to be legal non-conforming land uses. The community plan provides that new or existing non-conforming quarry or mining sites may apply for rezones or unclassified use permits. Proposals, however, must comply with applicable King County Comprehensive Plan and Snoqualmie Valley Community Plan policies before subsequent approvals can be expected.

Rural Residential Development

The King County Comprehensive Plan designated portions of the community planning area as Rural Areas (see Community Plan Map, King County Comprehensive Plan Designations). The Rural Area designation allows low residential densities in this area. The Snoqualmie Valley Community Plan and Area Zoning implement this rural designation in the following ways.

A density of one home per 5 acres is applied to areas where there is a prevailing platting pattern of five acres or more and where there is a minimum of environmental hazards. This density will help maintain the existing low density residential character of the planning area.

A density of one home per 2.5 acres is applied to areas where there is a prevailing lot size pattern of less than five acres, and where soil conditions are able to handle the long-term impacts of on-site sewage disposal. These 2.5 acre density areas are found around Lake Joy, Lake Margaret and Lake Marcell, the Spring Glen area, upper and lower Preston, and in the River Bend - Wilderness Rim areas.

A density of one home per 10 acres is applied adjacent to Resource Production District boundary lines. Conflicts between residential uses and commercial forestry/farming land uses are inevitable. Farmers often experience harassment of livestock, public trespass, crop and fence destruction; neighbors are sometimes intolerant of farm smells, noises, and chemical uses. Forest managers experience similar problems with trespass, and crop or machine damages. In addition, commercial forest practices such as spraying, slash burning and truck traffic often have a negative impact on adjacent residential land uses. By reducing new residential development densities adjacent to these districts the potential for conflicts is also reduced.

A density of one home per 10 acres is also designated on lands that are environmentally sensitive (i.e., steep slopes and flood plains). This density on sensitive slopes will reduce the amount of land clearing and impervious surfaces associated with residential development. These densities can be found along the Snoqualmie Valley slopes, on steep slope areas such as those found on Mitchell Hill and the Lake Alice Plateau, and along the Resource District boundary line. Low residential densities on flood plains reduces the potential for damage to life and property caused by yearly flooding.

Existing lots legally created before the effective date of this Area Zoning can still be built upon if they meet building code and Health Department requirements (see Community Plan Appendix F).

Individual lot sizes may be reduced by grouping lots while leaving large undeveloped permanent open spaces called "rural open tracts" surrounding home sites. These rural open tracts may include environmentally sensitive areas or resource lands and may be used for agriculture, forestry or open space. Clustering home sites can be used to help preserve or enhance natural features such as wetlands, scenic corridors and open spaces. The average density of a clustered development cannot exceed that allowed by the rural zone in which the property is located unless the bonus density cluster development system is used. The bonus density system allows developers of rural subdivisions within certain 5-acre zoned areas to increase residential densities in return for certain public benefits. The purpose of a bonus density cluster development system is to secure public benefits beyond what is required by County regulations for preservation of rural character and quality of life. The bonus system allows for incremental increases in density to a maximum of one home per 2.5 acres (K.C.C. 21.21A.090).

Rural Activity Centers And Rural Neighborhood Centers

The incorporated towns of Duvall, Carnation, Snoqualmie and North Bend, and the unincorporated town of Fall City, are designated as Rural Activity Centers (see Community Plan Map, King County

Comprehensive Plan Designations). The King County Comprehensive Plan designates Rural Activity Centers as the centers of employment, retail and professional services, and as the locations for higher density residential development not otherwise allowed in Rural Areas.

The King County Comprehensive Plan directs the Snoqualmie Valley Community Plan to establish realistic areas for expansion of the Rural Activity Centers. The Snoqualmie Valley Plan has identified "potential expansion areas" that the towns may expand into through annexations. These potential expansion area designations alert government decision makers and property owners that King County would be supportive of annexations within these areas, provided the policies and guidelines of the Snoqualmie Valley Community Plan and King County Comprehensive Plan are met. Potential expansion areas will remain in rural land uses until annexed by the appropriate Rural Activity Center.

The established expansion areas are of sufficient size to accommodate population growth for each of the incorporated Rural Activity Centers well into the next century. To promote orderly growth of each town, "area one" and "area two" expansion areas are designated. "Area one" can accommodate the low end population projections for each of the Rural Activity Centers to the year 2000. "Area two" expansion areas provide capacity for high growth projections well beyond the year 2000, and also allow the Rural Activity Centers to set long range goals for land uses, utility expansions, and transportation planning. The valley towns of Carnation and Fall City have only one expansion area which would fulfill both short term and long term growth needs.

The Comprehensive Plan defines Rural Neighborhood Centers as very small shopping areas offering limited goods and services to rural residents. Within the planning area the Snoqualmie Valley Community Plan identified two Rural Neighborhood Centers: they are the small store adjacent to the Preston Mill and the Stillwater Store. Due to the low population densities planned for Rural Areas and the lack of public services, these two Rural Neighborhood Centers are not expected or encouraged to expand.

Utilities

Municipal water systems are the preferred water service providers in Rural Activity Centers and their agreed upon expansion areas. Water associations, districts or private water systems are preferred in the rural residential areas. On-site long-term sewage disposal systems are the preferred method for waste water disposal in Rural Areas. Public sewers are the preferred method of disposal within Rural Activity Centers.

Historic Sites And Areas

The Snoqualmie Valley community planning area has a rich historic background, and is part of the traditional and current homeland of the Snoqualmie Tribe. One of the goals of the community plan is to help promote historic and archaeological preservation in the planning area. Preservation of heritage sites maintains aesthetic and cultural diversity and provides continuity with the area's past. The plan encourages the preservation, restoration, and adaptive re-use of historic, archaeological and cultural character of the existing community. There are 112 sites or areas on King County's Office of Historic Preservation's Inventory of History Sites.

The presence of the Snoqualmie Tribe in the planning area is important to the planning area's history and cultural diversity. The plan recommends those sites considered by the Tribe as being historically and culturally important should be included in King County's Inventory of Historic Sites for possible designation to local and/or national registers of historic places.

The plan also supports the community of Preston in its efforts to achieve a "Community Landmark" designation. Preston has its beginnings in the area's early lumber industry, and the community grew around the Preston sawmill. The mill has been in business, off and on, since 1886 and is presently in full operation. Early settlers were Swedish and many of their structures, such as the Swedish Baptist Church, the Preston Cemetery, and various mill worker homes are still in use. Many descendants of the original families which settled Preston still live in the community.

Transportation

The existing arterial system in the planning area is adequate to handle the traffic volumes expected to be generated by the new development projected for the planning area. The community plan recommends priority status be given to projects that address operational and safety improvements to the existing road system.

The recommended transportation projects discussed in the community plan will be used in developing the County's Capital Improvements Program and Six Year Road Planning Program. There are 74 recommended transportation projects for the planning area and they focus on improvements for roads, pedestrians, bicycles, equestrians, transit/ridesharing, bridges, and intersections.

Parks, Recreation and Open Space

The community plan recommends that King County should give high priority to the improvement and maintenance of existing County neighborhood and community parks and focus County resources on lands which add to the regional recreational draw of the planning area. The plan recommends that if King County begins any new recreational development, it should focus around regional activities such as hiking, camping, bicycling, horseback riding, and river activities.

Recreational trails in the planning area are one of the biggest recreational attractors of people to the planning area. A number of trail projects are recommended by the plan:

- Snoqualmie Valley Trail
- Preston to Snoqualmie Trail
- Tolt Pipeline Trail

The plan also recommends the establishment of a secondary or a localized system of trails often used by local equestrians, bicycles and pedestrians. Certain County roads are recommended to be signed and road shoulders widened to accommodate trail users. Additional trails may be obtained by means of easements or dedication of rights-of-way during the County's development review of subdivisions, and short subdivisions. Volunteer user groups can obtain agreements from property owners to use informal trails across private property or along utility corridors. These groups have and should continue to provide trail maintenance on a voluntary basis.

The planning area's rivers and streams are also considered as water trails by the community plan. These rivers are popular with boaters, swimmers, kayakers, and fishermen. The plan emphasizes the need for more public river access points and a long effort to protect the river water quality.

IV. Area Zoning Highlights

This Section describes the major zones of the Snoqualmie Valley Community Plan, and Area Zoning and discusses the policies on which these zones are based. Rural Activity Centers and their potential expansion areas are also explained. Zoning for all individual properties is shown on the zoning maps in the Adopted Zoning Maps Section of this document.

Rural Residential Areas

The King County Comprehensive Plan designates much of the Snoqualmie Valley community planning area as a Rural Area. Rural residential zoning of one home per 2.5, 5 and 10 acres is used in rural residential areas based on the policies listed below.

1. AR-2.5 (Rural Area, one home per 2.5 acres).

This zoning category implements the following Snoqualmie Valley Community Plan policy:

SQP 46 **In unincorporated areas, a density of one home per 2.5 acres shall be applied to areas where the prevailing lot size is less than five acres, where the soils can absorb the cumulative impacts of on-site sewage disposal of these densities without damage to ground water resources, where a public water supply is available, and where no other land use constraints or resources exist on site or nearby which would benefit from lesser density.**

2. AR-5 (Rural Area, one home per 5 acres

This zoning designation is the predominant rural residential zone and implements the following Snoqualmie Valley Community Plan policy:

SQP 45 **In unincorporated areas, a density of one home per 5 acres shall be applied to areas where there is an existing platting pattern of 5 acre lots or larger, where there are a minimum of environmental hazards or other land use constraints and where resources do not exist on site or nearby which would benefit from lesser density.**

3. AR-5-P (One home per five acres with P-Suffix)

This zoning designation was applied on property where some sensitive areas exist based on the following policy.

SQP 48 **To minimize the risk to public safety and reduce the potential for property damage, the following environmentally sensitive areas shall be designated one home per 10 acres.**

A. Floodways and floodfringe areas (flood plains),
B. Class III landslide hazard areas,
C. Slopes of a grade of 40% or more,
D. Unique/outstanding or significant wetlands,
E. Lands with erosion hazards or a combination of seismic and erosion hazards.

The P-suffix condition attached to this zoning designation requires a site plan review process to determine the boundary of sensitive areas as defined in the 1987 King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acre density is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire parcel is a mapped sensitive area.

4. AR-10 (Rural Area, one home per 10 acres).

This zoning designation implements the following Snoqualmie Valley Community Plan policies:

SQP 47 **To protect critical resource lands, discourage the conversion of established agricultural and forest production districts, limit the potential for land use conflicts along their borders, and recognize existing lot sizes of 10 acres or more; new residential development along resource district boundaries is limited to densities of one home per 10 acres. New residential development should be sited to increase the distance between resource and residential land uses.**

SQP 48 **To minimize the risk to public safety and reduce the potential for property damage, the following environmentally sensitive areas shall be designated one home per 10 acres.**

A. Floodways and floodfringe areas (flood plains),
B. Class III landslide hazard areas,
C. Slopes of a grade of 40% or more,
D. Unique/outstanding or significant wetlands,
E. Lands with erosion hazards or a combination of seismic and erosion hazards.

Bonus Density Cluster Development

The KCCP provides an opportunity in AR-5 (one home per 5 acres) zoned areas to increase residential densities to a maximum of one home per 2.5 acres, provided certain public benefits are realized. Bonus density cluster development must be consistent with King County Comprehensive Plan Policy R-217, and the following Snoqualmie Valley Community Plan policies:

SQP 50 **Bonus density cluster development is available in AR-5 zoned areas except erosion problem areas, AR-5-P areas and the northern Cherry Valley.**

SQP 51 **Density bonuses may be awarded for the following benefits where the applicant for density bonuses permanently covenants to the County any rights to develop the subject land above the density awarded, and sites all buildable lots to minimally impact resource lands, environment features and viewsheds.**

The Rural Density Bonus System allows for incremental increases in the site density up to a maximum of one home per 2.5 acres. For parcels over 40 acres, the system is applied separately for each 40 acre cell. For example, if a rural cluster subdivision is proposed for a property crossed by a stream such as Boxley Creek, and the developer provides a stream corridor buffer at least 100% wider than existing guidelines require, the subdivision may be approved at a residential density of one home per 4.75 acres, instead of the one home per 5 acre density. Should this same developer also restore a degraded "critical" stream, the required area per dwelling unit may be further reduced to one home per 4.25 acres. In no case can density exceed one home per 2.5 acres in the rural area. The following table shows public benefits and the corresponding reduction in required lot area per dwelling unit that could result. By subtracting the listed Reduction of Required Lot Area Per Unit for each benefit provided, overall site density can be calculated. For sites over 40 acres, benefits must be provided separately within 40 acre cells to receive a reduction in the required density. This is to ensure consistent application of the Rural Density Bonus System for both small and large parcels of land.

SNOQUALMIE RURAL DENSITY BONUS SYSTEM

Benefit	Bonus (Reduction of required lot area per unit)
A. Natural Systems	
- Enter into an agreement with King County Surface Water Management, and construct and dedicate to King County a regional surface water retention/detention facility.	.50 acre
- Restore a fish-bearing stream or tributary, which has been degraded as defined by Building and Land Development (BALD) staff, to fully natural conditions as part of the property development plan in accordance with the requirements of an Hydraulic Project Approval (HPA) from the Washington State Department of Wildlife and covenant not to degrade stream after its improvement in accordance with the above.	.50 acre

- Provide a stream corridor buffer as a Native Growth Protection Easement which is 100% wider than required by the Snoqualmie Valley Community Area Zoning or King County Zoning Code (or 50' on either side, whichever is greater) and which also includes any riparian habitat identified by agencies with expertise such as King County Resource Planning or BALD sensitive area staff. .25 acre

B. Open Space

- Provide a rural open tract certified as suitable for inclusion in the open space system. The parcel shall be dedicated to and accepted by King County based on a recommendation from the Parks and Natural Resources Division Manager, or to another organization which is legally responsible for management of the tract for open space purposes. Any environmentally sensitive lands such as floodways, 40% or steeper slopes, Class III landslide area and wetlands rated Unique or Outstanding shall be included in the base density but not in the bonus density calculations. .25 acre

- Provide a rural open space tract (to be dedicated to King County, a homeowner's association, or retained by the developer) which includes all Class I and II wetlands, and a 20 foot wide undisturbed buffer extended from the defined wetland edge. .50 acre

- Provide at least 60% of the site as a rural open tract permanently committed to and managed for agriculture or growing and harvesting timber. .25 acre

C. Trails

- Assure permanent public access to existing pedestrian/ equestrian trails on the site. .25 acre

- Construct to County standards new public pedestrian and/or equestrian trails on the site. The trails shall be dedicated to and accepted by King County based on a recommendation from the Parks and Natural Resources Division Manager, or dedicated to another organization which will be responsible for management of the trail. The trails shall connect with other public access corridors. .50 acre

D. Density Calculation Rules

1. In no case shall average density exceed one building lot per 2.5 acres of site area. Site area shall be calculated net of public road right-of-way dedications except as allowed by K.C.C. Title 19, and of unbuildable land not designated part of the King County Open Space System.

2. For project sites of 40 acres or less, the bonus density bonus earned by providing a listed benefit shall be calculated by reducing the required lot area per dwelling unit by the amount specified in subsections A, B and C of this section.

3. For project sites of over 40 acres, the calculations in subsection 2 shall be applied to each 40-acre portion of the site (or fraction thereof) which contains the land dedication or facility by which the bonus is earned. Bonus lots so earned may be located anywhere on-site.

4. The calculations above shall be used to calculate maximum zoned density earned through the bonus system. Actual density achieved in this subdivision shall be governed by compliance with road, sanitation, surface water management, and all other applicable development standards.

Incorporated Rural Activity Centers And Their Potential Expansion Areas

The King County Comprehensive Plan (KCCP) identified five Rural Activity Centers in the Snoqualmie Valley community planning area, Duvall, Carnation, Fall City, Snoqualmie and North Bend (see Snoqualmie Valley Community Plan Map, King County Comprehensive Plan Designations). The KCCP defines Rural Activity Centers as towns within the Rural Areas of the County where appropriately scaled commercial/industrial growth and higher density housing will locate. The KCCP also directs the community plan to work with the Rural Activity Centers to establish realistic areas for expansion of the towns through annexations, and to ensure the provision of necessary services.

The following maps show the expansion areas and the zoning within the expansion areas for the four incorporated Rural Activity Centers of Duvall, Carnation, Snoqualmie, and North Bend (Fall City is unincorporated and will be discussed later in this section). The following policies will guide land use decisions within the potential expansion areas.

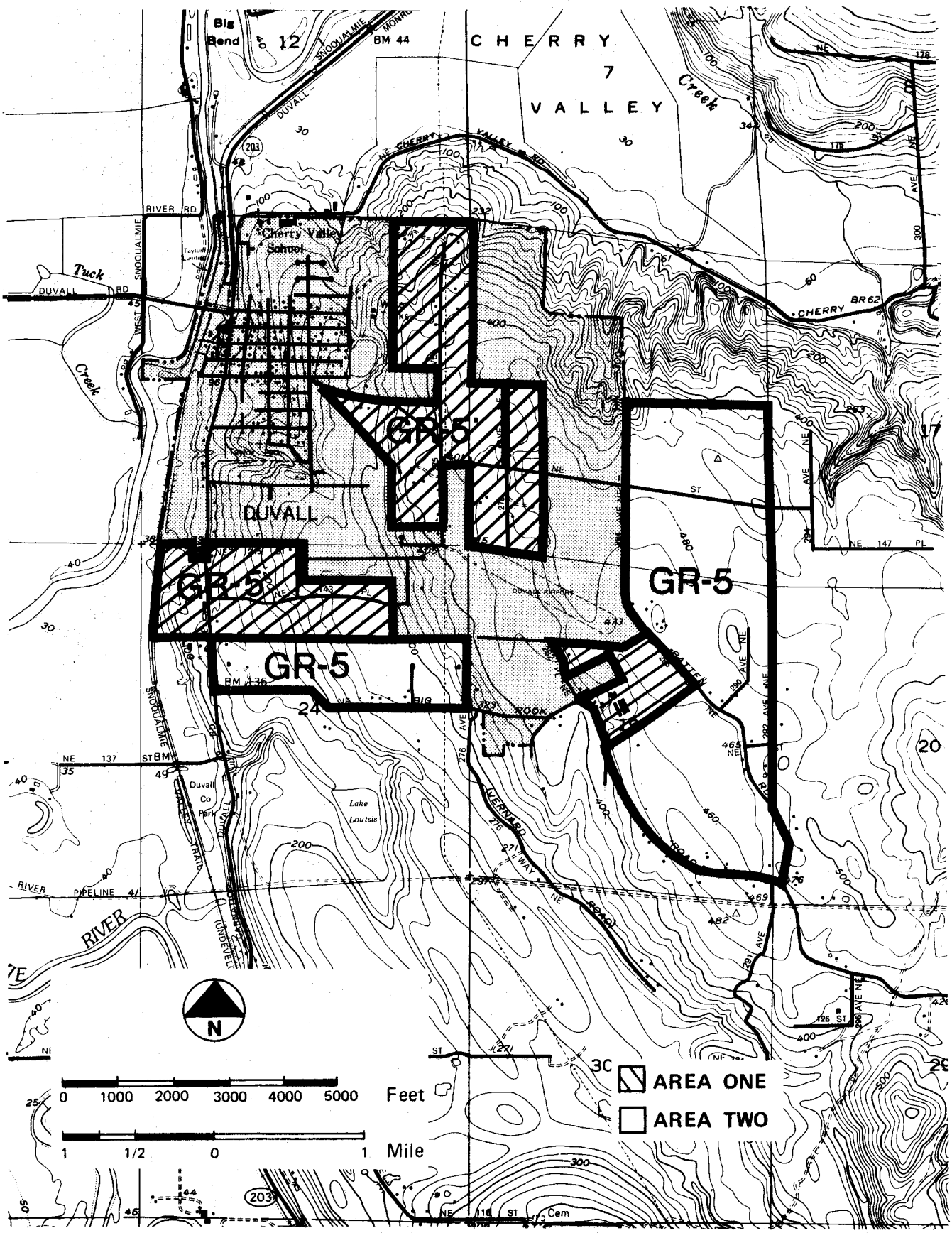
SQP 53 **King County will consider land within expansion areas appropriate for annexation to the specified rural activity centers and shall support annexations of these lands where the annexation requests meet criteria specified in this plan. King County shall oppose annexation requests for lands outside the expansion areas or if the criteria in the plan have not been satisfied.**

SQP 55 **Designated expansion areas represent the long-term boundaries of the rural activity centers in the Snoqualmie Valley community planning area. Lands outside of expansion areas should be considered permanently rural and not appropriate for annexation.**

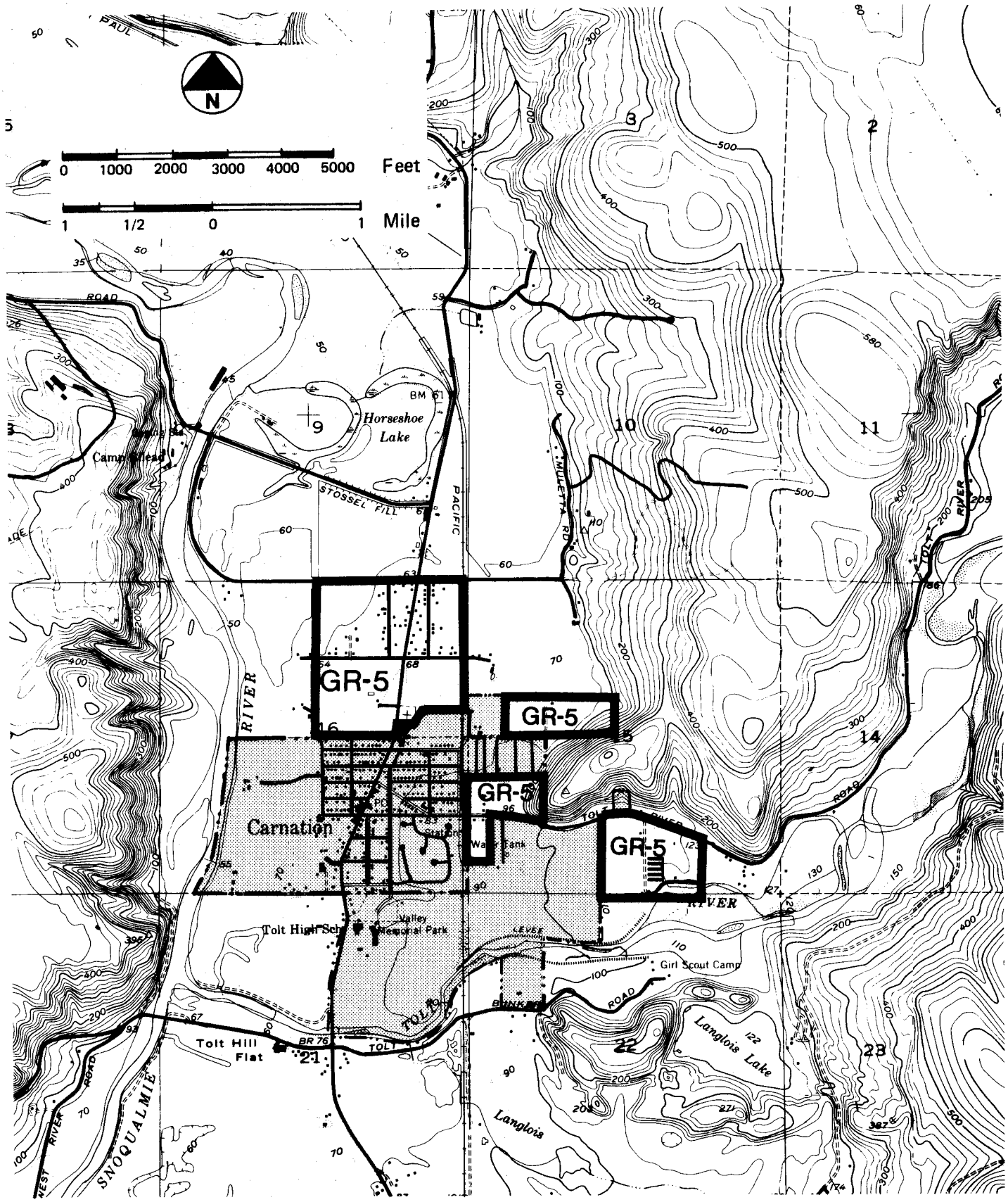
The designated expansion areas contain enough land for growth of the Rural Activity Centers well into the next century. Future development at higher densities, or redevelopment of existing marginally used land would allow for additional growth. Careful annexation and development of expansion areas will ensure the continued economic vitality of the Rural Activity Centers. The lands surrounding the Rural Activity Centers and their expansion areas should be considered to be permanently rural.

SQP 56 **To provide for growth of each Rural Activity Center at the lowest public cost, areas adjacent to the Rural Activity Center are designated as expansion area one. To ensure enough land is available to accommodate long range growth, an expansion area two is also designated for each rural activity center.**

This policy encourages Rural Activity Centers to phase growth outwards to avoid costly leap frog land use patterns. Expansion area one can easily accommodate the low end Rural Activity Center population projections for the year 2000. Expansion area two provides enough land to accommodate the Rural Activity Center population projections for well beyond the year 2000.

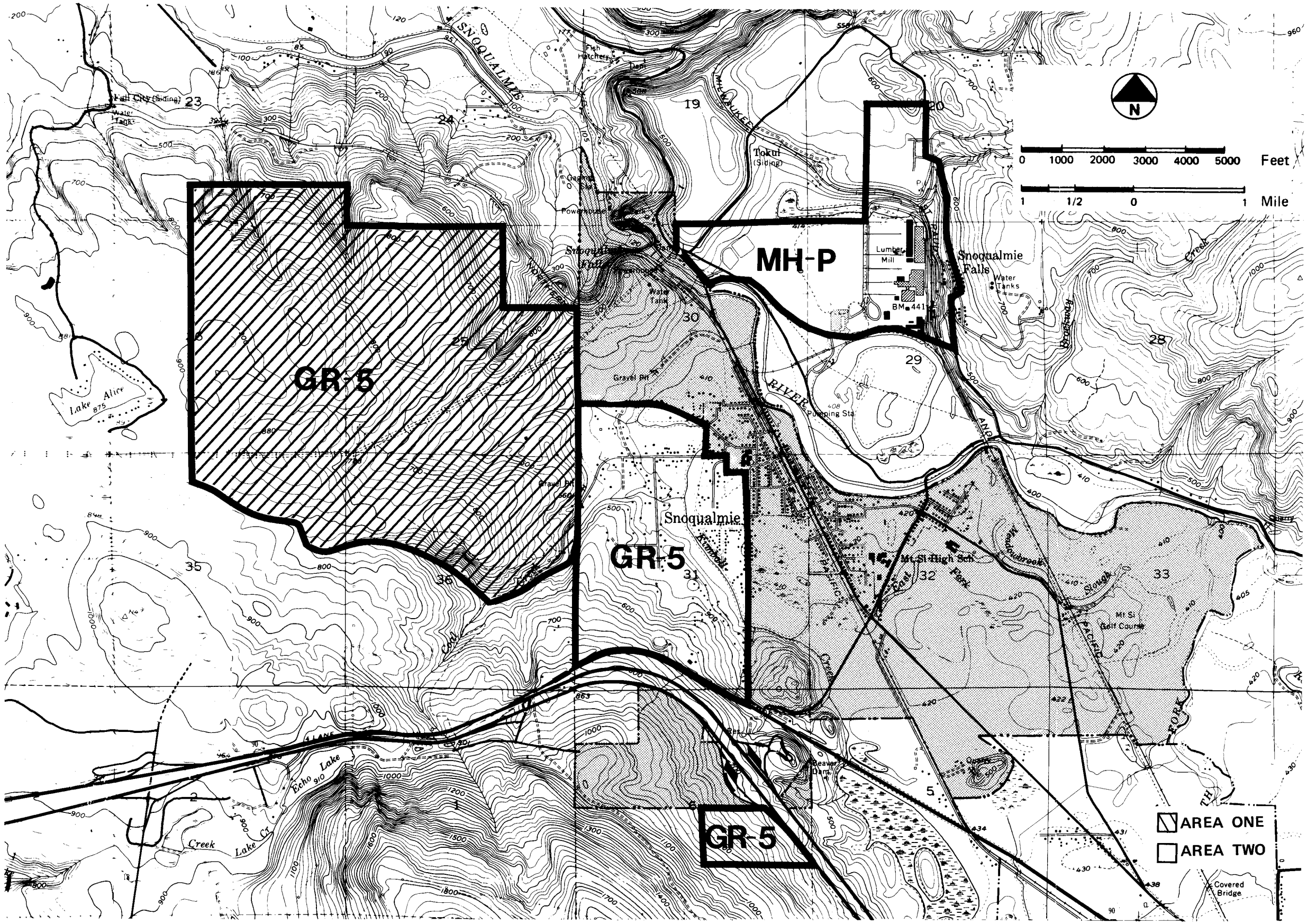


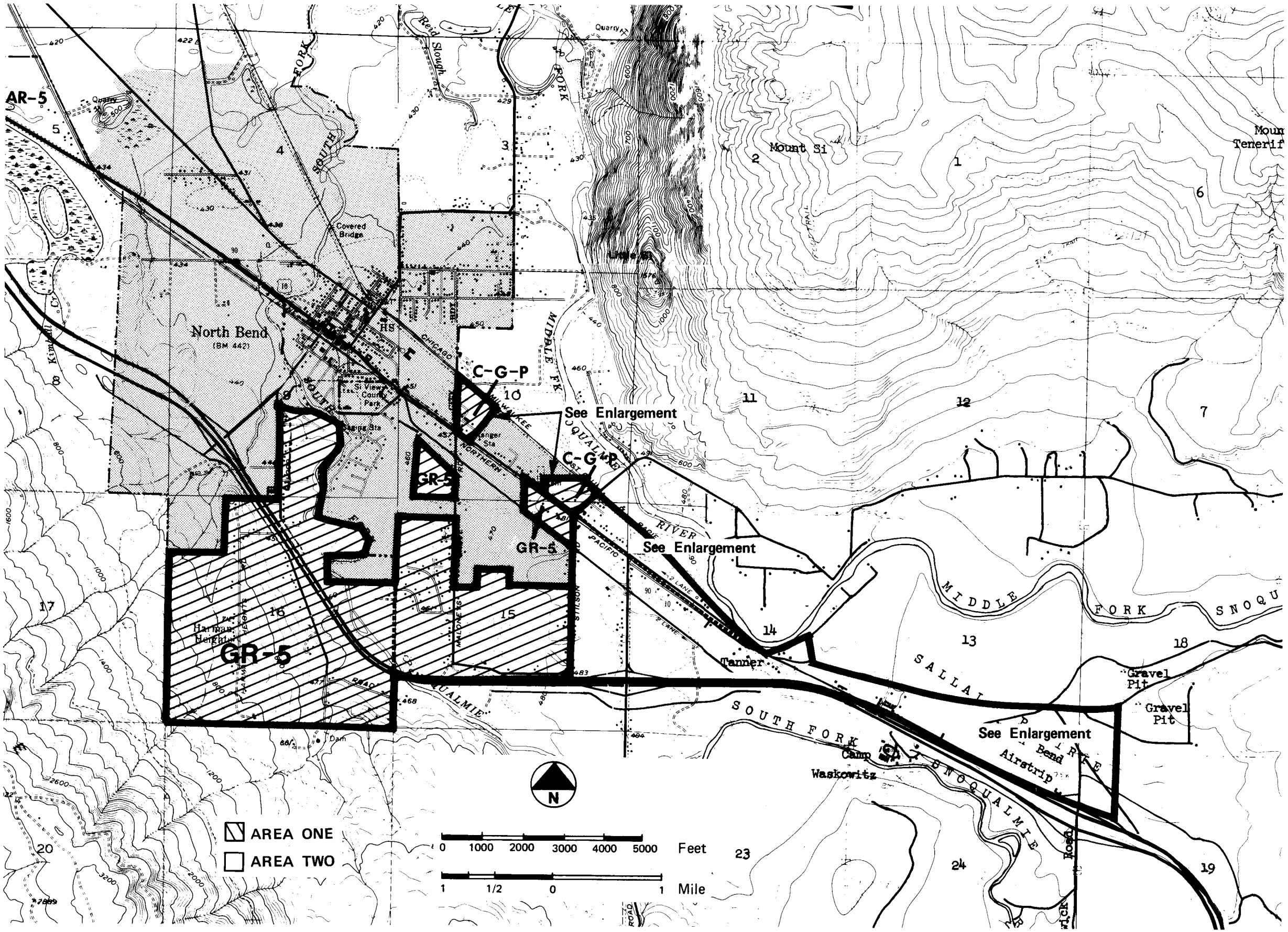
ADOPTED ZONING FOR DUVALL'S EXPANSION AREA



ADOPTED ZONING FOR CARNATION'S EXPANSION AREA

ADOPTED ZONING FOR SNOQUALMIE'S EXPANSION AREA





ADOPTED ZONING FOR NORTH BEND'S EXPANSION AREA

SQP 57 **Until expansion areas are annexed, zoning for the expansion area shall be growth reserve at 2.5, or 5 acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area.**

Lands within potential expansion areas can be developed in a clustered pattern until annexed by the adjacent Rural Activity Center. While in unincorporated King County, land uses within the potential expansion area will be limited to those uses and residential densities allowed under the Growth Reserve zone classification. Lands within potential expansion areas will have these GR zone classifications with appropriate density suffixes (see Chapter V, Rural Activity Centers and Rural Neighborhood Centers, of the Snoqualmie Valley Community Plan for further details on expansion areas).

Unincorporated Rural Activity Center: Fall City

Fall City is the only unincorporated Rural Activity Center in the Snoqualmie Valley community planning area. Because of this RAC designation, Fall City will be the location for the more intensive urban residential, and retail/commercial development not otherwise allowed in the rural residential portions of the planning area. However, because Fall City is unincorporated, there is no jurisdictional boundary to identity where the urban area ends and the rural area begins. The community plan's land use designations and the area zoning's zone classifications will define Fall City's Rural Activity Center boundaries- (see Area Zoning Maps, Fall City: Rural Activity Center Zoning and Downtown Fall City Zoning).

New commercial and multifamily development in downtown Fall City will require sewers and an upgrading of the roads serving this center. Businesses can help upgrade roads through the formation of a Road Improvement District (RID). An RID can be formed by the property owners in a proposed district by submitting a petition to the County Council.

An RID provides a method for property owners through cooperative financial arrangements with other property owners to obtain road, lighting and pedestrian improvements in their area. King County's Department of Public Works is responsible for design, plans preparation and specifications, bid advertisement, contract awards, construction, supervision and utilities coordination. All rights-of-way needed for the project must belong to King County prior to construction. The cost of the project is estimated by King County and computed to be fairly shared by those benefiting. If a Fall City RID is formed, King County and the Washington State Department of Transportation will work closely with Fall City businesses to help coordinate and fund this program.

Fall City road improvement projects should include the following:

- Provide angle parking, curb, gutter and sidewalks along businesses on SR-202 from 333rd Avenue Southeast to Preston-Fall City Road.
- Reconstruct Southeast 43rd Street with landscaping, lighting, parking and sidewalks. Landscaping should be designed to buffer and limit view of potential commercial development from residential property.
- Upgrade and reconstruct 340th Place Southeast and 341st Place Southeast to commercial standards to provide access to the existing commercial zone property.
- Provide improved circulation by realigning the intersection at Preston-Fall City Road and Southeast 43rd Street.
- Install signal at SR-202 and Preston-Fall City Road, when it meets signal warrants.

At the time of this plan's publication, Fall City is undergoing a study to examine alternative methods and locations for wastewater treatment. A public treatment system could be in place two to three years from the publication of this plan. New commercial or multifamily development, expansion of existing businesses, and high density single family development cannot occur without public wastewater treatment.

The potentially zoned business areas proposed by the plan are made up of city blocks of about 1/2 acre to an acre in size. The advantages associated with these areas as potential business locations include: 1) growth that is contiguous with existing commercial area; 2) opportunities to combine and redevelop individual properties; 3) good service access from the alley; and 4) good access from adjacent arterials. The potentially zoned multifamily area also has the same general redevelopment advantages as the potential business area.

The major Fall City zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.

1. **SR Potential RD-3600-P** (Suburban Residential Potential Low Density Multiple Dwelling).

The following conditions shall be met before actualizing the potential zone:

- Public sewers shall be available to serve the development.

The following P-Suffix condition shall apply:

- As property is developed applicants will be required to participate in upgrading roadways to commercial standards.

This zone designation implements the following Snoqualmie Valley Community Plan policy:

SQP 90 **Low density multifamily development in Fall City may occur when adequate public services are available.**

2. **RD-3600** (Low Density Multiple Dwelling).

This zone designation implements the following Snoqualmie Valley Community Plan policy:

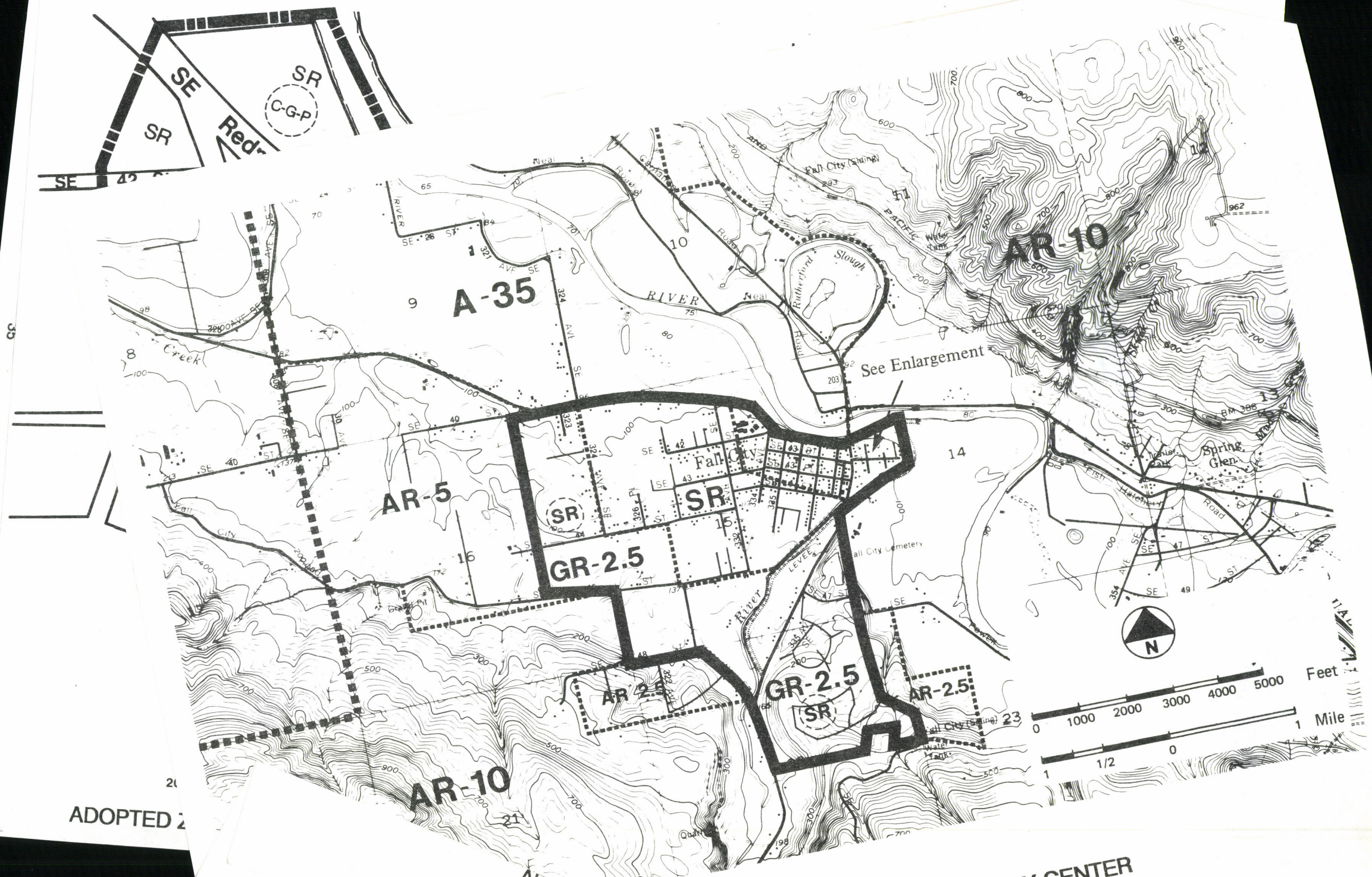
SQP 90 **Low density multifamily development in Fall City may occur when adequate public services are available.**

The purpose of this zone designation is to recognize the existing mobile home park in Fall City. It also reinforces Fall City as a Rural Activity center by allowing low density multifamily development in this area at a scale and character consistent with the surrounding area.

3. **SR Potential CG-P** (Suburban Residential Potential General Commercial) and **RM-900 Potential C-G-P** (Maximum Density Multiple Dwelling Potential General Commercial)

The following conditions shall be met before actualizing the potential zone:

- Public sewers shall be available to serve the development.



ADOPTED 2

ADOPTED 2

-OR FALL CITY: RURAL ACTIVITY CENTER

able, property owners in the 2.5 acre area may rezone their properties to single family residential densities of up to eight homes per acre without an amendment to the Snoqualmie Valley Community Plan.

Existing Commercial/Industrial Area Of S.E. North Bend Way

S.E. North Bend Way refers to an area located between the North Bend city limits and the Edgewick Interchange, bounded on the north by the railroad right-of-way and S.E. 140th Street and S.E. North Bend Way to the south. This area's land use pattern was influenced by its fronting on old U.S. Highway 10. When Interstate 90 by-passed this area, and relocated just to the south, the area retained its retail/general commercial land use designation. Since then, the S.E. North Bend Way corridor has played a support role for the resource-based industries in the planning area. Processing of raw materials, truck repair, distribution and shipping, and highway related services are among the uses currently located here. Some of the commercial and industrial land uses accommodated here are incompatible with the retail and high density residential areas of North Bend proper. North Bend's main retail area is its downtown, and the city wishes to concentrate retail uses there.

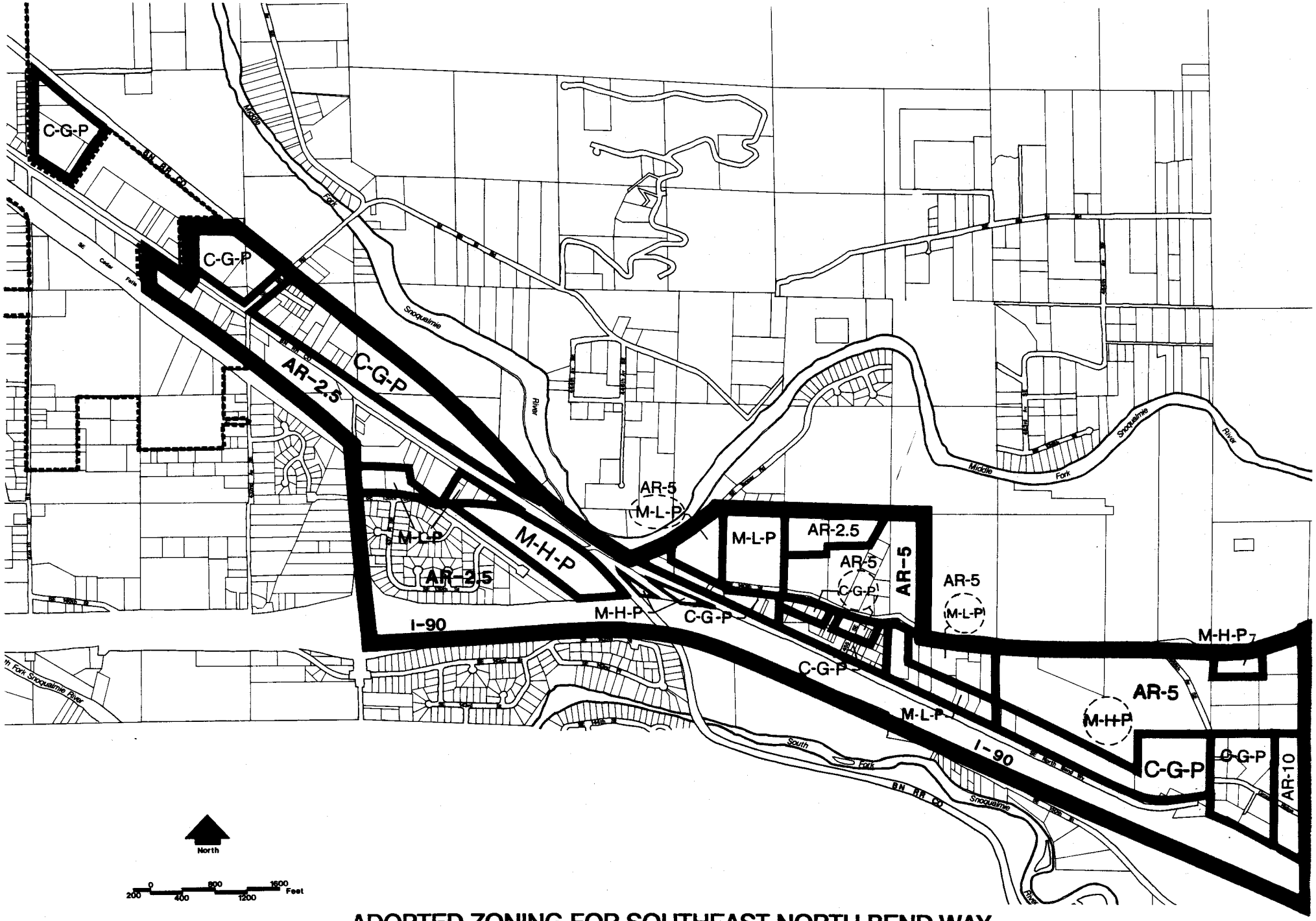
The Snoqualmie Valley Community Plan recognizes the role this area plays and has included it as part of North Bend's expansion area. The plan maintains the area's support role with appropriate non-retail commercial and industrial zoning (see Area Zoning Map, SE North Bend Way Zoning).

Some of the commercial and industrial property along North Bend Way is adjacent to rural residential and resource uses. To allow for adequate buffering between these different uses, the following screening matrix applies to all outright and potentially zoned BN, C-G, M-L and M-H properties. The commercial screening matrix is applicable throughout the Snoqualmie planning area wherever these zones occur. The landscape types listed are defined in King County Code 21.51, Landscaping and Screening.

Commercial Screening Matrix

	B-N	C-G	M-L	M-P	M-H
A-R Zoning	Type I 30' depth	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth
F or A Zoning	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth

The major Southeast North Bend Way zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.



ADOPTED ZONING FOR SOUTHEAST NORTH BEND WAY

1. CG-P (General Commercial, P-Suffix)

For the CG-P zone bounded by Southeast North Bend Way and the Burlington-Northern Railroad Right-of-Way, the following P-Suffix conditions shall apply:

- All uses of the CG zone are permitted except retail enterprises dispensing food.
- Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.
- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.

This zone designation implements the following Snoqualmie Valley Community Plan policy:

SQP 83 **Only non-retail commercial development shall be allowed in the area bounded by Southeast North Bend Way and the Burlington-Northern railroad right-of-way. King County supports the existing North Bend downtown as the primary retail business area.**

2. CG-P (General Commercial, P-Suffix).

For the additional CG-P zoned properties between Tanner and the Edgewick Interchange, the following P-Suffix conditions shall apply:

- All uses of the CG zone are permitted except retail enterprises dispensing food.
- Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.
- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.

This zone change implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

3. AR-5 Potential CG-P (Rural Area one home per 5 acres, Potential General Commercial, P-Suffix)

The following P-Suffix conditions shall apply:

- All uses of the CG zone are permitted except retail enterprises dispensing food.
- Business signs are limited to those required under the BN zone classification. Any ground supported sign shall not exceed five feet in height.
- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.
- At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.
- At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

4. ML-P (Light Manufacturing, P-Suffix).

The following P-Suffix conditions shall apply:

- Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual

impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.

- All uses will be evaluated for impacts to ground water quality.

- Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.

- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.

- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where ML zoned properties abut rural or resource lands.

- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.

- Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

5. <u>**AR-5 Potential ML-P** (Rural Area, one home per 5 acres Potential Light Manufacturing, P-Suffix).</u>

The following P-Suffix conditions shall apply:

- Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.

- All uses will be evaluated for impacts to ground water quality.

- Business signs consistent with those required in a BN (Neighborhood Business) zone shall apply. Any ground supported sign shall not exceed five feet in height.

- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.

- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where ML zoned properties abut rural or resource lands.

- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.

- Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.

- At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.

- At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

6. CG-P (General Commercial, P-Suffix).

For the CG-P zoned properties near the Edgewick Interchange, the following P-Suffix conditions shall apply:

- Commercial uses shall be limited to highway oriented services for the traveling public.

- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.

- Structures shall not exceed two stories in height.

- Utilities shall be underground.

- Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.

- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.

- Primary access to the property shall be from either 468th Avenue S.E. or S.E. North Bend Way.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 85 **Land uses adjacent to the Edgewick Interchange shall be limited to highway oriented commercial uses that do not require sewers, do not impact ground water, and serve the traveling public.**

7. **AR-5 Potential MH-P** (Rural Area, one home per 5 acres, Potential Heavy Manufacturing, P-Suffix).

The following P-Suffix conditions shall apply:

- Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.

- All uses will be evaluated for impacts to ground water quality.

- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where MH zoned properties abut rural or resource lands.

- Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall developed to assure smooth traffic flow in and between developments.

- Primary access to the property shall be from either 468th Avenue S.E. or S.E. North Bend Way. S.E. 140th Street and the S.E. Middle Fork Road should only be used for secondary access purposes.

- At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.

- Properties north of the Edgewick Interchange will be required to dedicate sufficient right-of-way along 468th Avenue N.E. to bring it up to County rural road standards and realign the intersection of 468th Avenue N.E. and S.E. 140th Street.

- At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 86 **The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not require sewers and do not impact ground water.**

Rural Neighborhood Centers

Rural Neighborhood Centers are very small shopping areas offering goods and services to rural residents. Typical uses include a small gas station, and/or small grocery store. The Snoqualmie Valley community planning area contains two Rural Neighborhood Centers, they are in Preston and at Stillwater. Existing rural neighborhood centers are not expected to expand.

Stillwater

<u>AR-2.5 Potential BN-P (Rural Area, one home per 2.5 acres Potential Neighborhood Business, P-Suffix)</u>

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned BN-site.

The following P-Suffix conditions shall apply:

- o Only the following uses will be allowed:
  - One small convenience store for this site.
  - Neighborhood-scale mixed use business-residential subject to a conditional use permit, and subject to conditions governing mixed use development in the BR-N zone.
- o All development, including parking, shall stay at least 50 feet from the top-of-bank of the salmonid stream that runs through the eastern portion of the potentially zoned BN-P site.
- o The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).
- o Additional right-of-way, to be determined by the State, shall be dedicated along SR-203 for operational, pedestrian, and safety improvements at the intersection of Northeast Stillwater Road and SR-203.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where BN zoned properties abut rural or resource lands.

These zone changes implement the following Snoqualmie Valley Community Plan Policy:

SQP 92 Stillwater is a rural neighborhood center.

The Stillwater store is located at the intersection of the Duvall-Carnation (SR-203) and Stillwater Hill Road (see Area Zoning Map, Stillwater: Rural Neighborhood Center, Zoning). The existing store site is located in the Agricultural Production District where commercial land uses are not permitted. The existing Stillwater Store site is not recognized by a commercial zone and will be treated as a non-conforming use subject to the general provisions, conditions, and exceptions contained in K.C.C.21.52.

The Snoqualmie Valley Community Plan and Area Zoning provides an opportunity to relocate the existing Stillwater Store to a site outside of the Agricultural Production District. The northeast quadrant of the intersection of the Duvall-Carnation and Stillwater Hill Road is designated commercial to accomplish this purpose.

The auto repair shop located in the southeast quadrant of this intersection is also subject to the provisions, conditions and exceptions of K.C.C.21.52. The access restrictions, parcel size, and slope characteristics of the property make it inappropriate for commercial or industrial zoning. The property will be zoned AR-2.5.

Preston

BN-P (Neighborhood Business, P-Suffix).

The following P-Suffix conditions shall apply:

- The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.
- Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where BN zoned properties abut rural or resource lands.

The BN-P zone implements the following Snoqualmie Community Plan policy.

SQP 93 **Preston is a rural neighborhood center.**

The Snoqualmie Valley Community Plan and Preston residents do not envision the Preston community as a focal point for additional economic or urban residential developmental activity. However, the community plan does recognize the small store next to the Preston Mill as a Rural Neighborhood Center, having provided limited goods and services to the area for a number of decades. This store is recognized as a rural neighborhood center.

Adjacent to the Preston Neighborhood center is a manufacturing area supporting a variety of manufacturing uses. The Snoqualmie Valley Community Plan recognizes the importance of development of the industrial area while striving for compatibility with the adjacent neighborhood center. Zoning for 120 acres in the Preston industrial complex was changed by King County Council Emergency Ordinance #9110 from outright Manufacturing zoning to Rural Residential, one home per 10 acres with a Potential Manufacturing Park designation. A thorough environmental analysis including examination of land use alternatives, identification of impacts, proposed mitigation and public input is required to actualize the Potential Manufacturing Park zoning. This analysis should include overall compatibility with surrounding rural residential and historic uses. Detailed information on the zoning is on page AZ-138.

Agricultural Production District

The King County Comprehensive Plan designated most of the flood plain of the Snoqualmie River as an Agricultural Production District. A new Agriculture zone classification was developed to implement the Agricultural Production District concept. These zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.

A-35 (Agricultural, 35 acres minimum lot size)

This zoning designation implements the following Snoqualmie Valley Community Plan policies:

SQP 35 **Lands with development rights purchased under King County's farmlands preservation program shall have an agricultural zoning designation that retains large parcels of 35 acres or greater.**

SQP 36 **Lands located within the agriculture production district and within the one hundred year flood plain of the Snoqualmie River shall have an agri-**

cultural zoning designation that retains large parcels of 35 acres or greater.

A-10 (Agriculture, 10 acre minimum lot size)

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 37 **Lands located within the boundaries of the agriculture production district but outside of the 100 year flood plain of the Snoqualmie River shall have an agricultural zoning designation that retains large parcels of ten acres or greater.**

Forest Production District

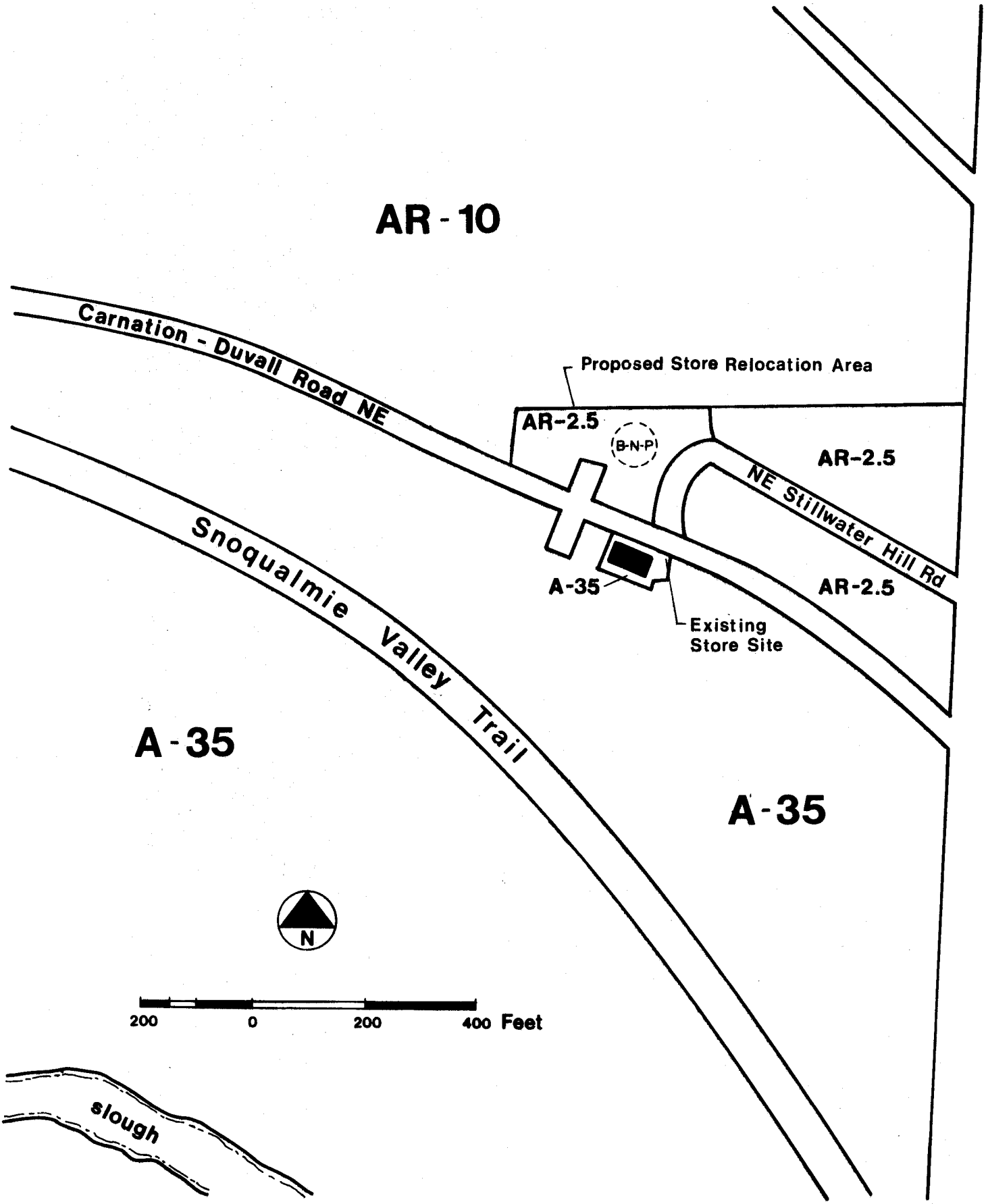
About 75 percent of the Snoqualmie Valley community planning area is contained in a Forest Production District. Commercial forestry is important to the planning area because it is a renewable, sustained production industry. It provides local employment opportunities and contributes to the local and regional economy. A new Forest Zone classification was developed to implement the Forest Production District concept and the zone changes and the Snoqualmie Valley Community Plan policies they implement are described below.

F (Forest)

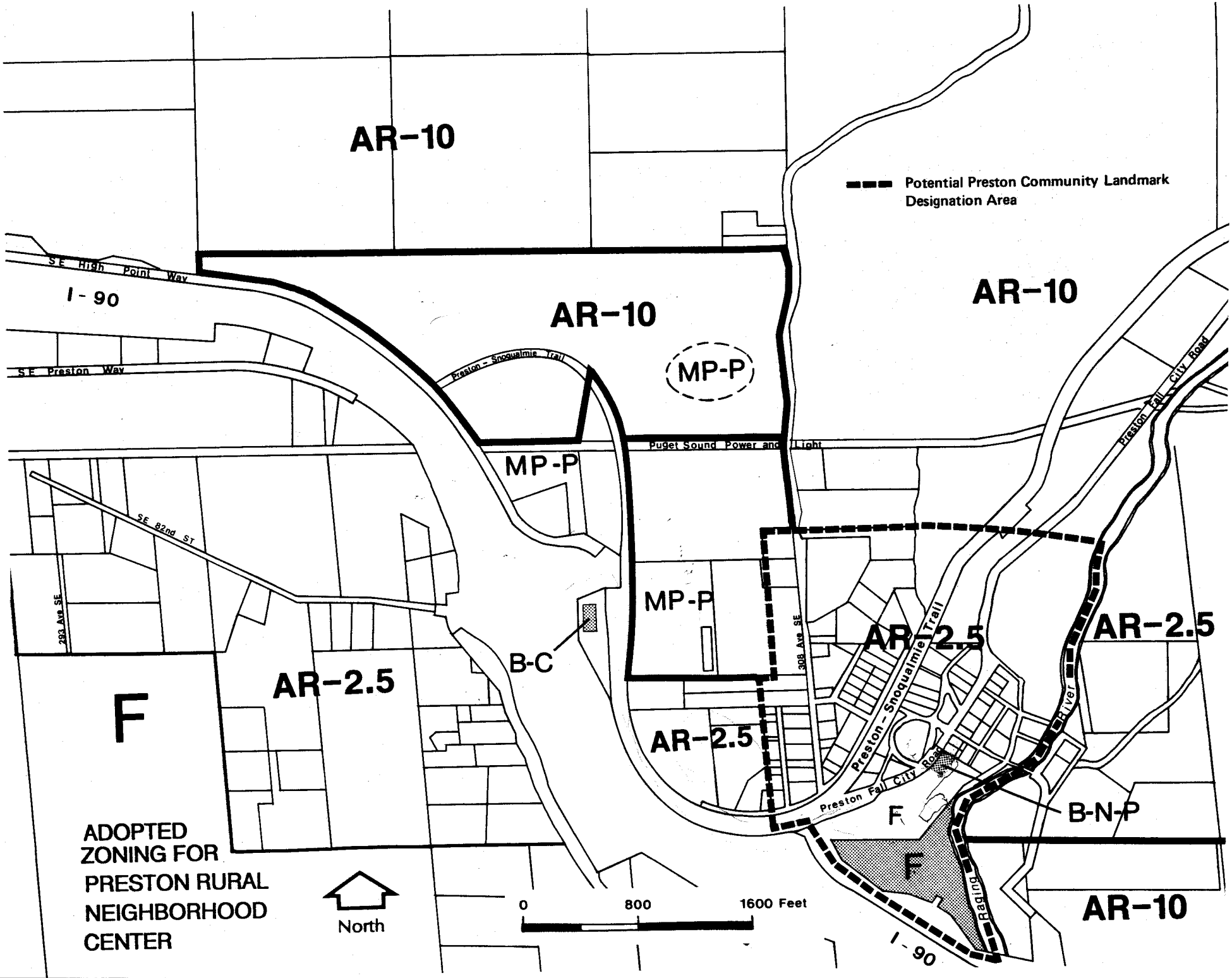
This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 33 **Land within the forest production district shall remain in large parcels of eighty acres or more and the principal land use shall be commercial forest management activities.**

Interim areawide P-suffix conditions related to Forest Practice Permits are listed on page AZ-59.



ADOPTED ZONING FOR STILLWATER: RURAL NEIGHBORHOOD CENTER


AR-10
Potential Preston Community Landmark Designation Area
AR-10
AR-10
S E High Point Way
I - 90
S E Preston Way
Preston - Snoqualmie Trail
MP-P
Puget Sound Power and Light
MP-P
Preston Fall City Road
S E 82nd ST
MP-P
293 Ave SE
B-C
AR-2.5
AR-2.5
308 Ave SE
AR-2.5
AR-2.5
F
Preston - Snoqualmie Trail
Preston Fall City Road
F
B-N-P
F
Raging River
AR-10
I - 90
ADOPTED ZONING FOR PRESTON RURAL NEIGHBORHOOD CENTER
North
0
800
1600 Feet

V. Areawide P-suffix Conditions

The following development conditions are applied to properties that have similar developmental constraints or concerns that are areawide in nature. These areawide constraints and concerns include historic sites, erosion problem areas, stream corridors, laterally migrating rivers and forest practice permits. The development conditions discussed in this section will be applied to affected properties through the Building and Land Development Division's (BALD's) permit and developmental review process.

Areawide P-suffix conditions are noted for individual parcels in the planning area in the BALD Situs Data Base. The following abbreviations in the data base are described in more detail in this section.

BALD Situs Data Base Abbreviations for Areawide P-suffix*

Item #	Abbreviation	P-Suffix Section
1.	Stream setbacks and NGPE's required per SVCP	Interim Stream Corridor Guidelines (p. AZ-54)
2.	Mapped Erosion Problem Area: Special studies outlined in SVCP	Erosion Problem Areas (p. AZ-53)
3.	Designated Historic Site: See SVCP	Historic Sites (p. AZ-51)
9.	Laterally Migrating Rivers: conditions in SVCP	Laterally Migrating Rivers (p. AZ-58)

* Other BALD Situs Data Base Abbreviations are noted in this document on the facing page next to the zoning map where the property is located.

Historic Sites

The Snoqualmie Valley community planning area has a rich historic background. It is part of the traditional and current home land of the Snoqualmie Tribe, and archaeologists and historians have verified

village sites throughout the planning area. The earliest white settlers came to the upper valley in 1858 from Seattle, and were drawn to the area because of the flat land and deep soils of the upper valley.

One of the goals of the community plan is to help promote historic and archaeological preservation in the planning area. Preservation of heritage sites help maintain aesthetic and cultural diversity and keeps alive the link with the area's historic and prehistoric past. One way to implement this goal is with the following areawide development conditions which require site plan approval before issuing building permits for the properties listed below. The requirement for site plan approval recognizes that development on a designated property may require special conditions to protect the public interest (K.C.C. 21.46.170). In this case, the areawide development conditions require that any development on designated Snoqualmie Heritage Sites be consistent with K.C.C. 20.62, the Landmarks Preservation Ordinance, and the heritage site policies of the King County Comprehensive Plan.

The following policy establishes the general direction for historic preservation efforts in the planning area:

SQP 118 **The preservation, restoration, and adaptive re-use of historic, archaeological and cultural sites in the Snoqualmie Valley community planning area is encouraged to maintain the character of existing communities and to preserve tangible reminders of the planning area's history.**

King County's Office of Historic Preservation has developed a list of historic sites known or of potentially historical significance in the community planning area (see Community Plan Chapter, Historic Sites and Areas).

The King County Historic Sites Inventory survey file number, and when possible the site's address, appears on the detailed adopted Area Zoning maps and on the BALD Situs Data Base. The following conditions of site plan approval apply to properties containing historic structures:

- An environmental checklist should be prepared for all historic inventoried properties. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determination and environmental impact statement requirements of the State Environmental Policy Act.)

- All permit applications and site plans shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.

- The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of the Building and Land Development Division.

- The Historic Preservation Officer may also propose that a site be considered for County Landmarks designation according to procedures established in the Landmarks Ordinance (#4828). The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if designated as a County Landmark. A certificate of appropriateness would be required before making significant changes to the site. If the site is later designated as a County Landmark, the certificate of appropriateness becomes a permanent requirement. This ranking indicates local priorities but does not necessarily reflect priorities for Landmarks Commission consideration or protection. The Landmarks Commission must consider criteria of significance, physical integrity, geographic distribution and attrition rates in establishing its agendas.

Erosion Problem Areas

Steep slope areas (see Community Plan Map, Erosion Problem Areas) in the Snoqualmie Valley community planning area are extremely susceptible to water-induced erosion, which can result in rapid formation and growth of deep ravines. These ravines are capable of undercutting property and roads and are a safety hazard. Existing natural drainage systems mitigate this danger through dispersing and slowing runoff in the areas tributary to these steep slope areas. Alteration of natural drainage systems serves to concentrate runoff flows and to accelerate the rate of runoff, both of which encourage rapid and severe stream-channel erosion.

The following policy addresses "Erosion Problem Areas" in the Snoqualmie Valley community planning area:

SQP 21 **Properties in erosion prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents and property owners through reducing or eliminating the occurrence of gully formation and severe erosion. These conditions may include: (a) a drainage control plan: (b) installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation: and (c) runoff control requirements. The areas known to have these conditions are shown on the erosion problem area map. Properties containing the characteristics of erosion prone drainage basins, but not identified on the erosion problem area map are also subject to these special development conditions to protect the safety and property of county residents and property owners. To implement this policy, King County will require development proposals to provide studies sufficient to identify sites containing these characteristics of erosionprone drainage basins. Mitigation shall be required consistent with the intent of the areawide P-suffix conditions for erosion prone drainage basins and the King County Sensitive Areas Ordinance.**

The following conditions shall apply to all of the lands either identified as being erosion problem areas based on the Erosion Problem Areas Map or properties that studies, required by BALD, identify as containing erosion problem areas. The combination of residential density and special development conditions developed by Resource Planning Section, Building and Land Development Division, Surface Water Management Division and Metro are intended to reduce or eliminate major surface water runoff impacts of development in tributary areas of the Snoqualmie Valley community planning area.

Due to the extreme sensitivity of property in the indicated drainage areas to water induced erosion, and the resulting potential for danger to the safety of persons and property in these areas, the following conditions shall apply to all development in the indicated areas unless the applicant can demonstrate that their project is so categorized in error, because either:

(1) Site drainage does not in fact drain over steep slopes;

(2) The downstream drainage pathway is not underlain with erodible granular sediment anywhere along its route; or

(3) The site is underlain by permeable sediments that will infiltrate and dissipate runoff even after clearing and development.

If these exemptions are not met, a Drainage Control Plan shall be required and reviewed and approved by BALD for all development in this area whenever a proposed development requires a building permit,

conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, right-of-way use permit, or grading permit. A list of exemptions, such as garden use of rights-of-way, will be developed to waive Drainage Control Plan requirements for proposed uses that will not impact surface water runoff quantities or rates. Once a drainage plan is approved through the subdivision process, individual building permits on the same property will not require another drainage plan.

Unless otherwise exempted, the following conditions shall apply:

(1) Stormwater detention shall contain up to the 100-year/24-hour storm. Release shall be at the pre-development 2-year rate up to the 10-year storm and match the pre-development 100-year rate up to the 100-year storm. The pre- and post-development performances for a storm with one-half the two-year rainfall must also be matched. These rate controls may be modified if discharge is via tightline to below the area of severe erosion potential.

(2) Developed conditions will assume 100% removal of forest canopy, unless expressly prohibited by recorded easement or restriction; plus existing, proposed, and anticipated impervious surfaces.

(3) Point discharge from detention systems will be only into drainage channels that convey surface water in the pre-development state. Dispersed discharge will be evaluated as a potential alternative.

(4) Drainage entering the site from developed upstream areas must be detained and released under the same criteria as runoff generated onsite.

(5) Installation of the critical drainage control features, as scheduled and delineated in the Drainage Control Plan as approved by BALD, shall be installed prior to any land clearing, vegetation removal, site grading, road construction or utility installation. Only those activities associated with pre-development exploration, such as surveying and performance of soil tests and limited clearing and grading associated with construction of drainage facilities, will be permitted prior to completion of the drainage control system.

(6) In those situations where features of the drainage system or subsequent development make installation of the final drainage system impossible, a phased Drainage Control Plan will be developed which provides the required level of retention/detention to the entire site at all times.

Interim Stream Corridor Guidelines

Undisturbed stream corridors support wildlife habitat, protect water quality, provide opportunities for recreation, enhance fishery production and maintain open space, and are an important resource in the planning area. King County Comprehensive Plan and Snoqualmie Valley Community Plan policies recognize the importance of stream corridors and direct development to preserve an undisturbed corridor sufficient to maintain natural functions of the stream. The King County Sensitive Areas Ordinance was adopted on July 31, 1990. The Ordinance became law on November 27, 1990. The 1990 Sensitive Areas Ordinance will supersede these interim guidelines.

The following minimum guidelines apply to development permit applications vested between September 15, 1989 and November 27, 1990 to provide stream corridors in the planning area.

These guidelines implement the following Snoqualmie Valley Community Plan policies:

SQP 8 **A stream corridor wide enough to maintain the natural biological functions of streams draining to the Snoqualmie River or its tributaries shall be preserved in all development proposals, by the use of native growth protection easements or other appropriate mechanisms. The stream corridors shall be placed in separate tracts through the subdivision and short subdivision process.**

SQP 9 **To reduce disruption to streams and their banks, bridges should be used when stream crossings are necessary. Crossings should serve several properties. Stream channels shall not be placed in culverts unless there is no other way to get access to a parcel of land. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade shall be used.**

SQP 10 **During the development review process the county may require rehabilitation of: (a) degraded stream channels and banks adjacent to a stream; (b) wetlands; or (c) river banks, as conditions of development to assure public safety, environmental quality and protection of critical resource functions.**

The following limitations and conditions on development in stream corridors were applied on an interim basis until enactment of the Sensitive Areas Ordinance on November 27, 1990.

A. A native growth protection easement (NGPE) should be established to prevent disturbance or removal of vegetation and to prohibit structures, fills, or obstructions. All stream corridors shall be designated as native growth protection easements (NGPE) in the following development processes.

   Rezone, Formal Subdivision, Planned Unit Development (PUD), Master Plan Development (MPD), Multifamily, Residential or Commercial Building Permit, Variance, Shoreline, Conditional Use, and Unclassified Use.

B. Each stream corridor designated as an NGPE shall be placed in a separate tract in the following development processes:

   Rezone, Formal Subdivision, Planned Unit Development (PUD), Master Plan Development (MPD), Shoreline, Conditional Use, and Unclassified Use.

C. Extent of Corridors

   Stream corridor NGPEs and tracts will be sized according to the following criteria:

   1. Streams unconstrained by adjacent hazardous areas (page 23, Snoqualmie Community Plan map of surface water resources):

      a. For all streams which are shown to be habitat for anadromous salmonids, a minimum 100' corridor from the top-of-bank on both sides shall be provided and designated as a NGPE.

      b. For streams which are not anadromous salmonid habitat, a minimum 25' corridor from the stream center line on both sides shall be provided and designated as a NGPE.

2. Streams constrained by riparian (streamside) wetlands: existing Sensitive Areas requirements for wetlands shall apply unless stream corridor requirements are more restrictive.

3. Streams constrained by slopes 30% and greater:

   a. For streams adjacent to or within 25' of the top of slopes which are less than 100' in horizontal length, a corridor shall extend 25' beyond the top of slope and a 15' building setback line (BSBL) shall apply. The corridor shall be designated NGPE. These requirements shall also apply if slopes are variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.

   b. For streams adjacent to or within 25' of the top of slopes which are greater than 100' in horizontal length, a corridor shall extend 125' beyond the top-of-bank or the water's edge and a 15' BSBL shall apply. The corridor shall be designated as NGPE. This requirement shall apply if slopes are variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.

   c. A minimum 100' corridor designated as NGPE and a 15' BSBL shall be provided for all streams.

D. Stream Corridor Exemption

If an applicant for a development proposal otherwise allowed under the applicable zone demonstrates that establishment of an NGPE of the width required in Section C above, would deny all reasonable use of the property, the Director of the Department of Parks, Planning and Resources, or his or her designee, may administratively reduce the width of the NGPE in order to allow the development where the applicant also demonstrates:

1. That no reasonable use with less impact on the sensitive area and its buffer is possible; and

2. That there will be no damage to nearby public or private property and no threat to the health or safety of people on or off the property. If a reduction of the required NGPE is granted, it shall in no event be greater than the minimum necessary to allow the applied for use.

<u>NOTE</u>: Detailed procedures for the request and consideration of reduction in the required width of the NGPE shall be drafted by the Department of Parks, Planning and Natural Resources and be available from that department as an administrative rule.

This stream corridor is a variable width conservancy strip which has minimum dimensions. The corridor protects the habitat functions of the stream during and after development. The minimum width of the corridor on each side of the stream may be increased according to site-specific conditions. This increased setback will be determined at the time of development approval by the Division of Building and Land Development. The following guidelines establish conditions under which the undisturbed corridor width may be expanded beyond the minimum requirements listed above.

1. The corridor width may be expanded to preserve existing vegetation which:

a. Shades the stream during the midday hours from May through September to maintain cool water temperatures.

b. Provides food and habitat for fish. Branches which overhang the stream provide physical shelter from fish predators. Furthermore, streamside vegetation provides food for fish in two ways. The foliage is habitat for insects which are the diet of many fish. Second, the leaves which fall into the stream are the food source for aquatic invertebrates which are critical food for fish.

c. Protects streambanks with roots, stems or foliage. Streamside vegetation can break the force of flood water and anchor soil particles with dense root masses, armoring the bank naturally, and protecting against streambank erosion.

d. Intercepts and filters runoff flowing toward the stream. Low ground cover such as grass and moss anchors soil above the streambank and filters silt-laden runoff which may flow toward the stream during construction. By trapping the silt and holding the soil, vegetation protects the gravel streambeds from siltation which can smother fish, fish eggs and their food sources, and fill-in spawning gravel beds.

2. Stream corridor widths shall be increased to include streamside wetlands which provide overflow storage for stormwater, feed water back to the stream during low flow, or provide shelter and food for fish.

3. The stream corridor width may be increased when steep slopes and erosive soils are adjacent to the stream channel. Increasing the undisturbed area will provide the buffer necessary to prevent streamside erosion and intercept silts from uphill erosion. The corridor may be expanded up to 50 feet from the top of the stream bank when there are slopes between 15-30 percent grade combined with soils rated as severely erosive by the U.S. Soil Conservation Service maps. The King County Conservation District may be consulted on the actual required width based on slope, soil type and existing vegetation, For slopes over 30 percent grade with severely erosive soils, the corridor may be extended to 15 feet beyond the first significant break in the slope. A significant break in the slope is defined as a bench at least 15 feet wide.

4. The corridor shall be dedicated as a separate tract during the platting process. Once land is subdivided into building lots, it is difficult to control clearing or disturbance of the stream corridor on those individual lots both during and after construction. This tract shall be maintained as a Native Growth Protection Tract (NGPT) area. The NGPT shall be fenced in all new plats and short plats to avoid disturbance of the buffer vegetation; provided that the type of fencing allows for wildlife movement between the stream corridor and the upland areas. Examples of suitable types include 3-strand wire, 36" 2/4 wire, 3 rail wood, and other low fences.

5. If a trail is to be constructed adjacent to a stream, it must be located so that it does not contribute to bank collapse or remove trees, shrubs, and understory vegetation which shades or shelters the stream or anchors the banks. Trails should be located away from streams with access points at locations which can tolerate human traffic.

Laterally Migrating Rivers

Laterally migrating rivers in the Snoqualmie Basin present a significant threat to life and property. The Snoqualmie Valley Community Plan calls for a study of the Tolt and Raging Rivers to accurately identify all such reaches that laterally migrate. The following interim regulations are in effect until regulations are adopted pursuant to the findings of the study. The following policies address protection of river corridors:

SQP 28 **A study of the Tolt and Raging Rivers should be prepared which accurately establishes and maps the lateral migration of these rivers. These laterally migrating rivers and tributaries and other associated areas of flood-related erosion hazard should receive regulatory floodway with adequate setbacks or prohibitions on all new permanent development where required.**

SQP 29 **Until such time as detailed lateral migration studies are completed and adopted, the historical location of these river channels should be identified and mapped, and adopted as interim regulatory floodways.**

P-Suffix Conditions along the Tolt and Raging Rivers:

Until the study establishing the limits of channel migration in the Tolt and Raging Rivers has been completed, property adjacent to the Tolt and Raging Rivers within the stretch of the rivers identified in the Snoqualmie Plan map of laterally migrating rivers and which is also identified within the 100-year floodplains of the rivers (as shown on the Federal Emergency Management Agency's Flood Insurance Rate Maps) is hereby designated regulatory floodways for County planning purposes and subject to all of the County restrictions of the 100-year floodway, in Section 21.54.060 of the King County Code.

Forest Practice Permits

The removal of timber through forest practice activities may cause erosion, slides and slumps, siltation of streams and loss of wildlife habitat. The Snoqualmie Valley Community Plan seeks to minimize environmental damage resulting from forest practice activities. The following policies address forest practice activities in the planning area:

SQP 18 **King County shall not permit vegetation removal under a class IV general forest practices application or any applicable county clearing permit, until stream corridors, wetland buffers, slope setbacks, and other environmentally sensitive areas are mapped and protected consistent with King County Code requirements.**

SQP 19 **King County shall oppose vegetation removal under a class I, II or III general forest practices application in areas outside the forest production district that are susceptible to conversion until stream corridors, wetland buffers, slope setbacks, and other environmentally sensitive areas are mapped and protected consistent with King County code requirements unless the applicant covenants not to convert the property for development for a 10 year period.**

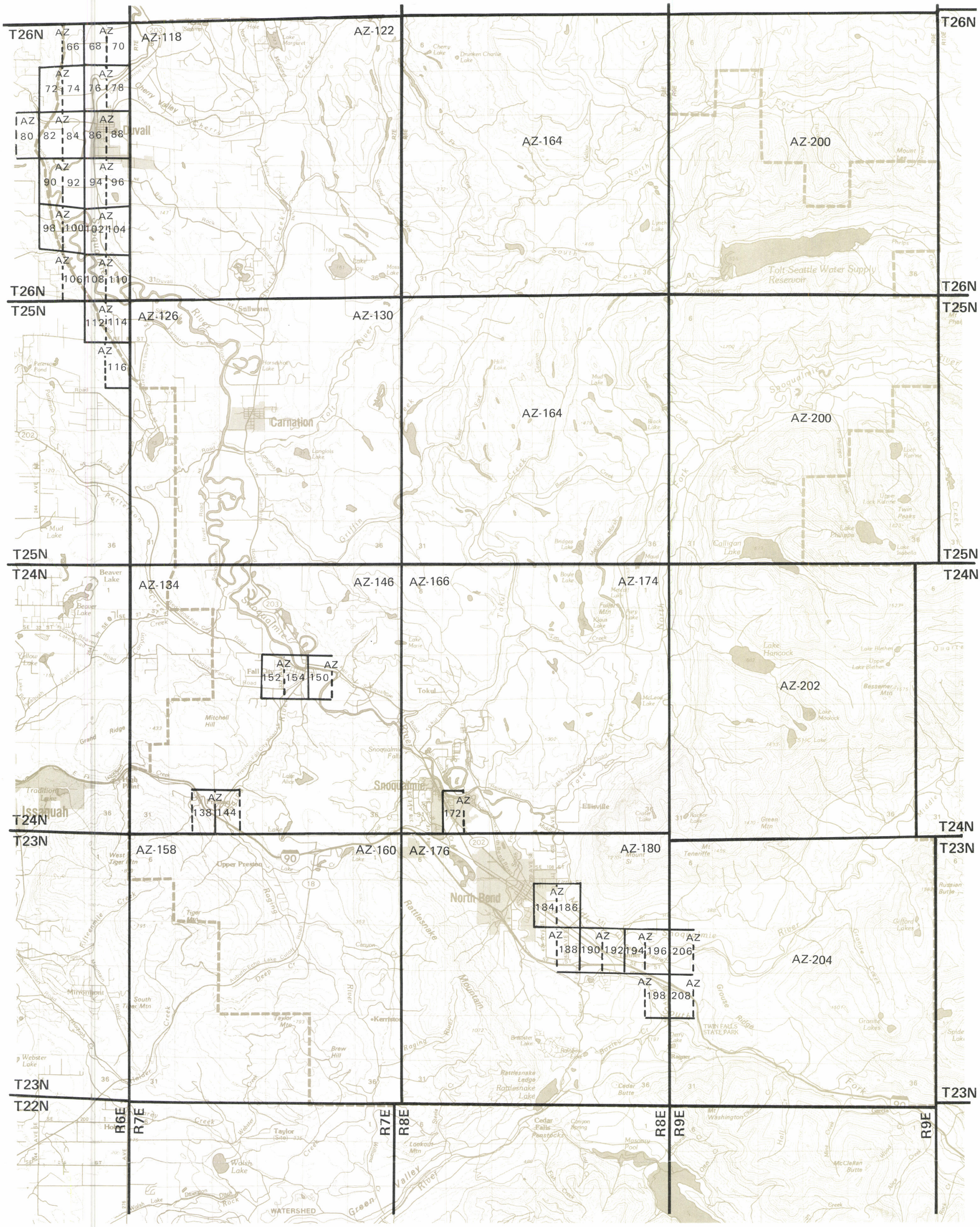
In order to implement Snoqualmie Policies 18 and 19 and protect the drainage conditions of the Snoqualmie Basin, the following interim P-suffix conditions shall extend to all property within the Snoqualmie planning area.

P-suffix conditions for properties which have received Class I, II or III Forest Practice Permits:

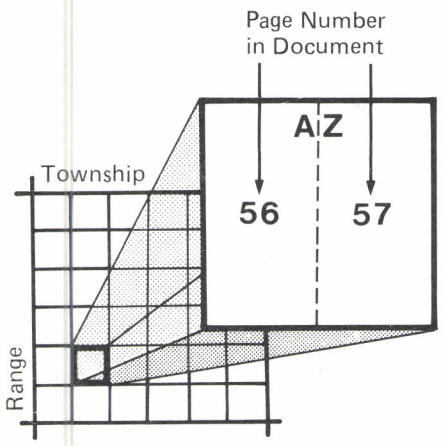
Development proposals shall not be accepted by King County for any parcel of property on which a Class I, II or III forest practice activity has been initiated on or after June 15, 1983 until the applicant demonstrates to the satisfaction of the Manager of the Surface Water Management Division that drainage off-site from the parcel has been restored to eliminate the adverse drainage impacts of the forest practice activity. All necessary analysis by the applicant shall be conducted by a certified professional engineer. The requirement herein shall extend to all purchasers or successors of interest to the property who have had constructive notice prior to the acquisition of the property of the subject forest practice activity.

VI. Adopted Zoning Maps

back



AREA ZONING INDEX MAP



Snoqualmie Valley

Area Zoning

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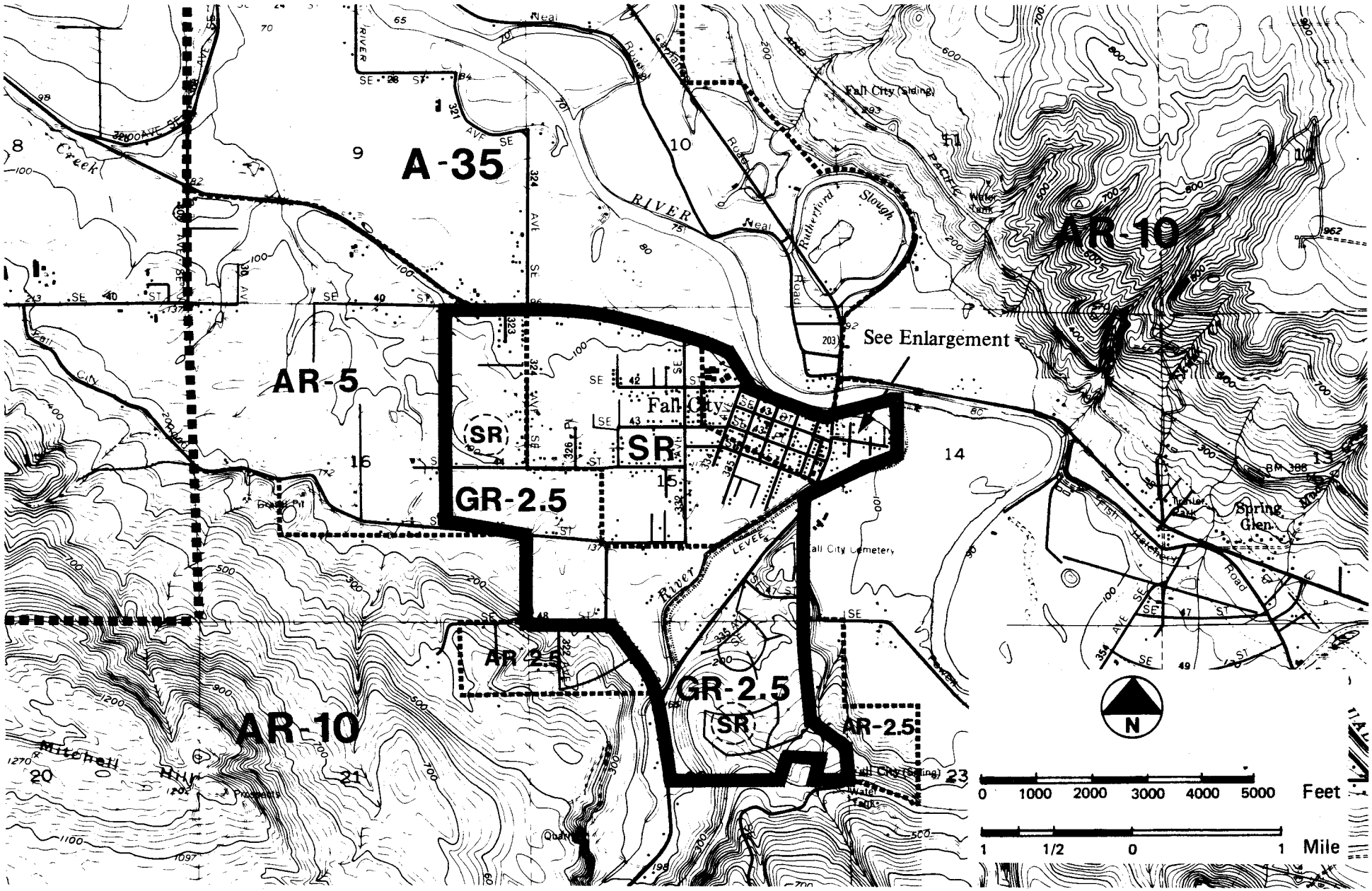
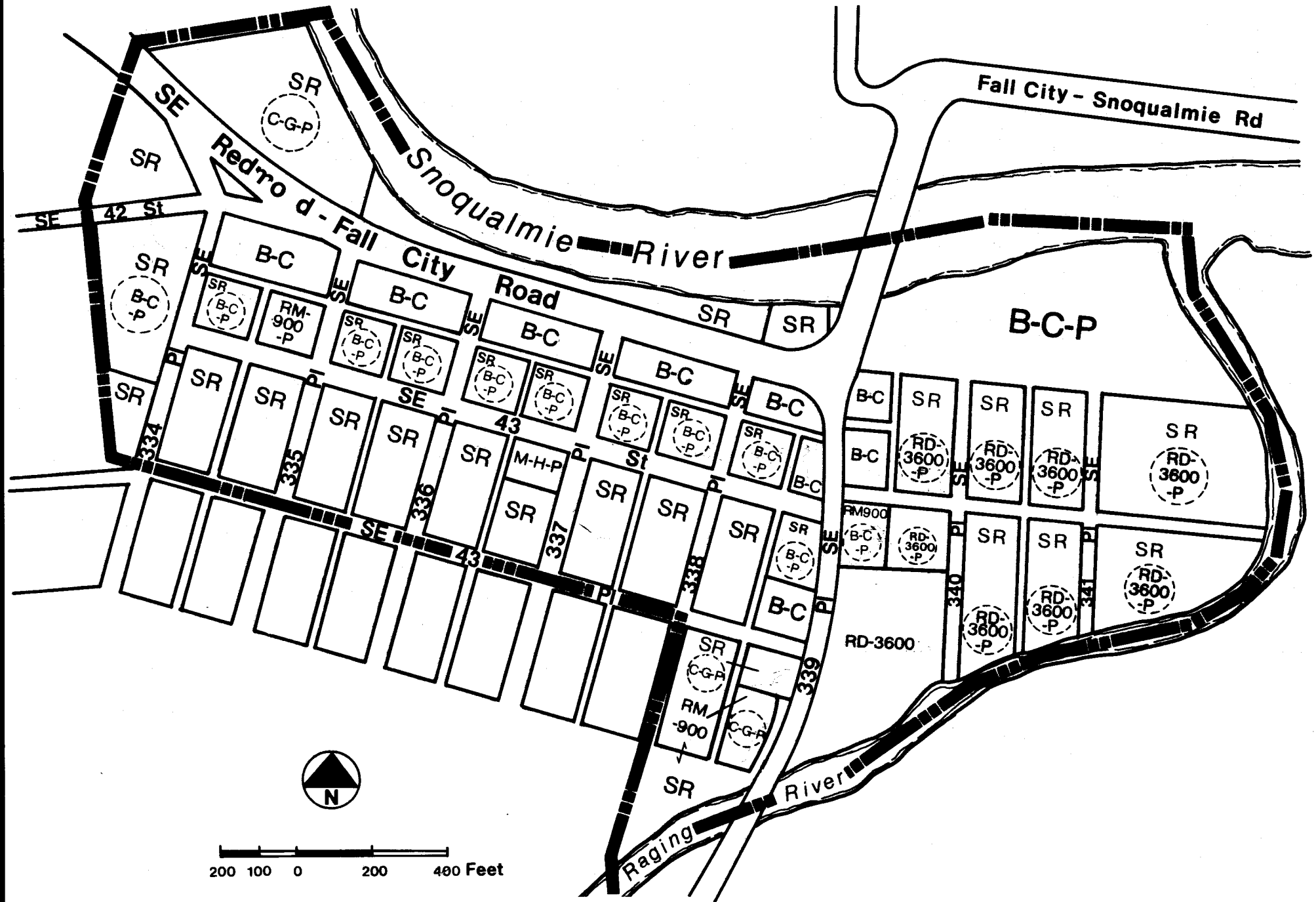
King County Planning and
Community Development Division



ADOPTED ZONING FOR FALL CITY: RURAL ACTIVITY CENTER



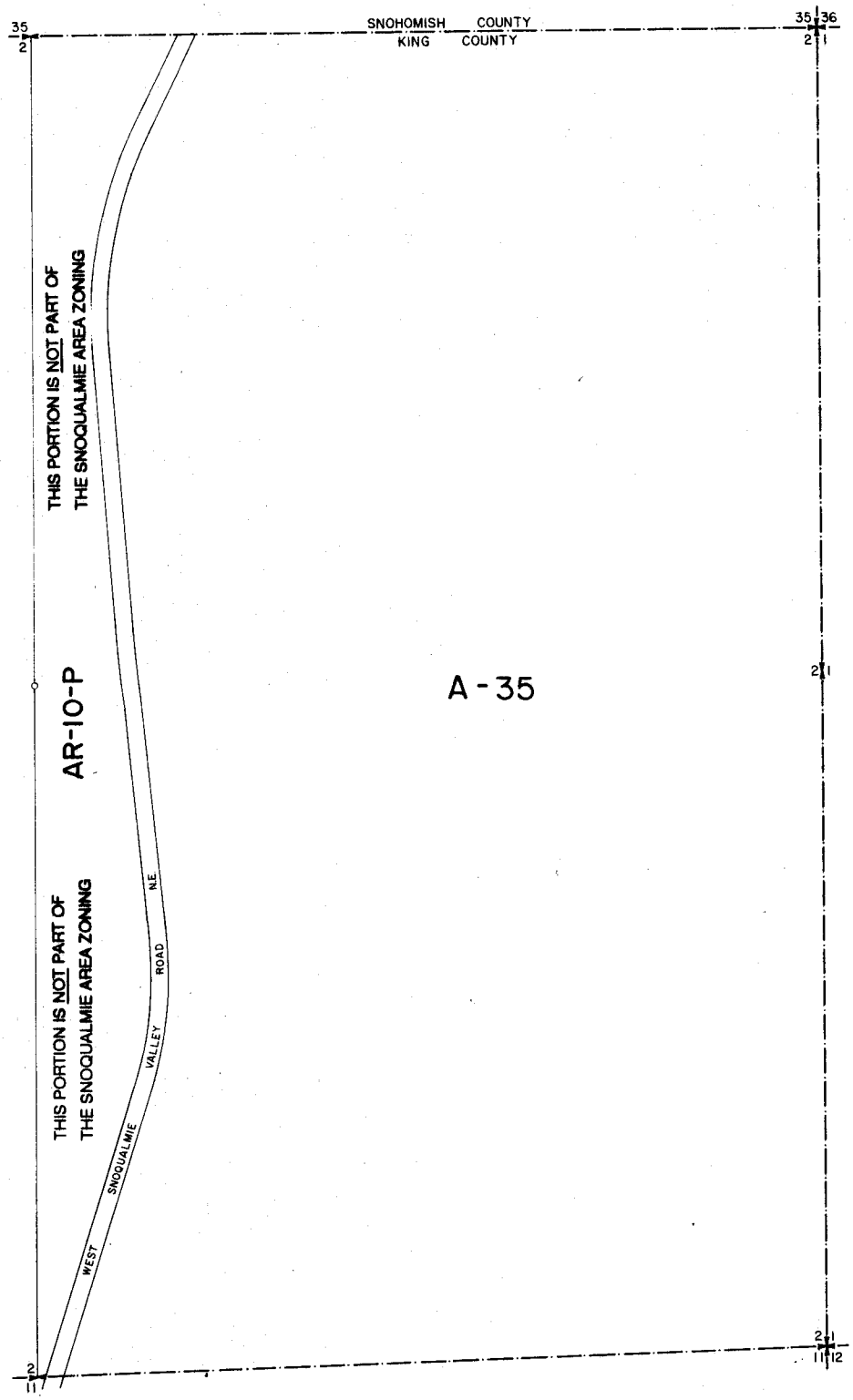
ADOPTED ZONING FOR DOWNTOWN FALL CITY

back

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

E2-26-6

A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

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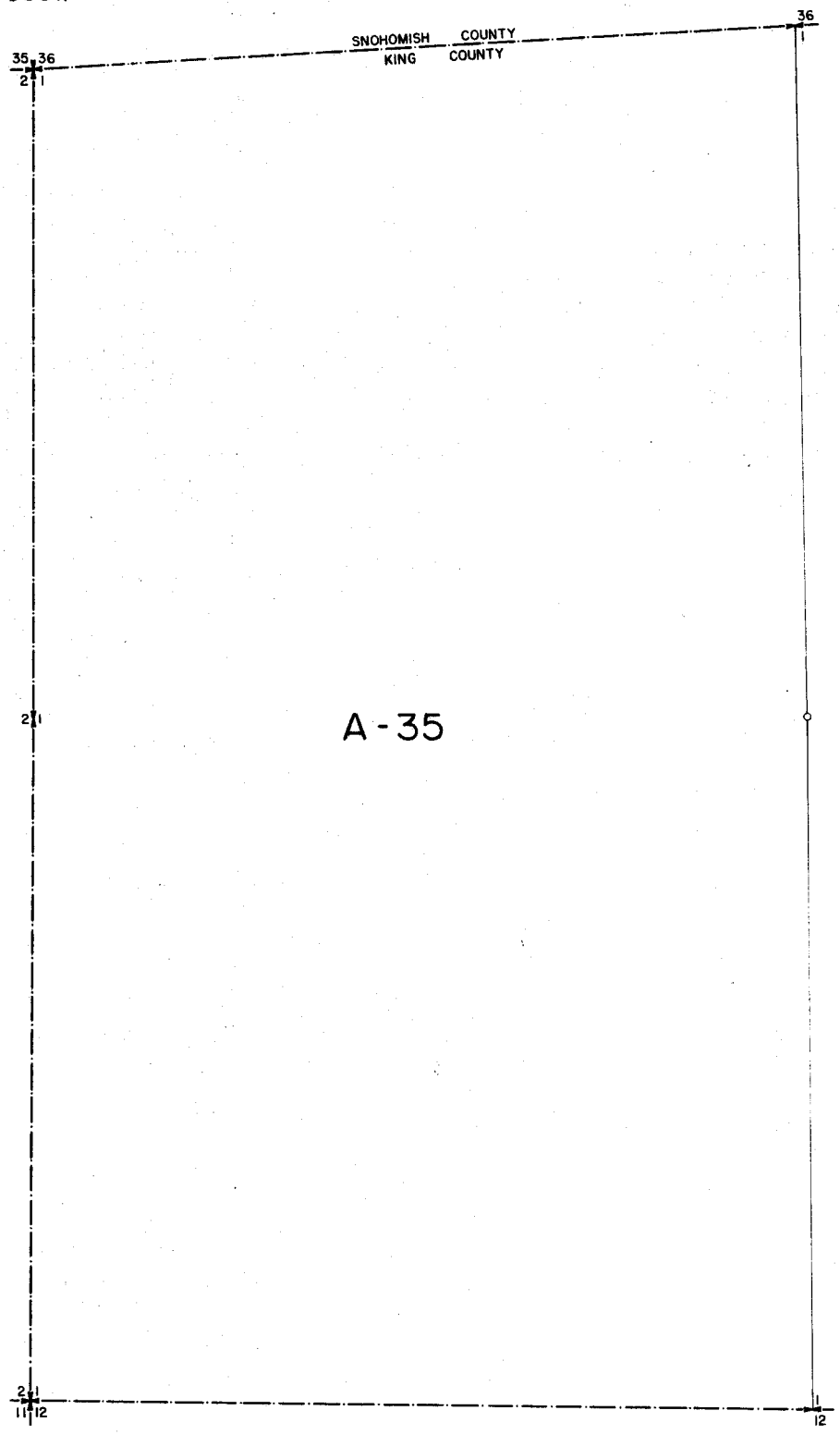

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

WI-26-6

A-35

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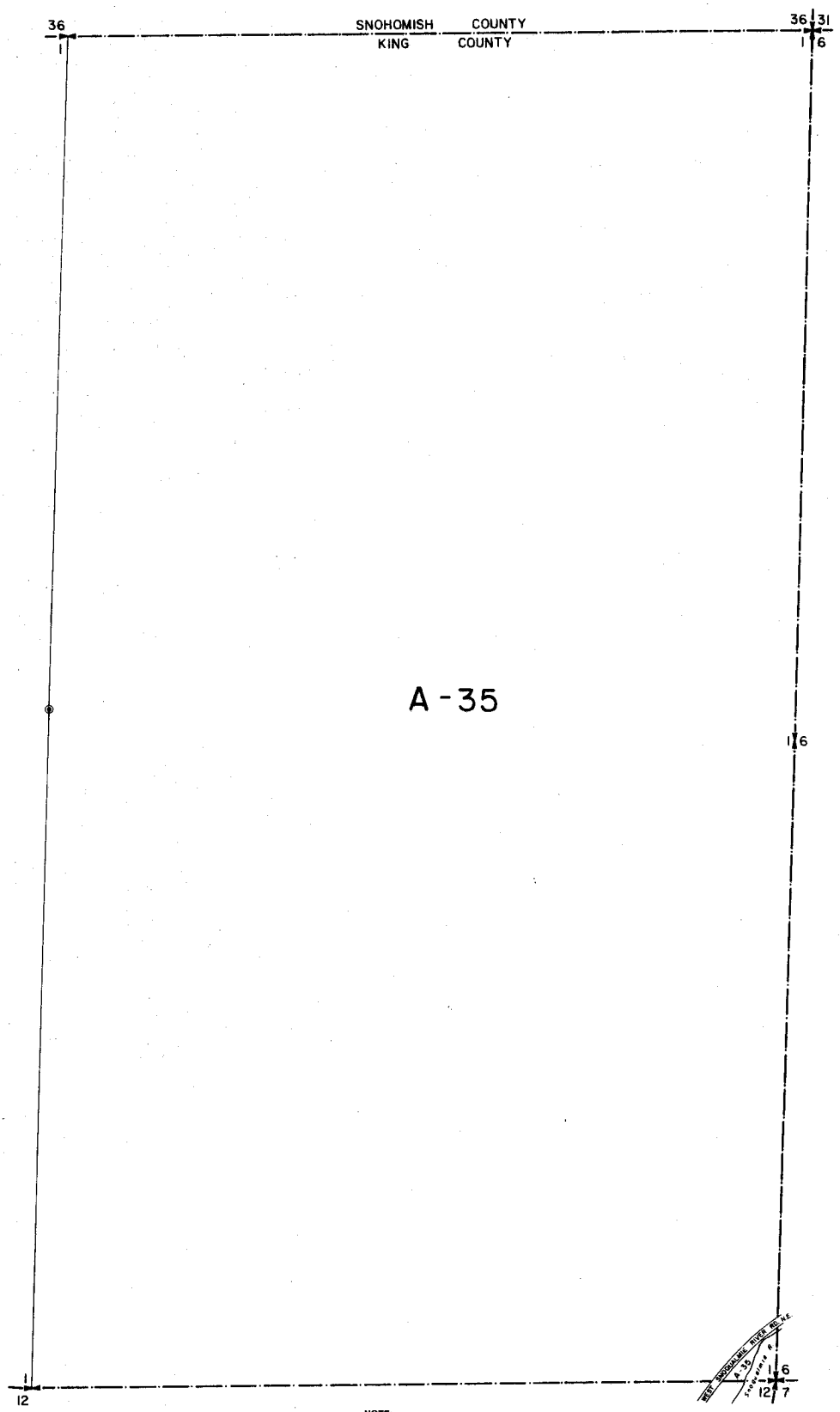

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE

A-35

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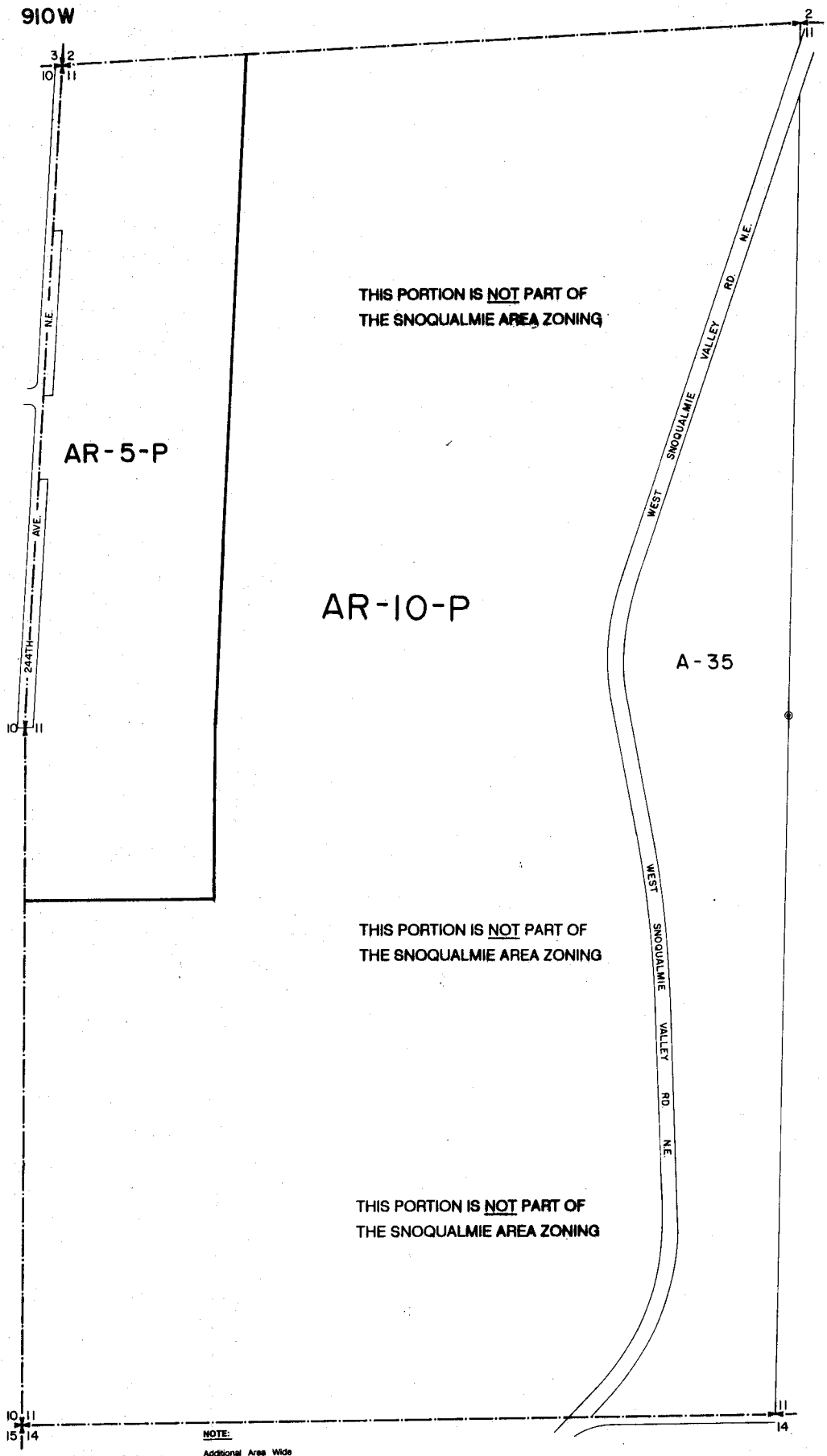
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



W11-26-6

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

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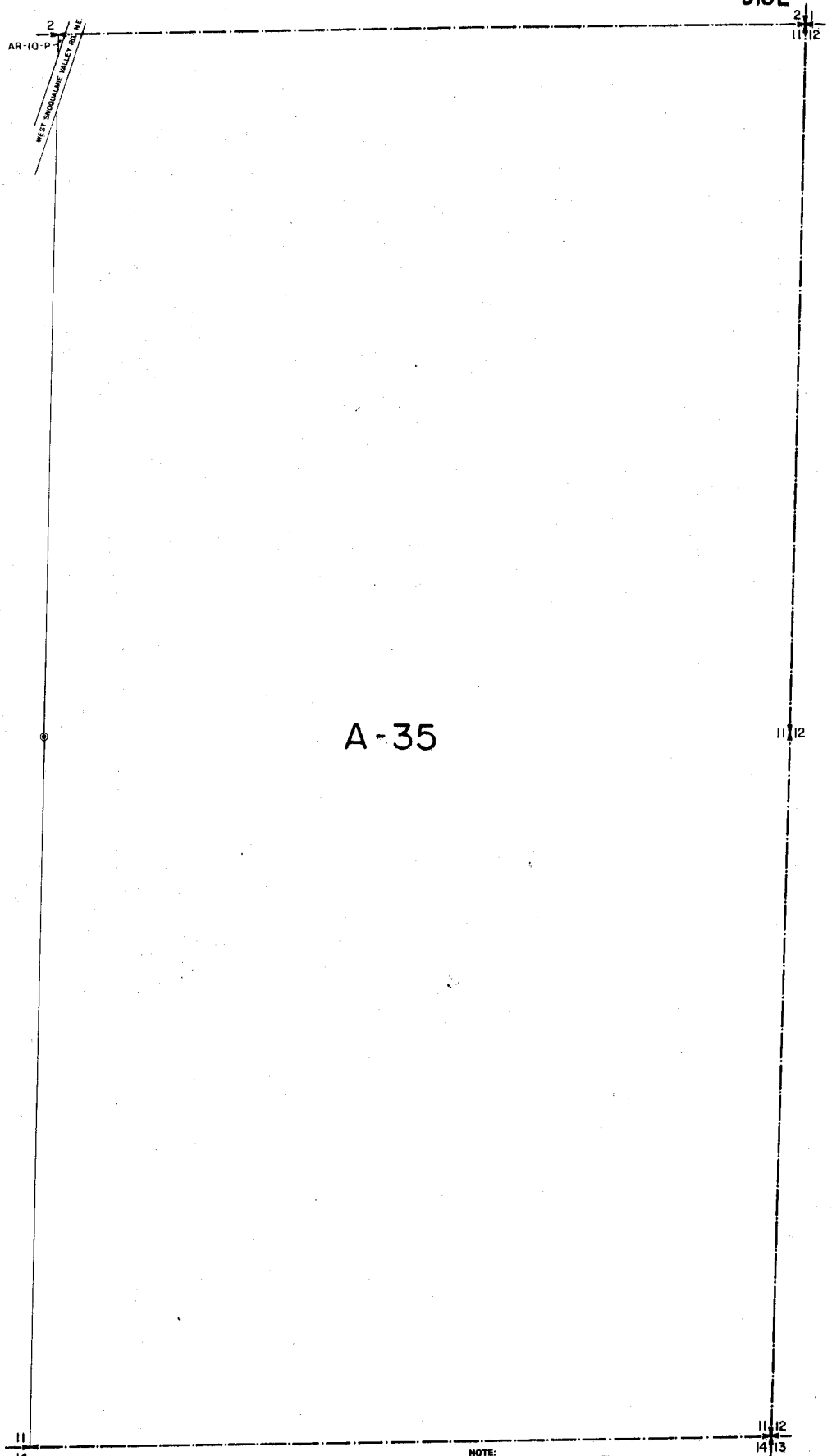
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

910E



NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

E11-26-6

A-35

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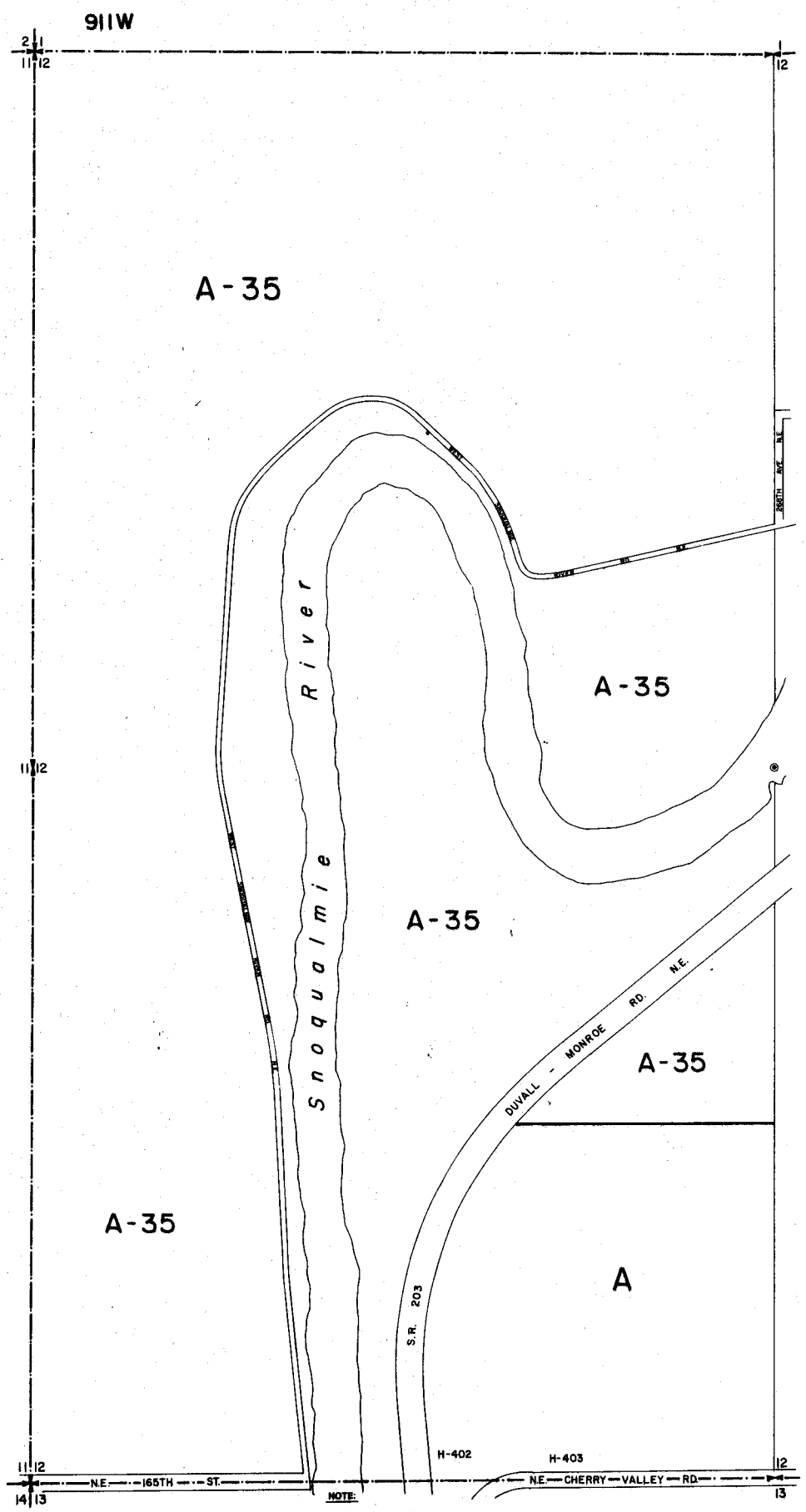
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A

This zoning reflects the King County Council's decision to allow a church on this site.



NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

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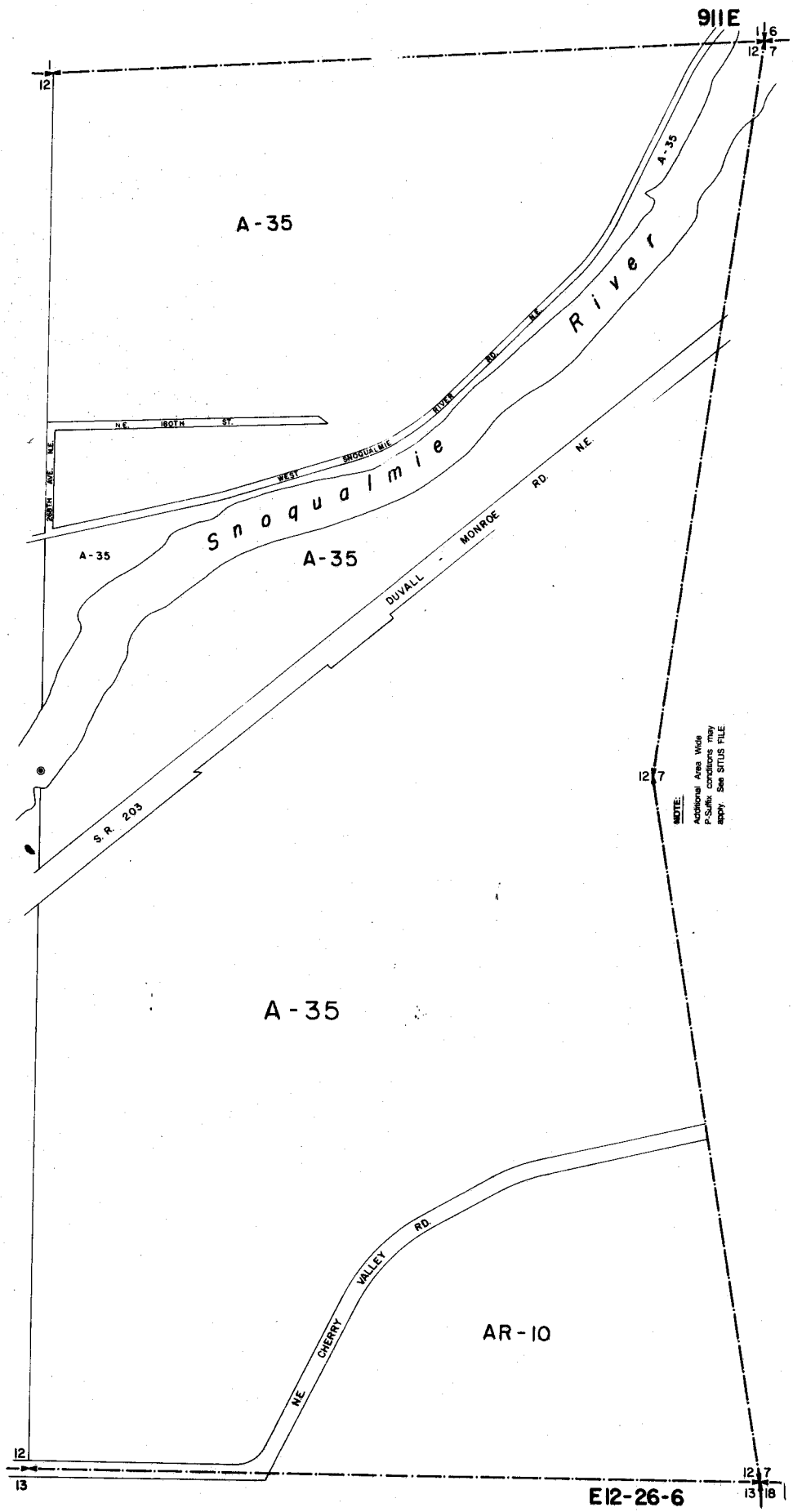
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.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A-35
River
WEST SNOQUALMIE RIVER RD. N.E.
N.E. 180TH ST.
208TH AVE. N.E.
Snoqualmie
A-35
A-35
DUVALL - MONROE RD. N.E.
S.R. 203
12 7
NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE
A-35
NE. CHERRY VALLEY RD.
AR-10
12
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13 18
E12-26-6

A-35

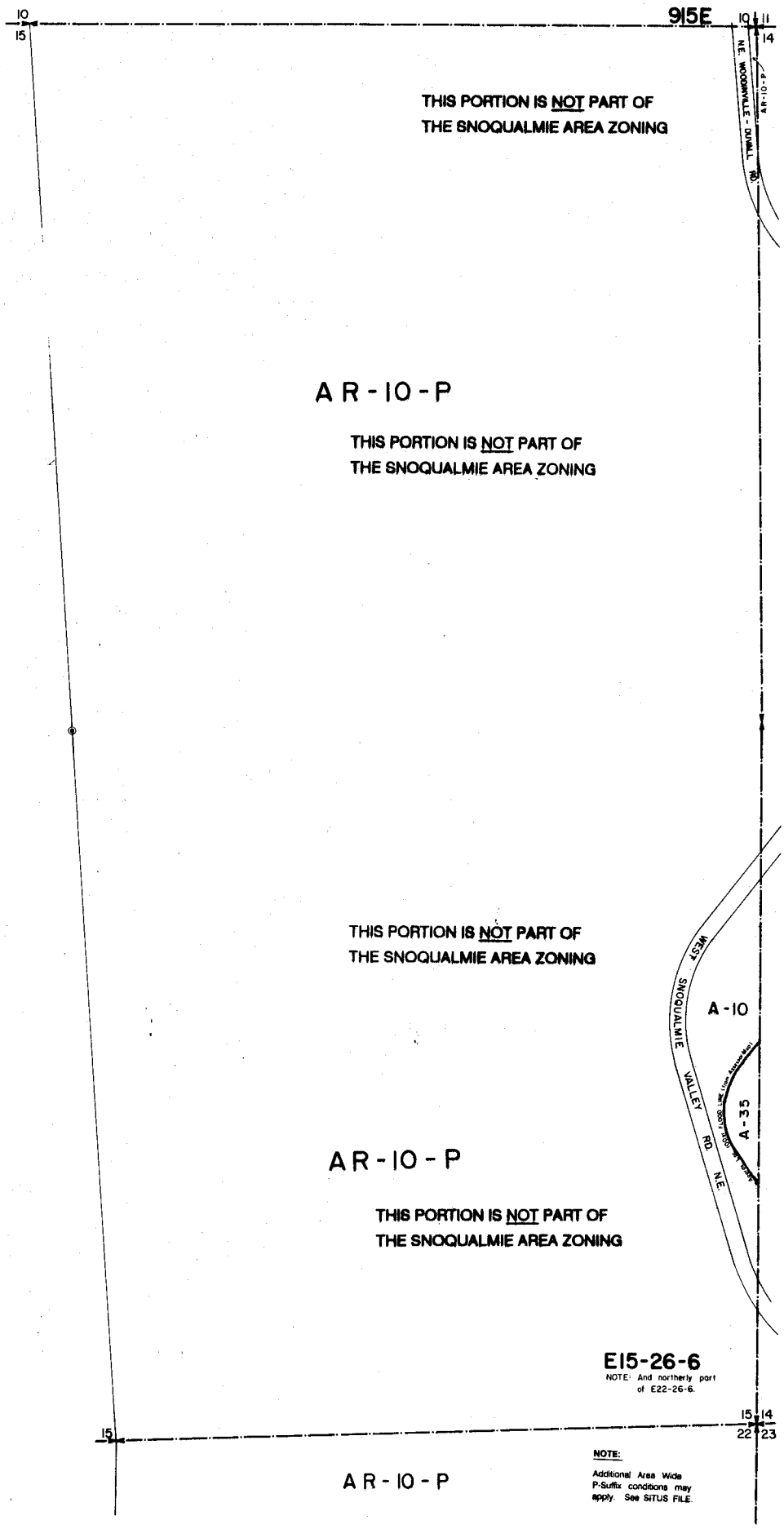
The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 37.


10
15
915E
10
11
14
NE WOODINVILLE - DUVALL RD.
AR-10-P
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
AR-10-P
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
WEST SNOQUALMIE VALLEY RD. N.E.
A-10
A-35
AR-10-P
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
E15-26-6
NOTE: And northerly part
of E22-26-6.
15
15
14
22
23
AR-10-P
NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

A-35

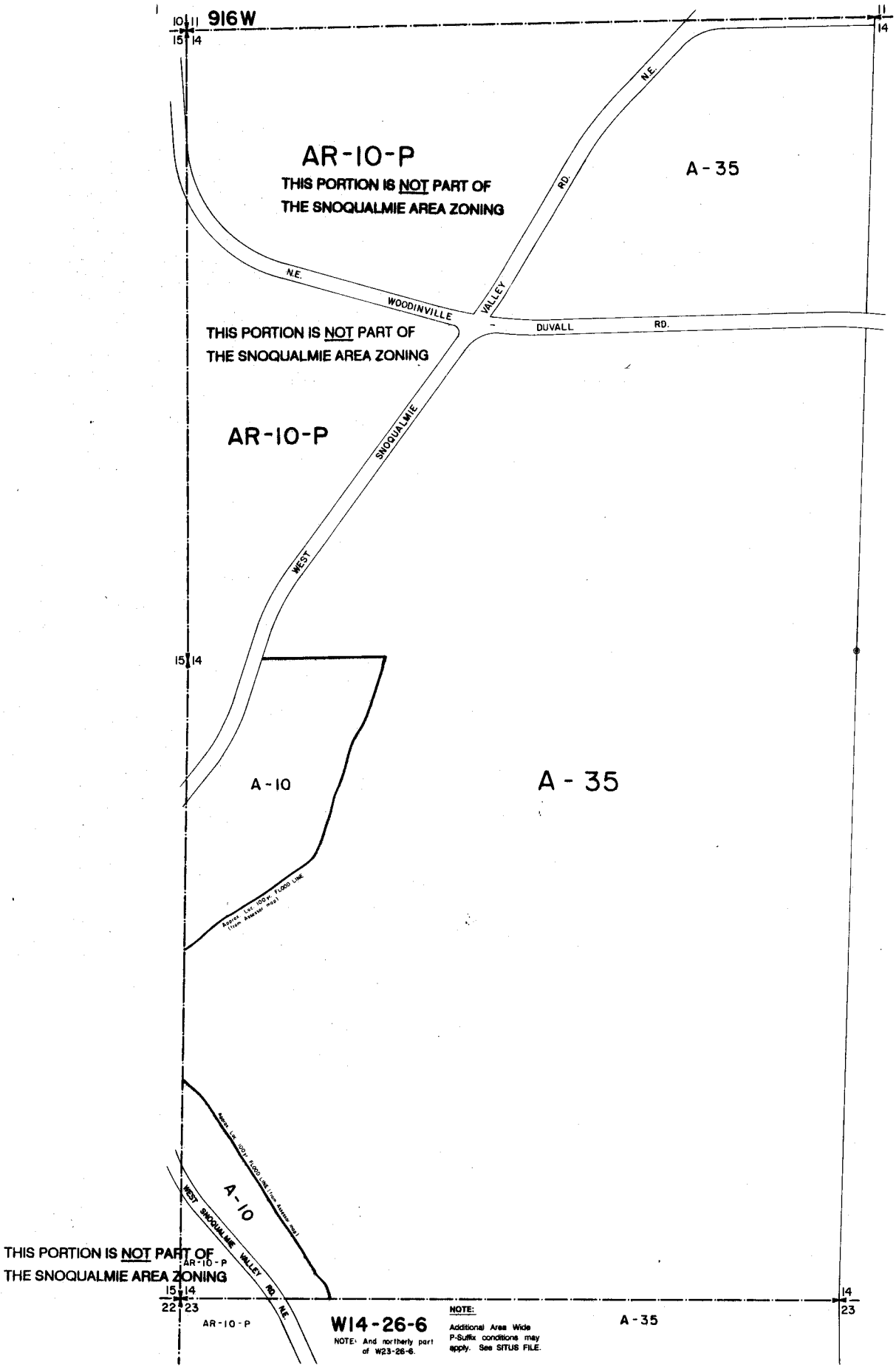
The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

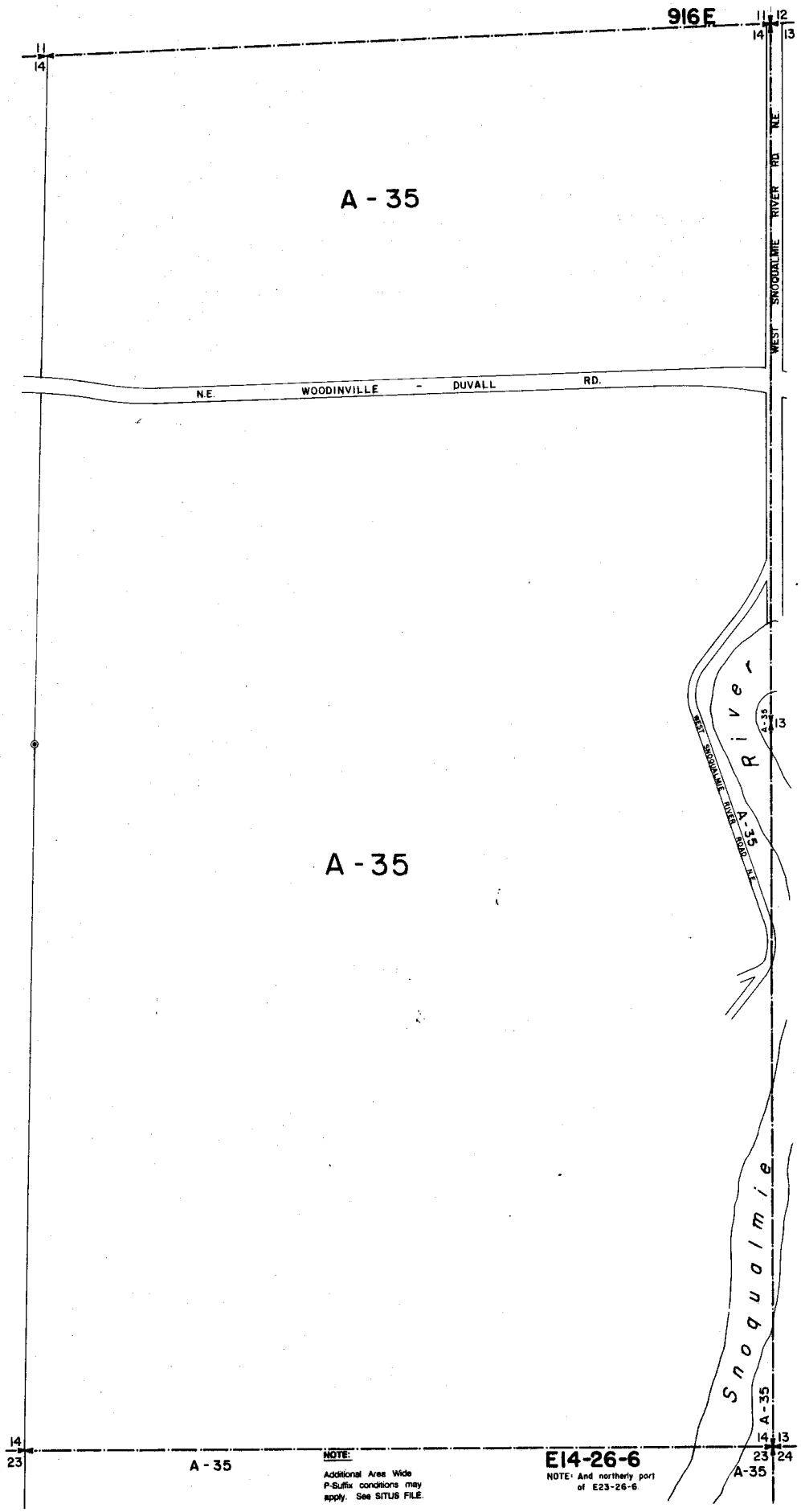
This zoning implements Snoqualmie Valley Community Plan Policy 37.


916W
10 11
15 14
11
14
AR-10-P
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
A-35
N.E.
RD.
N.E.
WOODINVILLE
VALLEY
DUVALL
RD.
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
AR-10-P
SNOQUALMIE
WEST
15 14
A-10
A-35
Approx. Loc. 100 yr. FLOOD LINE
(from Assessor map)
Approx. Loc. 100 yr. FLOOD LINE (from Assessor map)
A-10
WEST SNOQUALMIE VALLEY RD. N.E.
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
AR-10-P
15 14
22 23
14
23
AR-10-P
W14-26-6
NOTE: And northerly part of W23-26-6.
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
A-35

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

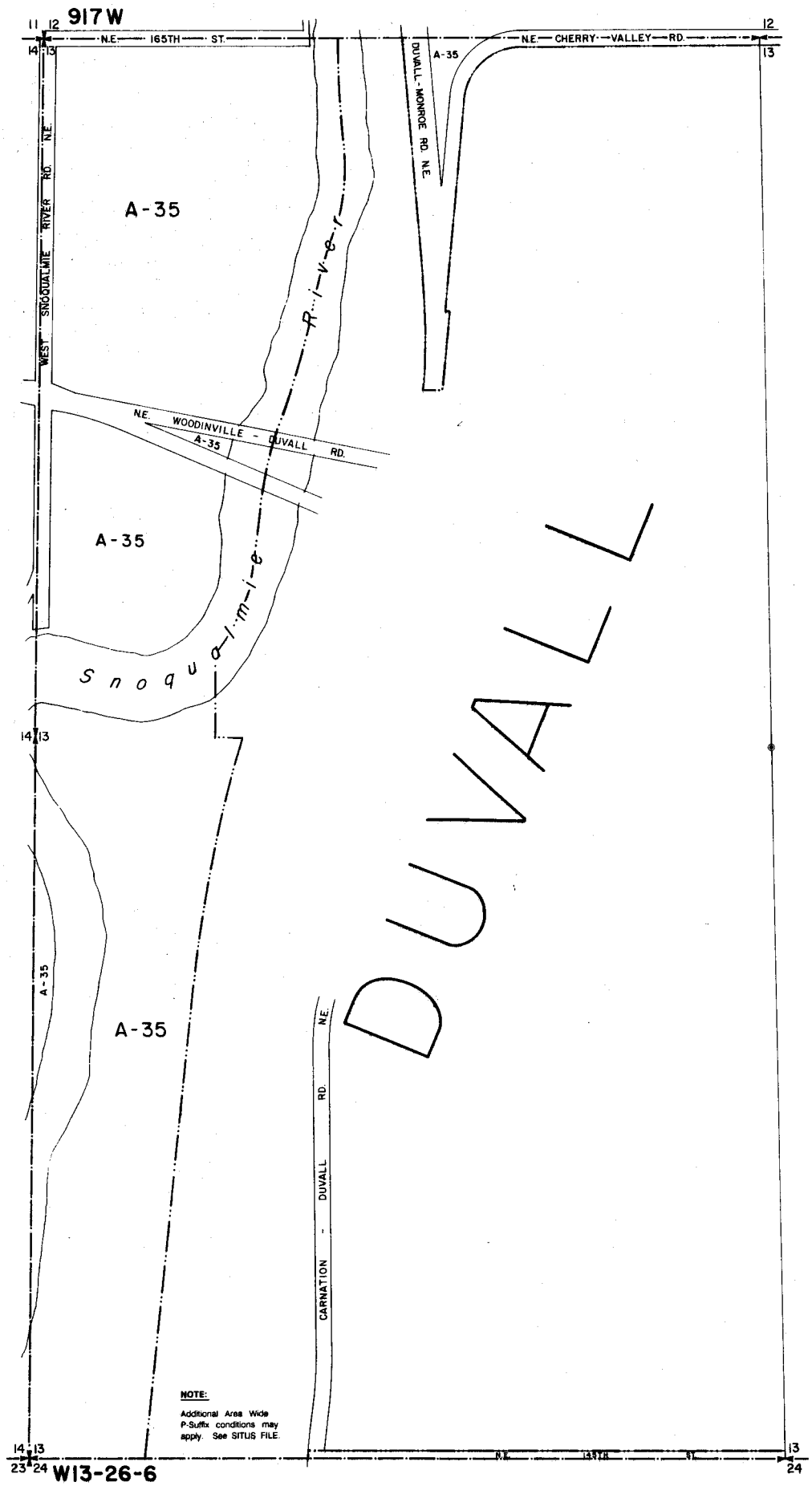
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.


916E
11
12
14
13
A - 35
WEST SNOQUALMIE RIVER RD. N.E.
N.E. WOODINVILLE - DUVALL RD.
A - 35
River
WEST SNOQUALMIE RIVER ROAD N.E.
A-35
13
Snoqualmie
A-35
14
23
A - 35
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
E14-26-6
NOTE: And northerly part of E23-26-6.
14
13
23
24
A-35

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

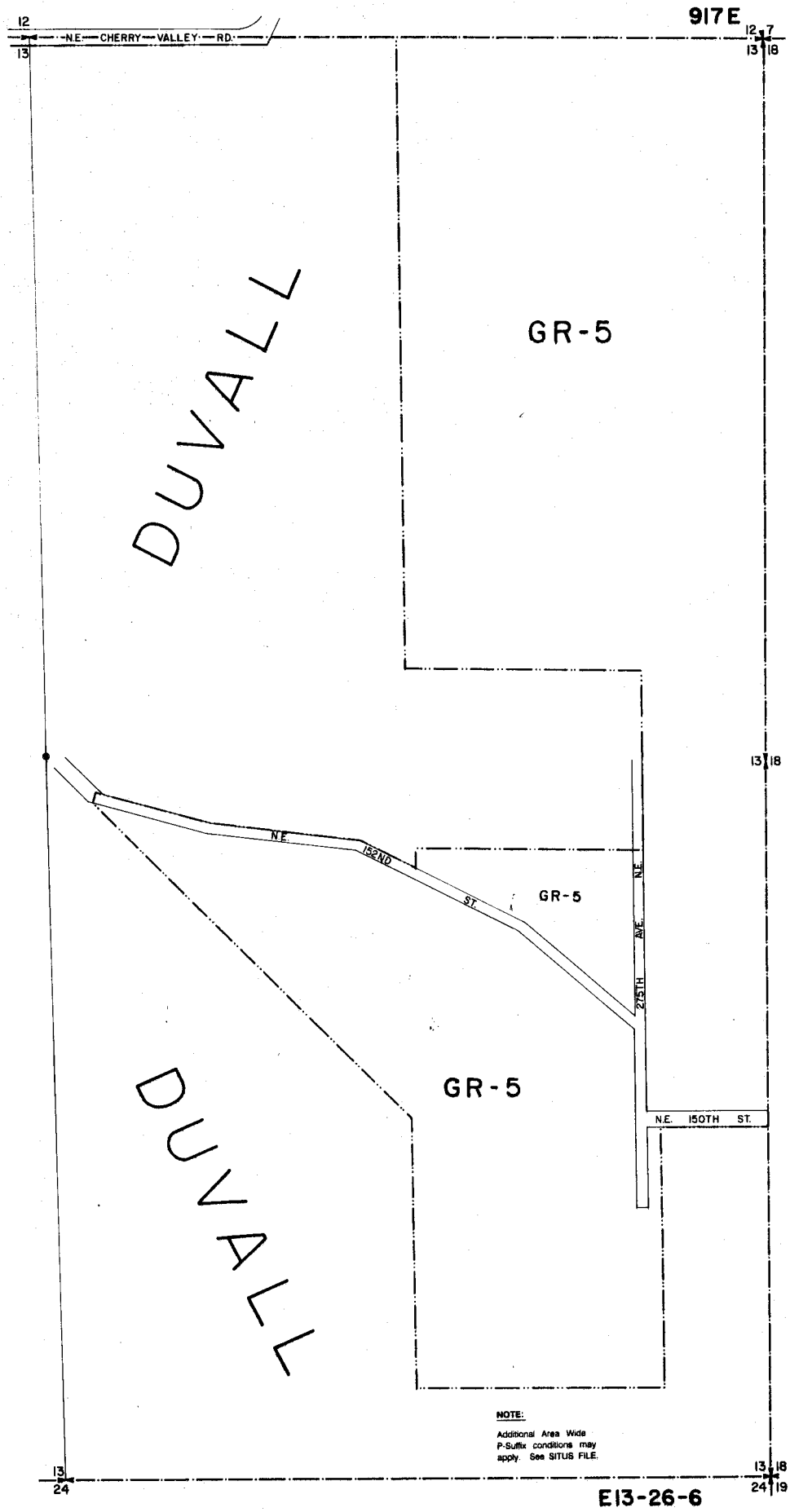

917W
11 12
N.E. 165TH ST.
N.E. CHERRY VALLEY RD.
12
14 13
13
A-35
DUVALL-MONROE RD. N.E.
WEST SNOQUALMIE RIVER RD. N.E.
A-35
Snoqualmie River
N.E. WOODINVILLE - DUVALL RD.
A-35
A-35
DUVALL
14 13
A-35
A-35
CARNATION - DUVALL RD. N.E.
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
14 13
23 24
W13-26-6
N.E. 149TH ST.
13
24

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p. 83 of the Snoqualmie Valley Community Plan.

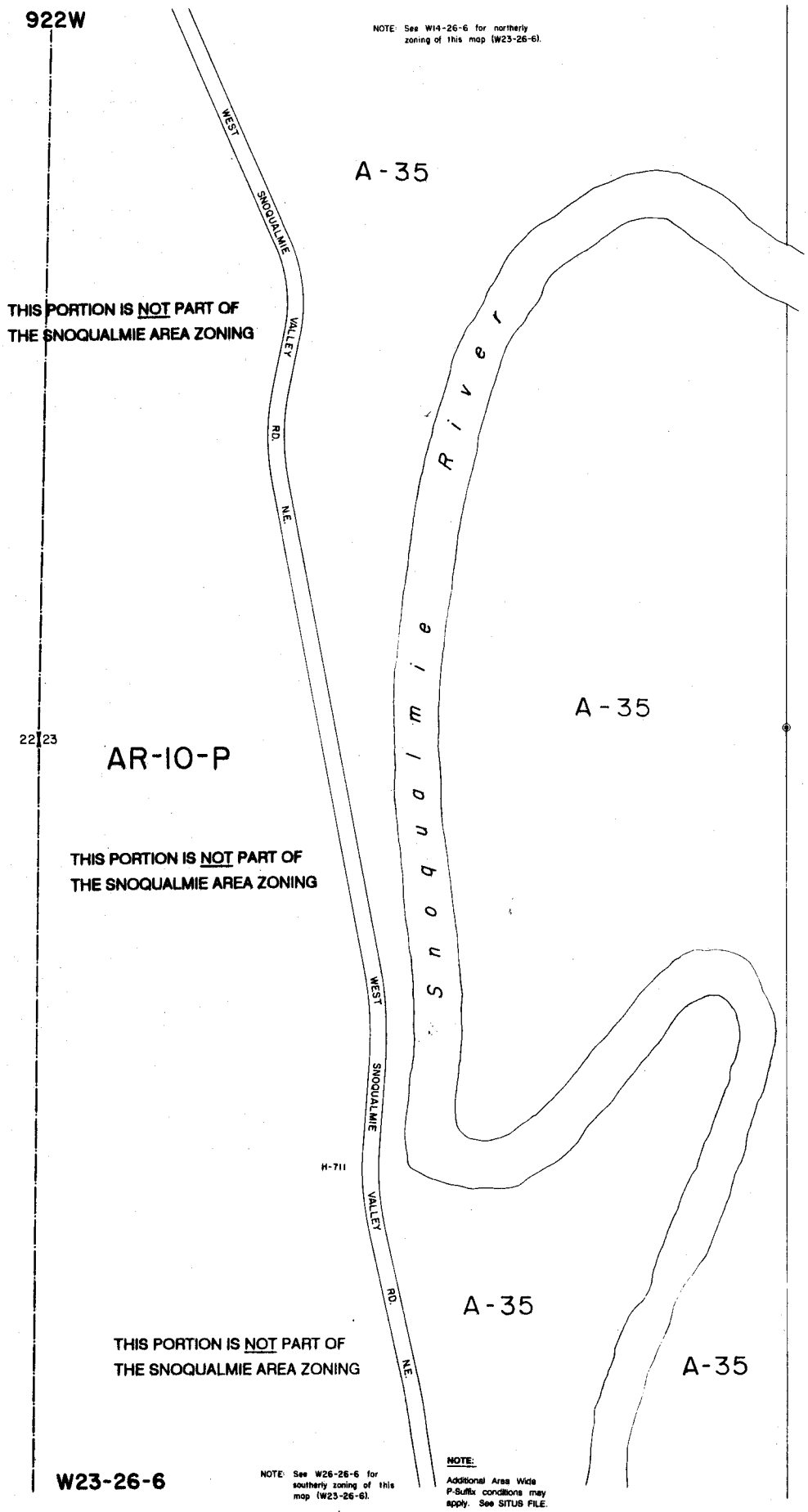
This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.


917E
12
13
N.E. CHERRY VALLEY RD.
12 7
13 18
DUVALL
GR-5
13 18
N.E. 152ND ST.
GR-5
N.E. 275TH AVE.
GR-5
DUVALL
N.E. 150TH ST.
NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.
13
24
13 18
24 19
E13-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.


922W
NOTE: See W14-26-6 for northerly zoning of this map (W23-26-6).
A-35
WEST SNOQUALMIE VALLEY RD. N.E.
THIS PORTION IS NOT PART OF THE SNOQUALMIE AREA ZONING
Snoqualmie River
A-35
22 23
AR-10-P
THIS PORTION IS NOT PART OF THE SNOQUALMIE AREA ZONING
WEST SNOQUALMIE VALLEY RD. N.E.
H-711
A-35
THIS PORTION IS NOT PART OF THE SNOQUALMIE AREA ZONING
A-35
W23-26-6
NOTE: See W26-26-6 for southerly zoning of this map (W23-26-6).
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

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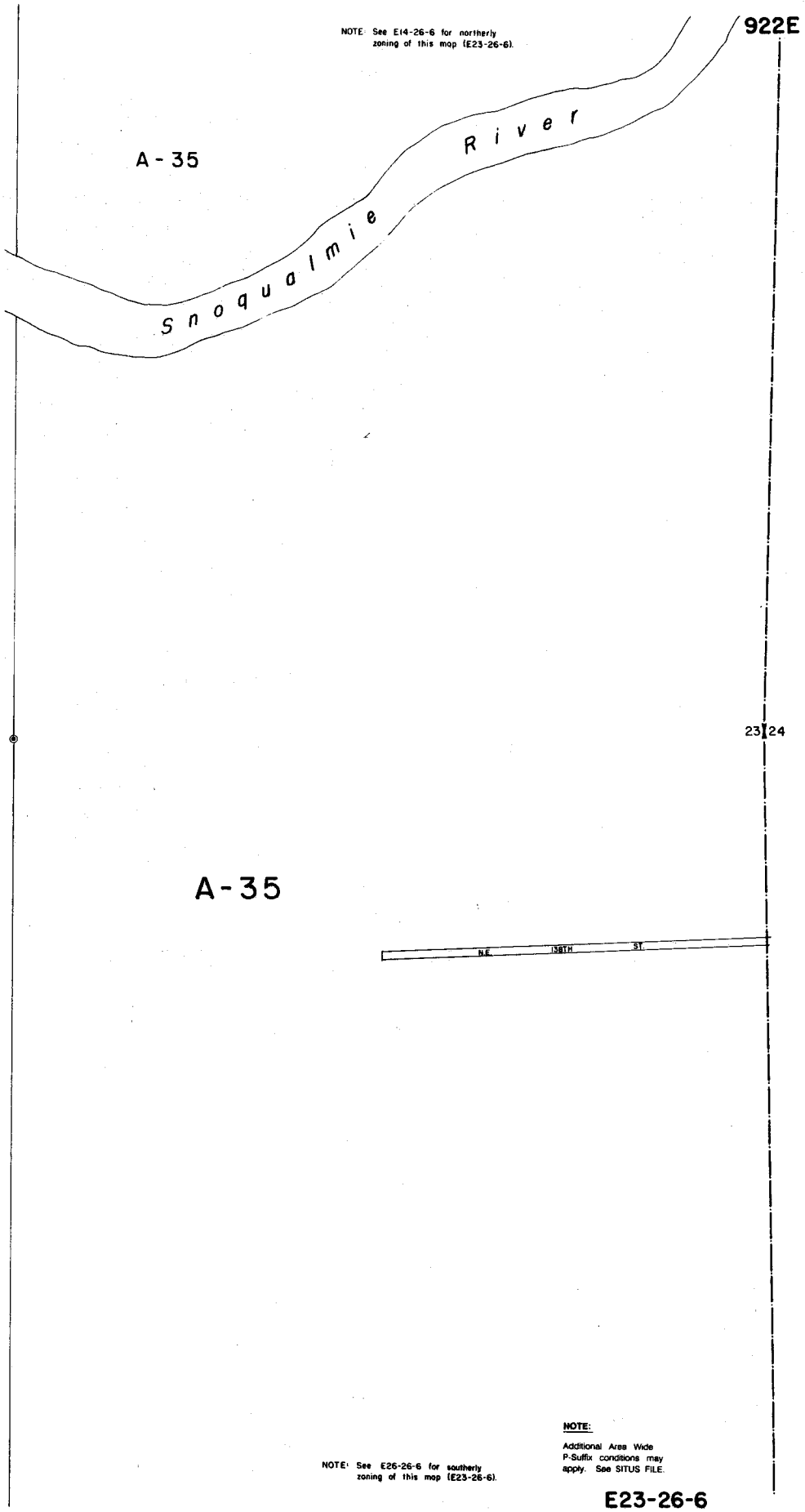

NOTE: See E14-26-6 for northerly zoning of this map (E23-26-6).
922E
A-35
Snoqualmie River
23 24
A-35
N.E. 138TH ST.
NOTE: See E26-26-6 for southerly zoning of this map (E23-26-6).
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
E23-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

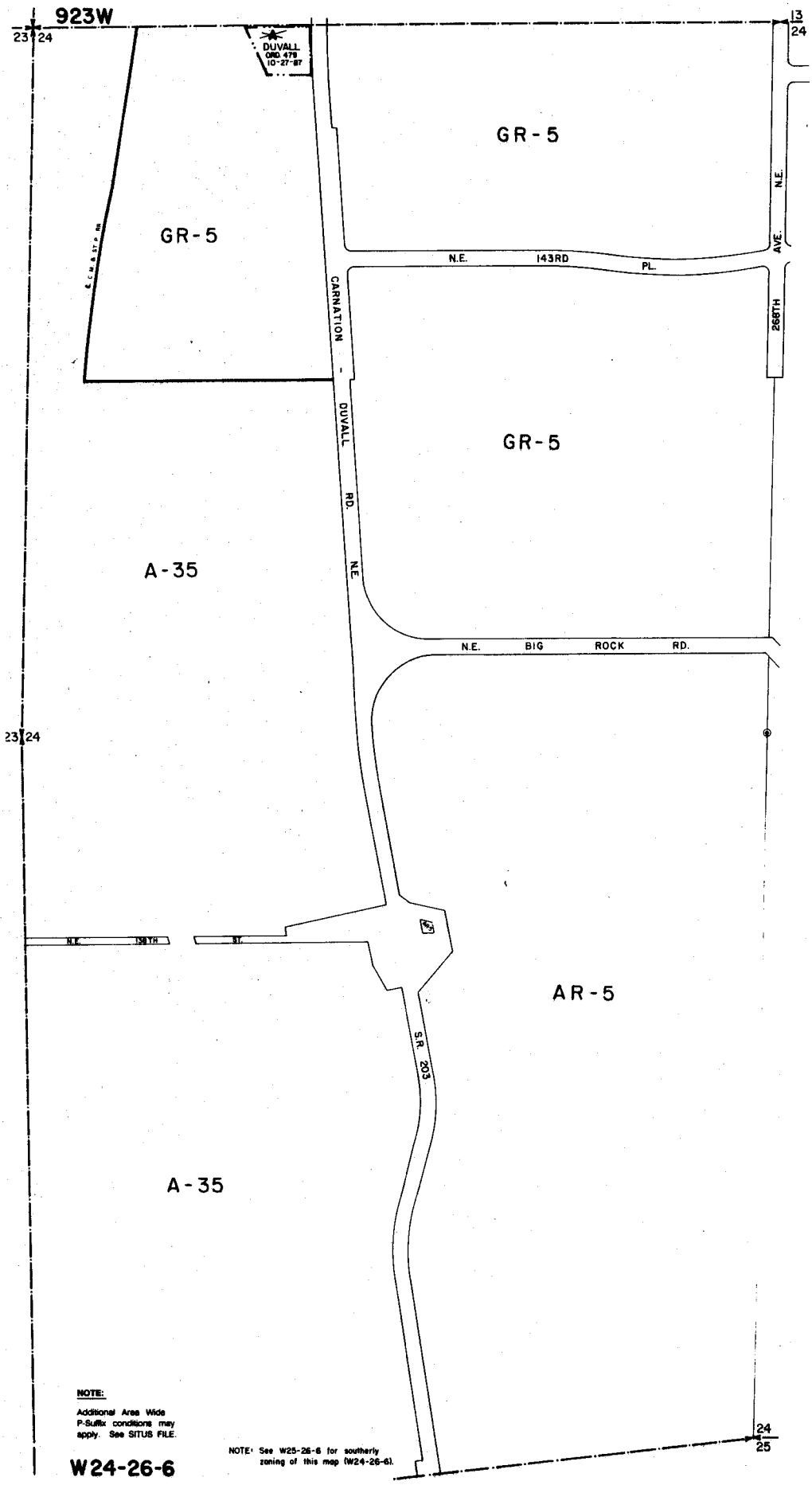
This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p. 83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.


923W
23 24
13
24
DUVALL
ORD. 479
10-27-87
GR-5
GR-5
GR-5
A-35
A-35
AR-5
N.E. 143RD PL.
N.E. 268TH AVE.
CARNATION - DUVALL RD. N.E.
N.E. BIG ROCK RD.
N.E. 138TH ST.
S.R. 203
23 24
24
25
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
NOTE: See W25-26-6 for southerly zoning of this map (W24-26-6).
W24-26-6

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

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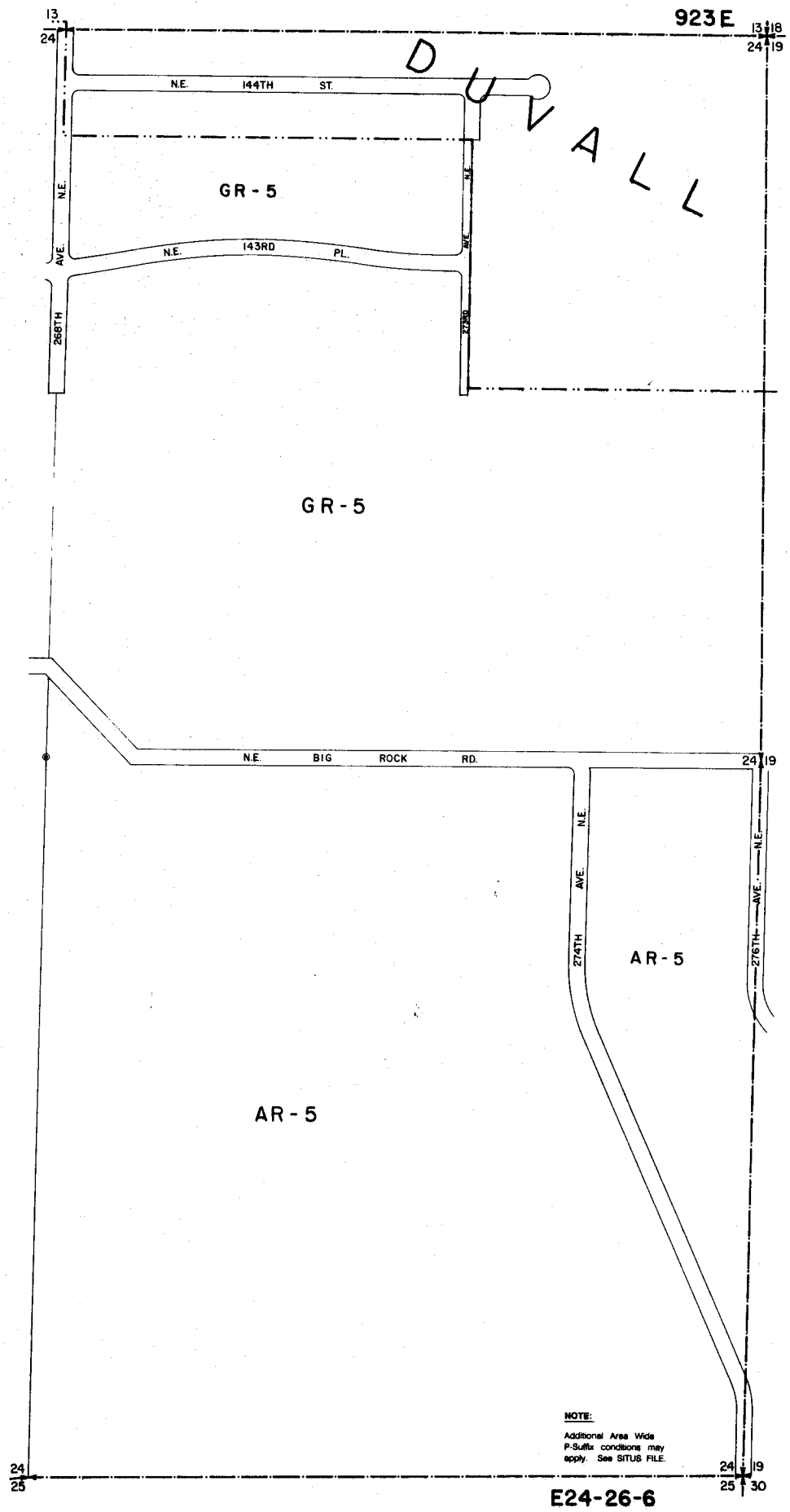
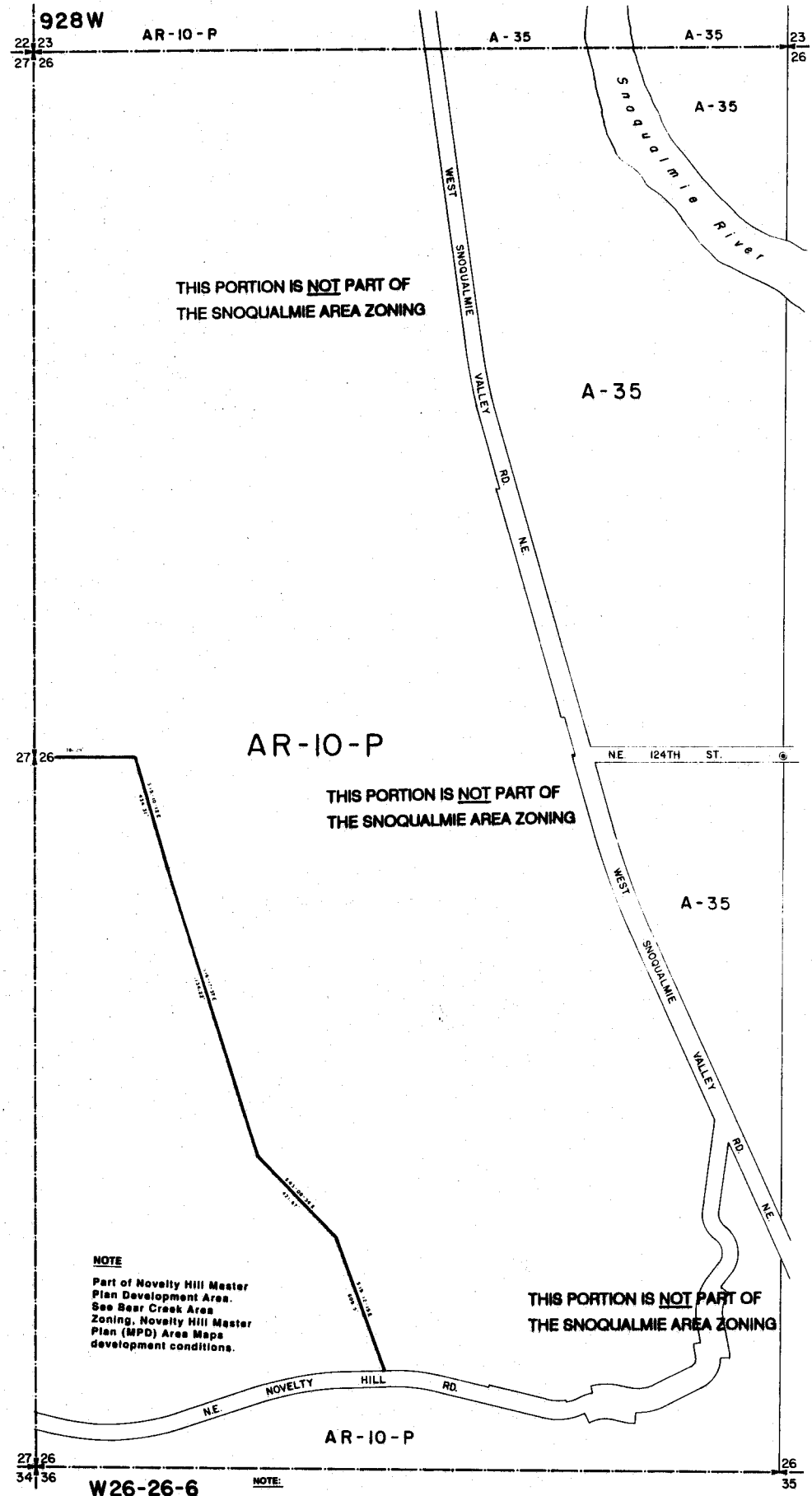

923E
13
24
13
18
24
19
DUVALL
N.E. 144TH ST.
GR-5
N.E. AVE.
N.E. AVE.
N.E. 143RD PL.
268TH
272ND
GR-5
N.E. BIG ROCK RD.
24
19
N.E. AVE.
274TH
AR-5
N.E. AVE.
276TH
AR-5
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
24
25
24
19
25
30
E24-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



W26-26-6

NOTE: And southerly part of W23-26-6.

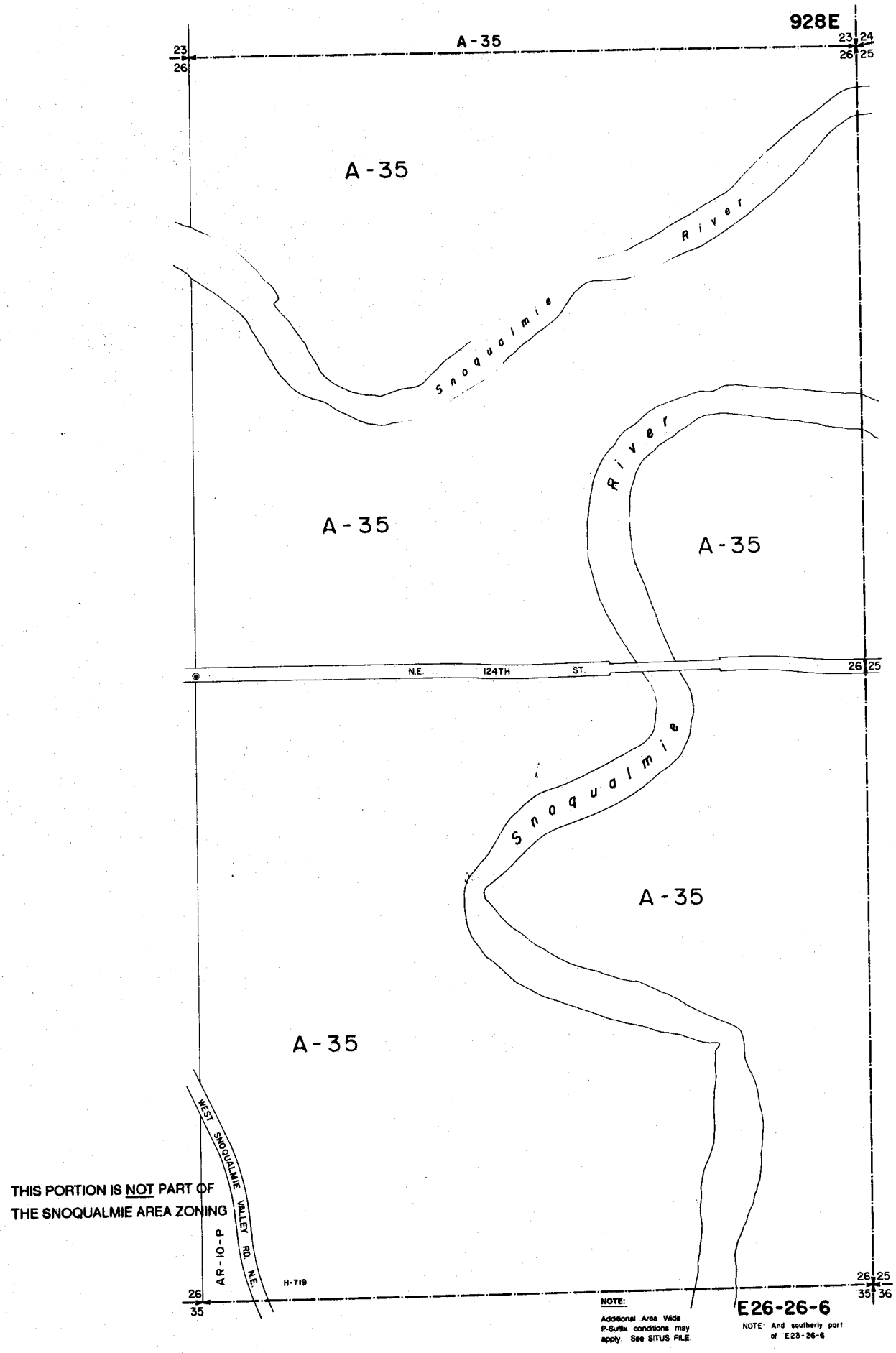
NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.


928E
A-35
23
26
23
24
26
25
A-35
Snoqualmie
River
A-35
River
A-35
N.E. 124TH ST.
26
25
Snoqualmie
A-35
A-35
WEST SNOQUALMIE VALLEY RD. N.E.
AR-10-P
H-719
26
35
26
25
35
36
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.
E26-26-6
NOTE: And southerly part
of E23-26-6

A-35

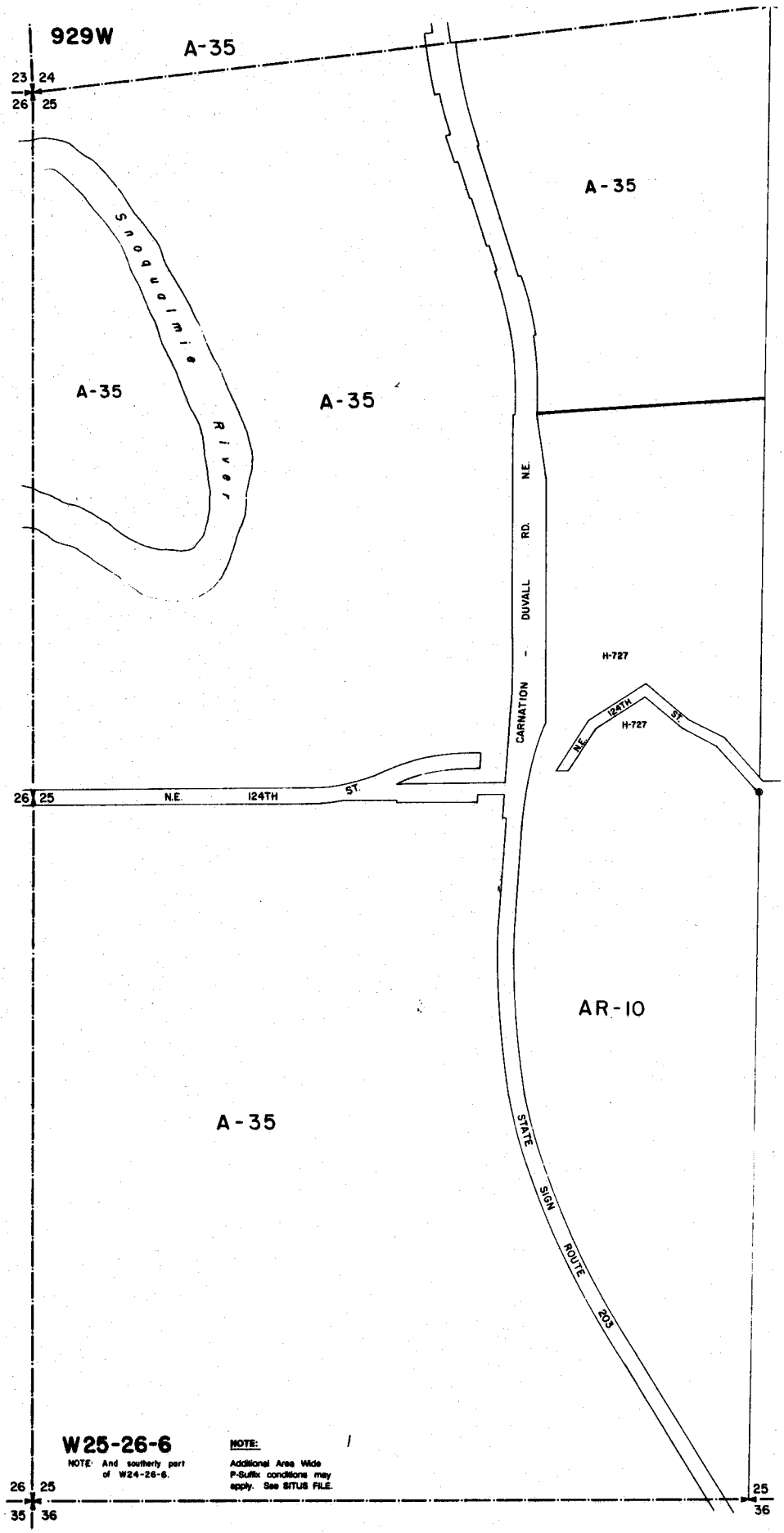
The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.


929W
A-35
23 24
26 25
A-35
Snoqualmie River
A-35
A-35
CARNATION - DUVALL RD. N.E.
H-727
N.E. 124TH ST.
H-727
26 25
N.E. 124TH ST.
AR-10
A-35
STATE SIGN ROUTE 203
W25-26-6
NOTE: And southerly part of W24-26-6.
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
26 25
35 36
25
36

AR-10

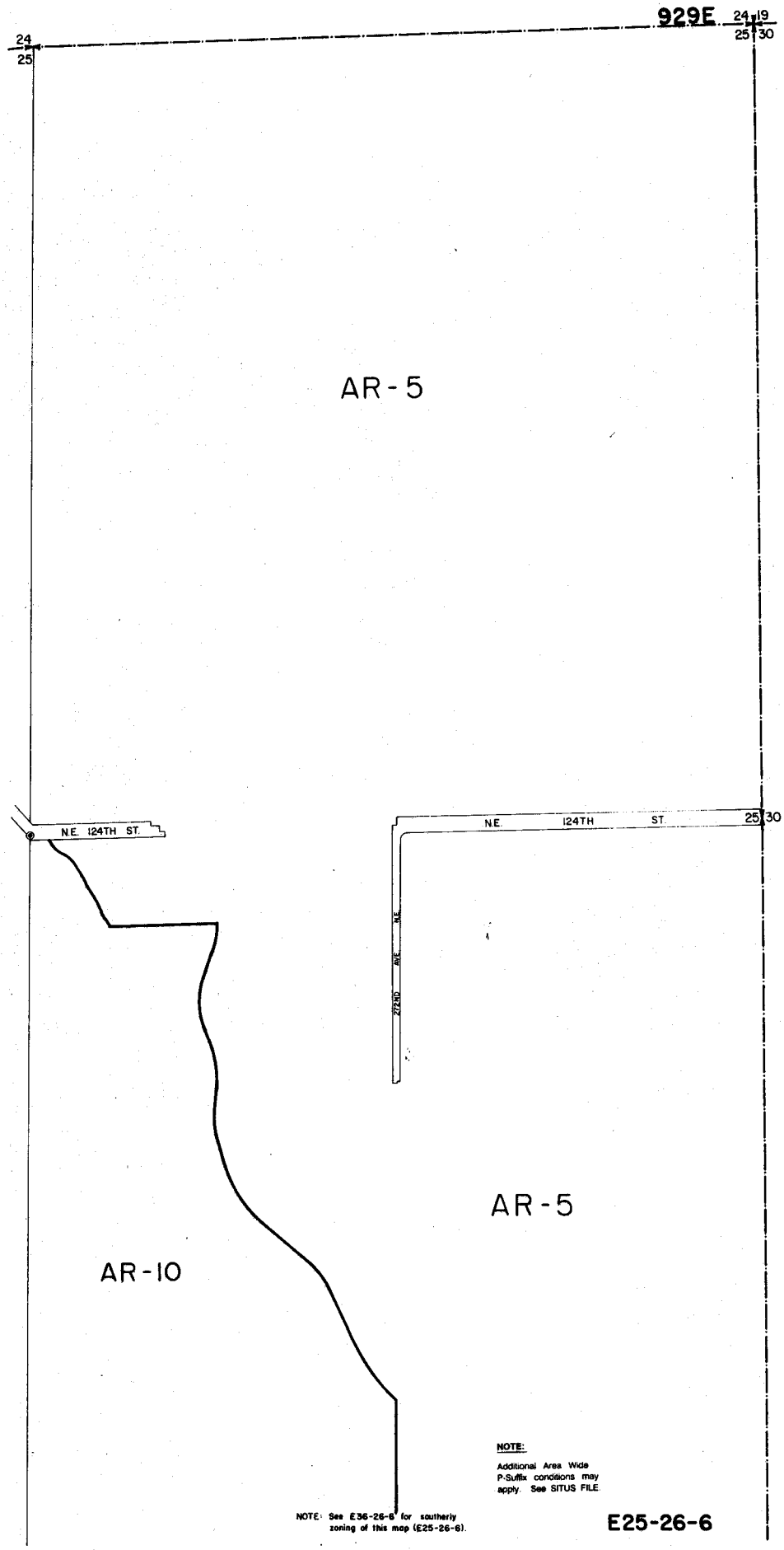
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

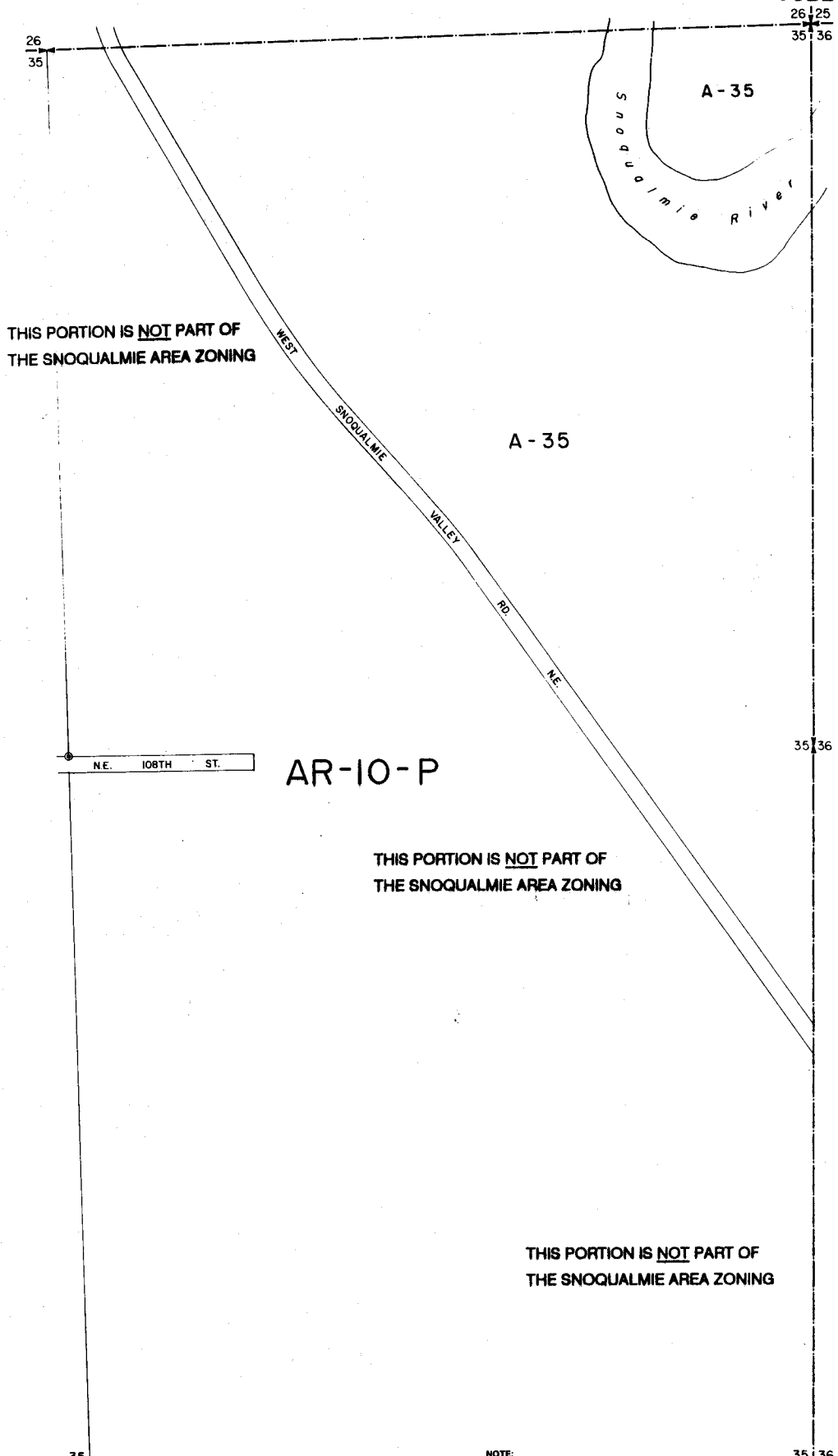
This zoning implements Snoqualmie Community Plan policy SQP 45.


929E
24
19
25
30
24
25
AR-5
N.E. 124TH ST.
N.E. 124TH ST.
25
30
N.E.
AVE.
228TH
AR-5
AR-10
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
NOTE: See E36-26-6 for southerly zoning of this map (E25-26-6).
E25-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



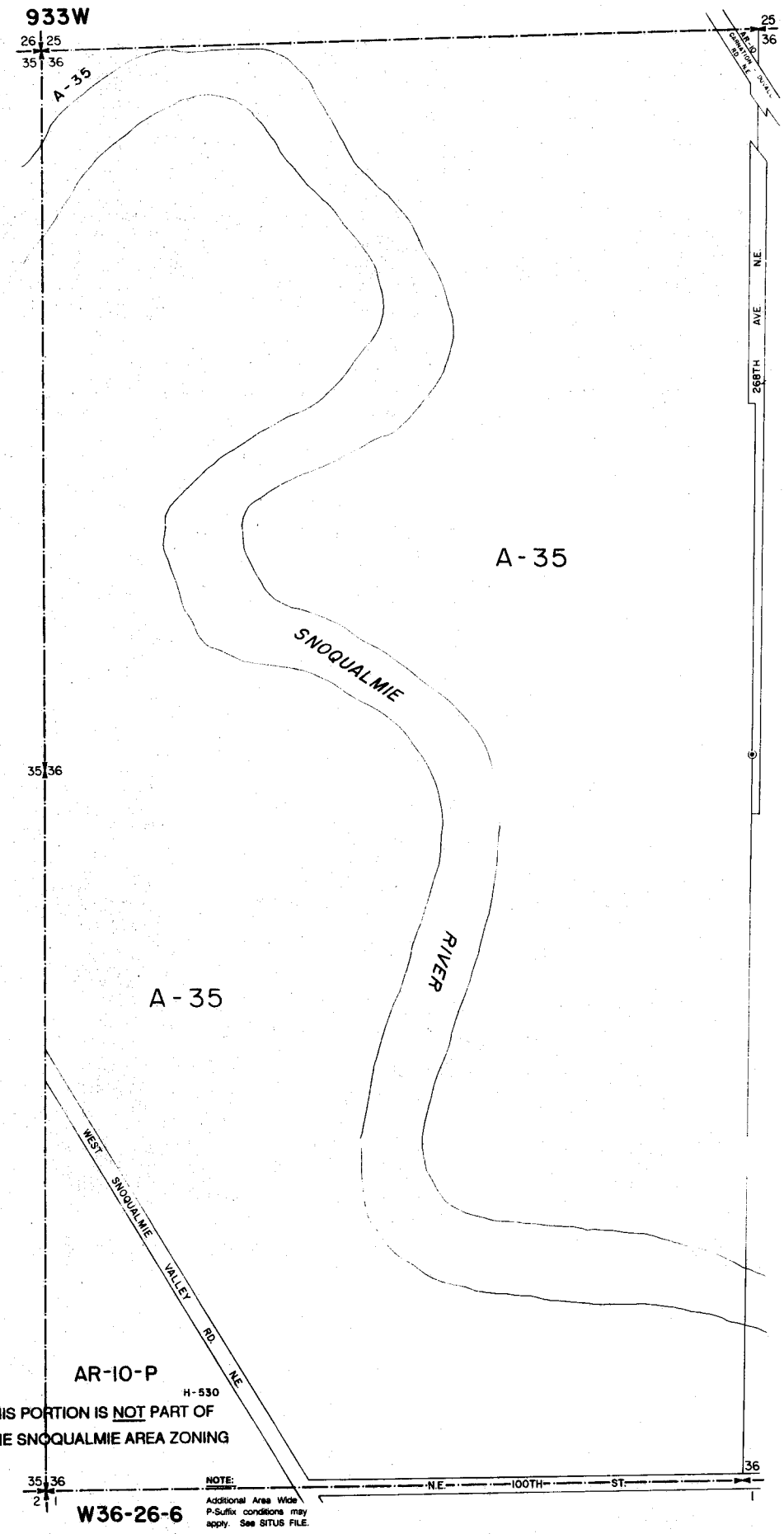
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

E35-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.


933W
26 25
35 36
A-35
25
36
AR-10
CONNECTOR
N.E.
DRIVE
N.E.
268TH
AVE
A-35
SNOQUALMIE
RIVER
35 36
A-35
WEST
SNOQUALMIE
VALLEY
RD.
NE
AR-10-P
H-530
THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING
35 36
2 1
NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.
N.E.
100TH
ST.
36
1
W36-26-6

A-35

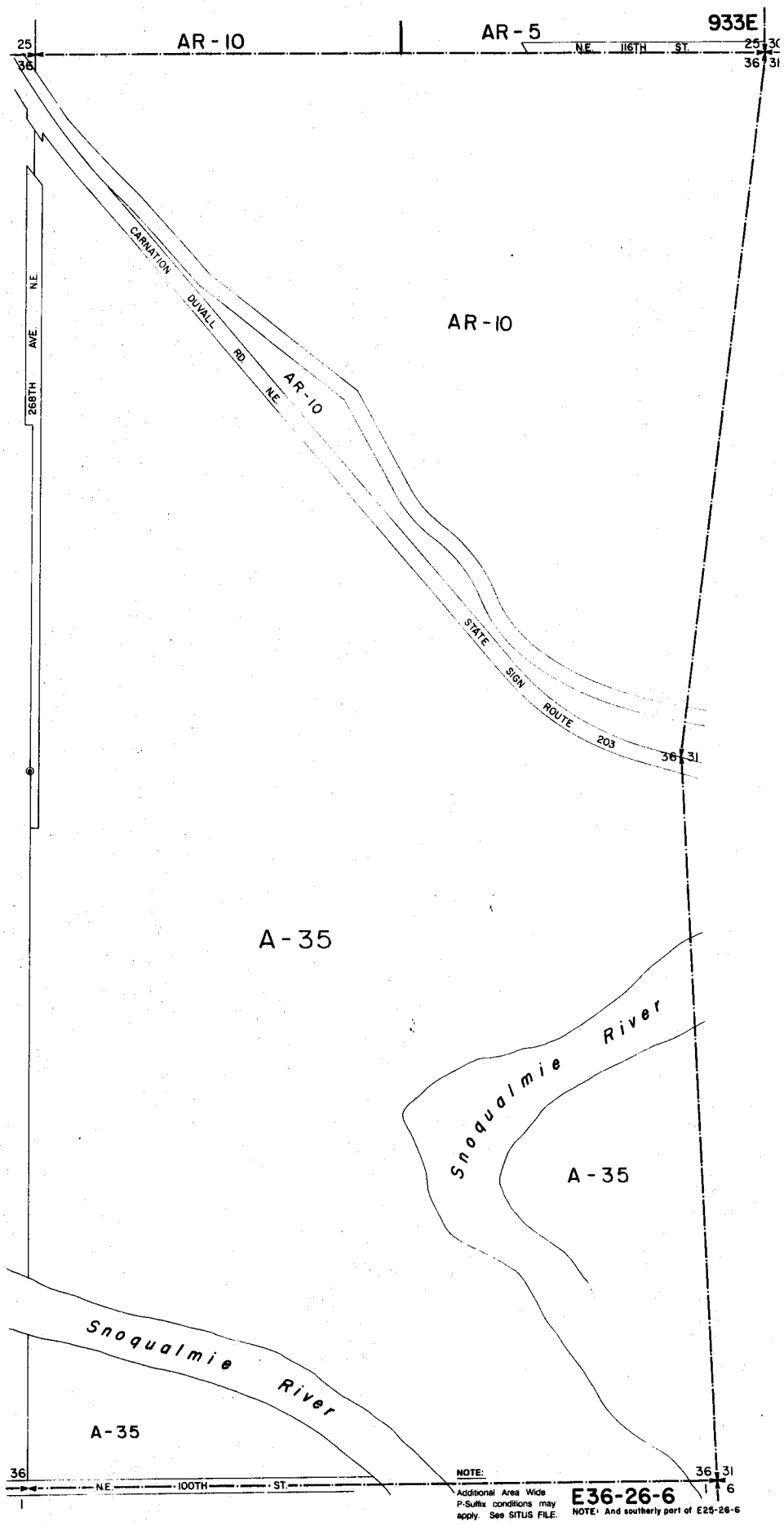
The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

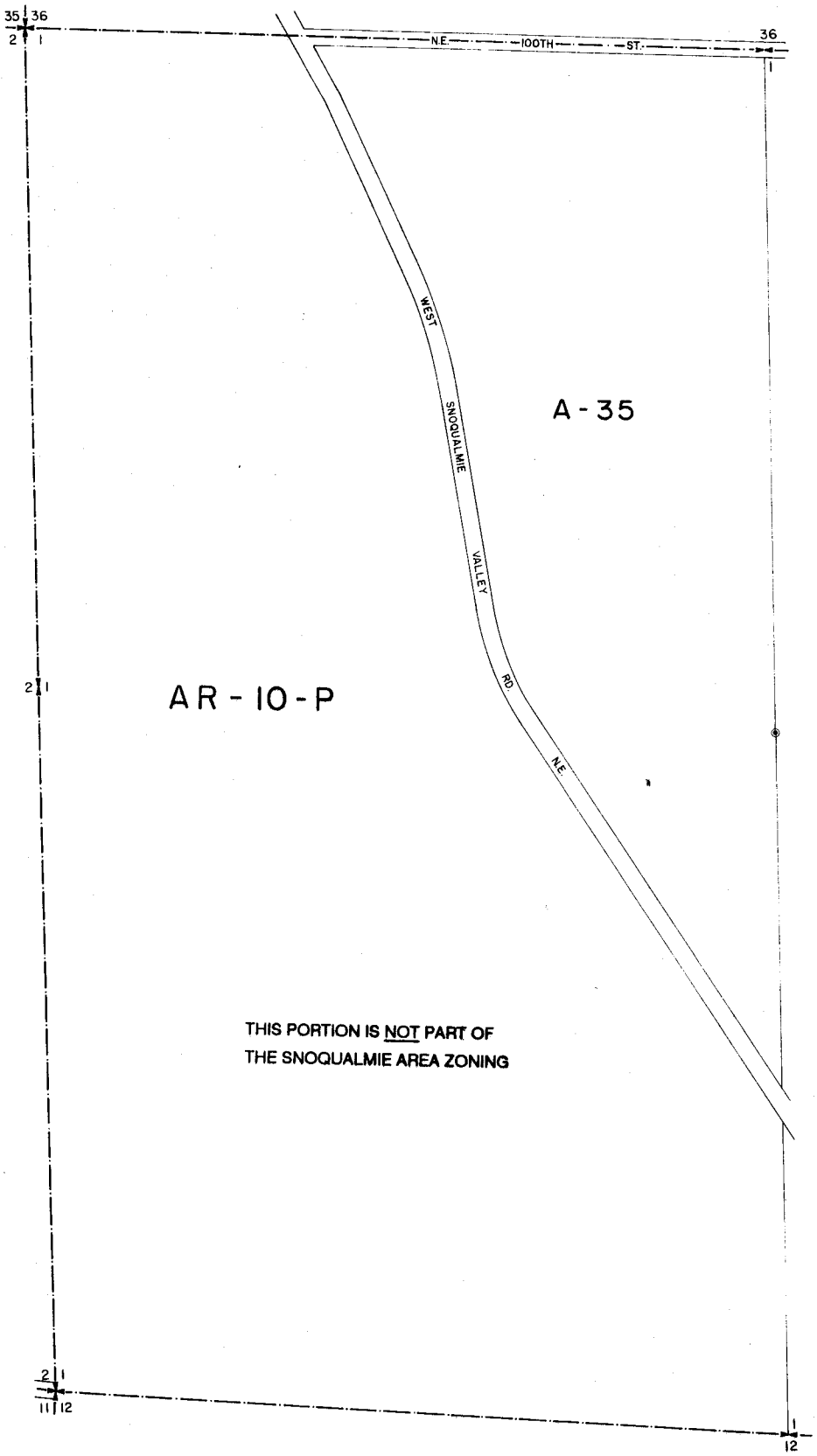

933E
AR-10
AR-5
N.E. 116TH ST.
25
36
25
36
31
CARNATION DUVALL RD N.E.
AR-10
AR-10
268TH AVE. N.E.
STATE SIGN ROUTE 203
36
31
A-35
Snoqualmie River
A-35
Snoqualmie River
A-35
36
N.E. 100TH ST.
36
31
6
1
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
E36-26-6
NOTE: And southerly part of E25-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

937 W



W1-25-6

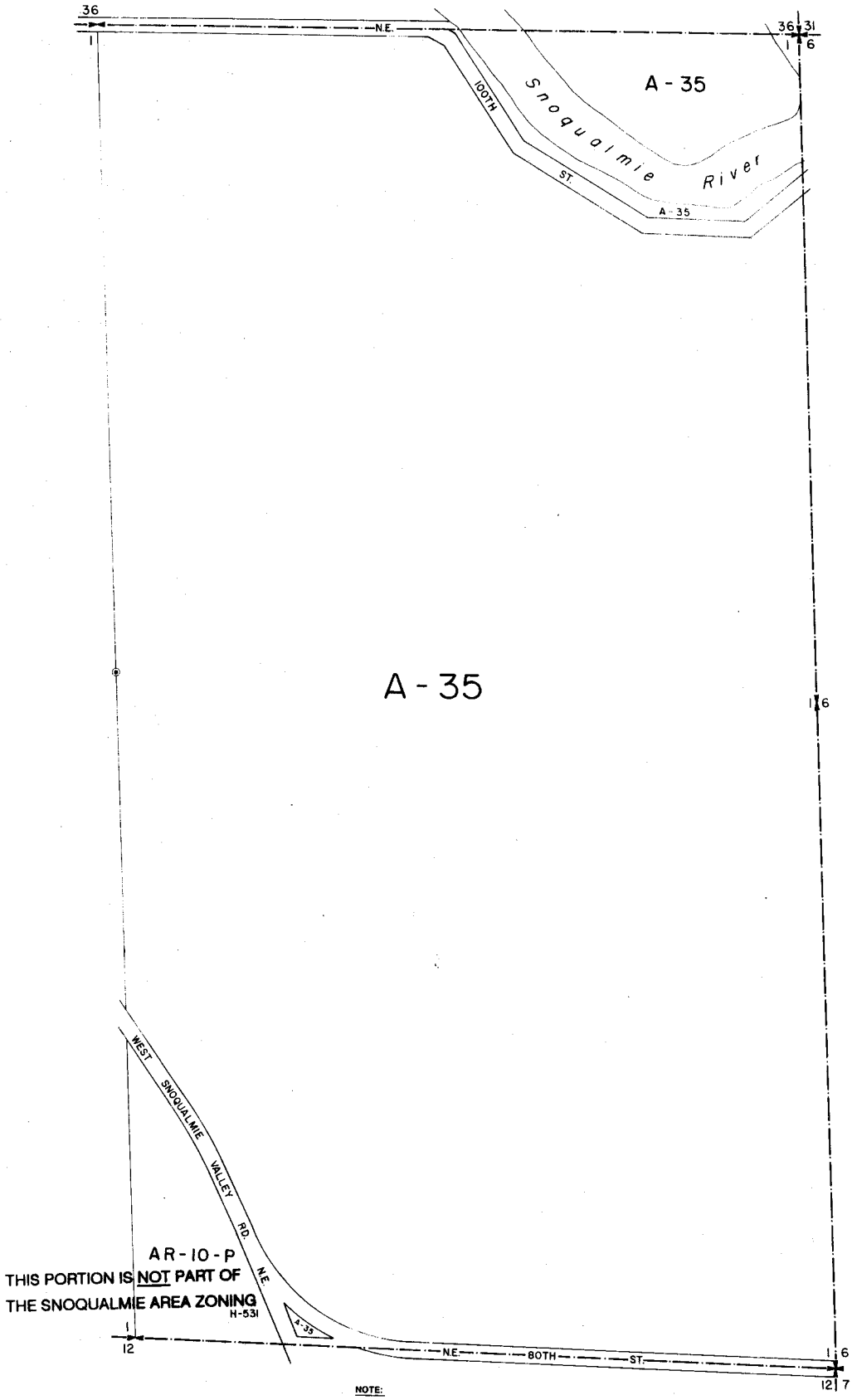
NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



NOTE:

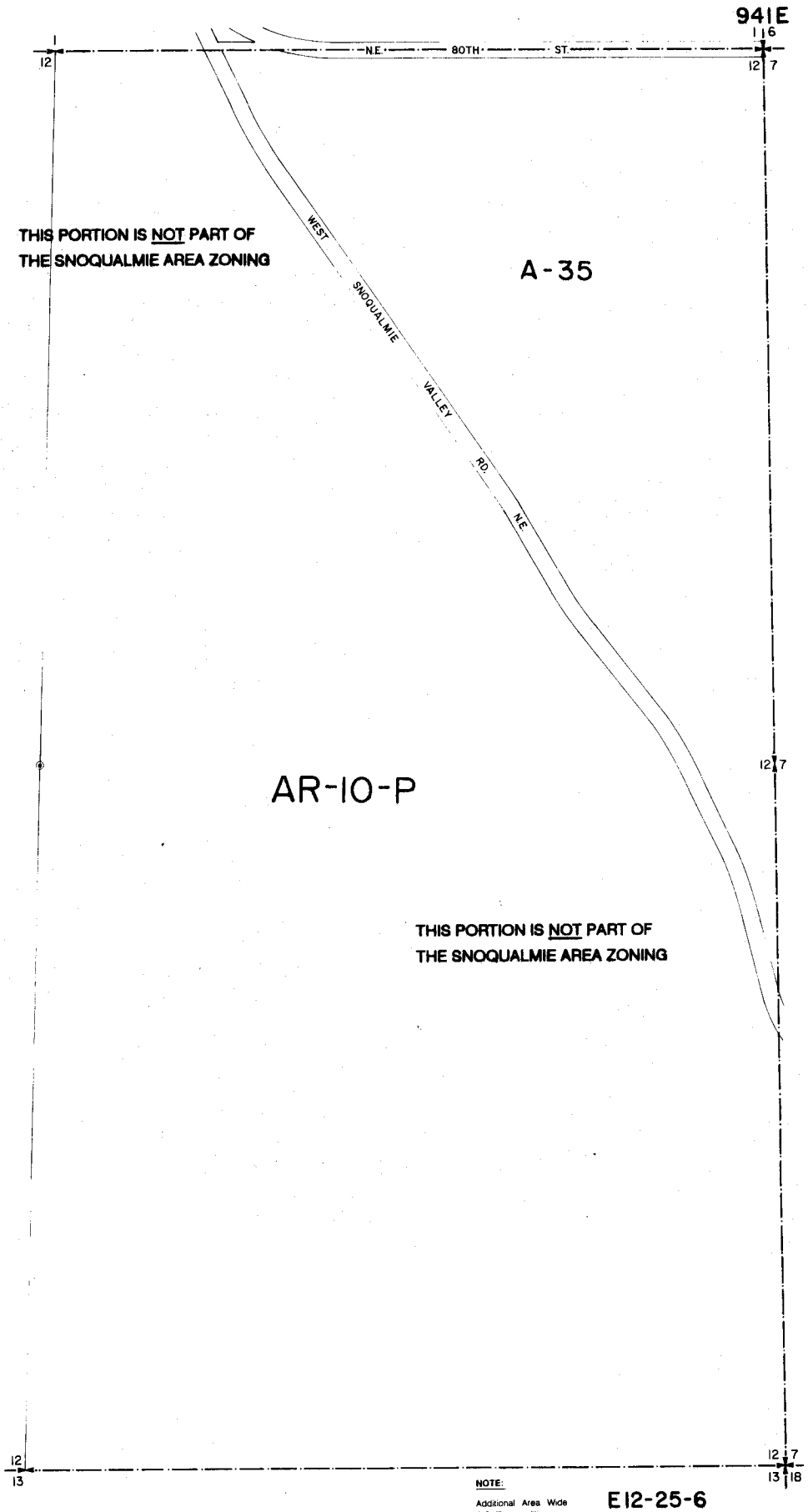
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE

E1-25-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

E12-25-6

W-1/2 T26N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry and noncommercial compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.

E-1/2 T26N R7E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-10-P

The following P-suffix shall apply: An undisturbed buffer is required around Moss Lake. The buffer width shall be consistent with the King County Sensitive Areas Ordinance requirements for Class I wetlands.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38 and SQP 47.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

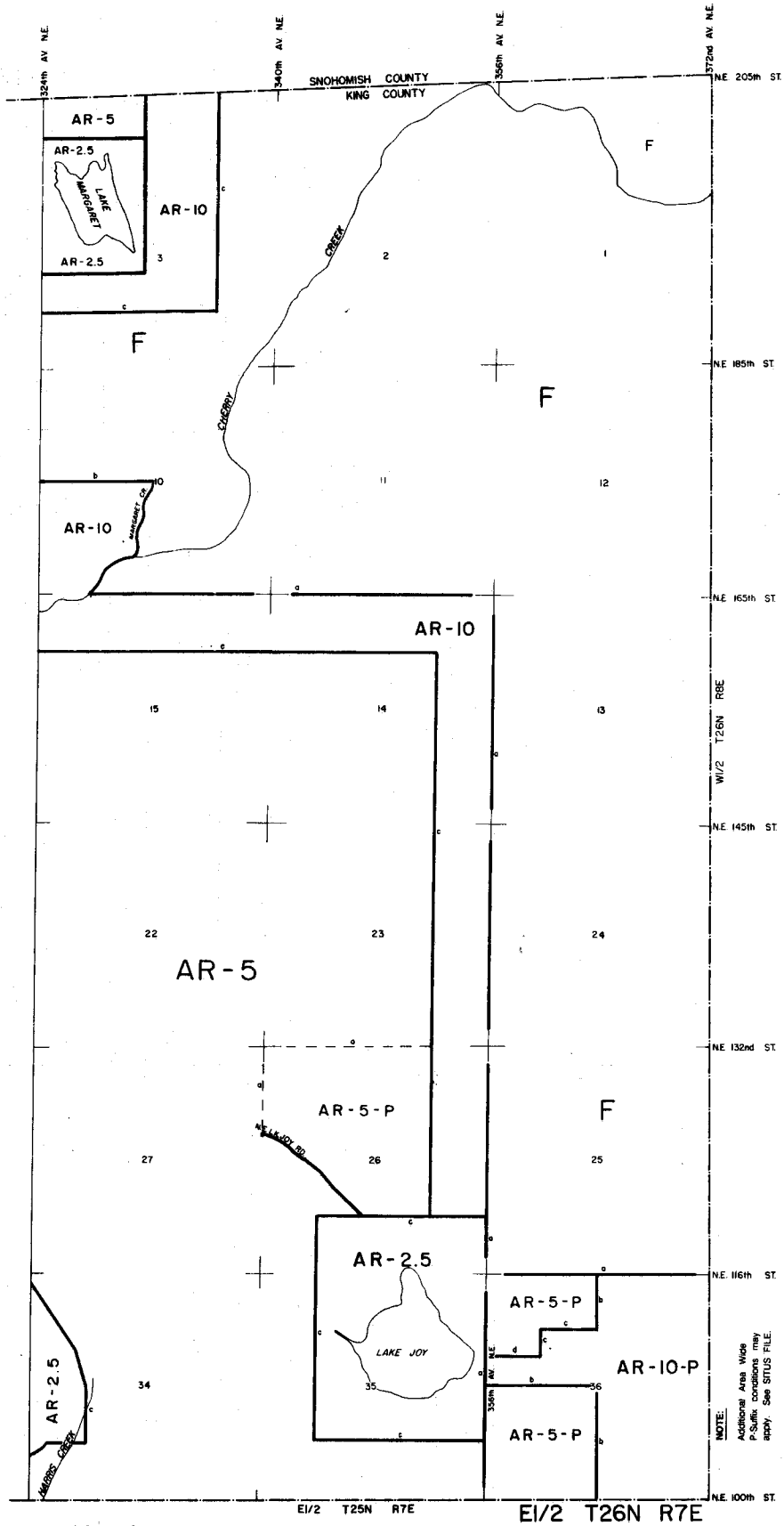
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry and noncommercial compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.


324th AV. N.E.
340th AV. N.E.
356th AV. N.E.
372nd AV. N.E.
SNOHOMISH COUNTY
KING COUNTY
N.E. 205th ST.
N.E. 185th ST.
N.E. 165th ST.
N.E. 145th ST.
N.E. 132nd ST.
N.E. 116th ST.
N.E. 100th ST.
W1/2 T26N R8E
AR-5
AR-2.5
LAKE MARGARET
AR-10
AR-2.5
F
CONCERT CREEK
MARGARET CR.
AR-10
AR-10
AR-5
AR-5-P
LAKE JOY RD
AR-2.5
LAKE JOY
AR-5-P
AR-10-P
AR-5-P
AR-2.5
MADRONA CREEK
NOTE: Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
E1/2 T25N R7E
E1/2 T26N R7E
SECTION LINE a
1/4 LINE b
1/16 LINE c
1/64 LINE d
ZONE BOUNDARY
(Ctr Sec Line) SECTION CORNER
KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE
SEPT. 1979

W-1/2 T25N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 37.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Carnation City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Carnation, as shown on p-87 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-66 through SQP 68, SQP 111 and SQP-112.

Sections 16, 17, 20 and 21 of 25N 7E

Areas within these sections are within the City of Carnation Sphere of Influence as delineated on the map on page 87 of the Snoqualmie Valley Community Plan. Policy SQP 67 shall apply.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

Section 4 of 25N 7E

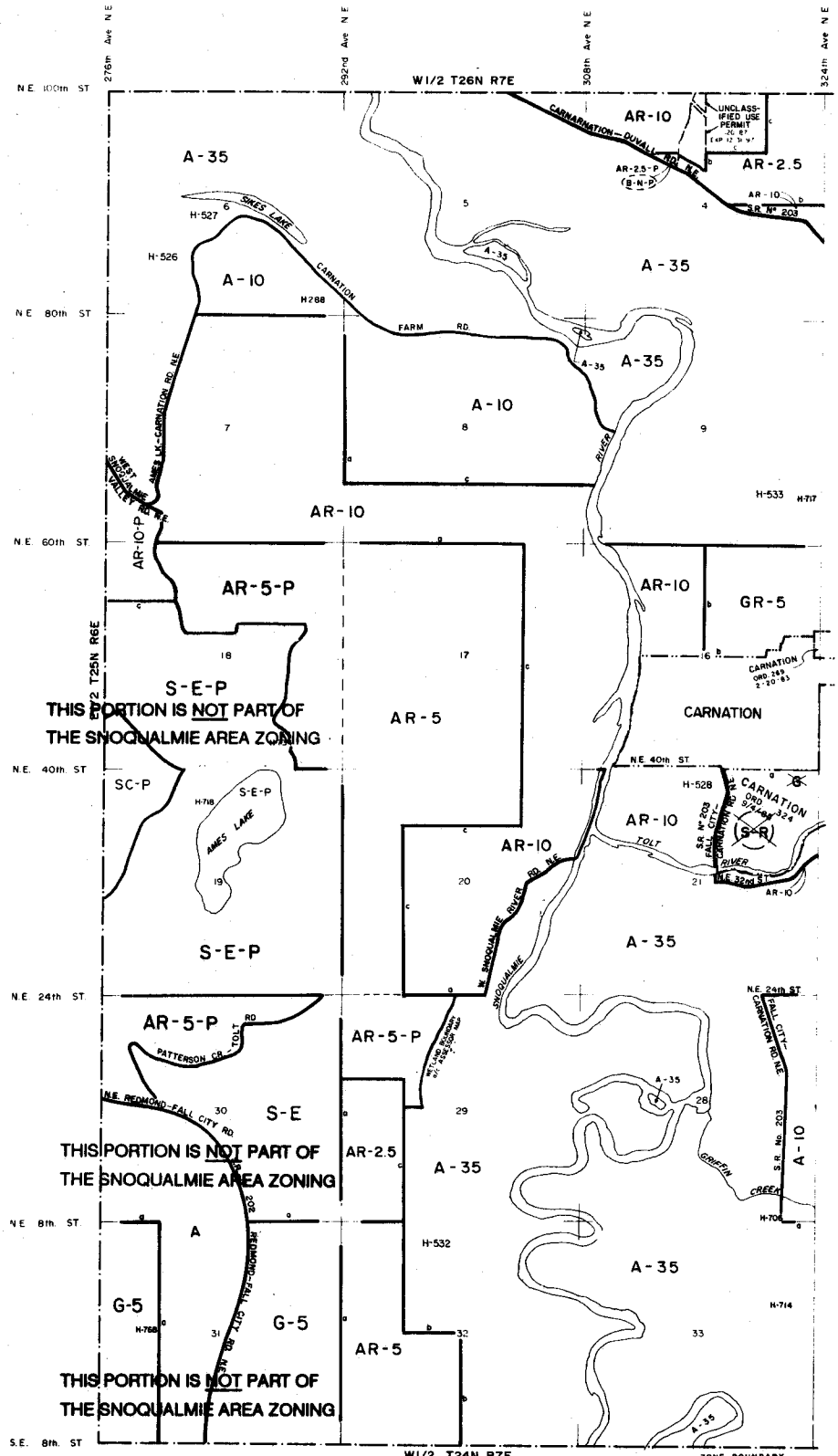
AR-2.5 POTENTIAL BN-P

The existing store site is located in the Snoqualmie Agricultural Production District where commercial land uses are not permitted. The existing store site will not be recognized by a commercial zone and will be treated as a legal non-conforming use subject to the general provisions, conditions and exceptions contained in K.C.C. 21.52. (General Provisions - Nonconforming Building and Uses). The purpose of this zone change is to provide the opportunity for the Stillwater Store to relocate.

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned BN site. The following P-suffix conditions apply:

- Only the following uses will be allowed:
  - One small convenience retail store for this site.
  - Neighborhood-scale mixed use business-residential subject to a conditional use permit, and subject to conditions governing mixed use development in the BN-P zone.
- All development, including parking, shall stay at least 50 feet from the top-of-bank of the salmonid stream that runs through the eastern portion of the potentially zoned BN-P site.
- The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).
- Additional right-of-way, to be determined by the State, shall be dedicated along SR-203 for operational and safety improvements at the intersection of Northeast Stillwater Road and SR-203.

This zoning implements Snoqualmie Valley Community Plan policy SQP 94.



W1/2 T25N R7E

KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE

NOTE:
See Situs file for P-Suffix conditions.

SECTION LINE	a	ZONE BOUNDARY
1/4 LINE	b (Ctr. Sec. Line)	SECTION CORNER
1/16 LINE	c	
1/64 LINE	d	

E-1/2 T25N R7E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

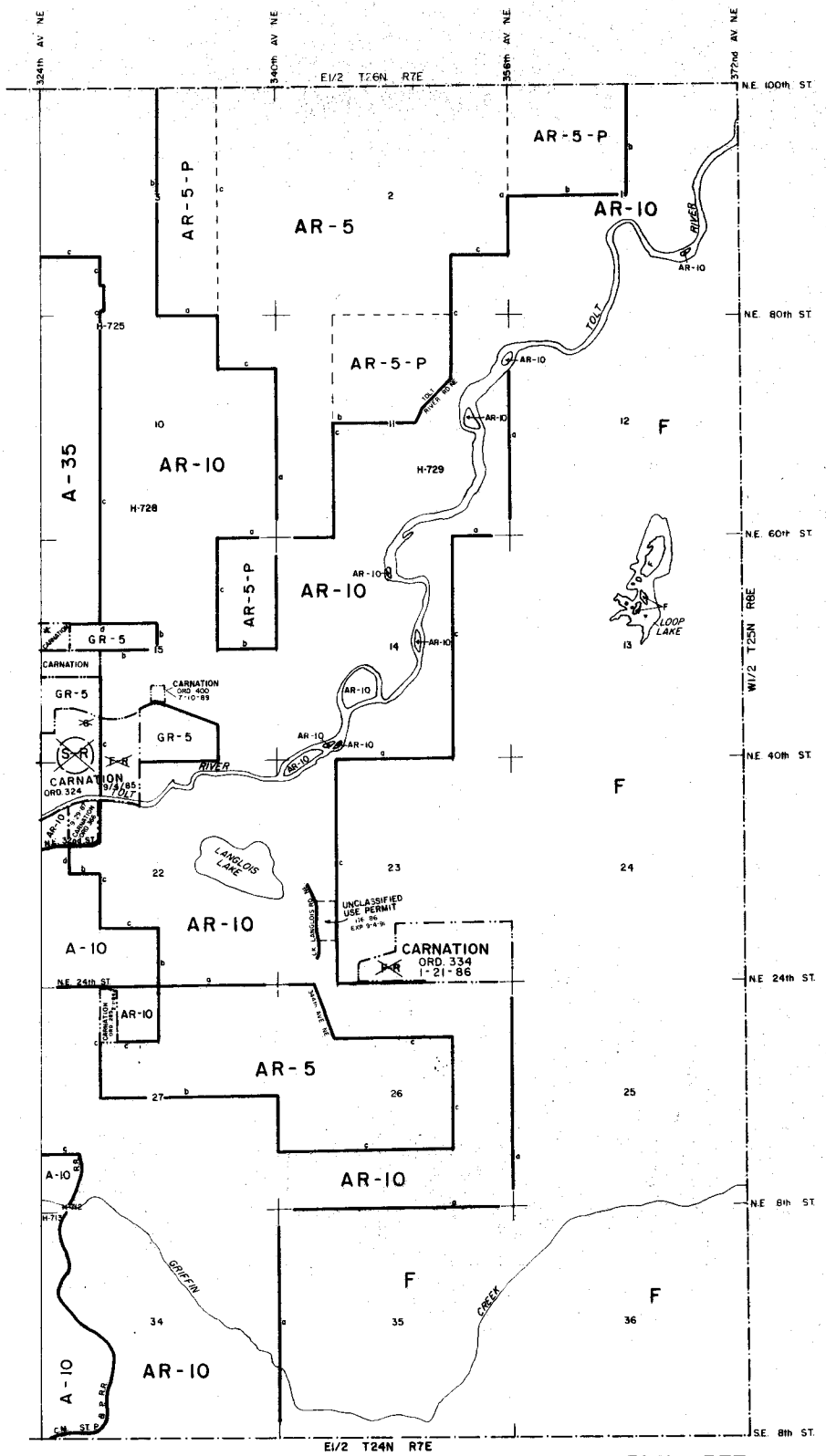
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Carnation City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Carnation, as shown on p-87 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP 52 through SQP 64, SQP 66 through SQP 68, SQP 111 and SQP 112.

Sections 11, 14, 15 and 22 of 25N, 7E

Areas within these sections are within the City of Carnation Sphere of Influence as delineated on the map on page 87 of the Snoqualmie Valley Community Plan. Policy SQP 67 shall apply.



SECTION LINE a
1/4 LINE b (Ctr. Sec. Line)
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY
SECTION CORNER

NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

E1/2 T25N R7E

KING COUNTY ZONING MAP ORD. 25709
SCALE: 4 INCHES = 1 MILE

SEPT. 1979

W-1/2 T24N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

GR-2.5 POTENTIAL SR

This area is part of the unincorporated Rural Activity Center of Fall City. The purpose of this zoning is to allow low residential density clustered development to prevent premature urban development before adequate public facilities (sewer and water) and services become available in the area. The GR-2.5 zone, while allowing reasonable uses of property, reserves large tracts of land for possible future urban or suburban growth. It also prevents the establishment of uses and subdivision patterns which may prevent efficient provision of public services and future residential development at urban densities.

This zoning implements Snoqualmie Valley Community Plan policies SQP 87 and SQP 89.

AR-10 Potential MP-P

Environmental studies must be prepared which include an opportunity for public review and comment and examine the impacts of the proposed uses on surrounding rural residential lands and the historic Preston core. Elements should include but not be limited to: appropriateness of the proposed use; impacts of proposed roads; size and scale of the proposed development; visibility from I-90 and compliance with the I-90 guidelines in the Snoqualmie Valley Community Plan Policies SQP 96 - SQP 100; impact to surrounding residential areas and historic Preston; vegetation retention; slope preservation; buffers; and any other identified environmental concerns. Alternatives evaluated in the environmental studies should include rural residential zoning for these parcels. Identified mitigation should become conditions of project approval, including such items as buffers, retention of existing vegetation and reforestation. Unavoidable adverse impacts will indicate the need for additional mitigation, project modification or project denial. The environmental studies shall discuss all relevant policies related to the Preston area and Interstate 90.

If the MP-P zoning is approved, the following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of the building permit, an overall development plan shall be submitted to and be approved by the Building and Land Development Division. The site plan shall be consistent with these additional P-suffix conditions:

AR-10 Potential MP-P

Environmental studies must be prepared which include an opportunity for public review and comment, and examine the impacts of the proposed uses on surrounding rural residential lands and the historic Preston core. Elements should include but not be limited to: appropriateness of the proposed use; impacts of proposed roads; size and scale of the proposed development; visibility from I-90 and compliance with the I-90 guidelines in the Snoqualmie Valley Community Plan Policies SQP 96 - SQP 100; impact to surrounding residential areas and historic Preston; vegetation retention; slope preservation; buffers; and any other identified environmental concerns. Alternatives evaluated in the environmental studies should include rural residential zoning for these parcels. Identified mitigation should become conditions of project approval, including such items as buffers, retention of existing vegetation and reforestation. Unavoidable adverse impacts will indicate the need for additional mitigation, project modification or project denial. The environmental studies shall discuss all relevant policies related to the Preston area and Interstate 90.

If the MP-P zoning is approved, the following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of the building permit, an overall development plan shall be submitted to and be approved by the Building and Land Development Division. The site plan shall be consistent with these additional P-suffix conditions:

- Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 208th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.

- All uses of the MP zone are permitted except small convenience retail stores.

- All waste must be disposed of through an on-site sewage disposal system capable of handling industrial waste products.

- Utilities shall be underground.

- Lighting of parking areas, signs and building exteriors shall be designated to minimize glare that would be visible to nearby residential areas or highway travelers.

- Business signs consistent with those required in a BN (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.

- Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36 will be required where manufacturing uses abut rural or resource lands.

- Type III landscaping, 10 feet wide, shall be required along the perimeter of each separate lot or development.

- Along identified public trails or trail easements, Type II landscaping, 10 feet wide on both sides of the trail, shall be required.

- The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and shall include park benches and picnic areas.

This zoning change implements Snoqualmie Valley Community Plan policies SQP 96, 97, 99, 100 and SQP 134.

MP-P

The purpose of this zoning is to add developmental conditions to the outright zoned industrial land in the Preston industrial area. The following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of a building permit, an overall development plan shall be submitted to and be approved by the Planning and Building and Land Development Divisions. The site plan shall be consistent with the following P-suffix conditions:

- Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 308th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.

- All uses of the MP zone area permitted except small convenience retail stores.

- All waste must be disposed of through an on-site sewage disposal system capable of handling industrial waste products.

- No buildings or structures shall exceed a height of 45 feet.

- Utilities shall be underground.

- Lighting of parking areas, signs and building exteriors shall be designated to minimize glare that would be visible to nearby residential areas or highway travelers.

- Business signs consistent with those required in a BN (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.

- Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36 will be required where manufacturing uses abut rural or resource lands.

- Type III landscaping, 10 feet wide, shall be required along the perimeter of each separate lot or development.

- Type II landscaping, 10 feet wide on both sides of the trail, shall be required along identified public trails or trail easements.

- The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and include park benches and picnic areas.

This zoning implements Snoqualmie Valley Community Plan policies SQP 96, 97, 99, 100 and SQP 134.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR 2.5-P

The following P-suffix condition shall apply:

Manufacturing or other zoning designations may be considered through a Plan Amendment Study after decisions have been made on all Potential MP zoning in this area, or five years from the adoption of the Snoqualmie Valley Community Plan, whichever occurs first.

Tax Lot 32-24-07-9029: The log storage yard in its current operating status is recognized as a legal non-conforming use in the AR zone subject to K.C.C. 21.52.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implement Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

F-P

The purpose of this zoning is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

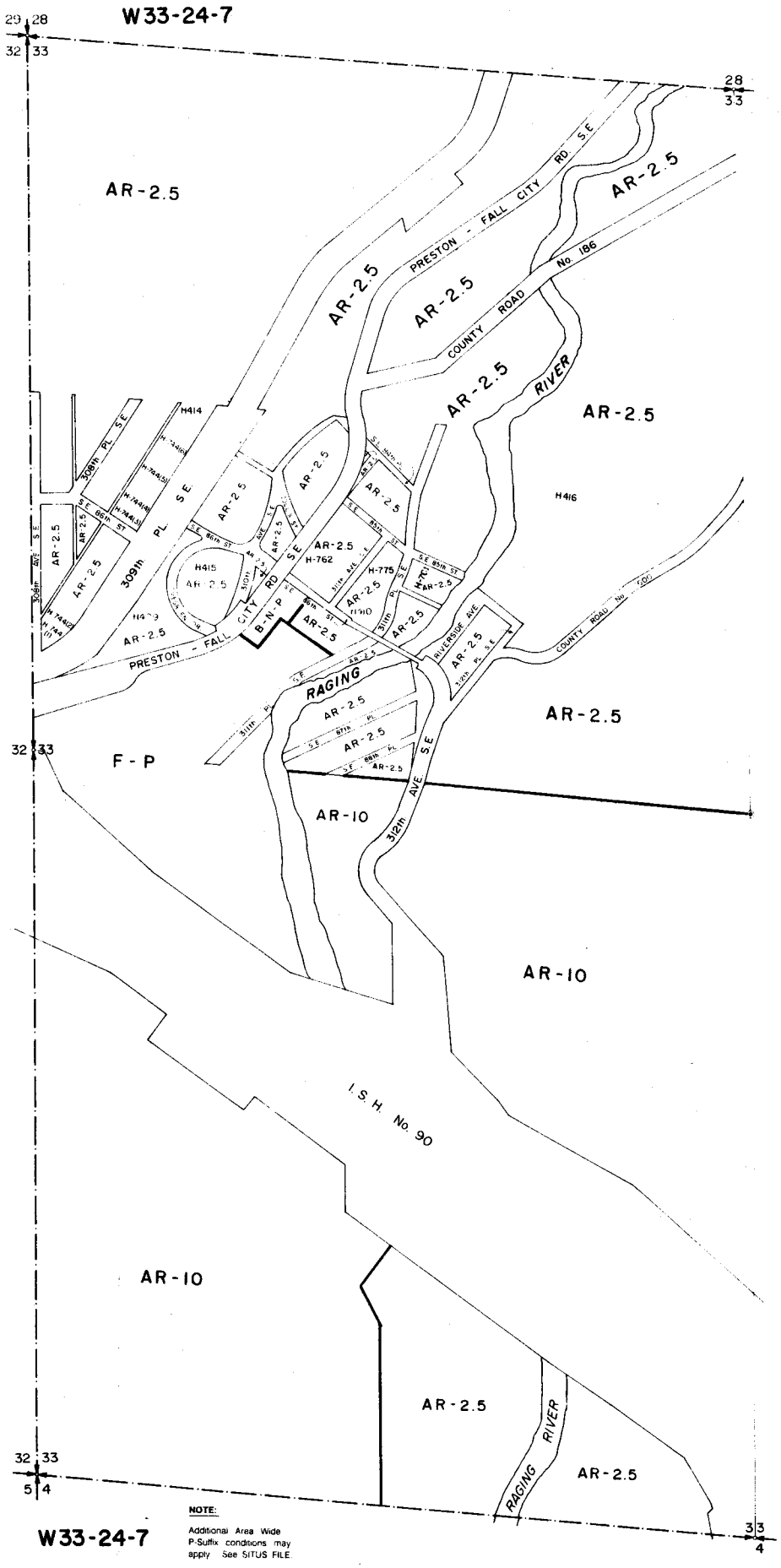
The following P-suffix shall apply: Manufacturing or other zoning designations may be considered through a Plan Amendment Study after decisions have been made on all Potential MP zoning at the interchange, or five years from the time of the adoption of the Snoqualmie Valley Community Plan, whichever occurs first.

BN-P

The purpose of this zoning is to recognize of the store next to the Preston Mill as a Rural Neighborhood Center. The following P-suffix condition shall apply:

The only use allowed at this site is a small retail store not to exceed 3000 square feet of gross floor area.

This zoning implements Snoqualmie Valley Community Plan policy SQP 94.



NOTE:

Additional Area Wide P-Suffix conditions may apply See SITUS FILE.

W33-24-7

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city. This area is located in Expansion Area 1 for the City of Snoqualmie, as delineated on page 96 of the Snoqualmie Valley Community Plan. Specific criteria related to annexation are defined in SQP 78 and the agreement between the City of Snoqualmie, King County and the Snoqualmie Ridge Associates regarding Snoqualmie's future annexation of property on the Lake Alice Plateau, date February 12, 1990. Additional policies listed below also apply.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-69 through SQP 78.

QM-P

The purpose of this zoning is to provide the existing quarry operation adequate room to efficiently extract the material from the site and to provide adequate buffers against surrounding rural residential areas. The following P-suffix condition shall apply:

The conditions established by Ordinance #8307 (BALD file #122-86R) shall apply to this site.

RM-900-P

The conditions established by Ordinance #7831 (BALD file #109-85R) shall continue to apply.

GR-2.5 Potential SR

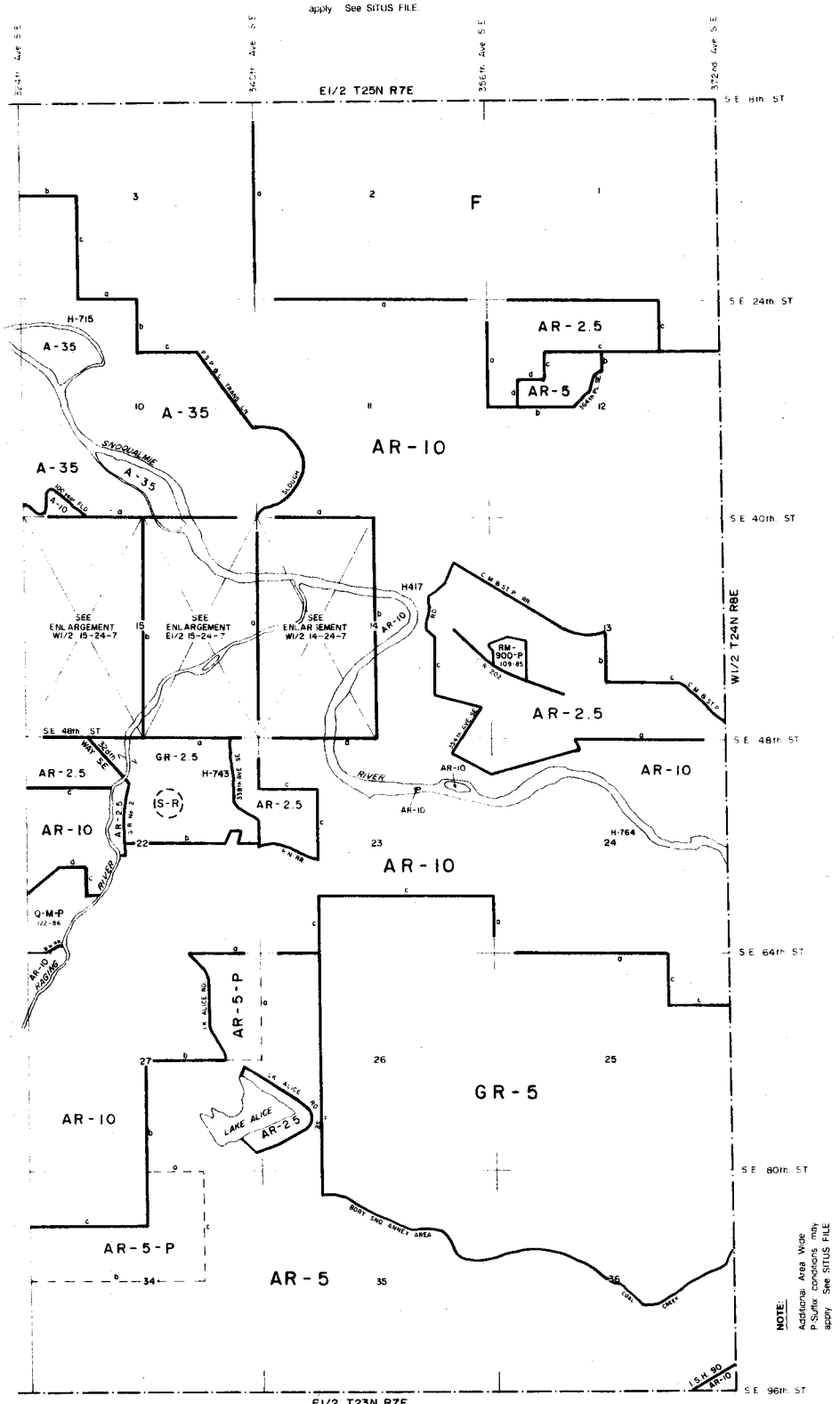
See page 35 of this Area Zoning document for a complete discussion of this zoning.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

NOTE:

Additional Area Wide P Suffix conditions may apply See SITUS FILE.



SECTION LINE a
1/4 LINE b (Ctr. Sec Line)
1/16 LINE c
1/64 LINE d

E1/2 T24N R7E

KING COUNTY ZONING MAP ORD. 25789

SCALE: 4 INCHES = 1 MILE

NOTE:

Additional Area Wide P Suffix conditions may apply See SITUS FILE

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

B-C-P on the north side of SR-202 and the eastside of the Fall City-Carnation Rd. SW.

The purpose of this zoning is to recognize existing commercial uses located in the floodplain of the Snoqualmie River. In order to implement Countywide floodplain protection, the following P-suffix conditions shall apply:

1. Development or redevelopment of the site shall only occur on the portion of the site that is above floodplain.

2. No new or additional fill is permitted.

This zoning implements Snoqualmie Valley Community Plan policies SQP-22 and SQP-26.

SR POTENTIAL RD-3600-P

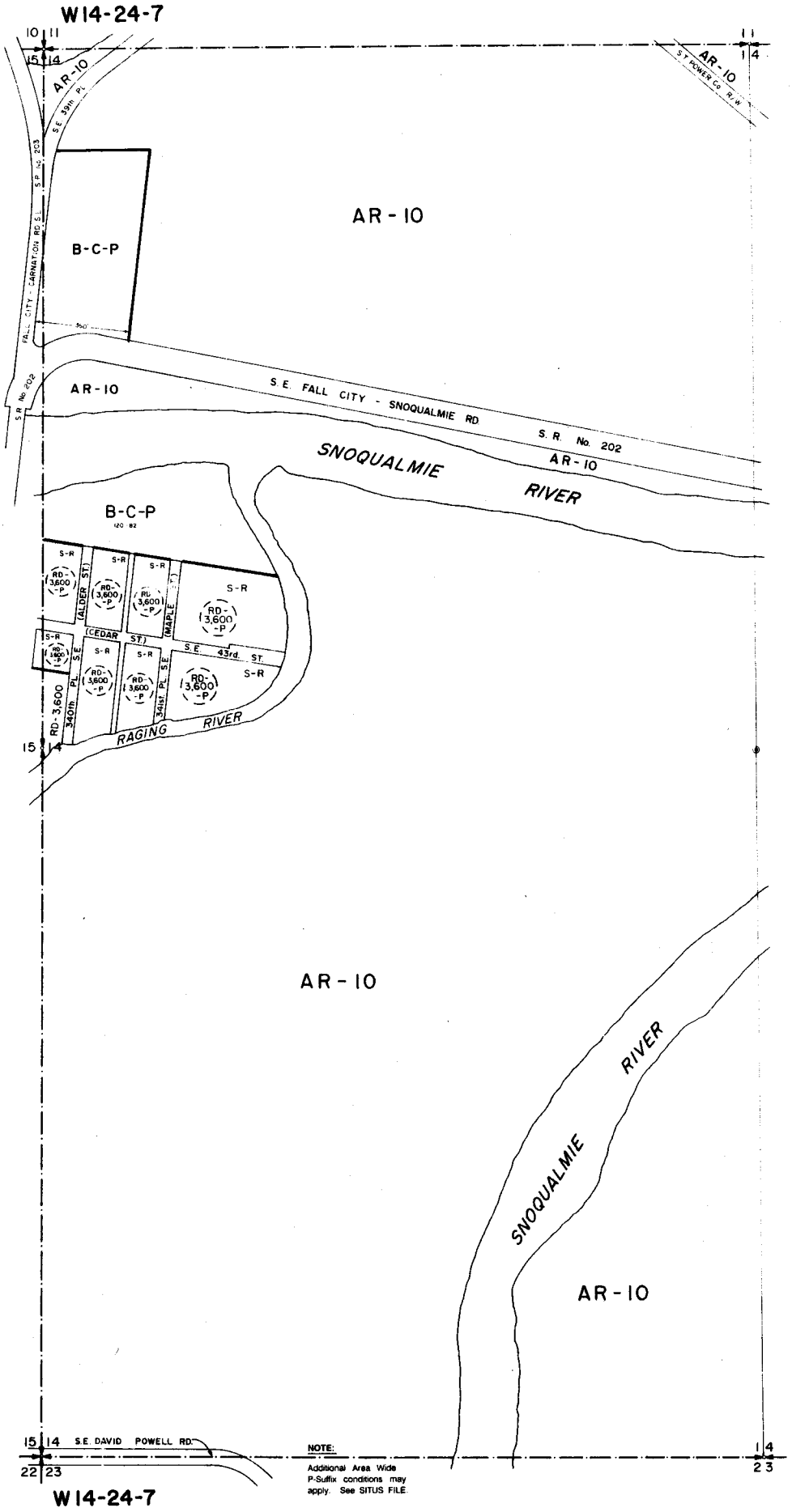
See page 30 of this Area Zoning document for a complete discussion of this zoning.

RD-3600

See page 30 of this Area Zoning document for a complete discussion of this zoning.

B-C-P on the south side of the Snoqualmie River

The conditions established by Ordinance #6993 (BALD file #120-82R) shall continue to apply.


W14-24-7
10 11
15 14
AR-10
S.E. 39th Pl.
S.P. No. 203
FALL CITY - CARNATION RD. S.E.
B-C-P
AR-10
ST POWER Co R/W
AR-10
S.R. No. 202
AR-10
S.E. FALL CITY - SNOQUALMIE RD.
S. R. No. 202
AR-10
SNOQUALMIE
RIVER
B-C-P
S-R
RD-3,600-P
(ALDER ST)
(CEDAR ST)
(MAPLE ST)
S.E. 43rd. ST.
S.E. 340th PL.
S.E. 341st PL.
RD-3,600
RAGING RIVER
AR-10
SNOQUALMIE
RIVER
AR-10
S.E. DAVID POWELL RD.
22 23
W14-24-7
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

GR-2.5 POTENTIAL SR

See page 35 of this Area Zoning document for a complete discussion of this zoning.

SR

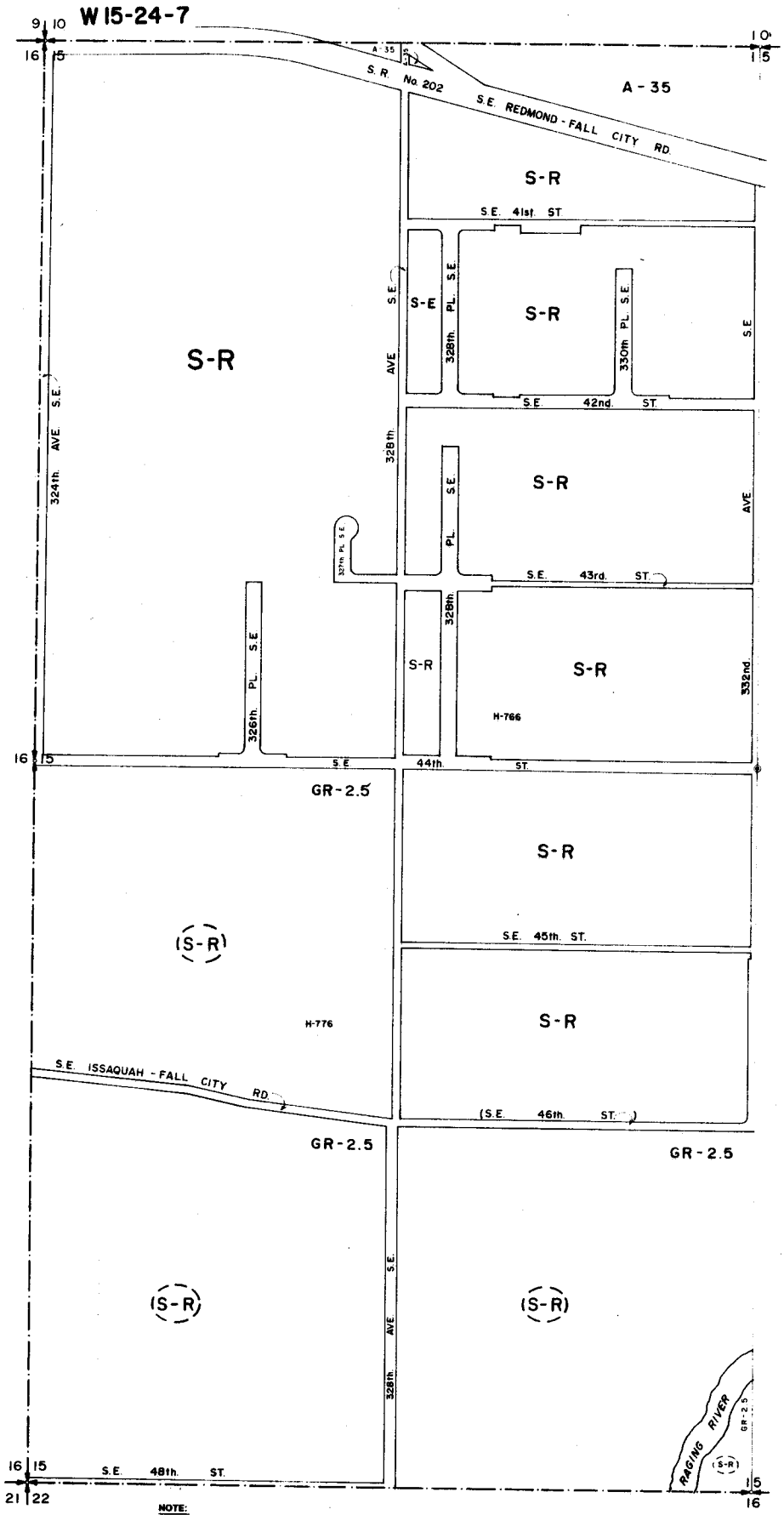
The purpose of this zoning is to recognize existing residential neighborhoods in the Fall City Rural Activity Center, and to implement the King County Comprehensive Plan direction to cluster new development in Activity Centers.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

SE

The purpose of this zoning is to recognize existing neighborhoods in the Fall City Rural Activity Center.

This zoning implements Snoqualmie Valley Community Plan policy SQP 87.



W 15-24-7

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

SR

The purpose of this zoning is to recognize existing residential neighborhoods in the Fall City Rural Activity Center, and to implement the King County Comprehensive Plan direction to cluster new development in Activity Centers.

This zoning implements Snoqualmie Valley Community Plan policy SQP 87.

SR Potential CG-P

See page 30 of this Area Zoning document for a complete discussion of this zoning.

BC

The purpose of this zoning is to recognize the existing land use on the site known as the Colonial Inn.

SR Potential BC-P

See page 35 of this Area Zoning document for a complete discussion of this zoning.

RM-900 Potential BC-P

See page 35 of this Area Zoning document for a complete discussion of this zoning

RD-3600

See page 30 of this Area Zoning document for a complete discussion of this zoning.

GR 2.5 Potential SR

See page 29 of this Area Zoning document for a complete discussion of this zoning.

M-H-P

The conditions established by Ordinance #5664 (BALD file #157-80R) shall continue to apply.

B-C-P on the east side of the Preston-Fall City Road and the south side of the Snoqualmie River.

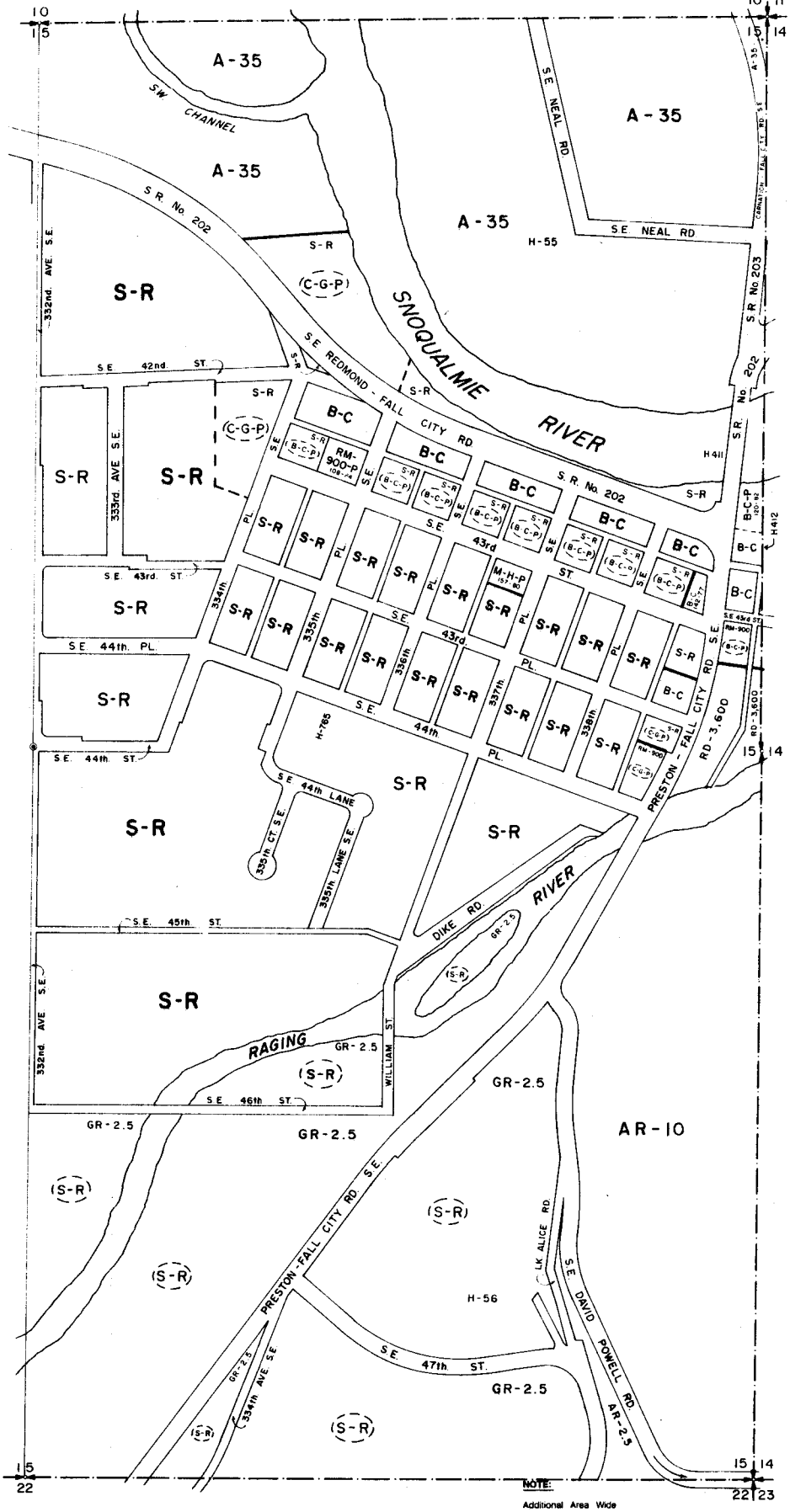
The conditions established by Ordinance #6993 (BALD file #120-82) shall continue to apply.

RM-900-P on the east side of 335th Pl. SE and the north side of SE 43rd St.

The conditions established by Ordinance #6916 (BALD file #108-84R) shall continue to apply.

RM-900 Potential C-G-P

See page 30 of this Area Zoning document for a complete discussion of this zoning.



NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

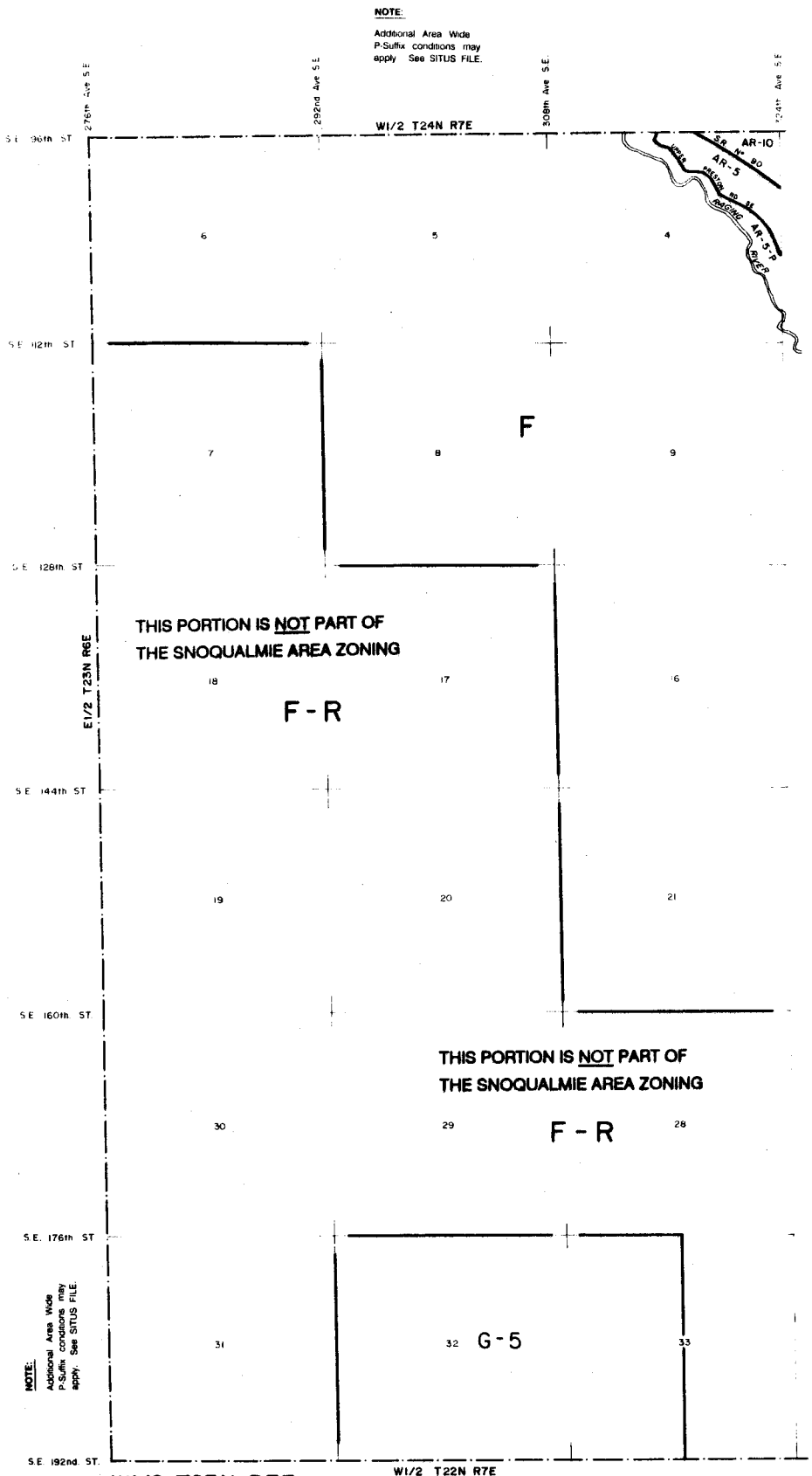
AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.



W1/2 T23N R7E

KING COUNTY ZONING MAP ORD. 25789

SCALE: 4 INCHES = 1 MILE

SECTION LINE	a	ZONE BOUNDARY
1/4 LINE	b (Ctr. Sec Line)	SECTION CORNER
1/16 LINE	c	
1/64 LINE	d	

E-1/2 T23N R7E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

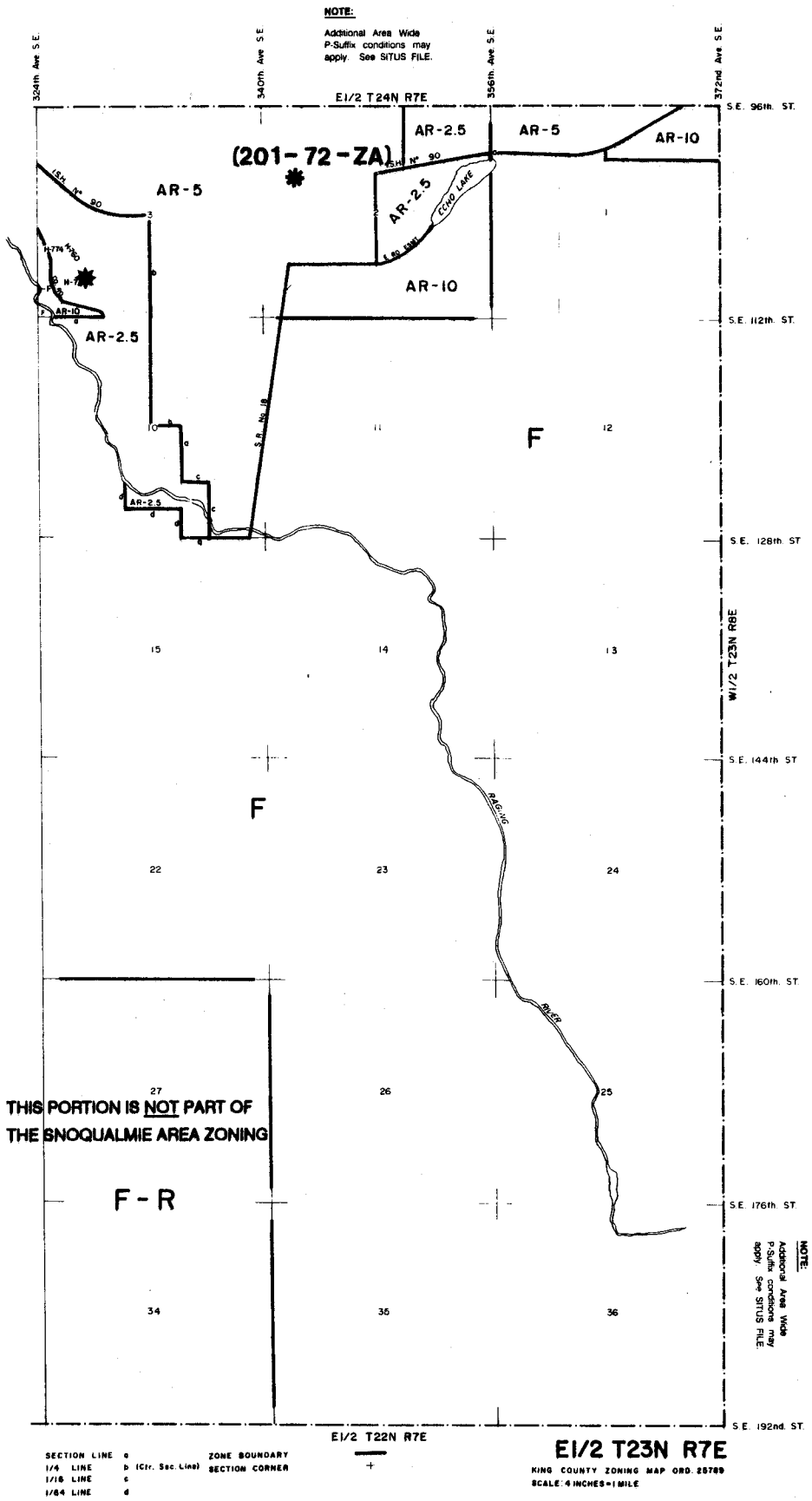
AR-5 (Interchange area)

The purpose of this zoning is to prevent the establishment of non-residential land uses that would be inconsistent with the goals of the Snoqualmie Valley Community Plan and the King County Comprehensive Plan. The plans recommend that commercial and industrial development should occur in Rural Activity Centers and their agreed upon expansion areas. At the time of plan development there was no commercial or industrial development and such land uses were considered inappropriate at this interchange.

This zoning implements Snoqualmie Valley Community Plan policy SQP 98.

AR-5 (BALD File #201-72-ZA)

Because Planned Unit Developments are not permitted in the AR zone classification the PUD designation for the Recreational Vehicle Park is removed. Any expansion or alteration of the RV park will require a County issued Conditional Use Permit. Until a new permit is applied, for any conditions of development contained in the original file (201-72-ZA), if any, shall continue to apply.



SECTION LINE a
1/4 LINE b (Ctr. Sec. Line)
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY
SECTION CORNER

E1/2 T23N R7E

KING COUNTY ZONING MAP ORD. 25769
SCALE: 4 INCHES = 1 MILE

1

T26N R8E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

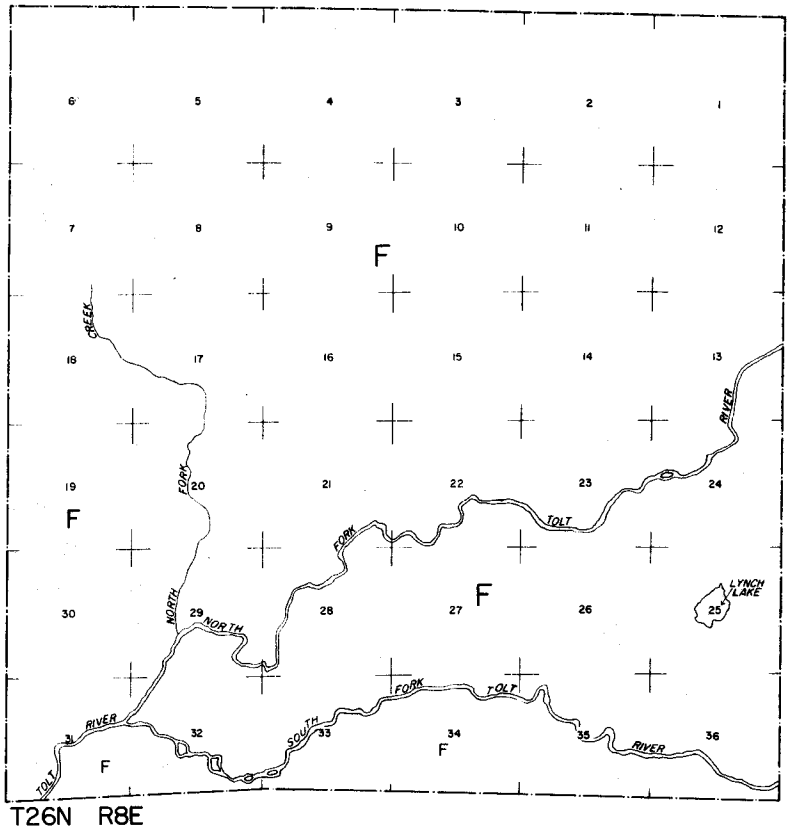
This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

T25N R8E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

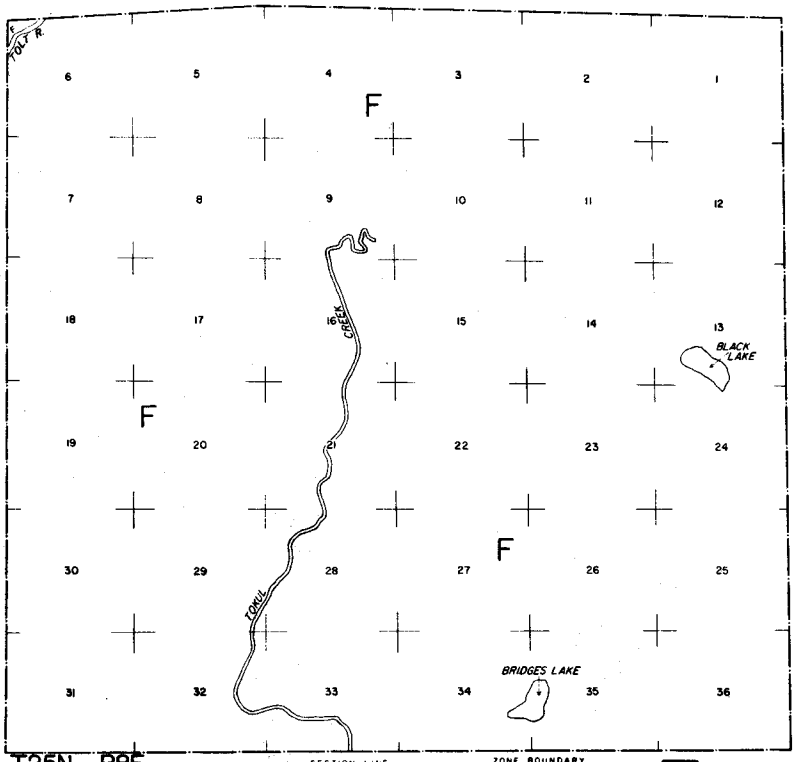
This zoning implements Snoqualmie Valley Community Plan policy SQP 33.



T26N R8E

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE



T25N R8E

KING COUNTY ZONING MAP ORD. 25769

SCALE: 2 INCHES = 1 MILE

SECTION LINE a
1/4 LINE b (Cir. Sec Line)
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY
SECTION CORNER

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

M-H-P and F-P

These zoning designations recognize the Weyerhauser Mill in Snoqualmie as a resource-based industrial use. The mill is in the City of Snoqualmie Expansion Area 2, described on page 99 of the Snoqualmie Valley Community Plan. The F-P zoning is applied to land within the floodway. M-H-P zoning is applied to land outside the floodway. The following P-suffix conditions shall apply:

A. General

1. Minimum 50' buffers on all property boundaries adjacent to residential areas.

2. Pursuant to Comprehensive Plan Policy CI-502, joint planning between King County and the City of Snoqualmie is required for redevelopment of the mill site for uses other than forest products manufacturing pursuant to an interlocal agreement to be adopted by the City, the County and the property owner. The interlocal agreement shall provide for a review process under which:

   a. An application is submitted to both jurisdictions.

   b. The City shall provide its comments to the County.

c. The County shall consider the City's comments and render a decision which it shall transmit to the City.

d. The City shall approve or deny the County's decision in its entirety within 60 days, but may not modify its application to address those concerns. A modified application shall be subject to the review process outlined in paragraphs a-d.

3. The City's review and approval or denial shall be governed by the following development standards. The interlocal agreement may elaborate upon these standards.

B. Public Services and Utilities

1. Development of any necessary utilities, roads, and public facilities shall occur prior to issuance of any occupancy permits.

2. The property owner shall pay its proportionate share of the capital cost of expansion of any city utility or service which is necessitated by the proposed development to ensure that burdens which would not otherwise occur will not be imposed on existing residents or facilities.

C. Compatibility

As indicated in Policy SQP-79, the City and County recognize the historic industrial use and support continued industrial use of the property. Industrial use of the property other than forest product manufacturing should not be construed as a public nuisance per se where carried on in a reasonable manner and in compliance with any applicable regulations even though it may have impacts on nearby rural properties. Consideration shall be given to the existing rural, resource-related character of the City of Snoqualmie and to the nature and extent of impacts on surrounding properties.

D. Open Space

A portion of the property shall be set aside for open space. Open space may include the floodway and trail along the Snoqualmie River required by Condition 4(G).

E. Drainage Facilities

1. A master drainage plan consistent with the criteria in the King County Surface Water Design Manual for the entire property shall be prepared.

2. Surface water drainage control systems shall prevent the following unacceptable impacts:

   a. Aggravation of existing flooding problems;

   b. Destabilization of natural drainage systems;

   c. Unstable soil conditions; and

   d. Degradation of water quality in the Snoqualmie River.

F. Transportation

1. A Transportation Plan shall be prepared which considers applicable City and County plans and policies.

2. The property owner shall comply with the County's Mitigation Payment System (MPS), if applicable. If the MPS is not applicable to this area, the property owner shall pay its proportionate share of any transportation improvements made necessary as a direct result of the proposed development.

3. The property owner shall develop a Transportation Management Plan to minimize the necessity for single occupancy automobile usage.

G. Sensitive Areas

1. The desired development shall comply with the King County Sensitive Areas Ordinance.

2. The old Mill Pond shall be restored to improve its habitat and water quality functions, including removal of sinker logs and fill. The restoration plan shall be reviewed and approved by the King County BALD wetland biologist and Resource Planning Section staff.

3. Bank restoration along the reach of the Snoqualmie River, if necessary as a result of the proposed development.

4. Public access along the Snoqualmie River and the southern portion of the old Mill Pond.

5. The property owner will not oppose annexation if the proposed development requires extension of additional city services.

6. P-suffix conditions apply to redevelopment of the mill site with other industrial uses, not forest product manufacturing.

7. The rezone process may be used to modify the zone boundary based on additional information regarding the more precise location of the zero rise flood boundary.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-111 and SQP-112.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

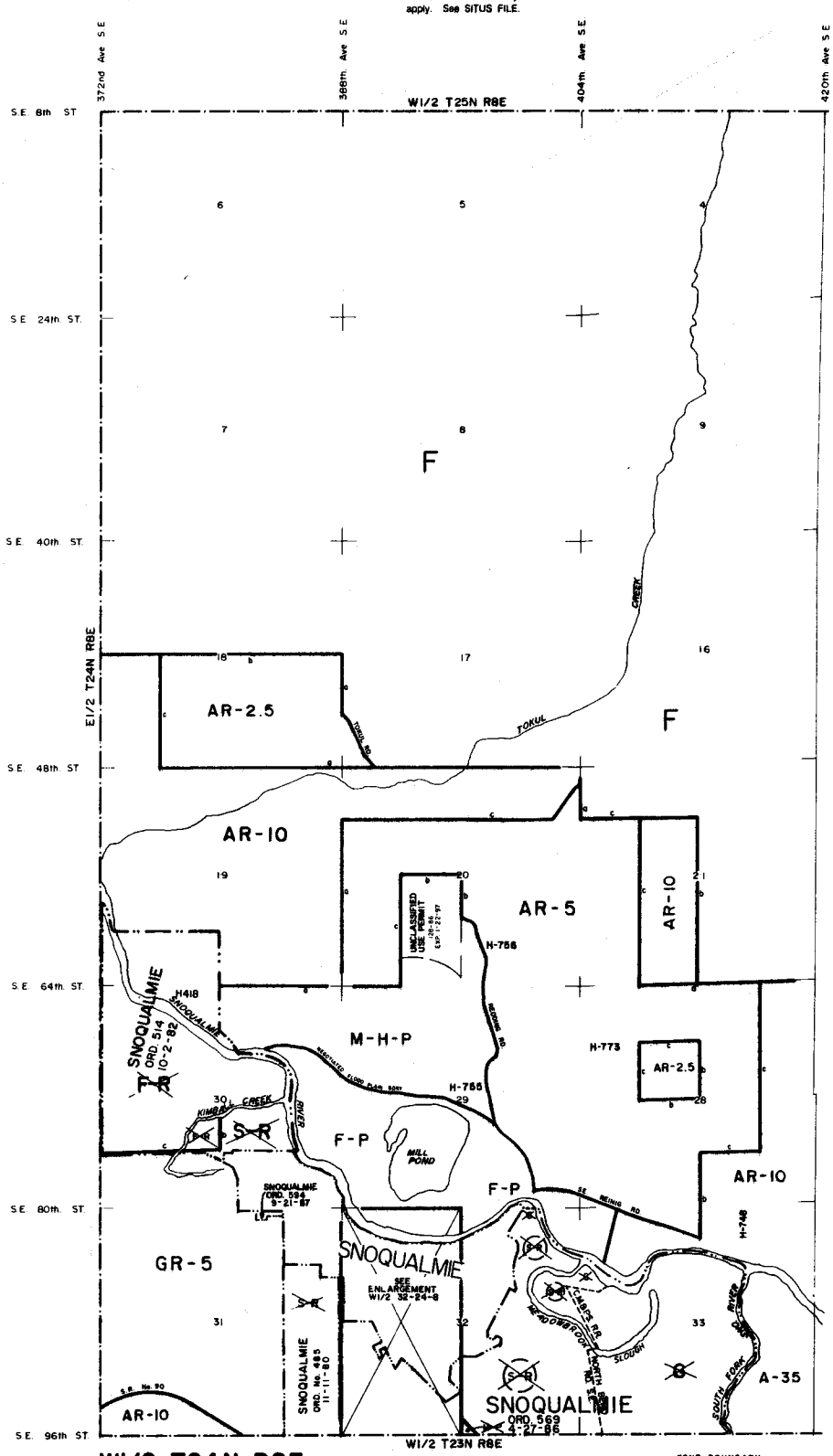
AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.



W1/2 T24N R8E

KING COUNTY ZONING MAP ORD. 29789

SCALE: 4 INCHES=1 MILE

SECTION LINE	a		ZONE BOUNDARY
1/4 LINE	b	(Ctr. Sec. Line)	SECTION CORNER
1/16 LINE	c		
1/64 LINE	d		

W 32-24-8

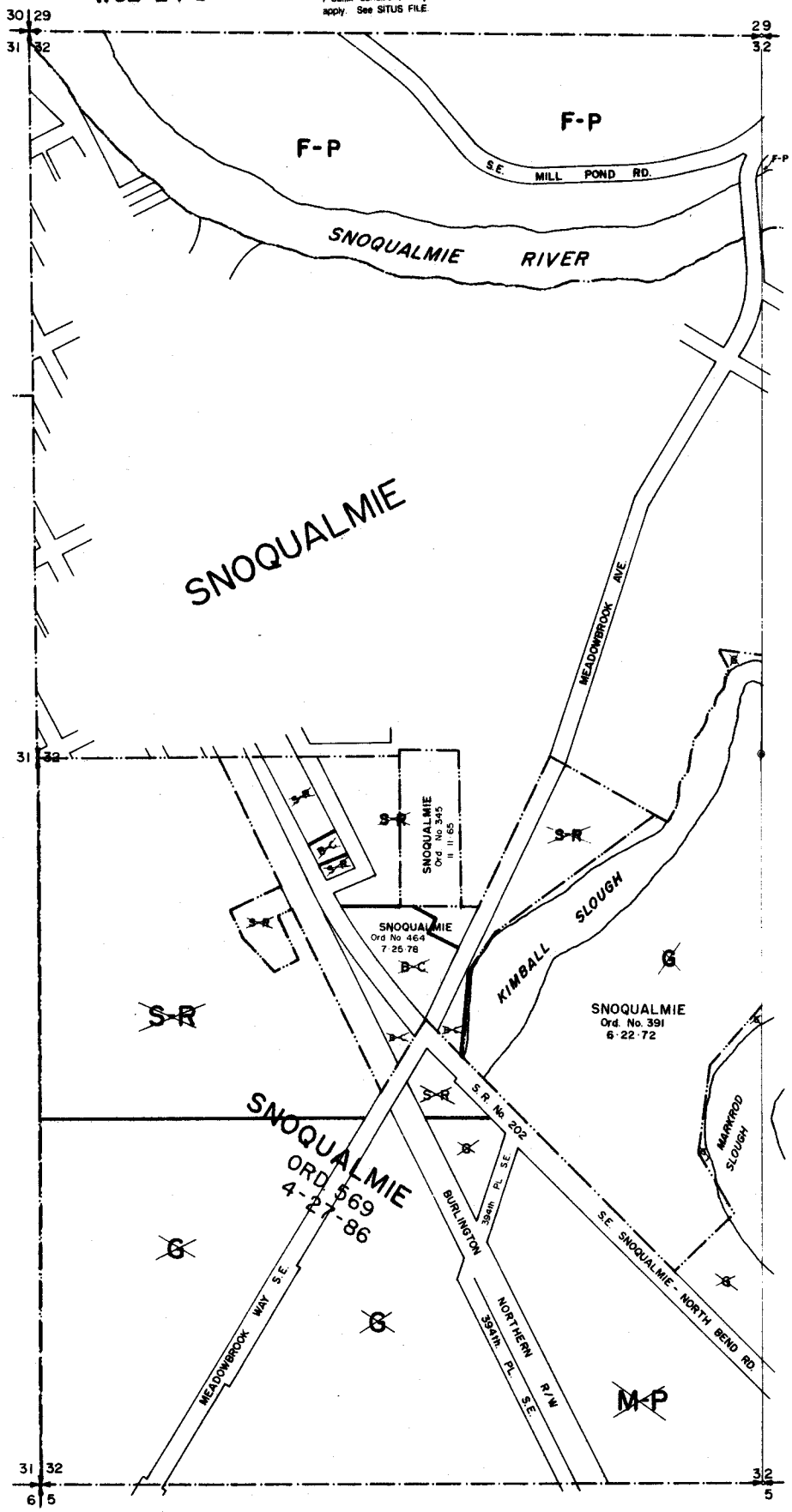
F-P

See description of F-P zoning on page 166 of Snoqualmie Area Zoning.

W32-24-8

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.



W32-24-8

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

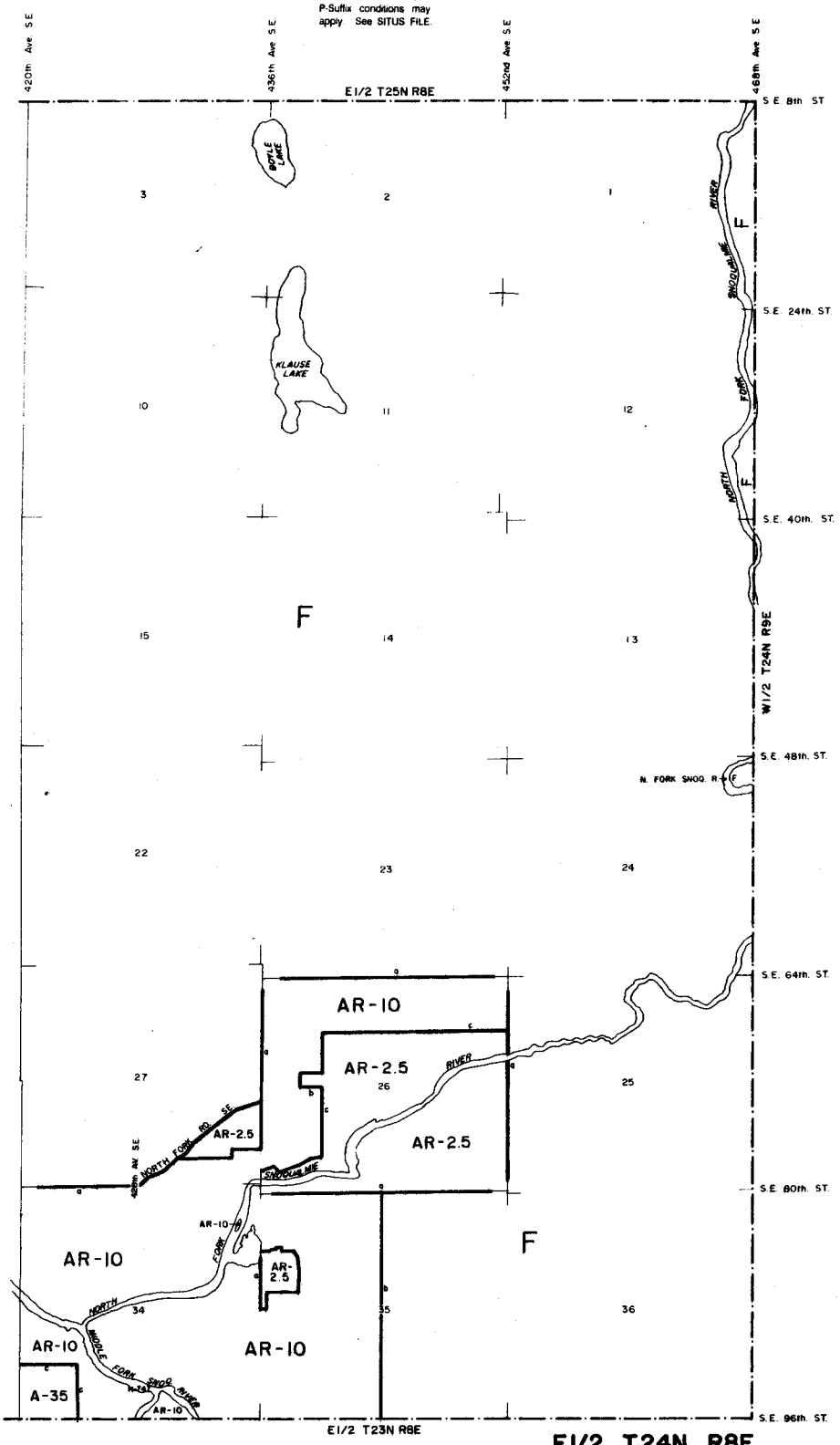
AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.



SECTION LINE a
1/4 LINE b (Ctr. Sec. Line)
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY
SECTION CORNER

E1/2 T24N R8E

KING COUNTY ZONING MAP ORD. 26789

SCALE: 4 INCHES = 1 MILE

ALLWIGHT 1979

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

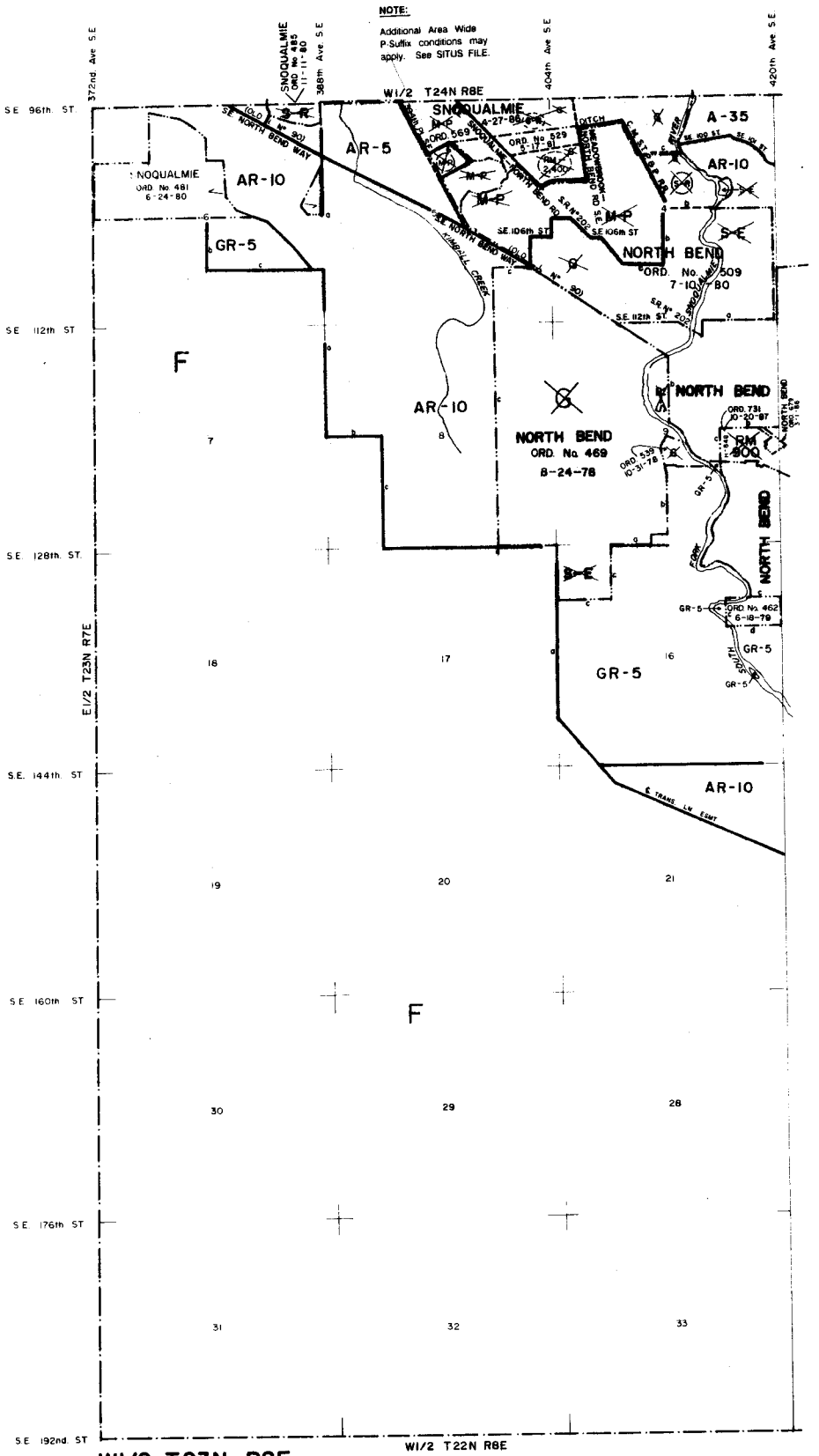
This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the North Bend City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of North Bend, as shown on page 105 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-81, SQP-111 and SQP 112.



W1/2 T23N R8E

KING COUNTY ZONING MAP ORD. 25789

SCALE: 4 INCHES = 1 MILE

SECTION LINE	a	ZONE BOUNDARY	
1/4 LINE	b	(Ctr. Sec. Line) SECTION CORNER	+
1/16 LINE	c		
1/64 LINE	d		

E-1/2 T23N R8E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5-P

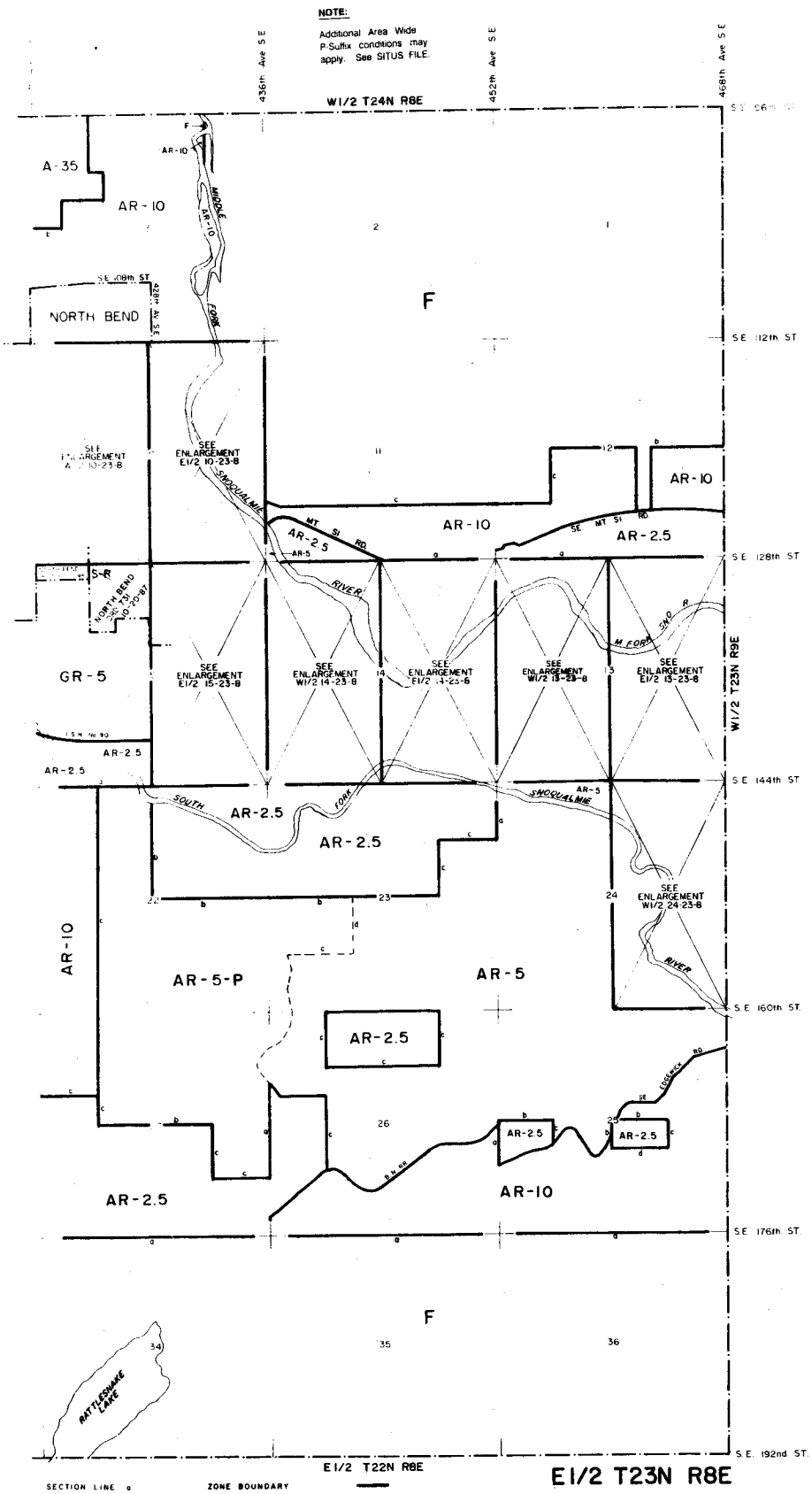
The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the North Bend City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of North Bend, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP 81, SQP 111 and SQP 112.


NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.
436th Ave S.E
452th Ave S.E
468th Ave S.E
W1/2 T24N R8E
A-35
AR-10
F
NORTH BEND
S.E. 108th ST
S.E. 112th ST
S.E. 128th ST
S.E. 144th ST
S.E. 160th ST
S.E. 176th ST
S.E. 192nd ST
W1/2 T23N R9E
E1/2 T22N R8E
GR-5
AR-2.5
AR-5-P
AR-5
SEE ENLARGEMENT E1/2 10-23-8
SEE ENLARGEMENT E1/2 15-23-8
SEE ENLARGEMENT W1/2 14-23-8
SEE ENLARGEMENT E1/2 14-23-8
SEE ENLARGEMENT W1/2 13-23-8
SEE ENLARGEMENT E1/2 13-23-8
SEE ENLARGEMENT W1/2 24-23-8
SNOQUALMIE
RIVER
MIDDLE FORK
SOUTH FORK
M FORK SNO R
MT SI RD
SE MT SI RD
LOGANCH RD
B.N. RD
RATTLESNAKE LAKE
E1/2 T23N R8E
KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE
SECTION LINE a
1/4 LINE b
1/16 LINE c
1/64 LINE d
ZONE BOUNDARY
(Ctr. Sec. Line) SECTION CORNER

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

CG-P

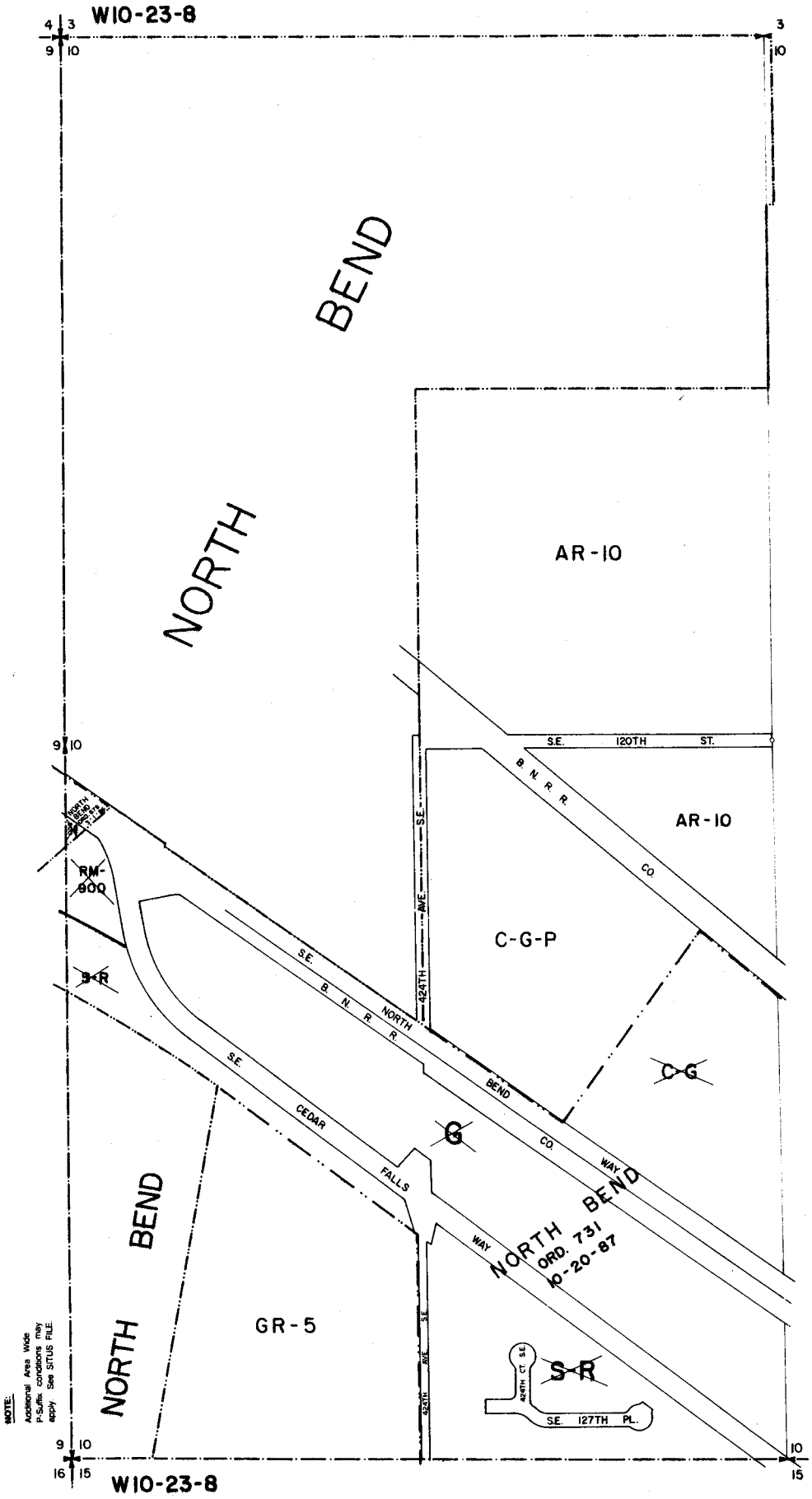
See item#1, page 39 of this Area Zoning document for a complete discussion of this zoning.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-111 and SQP-112.


W10-23-8
4 3
9 10
3
10
NORTH BEND
AR-10
S.E. 120TH ST.
B N R R CO.
AR-10
S.E. 424TH AVE.
C-G-P
RM-900
S-R
S.E. NORTH BEND WAY
B. N. R. R.
C-G
S.E. CEDAR FALLS WAY
G
NORTH BEND
ORD. 731
10-20-87
NORTH BEND
GR-5
S.E. 424TH AVE.
S-R
424TH CT. S.E.
S.E. 127TH PL.
NOTE:
Additional Area Wide P-Suffix conditions may apply See SITUS FILE
9 10
16 15
W10-23-8
10
15

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

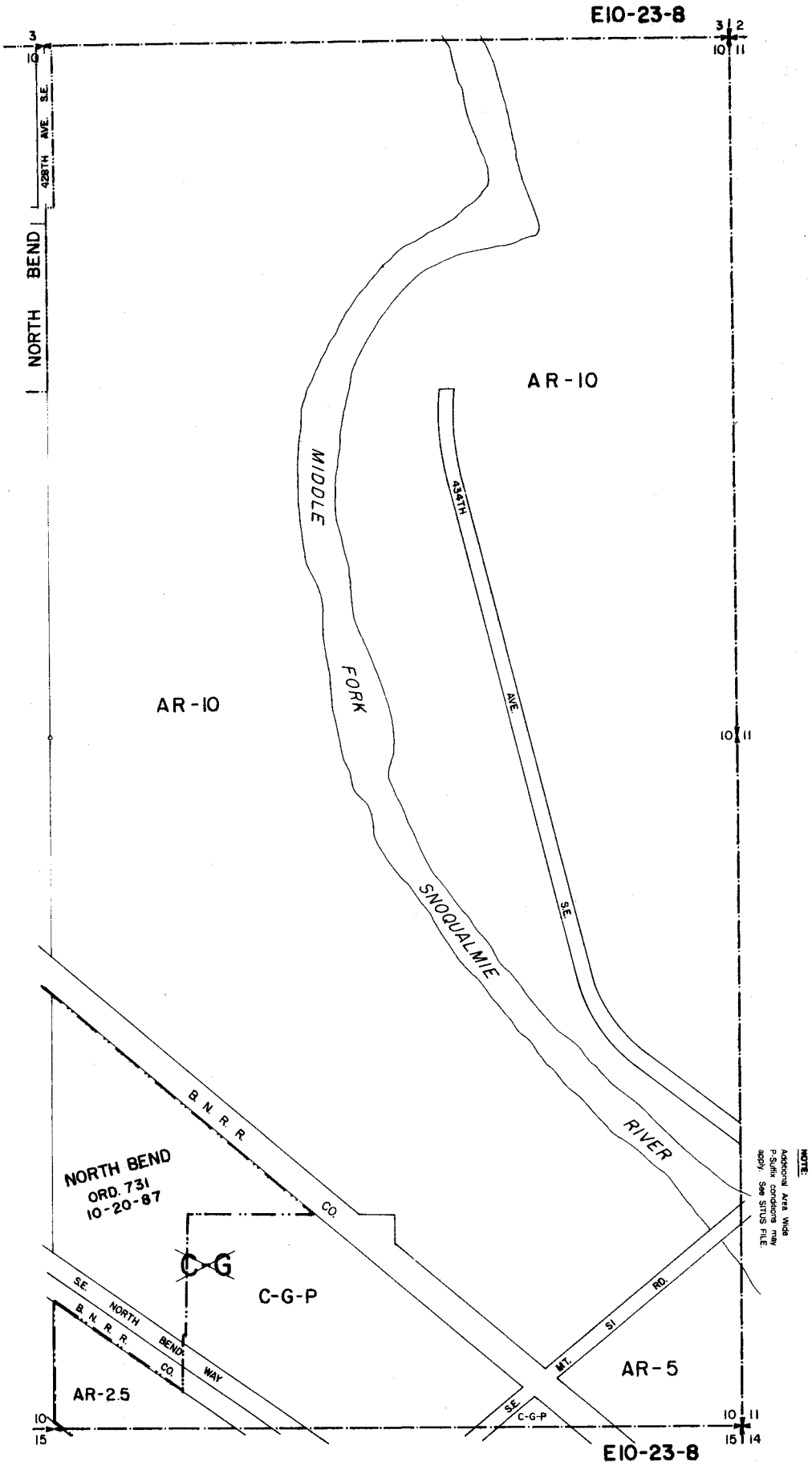
AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.



NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

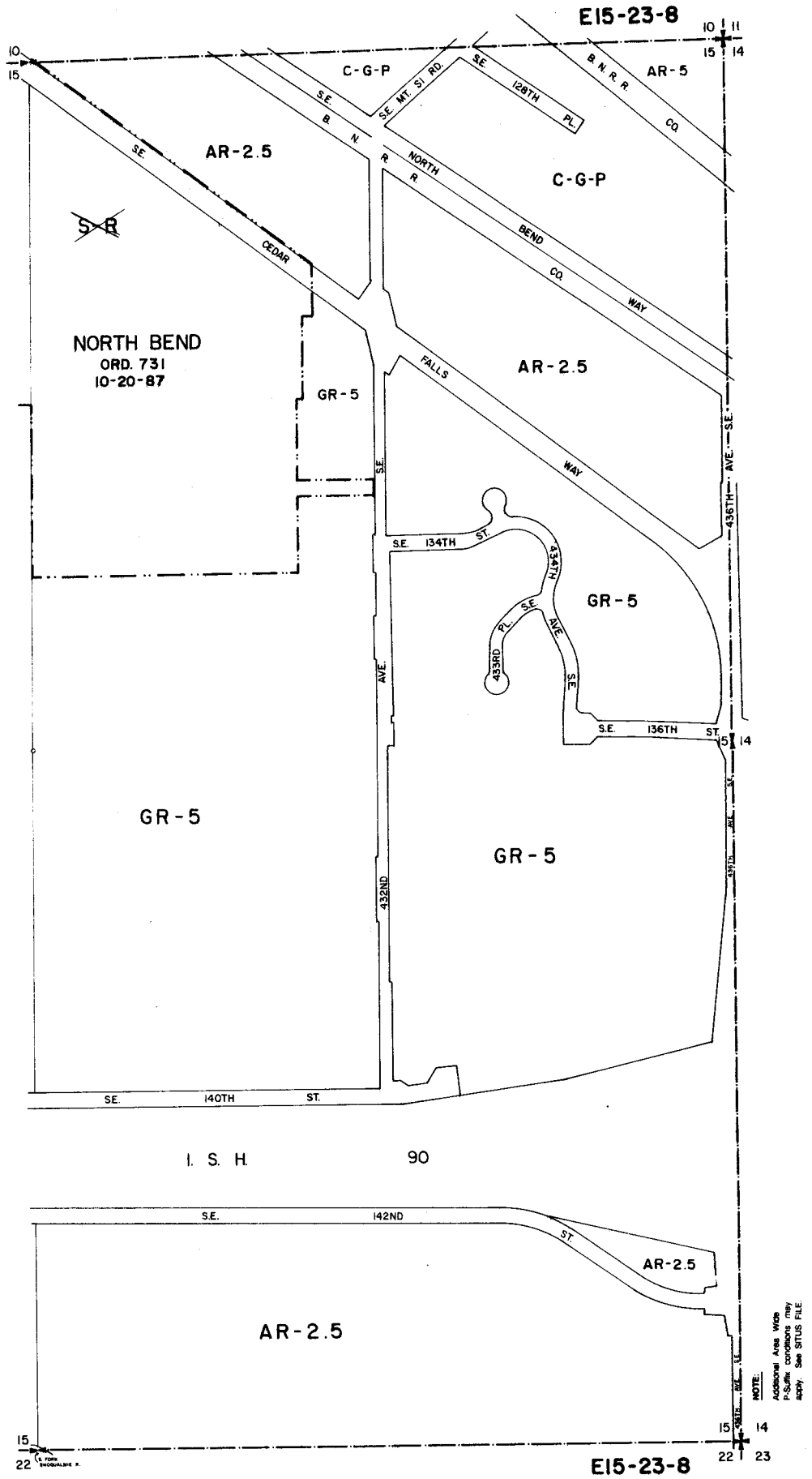
See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for King County to identify appropriate areas for future city expansion. This zone designation differentiates the North Bend City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of North Bend, as shown on page 105 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-81, SQP 111 and SQP-112.


E15-23-8
10
11
15
14
C-G-P
S.E. MT. SI. RD.
S.E. 128TH PL.
B. N. R. R.
AR-5
CO.
S.E.
B. N. R. R.
AR-2.5
C-G-P
NORTH BEND WAY
CO.
S.R.
CEDAR FALLS WAY
NORTH BEND
ORD. 731
10-20-87
GR-5
AR-2.5
S.E. 436TH AVE. S.E.
S.E. 134TH ST.
434TH AVE. S.E.
433RD PL. S.E.
GR-5
S.E. 136TH ST.
GR-5
GR-5
432ND AVE.
S.E. 140TH ST.
I. S. H. 90
S.E. 142ND ST.
AR-2.5
AR-2.5
NOTE:
Additional Area Wide P-Suffix conditions may apply. See STUS FILE.
22
23
E15-23-8

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.

M-H-P

The conditions established by Ordinance #5744 (BALD file #112-79R) shall continue to apply.

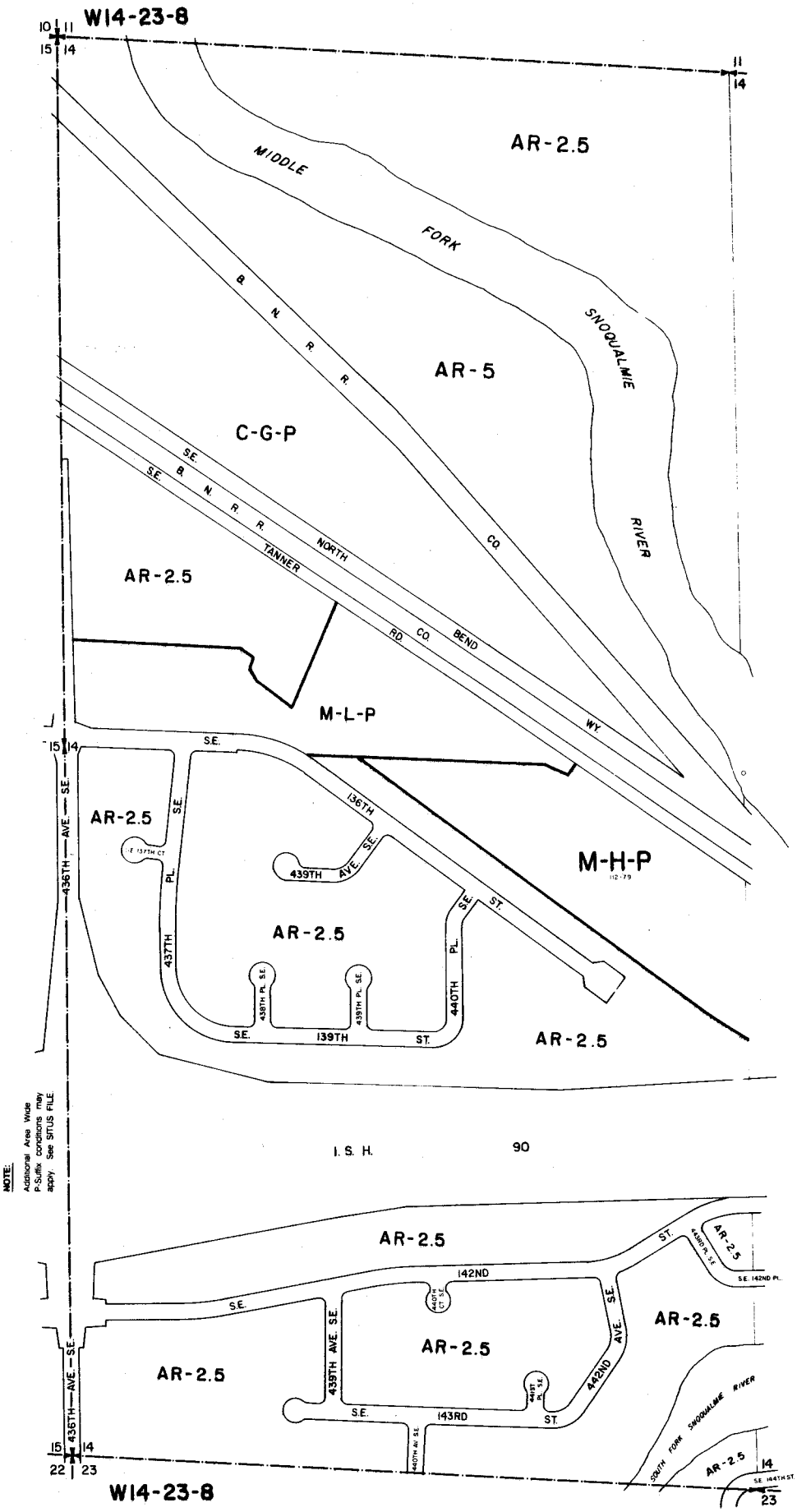
M-L-P

See page 40 of this Area Zoning document for a complete discussion of this zoning.

M-L-P, lots #1, 2 and 3 of KC Short Plat #982016

In addition to the P-suffix conditions outlined on page 40 of this Area Zoning document, the following P-suffix condition shall apply:

- Prior to issuance of a building permit, sanitary sewers must be available.


W14-23-8
AR-2.5
MIDDLE
FORK
SNOQUALMIE
RIVER
B. N. R. R. CO.
AR-5
C-G-P
S.E. B. N. R. R. NORTH BEND CO. RD.
S.E. TANNER RD.
AR-2.5
M-L-P
WY.
AR-2.5
136TH S.E.
439TH AVE. S.E.
M-H-P
112-79
437TH PL. S.E.
AR-2.5
438TH PL. S.E.
439TH PL. S.E.
440TH PL. S.E.
S.E. 139TH ST.
AR-2.5
436TH AVE. S.E.
I. S. H. 90
NOTE:
Additional Area Wide P-Suffix conditions may apply. See STATUS FILE
AR-2.5
142ND S.E.
440TH CT. S.E.
AR-2.5
439TH AVE. S.E.
442ND AVE. S.E.
441ST PL. S.E.
S.E. 143RD ST.
440TH AV. S.E.
AR-2.5
AR-2.5
S.E. 142ND PL.
AR-2.5
SOUTH FORK SNOQUALMIE RIVER
AR-2.5
S.E. 144TH ST.
W14-23-8

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #2, page 39 of this Area Zoning document for a complete discussion of this zoning.

Portions of this area are subject to conditions of Ordinance #7694 (BALD File #130-85R), Conditional Use Permit #83-36C and Shoreline Development Permit #034-86 SH.

M-H-P

The conditions established by Ordinance #5744 (BALD file #112-79R) shall continue to apply.

AR-5 Potential ML-P

The conditions established by Ordinance #7694 (BALD file #130-95R), Conditional Use Permit 86-36C, and Shoreline Development Permit 034-86 SH shall continue to apply.

The following criteria must be met to activate the potential zone:

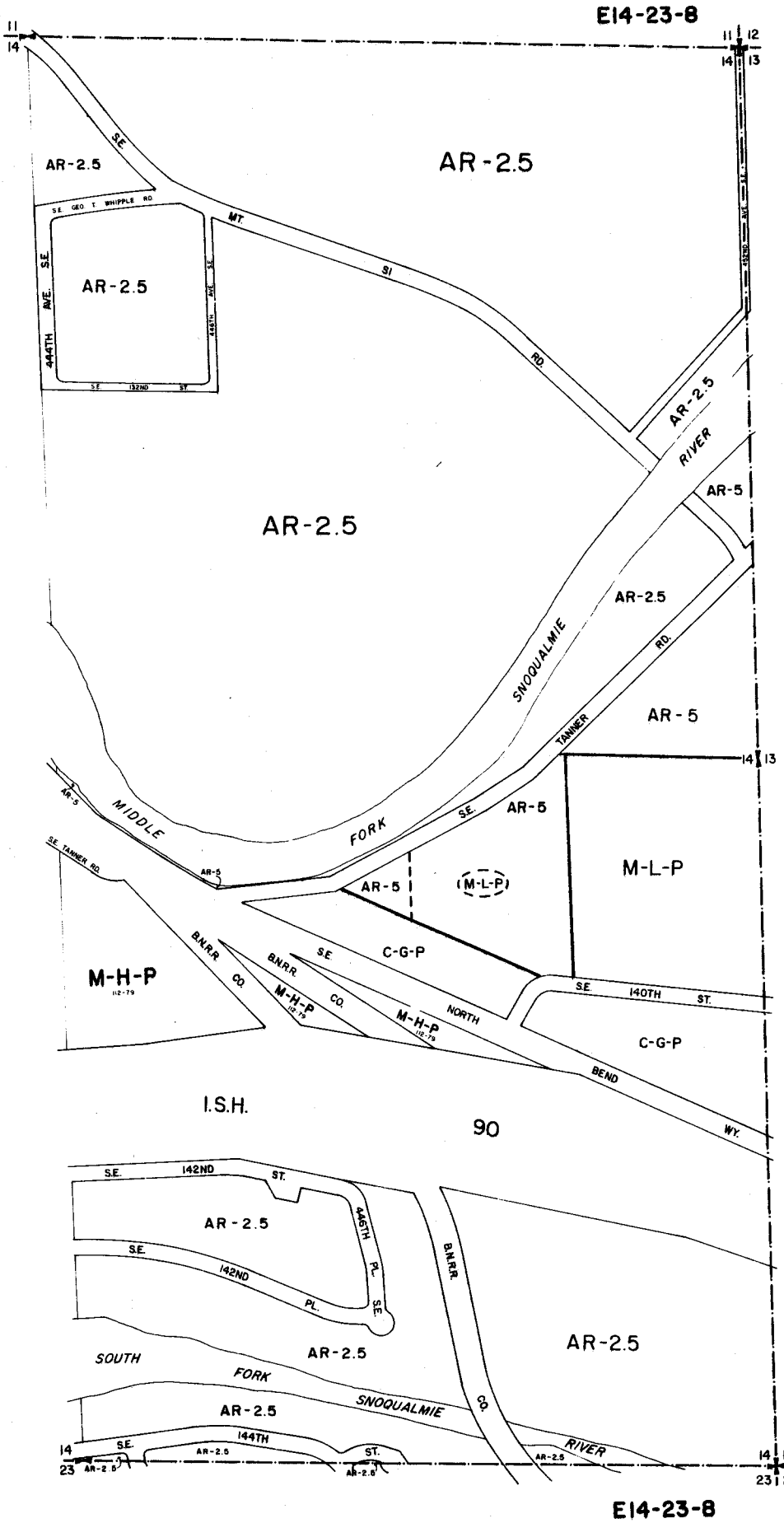
1. Site plan review to identify traffic circulation, access and perimeter buffer needs;

2. P-Suffix conditions on page 41 of this Area Zoning Document shall apply; and

3. Landscape buffers in the Commercial Screening Matrix, page 36 shall apply.

M-L-P

See page 40 of this Area Zoning for a complete discussion of this zoning.


E14-23-8
AR-2.5
AR-2.5
AR-2.5
AR-2.5
AR-2.5
AR-2.5
AR-5
AR-5
AR-5
AR-5
AR-5
M-L-P
(M-L-P)
M-H-P
112-79
M-H-P
112-79
M-H-P
112-79
C-G-P
C-G-P
S.E. GEO. T. WHIPPLE RD.
444TH AVE. S.E.
446TH AVE. S.E.
S.E. 132ND ST.
S.E. MT. SI RD.
SNOQUALMIE RIVER
S.E. TANNER RD.
S.E. TANNER RD.
MIDDLE FORK
B.N.R.R. CO.
S.E. NORTH BEND WY.
S.E. 140TH ST.
I.S.H. 90
S.E. 142ND ST.
S.E. 142ND PL.
446TH PL. S.E.
SOUTH FORK SNOQUALMIE RIVER
S.E. 144TH ST.
B.N.R.R. CO.
AR-2.5
AR-2.5
AR-2.5
AR-2.5
AR-2.5
AR-2.5

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #2, page 39 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential CG-P

See page 40 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

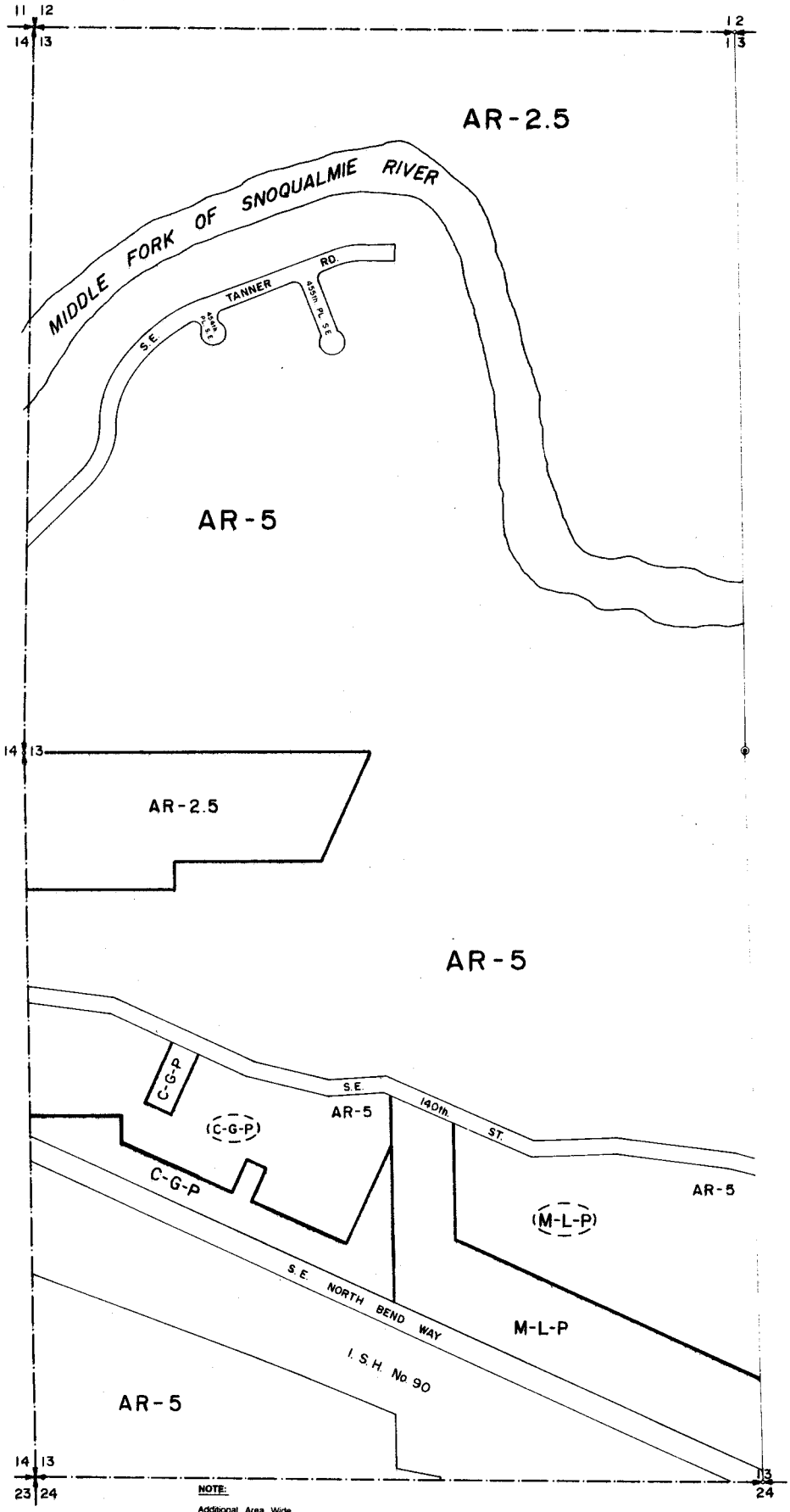
M-L-P

See page 40 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential ML-P

See page 41 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

W13-23-8



W13-23-8

NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

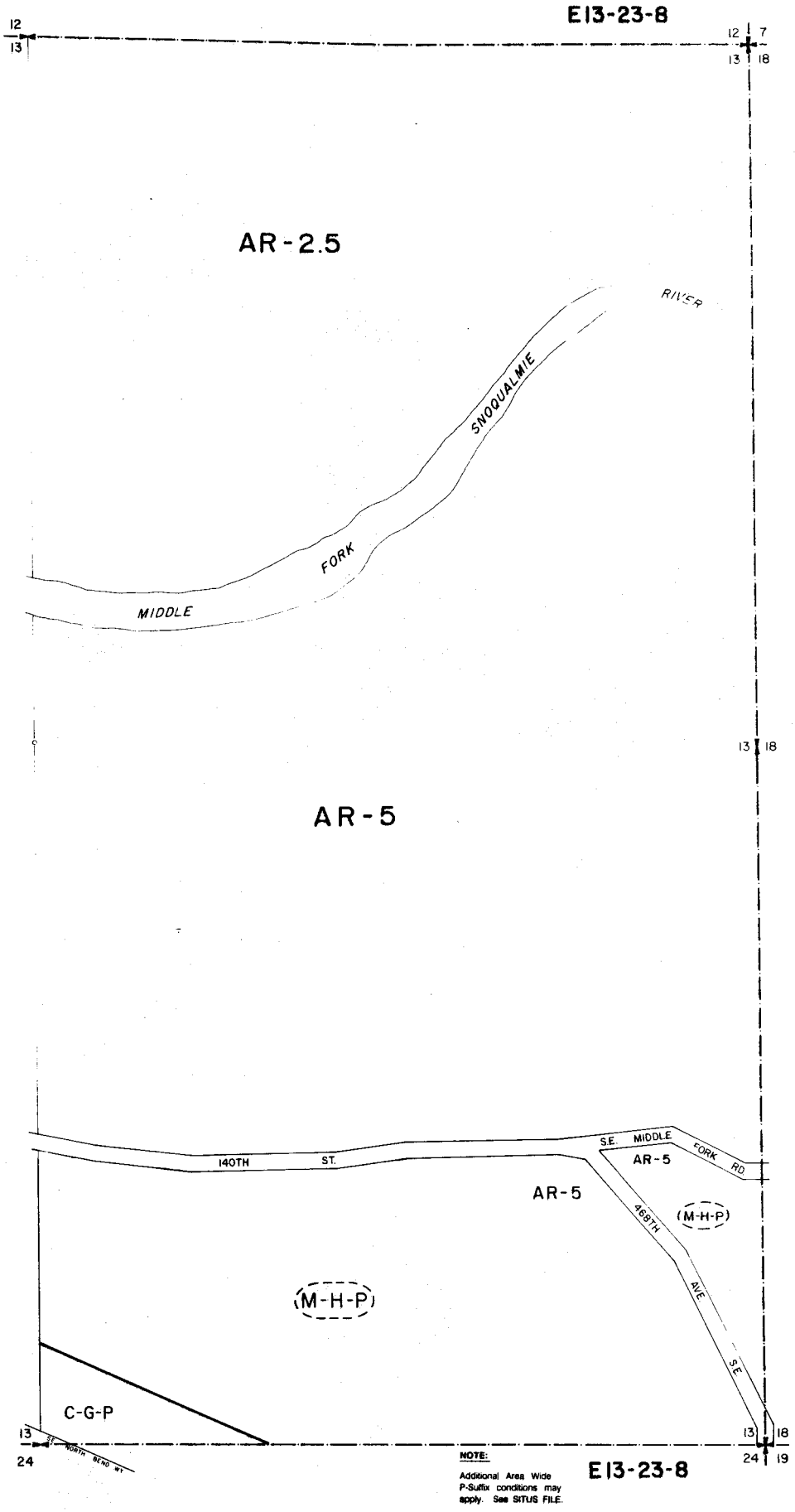
This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #6, page 42 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential MH-P

See page 43 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.



NOTE:

Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

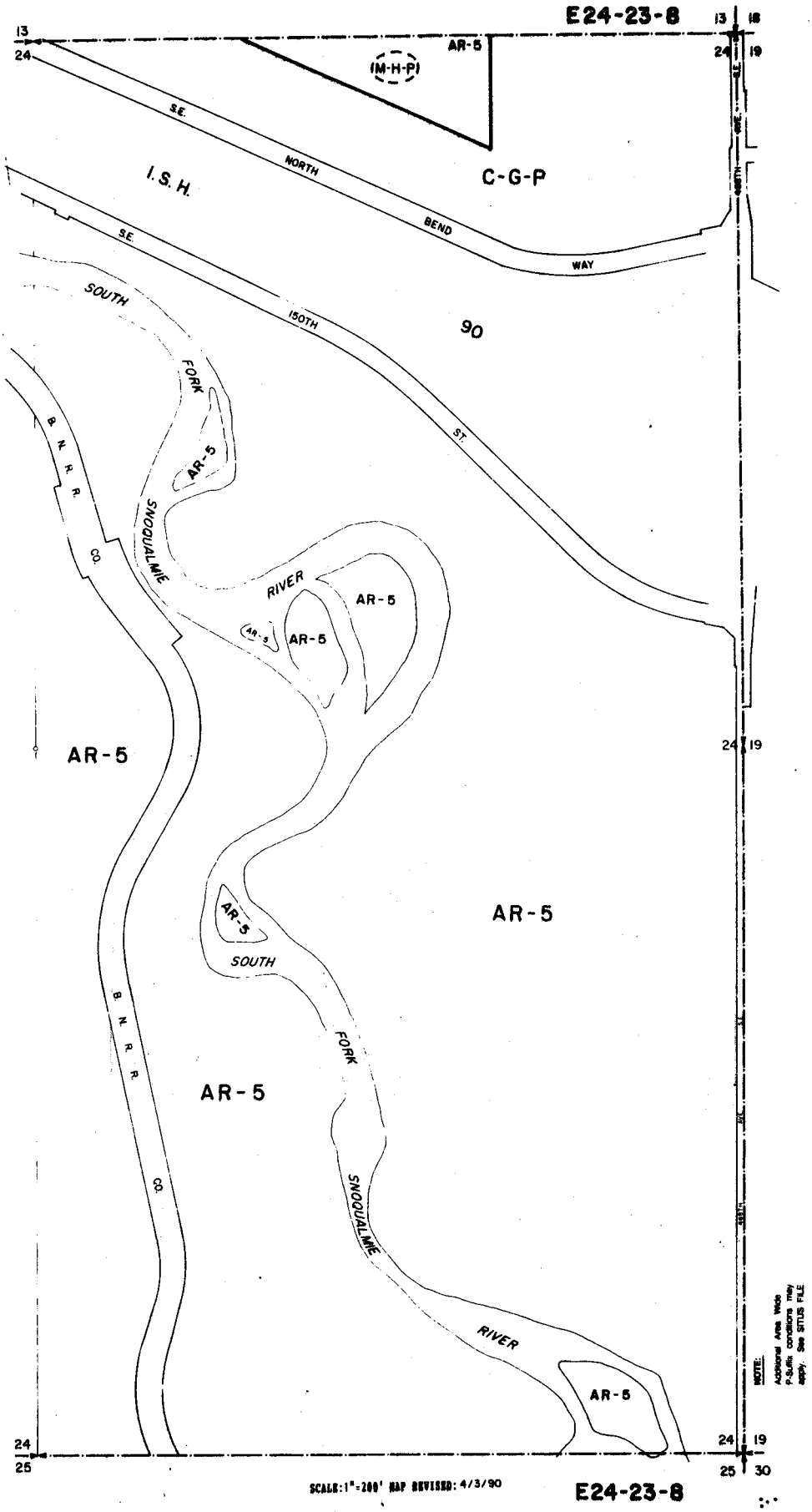
This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5 Potential MH-P

See page 43 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

CG-P

See Item #6, page 42 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.


E24-23-8
13
24
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18
24
19
AR-5
(M-H-P)
S.E.
NORTH
BEND
WAY
I.S.H.
C-G-P
S.E.
150TH
ST.
90
SOUTH
FORK
SNOQUALMIE
RIVER
AR-5
B N R R CO.
AR-5
AR-5
AR-5
AR-5
AR-5
AR-5
SOUTH
FORK
SNOQUALMIE
RIVER
AR-5
AR-5
B N R R CO.
24
19
24
25
24
19
25
30
NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE
SCALE: 1"=200' MAP REVISED: 4/3/90
E24-23-8

T26N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

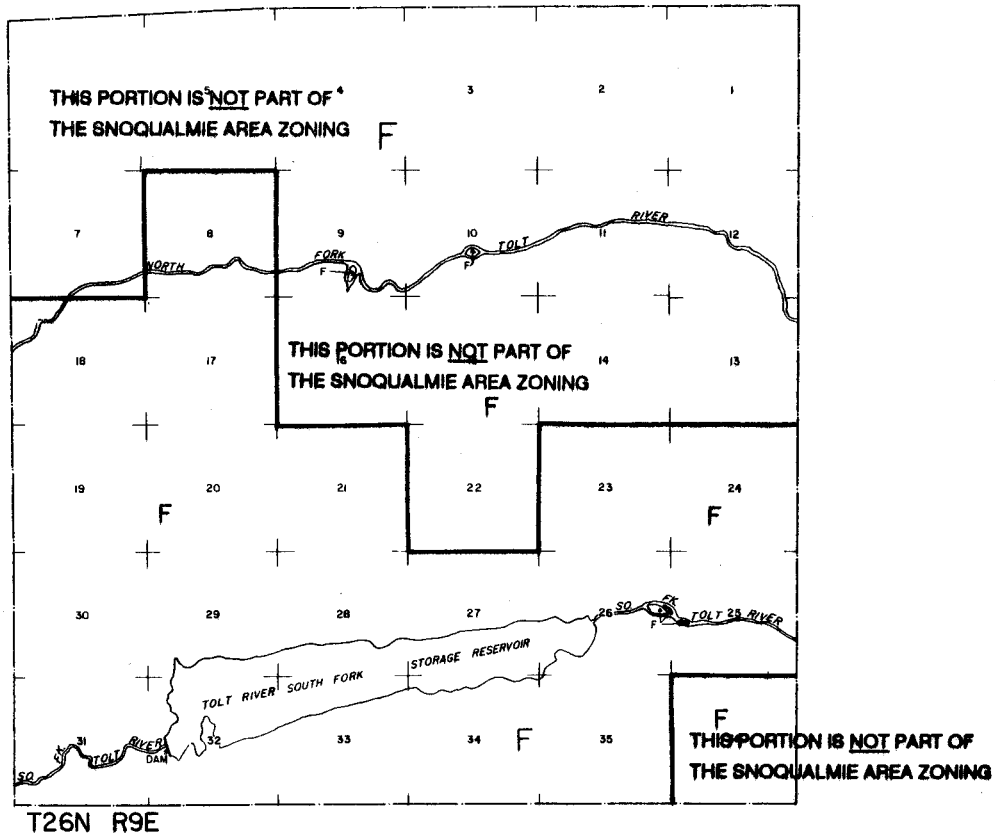
This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

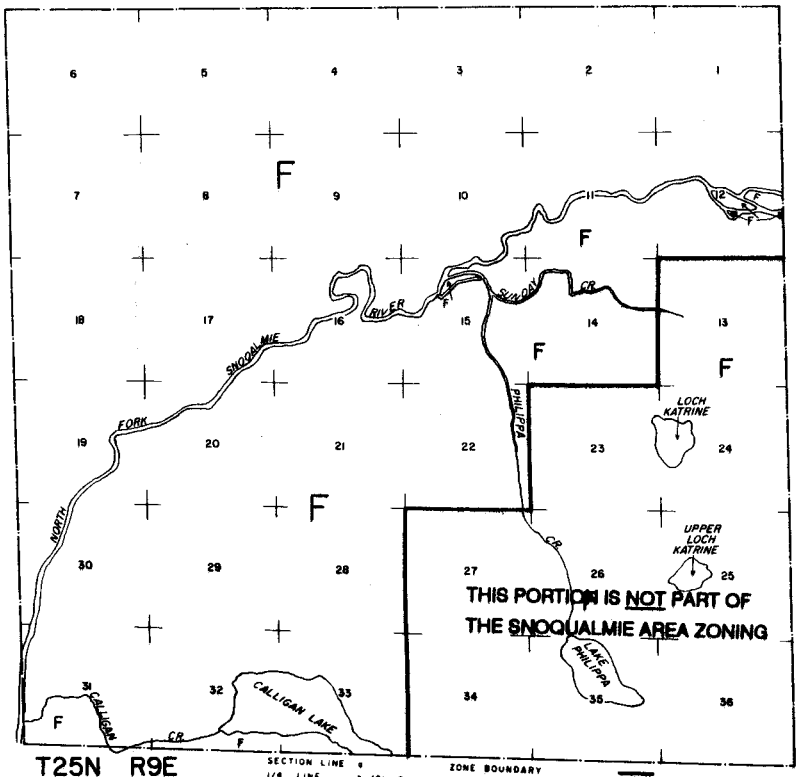
T25N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.



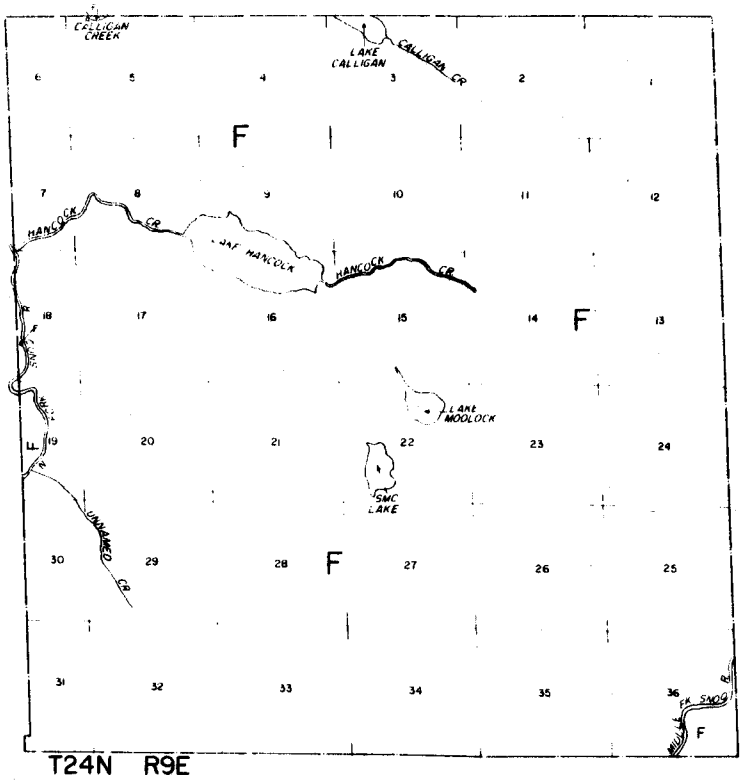


NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.



NOTE:

Additional Area Wide P Suffix conditions may apply See SITUS FILE

T23N R9E

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

F Potential QM

The purpose of this zoning is to recognize the potential Quarry and Mining designation on the subject sites. Actualization of the potential QM zone will be subject to the mineral extraction policies of the King County Comprehensive and the Snoqualmie Valley Community Plan, policies SQP 39 through SQP 43.

AR-5

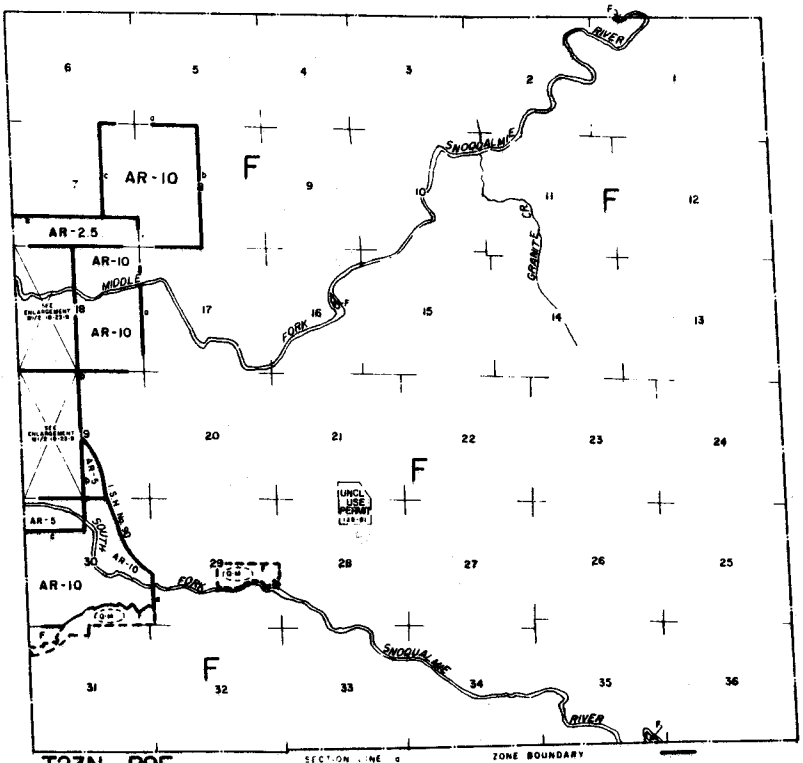
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.



MAP REVISED: 11-30-90

T23N R9E

KING COUNTY ZONING MAP ORD. 26789

SCALE: 2INCHES=1MILE

SECTION LINE a
1/4 LINE b (Ctr Sec Line) SECTION CORNER
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY

NOTE:

Additional Area Wide P-Suffix conditions may apply See SITUS FILE

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5 Potential MH-P

See page 43 of this Area Zoning document for a complete discussion of this zoning.

MH-P

The purpose of this zoning is to recognize the existing resource based industrial use of the site as a shingle mill.

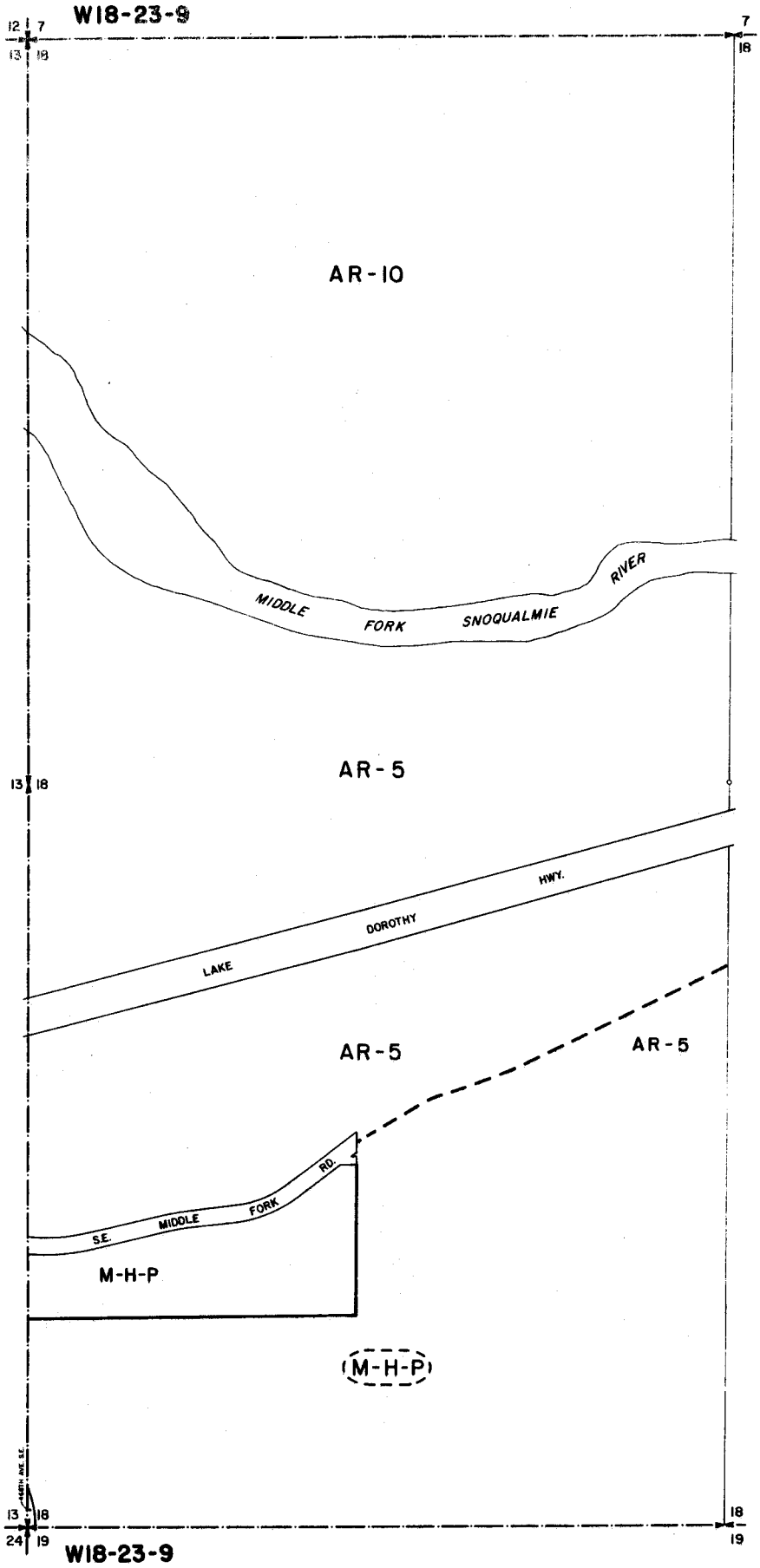
The following P-suffix conditions, taken from the "Decision of the Zoning Adjustor" report dated September 25, 1987, BALD File #87-19C, shall apply:

- The project shall be in general conformity with the plans submitted to the Building and Land Development Division dated March 24, 1987 and entered as Exhibit D6, BALD File #87-19-C.

- Access may be obtained from the Middle Fork Road, however, the applicant will be required to cooperate in any future project which may establish roads to serve possible industrial areas from another point. The applicant will be required to conform to King County Noise Ordinances at all times.

- The applicant will provide 20 feet of Class I or other approved landscaping as a buffer to the property. The entire 20 feet shall be included within the boundaries of this property but additional plantings may occur within the County right-of-way with the County's permission.

- The Building and Land Development Division may require standard landscaping bonds and landscaping plans.



NOTE:
Additional Areas Wide P-Suffix conditions may apply. See SITUS FILE.

F

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

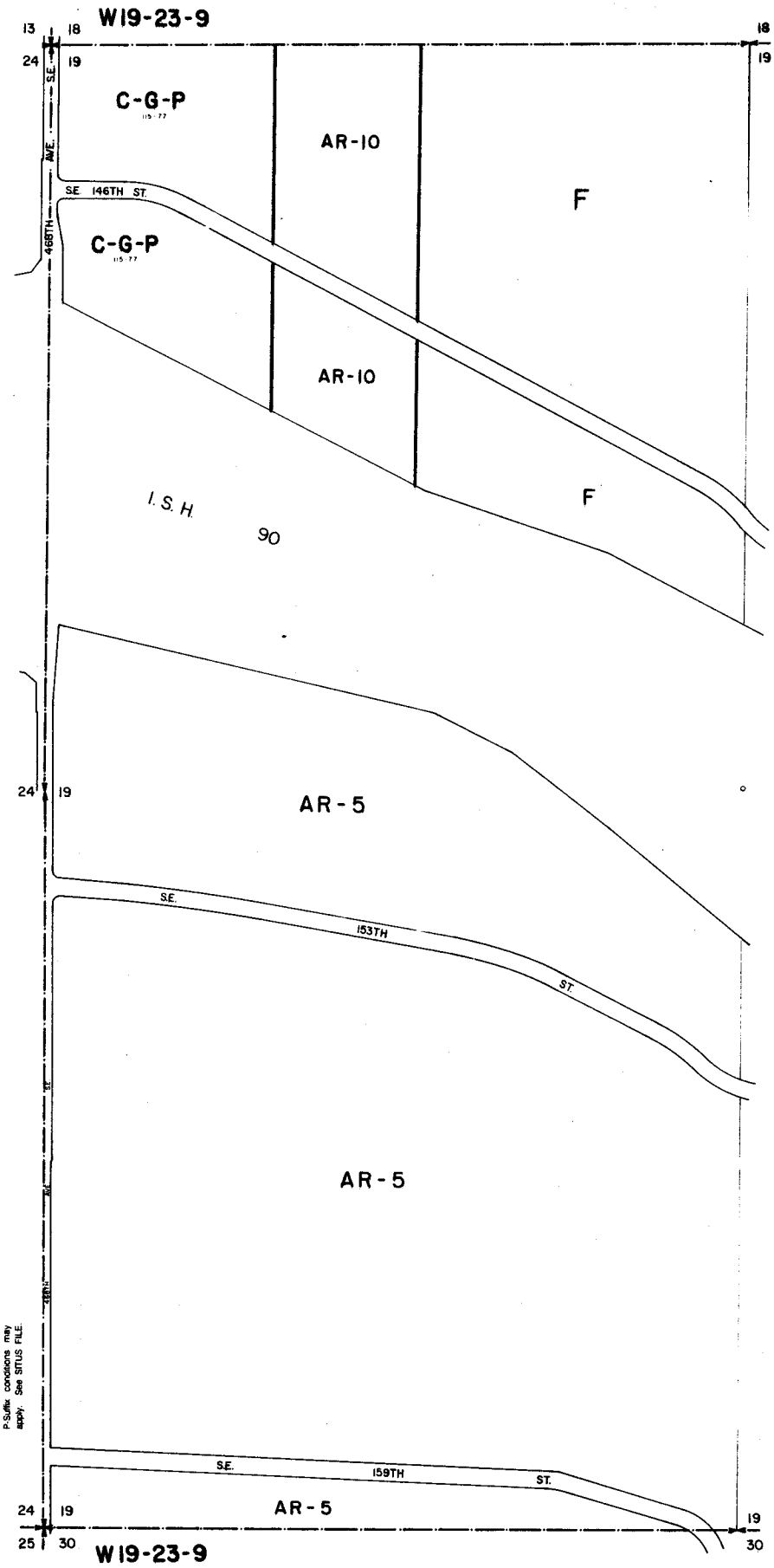
C-G-P

The conditions established by Ordinance #4004 (BALD file # 115-77R) shall continue to apply.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.



NOTE:
Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

VII. APPENDIX

APPENDIX A

KING COUNTY ZONING CODE SYNOPSIS

This zoning code synopsis should be used as a guide only for the unincorporated areas of King County. Before buying or selling property, the complete text for a particular zone classification should be consulted to insure the proposed use is permitted and under what conditions, if any. Copies of the King County Code may be reviewed at King County offices or at various libraries throughout King County. Zoning information for property within the corporate limits of a city or town in King County is available from that City's planning or building department.

KING COUNTY ZONING CODE SYNOPSIS

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.*
min. lot width: 40 feet
lot coverage: 35 percent
front yard: 20 feet, key & transitional lots may be reduced to 15'
side yard: 5 feet
rear yard: 5 feet for dwelling units
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'

RS 7200 - Dimensional Standards

min. lot area: 7200 sq. ft.*
min. lot width: 60 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.*
min. lot width: 70 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 15,000 - Dimensional Standards

min. lot area: 15,000 sq. ft.*
min. lot width: 80 feet
front, side & rear yards; height & lot coverage same as RS 5000

* NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.

Chapter 21.RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standard

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

min. lot area: 35,000 sq. ft.
min. lot width: 135 feet
lot coverage: 35 percent
residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet
height: 35 feet except for agricultural buildings

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements.
With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:
parcels over five acres: same as "A"
parcels of five acres or less: same as SE
Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:
Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering
Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

Chapter 210.20A RMHP Residential Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

min. site area: three acres
density: not to exceed 1½ times surrounding density or nine units per acre, whichever is less.

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing: 7200 or 9600 square feet with sewers, water, paved streets, curbs sidewalks, drainage
15,000 square feet with approved water and sewage systems, paved streets, walkways
35,000 square feet with approved water and sewage disposal systems

min. lot width: 330 feet unless platted
front yard depth: 30 feet unless platted
side yard depth: 20 feet unless platted
rear yard depth: 20 feet unless platted
lot coverage: 35 percent
height: 30 feet except for agricultural buildings

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amount of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 1½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.37 F Forest Resource

Preserves forest land for the sustained production of forest products and the development of compatible uses such as dispersed camping; allows limited residential development.

F - Dimensional Standards

min. parcel size: 80 acres
front, side & rear yards: 100 feet

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.
min. lot width for building site: 135 feet
front, side & rear yards: 20 feet
height: 45 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.42 Q-M Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

Q-M - Dimensional Standards

min lot area: 10 acres
front, side & rear yard: 20 feet except if adjacent to R or S zone
permitted floor area: not more than total lot area
height: 45 feet. Height may be increased 1' for each additional 1' of setback for each property line.

See text of zoning code for detailed performance standards.

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of area affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type use and the impractibility of precisely zoning the propert until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zoning reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications. See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.
See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structure or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.

Source: King County Building and Land Development Division, Development Assistance Bulletin No. 17.

C:synop1

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 60 percent for residential uses
front, side & rear yards: same as RM 2400
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.
lot area/dwelling unit: 900 square feet
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent
height: 35 feet maximum
permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3 times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.29 BR-C Mixed Business-Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG-Dimensional Standards

lot coverage: 10 percent
permitted floor area: not more than 3½ times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities of uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards
(except adjacent to R or S zones)

lot coverage: 100 percent
permitted floor area: not more than 1½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet
side and rear yard setback: per landscape ordinance
permitted floor area: not more than 1½ times the buildable area of the lot.
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.21A A-R Rural Area

Allows low-density residential development supportable by rural services in long-term Rural Areas; provides compatible buffers for nearly long-term agricultural and forestry areas.

A-R - Dimensional Standards

minimum lot size may be reduced in clustered subdivisions.

A-R 10 minimum lot size: 10 acres
A-R 5 minimum lot size: 5 acres
A-R 2.5 minimum lot size: 2.5 acres

lot dimensions: max depth-to-width ratio 4-to-1;
lot coverage: 35 percent, including paved areas;
residential building setbacks: 35 feet, or 100 feet next to commercial forest lands

Chapter 21.23 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits; allows limited residential development, promotes agriculture-supporting uses.

A - Dimensional Standards

A-35: minimum parcel size 35 acres;
A-10: minimum parcel size 10 acres;
lot dimensions: max. depth-to-width ratio 4-to-1;
lot coverage: 10% for lots over 10 acres
height: 35 feet except for agricultural buildings

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres, A uses 10 acres
min. lot area/dwelling unit: 35,000 sq. ft. for single family
min lot width: 135 feet

residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 20 feet for dwelling units
height: 30 feet except for agricultural buildings

Chapter 21.25 G-5 General Five Acres

Provides for an areawide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

min. lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.
min. lot dimensions: depth-to-width lot ratio no greater than 4-to-1.
height: 35 feet except for agricultural buildings
residential building setbacks:
front yard: 30 feet
side yard: 10 feet

Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 35 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
lot area/dwelling unit: 2400 sq. ft.
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
front, side & rear yards: same as RM 2400
lot area/dwelling unit: 1800 sq. ft.
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space

APPENDIX B

PROPOSED SNOQUALMIE VALLEY COMMUNITY PLAN POLICIES

CHAPTER II: NATURAL FEATURES

SQP 1 THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES SHALL BE PROTECTED AND ENHANCED.

SQP 2 PRESENT AND FUTURE GENERATORS OF NONPOINT SOURCE POLLUTION MUST REDUCE THEIR POLLUTION LEVELS.

SQP 3 POINT SOURCE DISCHARGERS MUST MEET OR EXCEED FEDERAL AND STATE WATER QUALITY STANDARDS FOR THE RIVER PRIOR TO EITHER COUNTY SUPPORT OF THEIR ANNEXATION TO RURAL ACTIVITY CENTERS, OR THE EXPANSION OF FACILITIES OUTSIDE RURAL ACTIVITY CENTERS.

SQP 4 A STUDY OF CURRENT RIVER WATER QUALITY SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF THE VALLEY RURAL ACTIVITY CENTERS; COUNTY, STATE AND FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 5 A STUDY WHICH SHOWS THE CUMULATIVE IMPACT OF FUTURE DEVELOPMENT ON RIVER WATER QUALITY AND WHICH IDENTIFIES METHODS OF EQUITABLY CONTROLLING THESE IMPACTS, SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF RURAL ACTIVITY CENTERS; COUNTY, STATE, FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.

SQP 6 IF THE STUDIES OF CURRENT WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT IDENTIFY SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, KING COUNTY WILL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 7 A STREAM CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGIC FUNCTIONS OF STREAMS DRAINING TO THE SNOQUALMIE RIVER SHALL BE PRESERVED IN ALL NEW DEVELOPMENT PROPOSALS, EXCEPT BUILDING AND GRADING PERMITS. STREAM CORRIDORS SHALL BE IN SEPARATE TRACTS.

SQP 8 TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED WHEN STREAM CROSSINGS ARE NECESSARY. CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. STREAM CHANNELS SHALL NOT BE PLACED IN CULVERTS UNLESS THERE IS NO OTHER WAY TO GET ACCESS TO A PARCEL OF LAND. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHALL BE USED.

SQP 9 DURING THE DEVELOPMENT REVIEW PROCESS THE COUNTY MAY REQUIRE REHABILITATION OF (A) DEGRADED STREAM CHANNELS AND BANKS ADJACENT TO A STREAM, (B) WETLANDS OR (C) RIVER BANKS, AS CONDITIONS OF DEVELOPMENT TO ASSURE PUBLIC SAFETY AND ENVIRONMENTAL QUALITY.

SQP 10 WETLANDS NOT ASSOCIATED WITH STREAMS SHALL HAVE BUFFERS CONTAINED IN A SEPARATE TRACT DEFINED DURING REVIEW OF SUBDIVISIONS AND CLUSTERED SHORT SUBDIVISIONS.

SQP 11 IF AN ENHANCEMENT PLAN FOR A KING COUNTY NUMBER TWO OR THREE WETLAND IS PART OF A DEVELOPMENT PROPOSAL, THE PLAN SHALL BE EVALUATED FOR ADVERSE IMPACTS AND PERMITTED ONLY IF IT IMPROVES OVERALL WETLAND FUNCTIONS AND VALUES.

SQP 12 THE DEMAND FOR WATER TO SERVE EXISTING AND FUTURE LAND USES SHOULD NOT EXCEED THE CAPACITY OF THE AREA'S GROUND WATER RESOURCES. A GROUND WATER STUDY DETERMINING RECHARGE AREAS AND THEIR ABILITY TO SUPPORT NEW DEVELOPMENT SHOULD BE INITIATED.

SQP 13 UNDERGROUND STORAGE OF GASOLINE, SOLVENTS, AND OTHER POTENTIAL WATER POLLUTANTS SHOULD BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT AND HAVE TECHNOLOGY FOR LEAK DETECTION AND OFF-SITE POLLUTANT MIGRATION MONITORING AS REQUIRED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND WASHINGTON STATE CLEAN WATER LEGISLATION.

SQP 14 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHOULD BE IDENTIFIED AND PRESERVED. DEVELOPMENT PROPOSALS SHOULD IDENTIFY UNIQUE AND SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF THE SITE. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION OF DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.

SQP 15 IN FORESTED AREAS IDENTIFIED BY THE LAND OWNER FOR CONVERSION FROM FOREST MANAGEMENT, KING COUNTY SHALL NOT PERMIT VEGETATION REMOVAL UNDER A CLASS IV GENERAL FOREST PRACTICES APPLICATION UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED.

SQP 16 KING COUNTY ENCOURAGES LAND OWNERS OF PROPERTY CONTAINING, OR ADJACENT TO, THREATENED OR ENDANGERED PLANT AND ANIMAL SPECIES TO WORK WITH THE COUNTY AND THE WASHINGTON STATE DEPARTMENT OF WILDLIFE TO DEVELOP A SITE MANAGEMENT PROGRAM FOR THE HABITAT AREA.

SQP 17 STEEP SLOPES AND SEVERELY EROSIVE AREAS, LABELED "EROSION PROBLEM AREAS" HAVE DEVELOPMENT CONDITIONS APPLIED TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS. THESE CONDITIONS INCLUDE: (A) A DRAINAGE CONTROL PLAN; (B) INSTALLATION OF DRAINAGE CONTROL FEATURES PRIOR TO ANY LAND CLEARING, VEGETATION REMOVAL, SITE GRADING, PERMANENT ROAD CONSTRUCTION, OR UTILITY INSTALLATION; AND (C) RUNOFF CONTROL REQUIREMENTS.

SQP 18 THE NATURAL FLOOD STORAGE FUNCTION OF ALL FLOOD PLAINS SHALL BE PRESERVED TO MINIMIZE FUTURE FLOOD HAZARDS. THE MAINTENANCE OF THIS FUNCTION AND THE IMPACT OF DEVELOPMENT ON NATURAL SYSTEMS SHALL BE ASSESSED DURING DEVELOPMENT REVIEW.

SQP 19 OPPORTUNITIES TO REDUCE FLOOD HAZARDS THROUGHOUT THE SNOQUALMIE RIVER BASIN SHOULD BE EVALUATED BY KING COUNTY IN COOPERATION WITH THE CITIES OF DUVALL, CARNATION, SNOQUALMIE AND NORTH BEND WITH EMPHASIS GIVEN TO NONSTRUCTURAL STRATEGIES.

SQP 20 KING COUNTY CALLS ON RURAL ACTIVITY CENTERS TO REDUCE FLOODING PROBLEMS ON LANDS IN THEIR JURISDICTION.

SQP 21 WITHIN RURAL ACTIVITY CENTERS, KING COUNTY CALLS FOR PROHIBITION OF NEW PERMANENT STRUCTURES IN THE FLOODWAY AND CONDITIONS ON DEVELOPMENT IN THE FLOOD FRINGE.

SQP 22 KING COUNTY WILL OPPOSE REDUCTION ANNEXATIONS TO RURAL ACTIVITY CENTERS UNTIL THEIR FLOOD DAMAGE REDUCTION PROGRAMS ARE IMPLEMENTED.

SQP 23 THE SHORELINE ENVIRONMENT DESIGNATION OF THE COUNTY SHORELINE MANAGEMENT PROGRAM SHOULD BE CONSISTENT WITH SNOQUALMIE VALLEY AREA ZONING DESIGNATIONS. KING COUNTY SHOULD INITIATE THE SHORELINE REDESIGNATION PROCESS CONSISTENT WITH K.C.C. 25.32.130.

CHAPTER III: RESOURCE LANDS

SQP 24 LAND WITHIN THE FOREST PRODUCTION DISTRICT SHALL REMAIN IN LARGE PARCELS OF EIGHTY ACRES OR MORE AND THE PRINCIPAL LAND USE SHALL BE COMMERCIAL FOREST MANAGEMENT ACTIVITIES.

SQP 25 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN THE FOREST PRODUCTION DISTRICT USES AND ADJACENT RESIDENTIAL USES, AND TO DISCOURAGE CONVERSION OF FOREST DISTRICT LANDS, RESIDENTIAL USES ADJACENT TO THESE BOUNDARIES SHOULD BE ONE HOME PER TEN ACRES. SUBDIVISIONS SHOULD BE DESIGNED TO REDUCE POTENTIAL CONFLICTS IN THIS AREA BETWEEN RESIDENTS AND ADJACENT FOREST LANDS.

SQP 26 LANDS WITH DEVELOPMENT RIGHTS PURCHASED UNDER KING COUNTY'S FARMLANDS PRESERVATION PROGRAM SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

SQP 27 LANDS LOCATED WITHIN THE AGRICULTURE PRODUCTION DISTRICT AND WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.

SQP 28 LANDS LOCATED WITHIN THE BOUNDARIES OF THE AGRICULTURE PRODUCTION DISTRICT BUT OUTSIDE OF 100 YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF TEN ACRES OR GREATER.

SQP 29 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL LAND USES AND AGRICULTURAL ACTIVITIES, RESIDENTIAL DENSITIES ADJACENT TO

AGRICULTURAL PRODUCTION DISTRICT BOUNDARIES SHOULD BE DESIGNATED ONE HOME PER 10 ACRES. SUBDIVISIONS IN THESE AREAS SHOULD BE DESIGNED AND SITED TO REDUCE POTENTIAL CONFLICTS BETWEEN HOUSING AND AGRICULTURE, AND TO DISCOURAGE TRESPASS.

SQP 30 THE SNOQUALMIE VALLEY COMMUNITY PLAN SUPPORTS MINERAL EXTRACTION ACTIVITIES WHEN THE ENVIRONMENT IS PROTECTED AND WHEN CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 31 MINERAL EXTRACTION OPERATIONS SHALL NOT BE ALLOWED IN AGRICULTURAL PRODUCTION DISTRICTS. WHERE MINERAL OPERATIONS ARE ADJACENT TO AGRICULTURAL PRODUCTION DISTRICTS; ROADS, FENCES, BUFFERS, BERMS, OR OTHER TECHNIQUES SHOULD BE USED TO SEPARATE THE TWO USES.

SQP 32 NEW MINERAL RESOURCE SITES MAY BE CONSIDERED FOR UNCLASSIFIED USE PERMITS OR A RECLASSIFICATION TO A QUARRY AND MINING ZONE WITHOUT THE NEED FOR A COMMUNITY PLAN AMENDMENT PROVIDED THE REQUEST IS CONSISTENT WITH POLICIES OF THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 33 A DEPLETED MINERAL EXTRACTION SITE SHALL BE RECLAIMED AND REHABILITATED ACCORDING TO STATE AND COUNTY REQUIREMENTS. A CHANGE IN LAND USE FROM QUARRY/MINING AFTER RECLAMATION DOES NOT REQUIRE A PLAN AMENDMENT IF PROPOSED USES ARE CONSISTENT WITH SURROUNDING LAND USES AND THE POLICIES OF THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 34 FUTURE LAND USES ADJACENT TO EXISTING MINERAL EXTRACTION OPERATIONS SHALL BE SITED TO MINIMIZE CONFLICTS WITH QUARRY AND MINING ACTIVITIES. HOUSING IN THIS AREA SHOULD BE CLUSTERED AND SHALL BE SCREENED TO INCREASE DISTANCES BETWEEN HOUSING AND THE QUARRY OR MINE, AND FENCED TO DISCOURAGE TRESPASS.

CHAPTER IV: RURAL RESIDENTIAL DEVELOPMENT

SQP 35 A VARIETY OF LOT SIZES AND HOUSING TYPES ARE ENCOURAGED IN THE PLANNING AREA.

SQP 36 IN UNINCORPORATED AREAS A DENSITY OF ONE HOME PER 5 ACRES SHALL BE APPLIED TO AREAS WHERE THERE IS AN EXISTING PLATTING PATTERN OF 5 ACRE LOTS OR LARGER AND WHERE THERE ARE A MINIMUM OF ENVIRONMENTAL HAZARDS.

SQP 37 IN UNINCORPORATED AREAS, A DENSITY OF ONE HOME PER 2.5 ACRES SHALL BE APPLIED TO AREAS WHERE THE PREVAILING LOT SIZE IS LESS THAN FIVE ACRES, WHERE THE SOILS CAN ABSORB THE CUMULATIVE IMPACTS OF ON-SITE SEWAGE DISPOSAL OF THESE DENSITIES WITHOUT DAMAGE TO GROUND WATER RESOURCES AND WHERE A PUBLIC WATER SUPPLY IS AVAILABLE.

SQP 38 TO DISCOURAGE THE CONVERSION OF ESTABLISHED AGRICULTURAL AND FOREST PRODUCTION DISTRICTS, LIMIT THE POTENTIAL FOR LAND USE CONFLICTS ALONG THEIR BORDERS, AND RECOGNIZE EXISTING LOT SIZES OF 10 ACRES OR MORE; NEW RESIDENTIAL DEVELOPMENT ALONG RESOURCE DISTRICT BOUNDARIES IS LIMITED TO DENSITIES OF ONE HOME PER 10 ACRES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE SITED TO INCREASE THE DISTANCE BETWEEN RESOURCE AND RESIDENTIAL LAND USES.

SQP 39 TO MINIMIZE THE RISK TO PUBLIC SAFETY AND REDUCE THE POTENTIAL FOR PROPERTY DAMAGE, THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS SHALL BE DESIGNATED ONE HOME PER 10 ACRES.

A. FLOODWAYS AND FLOODFRINGE AREAS (FLOOD PLAINS),
B. CLASS III LANDSLIDE HAZARD AREAS,
C. SLOPES OF A GRADE OF 40% OR MORE,
D. UNIQUE/OUTSTANDING OR SIGNIFICANT WETLANDS,
E. LANDS WITH EROSION HAZARDS OR A COMBINATION OF SEISMIC AND EROSION HAZARDS.

SQP 40 RURAL LOT CLUSTERING SHOULD BE USED WHEN NEW RESIDENTIAL DEVELOPMENTS ABUT RESOURCE PRODUCTION DISTRICT BOUNDARY LINES, OR WHERE AN OPEN SPACE TRACT WILL HELP PRESERVE A DESIRABLE ENVIRONMENTALLY SENSITIVE FEATURE.

SQP 41 BONUS DENSITY CLUSTER DEVELOPMENT IS AVAILABLE IN AR-5 ZONED AREAS EXCEPT FOR EROSION PROBLEM AREAS AND THE NORTHERN CHERRY VALLEY AREA.

SQP 42 BONUS DENSITY CREDIT SHOULD BE AVAILABLE IN AR-5 ZONED AREAS WHEN ONE OR MORE THE FOLLOWING PUBLIC BENEFITS ARE PROVIDED:

- CONSTRUCTION OF REGIONAL SURFACE WATER RETENTION/DETENTION FACILITIES;
- PROVISION OF ADDITIONAL LAND FOR STREAM CORRIDORS;
- RESTORATION OF A PREVIOUSLY DEGRADED STREAM;
- DEDICATION OF A RURAL OPEN SPACE TRACT TO KING COUNTY NATURAL RESOURCES AND PARKS DIVISION;
- PROVISION OF AN ADDITIONAL BUFFER AROUND CLASS I AND II WETLANDS;
- PROVISION OF AT LEAST 60% OF THE SITE AS A RURAL OPEN SPACE TRACT FOR AGRICULTURE OR GROWING AND HARVESTING TIMBER;
- PROVISION OF A 330 FOOT UNDISTURBED BUFFER BETWEEN THE AR ZONE AND ANY ADJACENT A, F, AR-10, OR QM ZONE;
- PROVISION FOR REBURIAL OF REMAINS FROM AN INDIAN GRAVE SITE;
- ASSURANCE OF PERMANENT PUBLIC ACCESS THROUGH THE SITE TO TRAILS;
- CONSTRUCTION OF NEW PEDESTRIAN AND/OR EQUESTRIAN TRAILS ON SITE;
- DEDICATION OF WILDLIFE HABITAT.

CHAPTER V: RURAL ACTIVITY CENTERS AND RURAL NEIGHBORHOOD CENTERS

SQP 43 DESIGNATED RURAL ACTIVITY CENTER EXPANSION AREAS SHALL BE SUFFICIENTLY FREE OF ENVIRONMENTAL CONSTRAINTS TO BE ABLE TO SUPPORT RURAL TOWN RESIDENTIAL DENSITIES, TRANSPORTATION AND PUBLIC FACILITIES, AND COMMERCIAL/INDUSTRIAL USES CONSISTENT WITH THE CHARACTER OF EXISTING RURAL ACTIVITY CENTERS.

SQP 44 KING COUNTY CONSIDERS LANDS WITHIN EXPANSION AREAS APPROPRIATE FOR ANNEXATION TO THE SPECIFIED RURAL ACTIVITY CENTERS AND SHALL SUPPORT ANNEXATIONS OF THESE LANDS IF THE ANNEXATION REQUESTS MEET CRITERIA SPECIFIED IN THIS PLAN. KING COUNTY SHALL OPPOSE ANNEXATION REQUESTS FOR LANDS OUTSIDE THE EXPANSION AREAS.

SQP 45 DESIGNATED EXPANSION AREAS REPRESENT THE LONG-TERM BOUNDARIES OF THE RURAL ACTIVITY CENTERS IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA. LANDS OUTSIDE OF EXPANSION AREAS SHOULD BE CONSIDERED PERMANENTLY RURAL AND NOT APPROPRIATE FOR ANNEXATION.

SQP 46 TO PROVIDE FOR GROWTH OF EACH RURAL ACTIVITY CENTER AT THE LOWEST PUBLIC COST, AREAS ADJACENT TO THE RURAL ACTIVITY CENTER ARE DESIGNATED AS EXPANSION AREA ONE. TO ENSURE ENOUGH LAND IS AVAILABLE TO ACCOMMODATE LONG RANGE GROWTH, AN EXPANSION AREA TWO IS ALSO DESIGNATED FOR EACH RURAL ACTIVITY CENTER.

SQP 47 UNTIL EXPANSION AREAS ARE ANNEXED, ZONING FOR THE EXPANSION AREAS SHALL BE RURAL RESIDENTIAL AT 2.5, 5 OR 10 ACRE DENSITIES WITH THE EXCEPTION OF THE EXISTING COMMERCIAL/INDUSTRIAL AREA IN THE SE NORTH BEND WAY EXPANSION AREA, AND THE EXISTING INDUSTRIAL AREA IN THE SNOQUALMIE EXPANSION AREA.

SQP 48 KING COUNTY WILL SUPPORT DEVELOPMENT WITHIN EACH RURAL ACTIVITY CENTER, AND ANNEXATION AND DEVELOPMENT OF LANDS WITHIN EXPANSION AREA ONE, WHEN THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES CAN BE MAINTAINED.

SQP 49 KING COUNTY WILL NOT SUPPORT ANNEXATION INTO EXPANSION AREA ONE AND TWO UNTIL THE RURAL ACTIVITY CENTER HAS ADOPTED MECHANISMS TO REDUCE OR ELIMINATE FLOOD HAZARDS WITHIN ITS JURISDICTION.

SQP 50 KING COUNTY WILL NOT SUPPORT ANNEXATIONS INTO EXPANSION AREA TWO UNTIL IT CAN BE ASSURED THAT CUMULATIVE IMPACTS FROM DEVELOPMENT IN EXPANSION AREA ONE AND TWO WILL NOT REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW CURRENT "A AND AA" STANDARDS.

SPQ 51 KING COUNTY SHALL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN IF THE CUMULATIVE IMPACT OF DEVELOPMENT OF EXPANSION AREA ONE AND TWO WILL REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW THE CURRENT "A AND AA" STANDARDS.

SQP 52 KING COUNTY WILL WORK WITH INCORPORATED RURAL ACTIVITY CENTERS TO ESTABLISH AGREEMENTS GUIDING FUTURE ANNEXATIONS. SUCH AGREEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS:

(1) COMMITMENT FROM THE MUNICIPALITY TO EXTEND AND MAINTAIN PUBLIC SERVICES TO THE AREA, INCLUDING POLICE, FIRE, TRANSPORTATION, SEWER, WATER, AND GENERAL GOVERNMENTAL SERVICES.

(2) COMMITMENT FROM THE MUNICIPALITY TO ARRANGE FOR APPROPRIATE SERVICE CONTRACTS AND/OR AN EQUITABLE TRANSFER OF RESPONSIBILITIES AND ASSETS WITH WATER AND FIRE DISTRICTS. CITIES ARE THE PREFERRED SERVICE PROVIDERS FOR THE EXPANSION AREAS.

(3) COMMITMENT FROM THE MUNICIPALITY TO PROVIDE A VARIETY OF RESIDENTIAL DEVELOPMENT AT AN OVERALL DENSITY OF FOUR TO EIGHT UNITS PER ACRE.

(4) COMMITMENT FROM THE MUNICIPALITY THAT THE EXTENSION OF PUBLIC SERVICES MEETS THE NEEDS OF EXISTING RURAL ACTIVITY CENTER RESIDENTS FIRST AND THE NEEDS OF FUTURE RESIDENTS SECOND.

(5) COMMITMENT THAT THE MUNICIPALITY WILL CONTINUE ENVIRONMENTAL PROTECTION FOR SENSITIVE AREAS (INCLUDING, BUT NOT LIMITED TO, FLOOD PLAINS, STEEP SLOPES, WETLANDS, SEISMIC AND LANDSLIDE HAZARD AREAS,) AT OR ABOVE KING COUNTY STANDARDS.

(6) COMMITMENT FROM THE MUNICIPALITY TO USE MEASURES TO BUFFER OR PROTECT ABUTTING FOREST OR AGRICULTURE RESOURCE LANDS.

(7) COMMITMENT THAT THE MUNICIPALITY WILL PROVIDE PROTECTION OF HISTORIC SITES AND AREAS EQUAL TO THE COUNTY'S HISTORIC PRESERVATION ORDINANCE.

(8) AGREEMENT ON PUBLIC IMPROVEMENT STANDARDS, SUCH AS LOCAL ROAD STANDARDS, CONSTRUCTION STANDARDS, DRAINAGE CONTROL REQUIREMENTS AND TRANSPORTATION PLANS.

(9) AGREEMENT ON WHICH JURISDICTION WILL HAVE RESPONSIBILITY FOR PARKS, ROADS OR OTHER PUBLIC FACILITIES AFTER ANNEXATION.

(10) COMMITMENT TO PROTECTION OF THE SCENIC NATURE OF THE I-90 CORRIDOR AND INTERCHANGES IN NORTH BEND AND SNOQUALMIE.

SQP 53 KING COUNTY SUPPORTS DEVELOPMENT OF DUVALL'S EXISTING DOWNTOWN, AND ANNEXATION OF LAND IN EXPANSION AREA ONE, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 54 KING COUNTY SUPPORTS DEVELOPMENT OF CARNATION'S DOWNTOWN, AND ANNEXATION OF LAND IN EXPANSION AREA ONE, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 55 KING COUNTY SHALL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN CARNATION IMPLEMENTS A LONG-TERM, NON-STRUCTURAL PROGRAM TO REDUCE FLOOD DAMAGES ON FLOOD PLAIN LANDS WITHIN ITS JURISDICTION.

SQP 56 KING COUNTY SUPPORTS DEVELOPMENT OF THE NON-FLOOD PLAIN AREAS OF SNOQUALMIE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 57 ACHIEVING A LONG-TERM SOLUTION TO FLOOD DAMAGES WITHIN THE CITY OF SNOQUALMIE IS ONE OF KING COUNTY'S HIGHEST PRIORTIES FOR THIS PLANNING AREA.

SQP 58 KING COUNTY SUPPORTS EFFORTS BY THE CITY TO REDUCE FLOOD DAMAGES BY RESTRICTING NEW DEVELOPMENT WITHIN THE FLOOD PLAIN.

SQP 59 KING COUNTY REAFFIRMS ITS SUPPORT FOR THE SPIRIT AND INTENT OF THE SNOHOMISH MEDIATED AGREEMENT, AND THE RECOMMENDATIONS OF THE SNOHOMISH RIVER BASIN COORDINATING COUNCIL WHICH LED TO THE SIGNING OF THE INTERGOVERNMENTAL AGREEMENT FOR IMPLEMENTATION. KING COUNTY CONSIDERS THIS WORK TO BE A SOUND BASIS FOR A LONG TERM FLOOD DAMAGE REDUCTION PROGRAM FOR THE CITY OF SNOQUALMIE.

SQP 60 KING COUNTY INTENDS TO ASSIST THE CITY OF SNOQUALMIE TO DEVELOP A LONG-TERM SOLUTION AND AN IMPLEMENTATION PROGRAM WHICH WILL SOLVE FLOODING PROBLEMS IN THE CITY.

SQP 61 IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE IS DETERMINED TO HAVE BASINWIDE IMPACTS, THESE IMPACTS SHALL BE REVIEWED BY THE KING COUNTY FLOOD CONTROL MANAGEMENT PLAN TEAM OR ITS EQUIVALENT TO IDENTIFY ANY ADDITIONAL MITIGATIONS WHICH MAY BE REQUIRED. IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IS DEMONSTRATED TO NOT HAVE BASINWIDE IMPACTS, IT SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE AND WOULD NOT REQUIRE A SECOND, BASINWIDE, REVIEW OF IMPACTS AND MITIGATIONS.

SQP 62 KING COUNTY URGES A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENT A LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE.

SQP 63 KING COUNTY CALLS FOR PREPARATION OF A COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF SNOQUALMIE THAT INCLUDES ALL LANDS IN EXPANSION AREA ONE AND TWO, AND IN THE EXISTING CITY OF SNOQUALMIE. THE COMPREHENSIVE DEVELOPMENT PLAN SHOULD ADDRESS, BUT NOT BE LIMITED TO:

a. PROTECTION OF THE WATER QUALITY OF THE SNOQUALMIE RIVER;

b. DENSITY AND LOCATION OF RESIDENTIAL LAND USES;

c. MIX OF HOUSING TYPES, INCLUDING HOUSING THAT IS AFFORDABLE TO LOW, MODERATE AND MEDIAN INCOME HOUSEHOLDS;

d. TYPES AND AMOUNT OF COMMERCIAL AND INDUSTRIAL LAND USES;

e. A FLOOD DAMAGE REDUCTION PROGRAM SCOPE OF WORK;

f. PROTECTION OF ADJACENT RURAL AREAS;

g. PROVISION OF TRAILS, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES;

h. PRESERVATION OF SCENIC AREAS SUCH AS SNOQUALMIE FALLS AND THE I-90 CORRIDOR;

i. PROVISION OF MUNICIPAL SERVICES SUCH AS SEWER, WATER, ROADS;

j. PRESERVATION OF FLOOD PLAIN LANDS FOR FLOOD STORAGE FUNCTIONS: AND

k. PRESERVATION OF THE CHARACTER OF THE CITY OF SNOQUALMIE.

SQP 64 UNTIL A LONG-TERM SOLUTION TO PREVENTING FLOOD DAMAGES IN THE CITY OF SNOQUALMIE IS AGREED TO BY KING COUNTY AND THE CITY OF SNOQUALMIE, KING COUNTY WILL SUPPORT ANNEXATIONS IN EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 65 KING COUNTY SUPPORTS THE CONTINUED INDUSTRIAL USE OF WEYERHAEUSER'S SNOQUALMIE MILL SITE AND ITS ANNEXATION TO THE CITY OF SNOQUALMIE.

SQP 66 KING COUNTY WILL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN:

A) A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,

B) A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED;

C) A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE SOLUTION IS AGREED UPON;

SQP 67 KING COUNTY WILL SUPPORT ANNEXATIONS OF LAND IN EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 68 COMMERCIAL AND LIGHT INDUSTRIAL LAND USES ARE APPROPRIATE ALONG SOUTHEAST NORTH BEND WAY SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS TO MITIGATE IMPACTS.

SQP 69 ONLY NON-RETAIL COMMERCIAL DEVELOPMENT SHALL BE ALLOWED IN THE AREA BOUNDED BY SOUTHEAST NORTH BEND WAY AND THE BURLINGTON-NORTHERN RAILROAD RIGHT-OF-WAY. KING COUNTY SUPPORTS THE EXISTING NORTH BEND DOWNTOWN AS THE PRIMARY RETAIL BUSINESS AREA.

SQP 70 THE AREA BETWEEN TANNER AND THE EDGEWICK INTERCHANGE, SOUTH OF SOUTHEAST 140th AND NORTH OF I-90, IS APPROPRIATE FOR NON-RETAIL COMMERCIAL AND LIGHT INDUSTRIAL LAND USES. COMMERCIAL AND LIGHT INDUSTRIAL USES SHALL BE LIMITED TO USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER AND ARE RELATED TO RESOURCE-BASED SHIPPING, DISTRIBUTING AND TRUCKING-RELATED INDUSTRIAL DEVELOPMENT.

SQP 71 LAND USES ADJACENT TO THE EDGEWICK INTERCHANGE SHALL BE LIMITED TO HIGHWAY ORIENTED COMMERCIAL USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER, AND SERVE THE TRAVELING PUBLIC.

SQP 72 THE AREA NORTH OF THE EDGEWICK INTERCHANGE IS APPROPRIATE FOR RESOURCE-BASED, SHIPPING, DISTRIBUTING AND TRUCKING RELATED INDUSTRIAL USES THAT DO NOT REQUIRE SEWERS AND DO NOT IMPACT GROUND WATER.

SQP 73 FALL CITY IS AN UNINCORPORATED RURAL ACTIVITY CENTER AND SHOULD HAVE OVERALL RESIDENTIAL DENSITIES OF FOUR TO EIGHT DWELLING UNITS PER ACRE, AND NEW COMMERCIAL DEVELOPMENT WHEN WASTE WATER TREATMENT IS AVAILABLE.

SQP 74 WITHIN THE RESIDENTIAL AREA OF FALL CITY, SMALL SCALE AGRICULTURAL PURSUITS OR SIMILAR RURAL LAND USES CAN CONTINUE.

SQP 75 WITHIN THE FALL CITY RURAL ACTIVITY CENTER BUT OUTSIDE THE SEWER LOCAL SERVICE AREA, DEVELOPMENT MAY CLUSTER AT ONE HOME PER 2.5 ACRES TO PROVIDE THE OPTION FOR HIGHER DENSITIES IN THE FUTURE. WHEN SEWERS BECOME AVAILABLE, PROPERTY OWNERS IN THE 2.5 ACRE AREA MAY REZONE THEIR PROPERTIES TO SINGLE FAMILY RESIDENTIAL DENSITIES OF UP TO EIGHT HOMES PER ACRE WITHOUT AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.

SQP 76 LOW DENSITY MULTIFAMILY DEVELOPMENT IN FALL CITY MAY OCCUR WHEN ADEQUATE PUBLIC SERVICES ARE AVAILABLE.

SQP 77 POTENTIAL COMMERCIAL AREAS WITHIN FALL CITY IDENTIFIED IN THIS COMMUNITY PLAN MAY BE RECLASSIFIED WHEN SEWER, WATER, AND TRANSPORTATION FACILITIES ARE AVAILABLE.

SQP 78 STILLWATER IS A RURAL NEIGHBORHOOD CENTER.

SQP 79 PRESTON IS A RURAL NEIGHBORHOOD CENTER.

SQP 80 THE EXISTING STORE IN PRESTON AND THE PRESTON MILL ARE RECOGNIZED AS HISTORIC LAND USES AND WILL BE ZONED CONSISTENT WITH THEIR EXISTING USE.

SQP 81 THE HISTORIC MILL AT PRESTON IS A CONTINUING INDUSTRIAL USE. IF THE PRESENT USE ENDS, THE PROPERTY MAY BE REZONED TO RURAL RESIDENTIAL USES WITHOUT A PLAN AMENDMENT.

SQP 82 DEVELOPMENT ADJACENT TO THE HISTORIC PRESTON COMMUNITY SHOULD BE DESIGNED TO HAVE LIMITED IMPACTS ON THE HISTORIC AREA. NO ADDITIONAL LAND SHOULD BE ZONED FOR COMMERCIAL OR INDUSTRIAL USES WITHIN OR ADJACENT TO PRESTON, OR IN THE EXIT 22 AREA.

SQP 83 ALL LAND USES ALONG THE I-90 CORRIDOR SHOULD BE SITED, DESIGNED AND LANDSCAPED TO PRESERVE ITS SCENIC NATURE.

SQP 84 LAND USES AT FREEWAY INTERCHANGES WITHOUT EXISTING COMMERCIAL OR INDUSTRIAL DEVELOPMENT, AND OUTSIDE RURAL ACTIVITY CENTERS, ARE DESIGNATED RURAL RESIDENTIAL TO SUPPORT DEVELOPMENT IN RURAL ACTIVITY CENTERS AND TO PRESERVE THE SCENIC NATURE OF THE CORRIDOR.

SQP 85 NEW DEVELOPMENT AT THE EXIT 22 INTERCHANGE SHALL NOT EXPAND BEYOND THE AREA DESIGNATED IN THIS PLAN AND SHALL NOT ADVERSELY IMPACT SURROUNDING RURAL RESIDENTIAL AREAS. ALL USES SHOULD BE PLANNED AND SITED TO USE LONG-TERM ON-SITE WASTE DISPOSAL SYSTEMS.

SQP 86 THE EXISTING TWO ACRES OF LAND CURRENTLY ZONED FOR COMMERCIAL USE AT EXIT 22 IS RECOGNIZED, BUT NO ADDITIONAL LAND FOR COMMERCIAL USES IS DESIGNATED.

SQP 87 AN ADEQUATE, SAFE, POTABLE WATER SUPPLY MUST BE AVAILABLE FOR ALL RESIDENCES AND BUSINESSES.

CHAPTER VI: UTILITIES

SQP 88 MUNICIPAL WATER PURVEYORS ARE THE PREFERRED SERVICE PROVIDERS IN INCORPORATED RURAL ACTIVITY CENTERS AND THEIR EXPANSION AREAS. IN UNINCORPORATED FALL CITY, THE EXISTING DISTRICT (W.D. 127) SYSTEM IS PREFERRED.

SQP 89 IN 2.5 ACRE RURAL RESIDENTIAL AREAS OR 5 ACRE AREAS WHERE THE BONUS DENSITY SYSTEM IS USED:

- EXISTING PUBLIC WATER SYSTEMS ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.
- NEW SERVICE BY DISTRICTS OR MUNICIPALLY OWNED PUBLIC SYSTEMS SHOULD BE ALLOWED TO SERVE THESE AREAS ONLY IF THEY MEET THE CRITERIA OF COMPREHENSIVE PLAN POLICY F-311.

SQP 90 PROPOSED EXPANSION OF WATER SERVICE AREAS FOR CLASS 1 OR 2 PUBLIC WATER DISTRICTS, ASSOCIATIONS AND MUNICIPAL WATER PURVEYORS SHOULD BE APPROVED IF ALL THE FOLLOWING CRITERIA ARE MET:

- THE PURVEYOR HAS A COMPREHENSIVE PLAN APPROVED BY KING COUNTY AND/OR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES AS APPROPRIATE.

- THE PURVEYOR DEMONSTRATES ITS ABILITY TO CONTINUE SERVICE TO ITS EXISTING USERS AND ITS ABILITY TO SERVE ALL VACANT AND BUILDABLE PORTIONS OF THE EXISTING SERVICE AREAS IN ADDITION TO ANY PROPOSED SERVICE AREA EXPANSION.

SQP 91 IN 5 OR 10 ACRE RURAL RESIDENTIAL AREAS AND IN RESOURCE PRODUCTION DISTRICTS, PRIVATE INDIVIDUAL WATER SYSTEMS SERVING SINGLE PROPERTIES ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.

SQP 92 IF CLUSTERED DEVELOPMENT OCCURS IN THE 5 OR 10 ACRE RURAL RESIDENTIAL AREAS, SMALL CLASS 3 OR 4 PUBLIC WATER SYSTEMS ARE PREFERRED FOR EACH CLUSTER OF UP TO EIGHT LOTS.

SQP 93 WATER SERVICE IN THE RURAL NEIGHBORHOOD CENTERS OF STILLWATER AND PRESTON SHOULD BE PLANNED ONLY TO MEET EXISTING AND PERMITTED USES.

SQP 94 SEWER SERVICE IS PREFERRED IN THE RURAL ACTIVITY CENTERS OF DUVALL, SNOQUALMIE, NORTH BEND, CARNATION AND FALL CITY. THESE AREAS ARE INCLUDED IN THE SEWER LOCAL SERVICE AREAS.

SQP 95 THE EXPANSION AREAS OF EACH RURAL ACTIVITY CENTER SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREA UPON ANNEXATION.

SQP 96 WHEN A HEALTH HAZARD OCCURS OUTSIDE A SEWER LOCAL SERVICE AREA OR A RURAL ACTIVITY CENTER EXPANSION AREA, THE APPLICANT SHALL DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FEASIBLE BEFORE SEWER SERVICE IS APPROVED. THIS DEMONSTRATION SHALL INCLUDE A COMPARISON OF THE EFFECTIVENESS AND COST OF ALTERNATIVES TO SEWER SERVICE.

SQP 97 SEWAGE TREATMENT PLANTS AND RELATED FACILITIES SHOULD BE SITED IN RURAL ACTIVITY CENTERS IF POSSIBLE. IF SITES ARE NOT AVAILABLE, THE RURAL RESIDENTIAL AREA MAY BE CONSIDERED FOR SITING. IF SITES ARE NOT AVAILABLE IN EITHER OF THOSE AREAS, A RESOURCE PRODUCTION DISTRICT SITE MAY BE CONSIDERED.

SQP 98 UTILITY SUPPORTING FACILITIES MAY BE LOCATED IN RESOURCE PRODUCTION DISTRICTS ONLY WHEN ALL THE FOLLOWING CRITERIA CAN BE MET:

A. WASHINGTON STATE DEPARTMENT OF ECOLOGY SITING REQUIREMENTS CANNOT BE MET BY LOCATION ON APPROPRIATELY ZONED LAND OUTSIDE THE PRODUCTION DISTRICT;

B. IT IS NECESSARY TO SITE OR BUILD THE FACILITY IN THE PRODUCTION DISTRICT TO IMPLEMENT OTHER COMPREHENSIVE PLAN POLICIES; AND

C. THE KING COUNTY COUNCIL, SEATTLE-KING COUNTY HEALTH DEPARTMENT AND WASHINGTON STATE DEPARTMENTS OF ECOLOGY, AND SOCIAL AND HEALTH SERVICES ALL CONCLUDE THERE IS NO OTHER WAY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

SQP 99 SEWER LINES OUTSIDE THE LOCAL SERVICE AREA SHALL ONLY ALLOW HOOK-UPS TO SOLVE A PUBLIC HEALTH HAZARD IDENTIFIED BY THE DEPARTMENT OF ECOLOGY OR THE SEATTLE KING COUNTY HEALTH DEPARTMENT.

SQP 100 ON-SITE SEWAGE DISPOSAL IS THE PREFERRED METHOD OF LONG TERM PERMANENT SEWAGE DISPOSAL FOR THE RURAL AREAS.

CHAPTER VII: HERITAGE SITES

SQP 101 THE PRESERVATION, RESTORATION, AND ADAPTIVE RE-USE OF HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA IS ENCOURAGED TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES AND TO PRESERVE TANGIBLE REMINDERS OF THE PLANNING AREA'S HISTORY.

SQP 102 KING COUNTY ENCOURAGES THE PRESERVATION OF HERITAGE SITES WHICH MEET THE CRITERIA FOR THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES OR THE CRITERIA FOR COUNTY LANDMARK STATUS BY MAKING LAND USE AND ZONING DESIGNATIONS COMPATIBLE WITH THE SITE'S/AREA'S HISTORIC CHARACTER.

SQP 103 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHEOLOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE.

SQP 104 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESERVATION, RESTORATION, AND USE OF HERITAGE SITES.

SQP 105 THE PRESENCE OF THE SNOQUALMIE TRIBE IN THE PLANNING AREA HAS IMPORTANT HISTORIC AND CULTURAL SIGNIFICANCE FOR THE PUGET SOUND REGION. THE FOLLOWING PLACES, RECOGNIZED BY THE TRIBE AS HISTORICALLY, CULTURALLY AND ARCHEOLOGICALLY IMPORTANT, SHOULD BE CONSIDERED FOR INCLUSION IN THE KING COUNTY HISTORIC SITES SURVEY, AND DESIGNATION TO LOCAL AND/OR NATIONAL REGISTER OF HISTORIC PLACES.

SQP 106 KING COUNTY RECOGNIZES THE SPIRITUAL, HISTORIC, CULTURAL AND RECREATIONAL VALUE OF THE SNOQUALMIE FALLS. ANY DEVELOPMENT ADJACENT TO SNOQUALMIE FALLS SHALL BE DESIGNED AND SITED TO PROTECT THESE VALUES.

SQP 107 BECAUSE OF THE SPIRITUAL SIGNIFICANCE OF THE AREA AT THE BASE OF THE FALLS TO THE VARIOUS TRIBES IN THE PUGET SOUND REGION, THIS AREA OF THE FALLS SHOULD REMAIN FREE OF DEVELOPMENT AND OPEN FOR PUBLIC ACCESS.

SQP 128 RIGHT-OF-WAY OR EASEMENTS ALONG UTILITY CORRIDORS, AND ABANDONED RAILROADS ARE POTENTIAL TRAIL CORRIDORS AND SHOULD BE EVALUATED BY THE COUNTY FOR FUTURE USE.

SQP 129 WHEN PUBLIC LAND IS LOGGED, EXISTING TRAILS SHOULD BE RESTORED IF DISTURBED DURING THE LOGGING OPERATION.

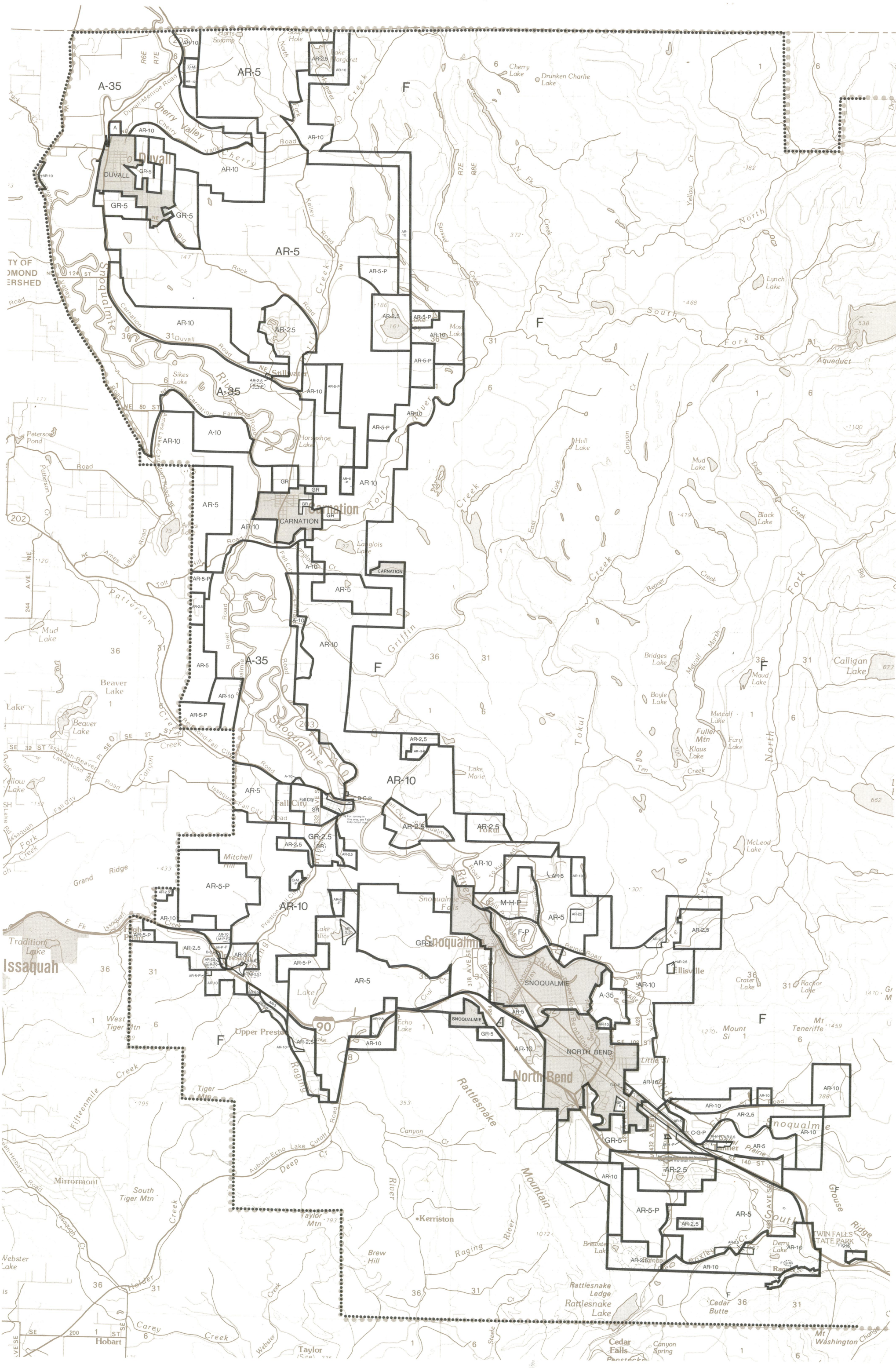
SQP 130 MOTORCYCLE AND OFF-ROAD VEHICLE (ORV) USES SHOULD BE SEPARATED FROM OTHER RECREATIONAL TRAIL USE. SEPARATE ORV TRAILS SHOULD BE LOCATED WHERE ENVIRONMENTAL IMPACTS CAN BE MINIMIZED.

SQP 131 THE SNOQUALMIE RIVER, TOLT RIVER, RAGING RIVER AND THEIR TRIBUTARIES ARE RECOGNIZED AS WATER TRAILS WITH SCENIC AND RECREATIONAL VALUE.

SQP 132 EXISTING PUBLIC ACCESS POINTS TO RIVERS SHOULD BE MAINTAINED AND ADDITIONAL ACCESS POINTS PROVIDED OR ACQUIRED TO ENSURE THE AVAILABILITY OF THESE RIVERS AS TRAILS AND FISHING AREAS.

SQP 133 KING COUNTY SUPPORTS DESIGNATION OF THE MIDDLE FORK OF THE SNOQUALMIE RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.

SQP 134 KING COUNTY SUPPORTS EVALUATION OF THE NORTH FORK OF THE SNOQUALMIE RIVER AND THE MAIN STEM OF THE TOLT RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.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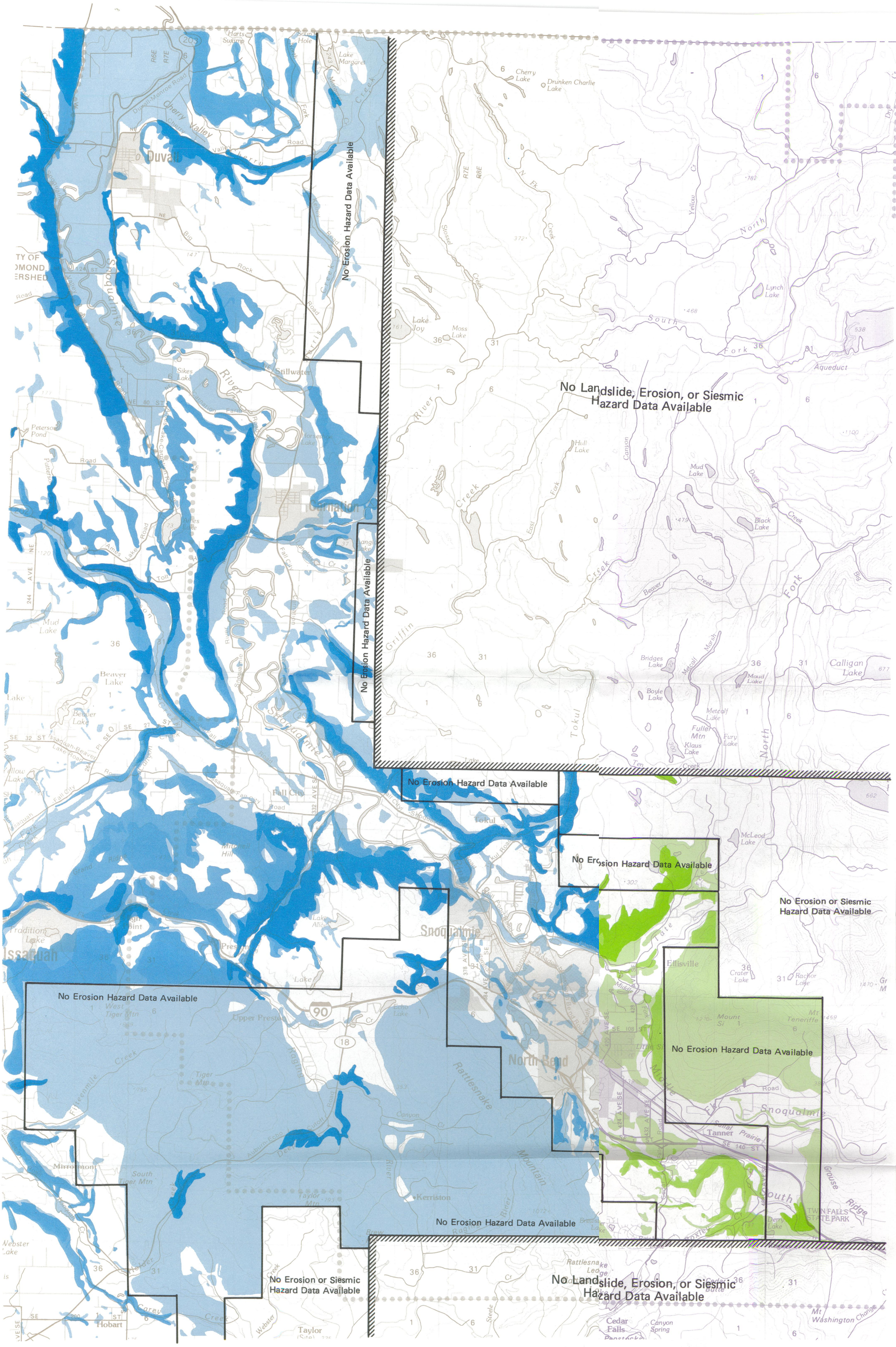
Duvall
Carnation
Stillwater
Fall City
Snoqualmie
SNOQUALMIE
North Bend
NORTH BEND
Issaquah
Upper Preston
Mirrormont
South Tiger Mtn
Taylor Mtn
Kerriston
Hobart
Taylor
Cedar Falls
Rattlesnake Lake
Rattlesnake Ledge
Cedar Butte
Mount Si
Mt Teneriffe
Mt Washington
Ellisville
Tokul
Calligan Lake
Lake Marie
Lake Alice
Echo Lake
Langlois Lake
Horseshoe Lake
Sikes Lake
Ames Lake
Peterson Pond
Beaver Lake
Tradition Lake
Webster Lake
Mud Lake
Hull Lake
Lynch Lake
Cherry Lake
Drunken Charlie Lake
Black Lake
Maud Lake
Boyle Lake
Bridges Lake
Fuller Mtn
Klaus Lake
Fury Lake
McLeod Lake
Crater Lake
Rachor Lake
Brew Hill
Mitchell Hill
Grand Ridge
Tiger Mtn
West Tiger Mtn
Fifteenmile Creek
Rattlesnake Mountain
Raging River
Tolt River
Snoqualmie River
Griffin Creek
Patterson Creek
Cherry Valley
Duvall-Monroe Road
Carnation Farm Road
Ames Lake-Carnation Road
Fall City-Snoqualmie Road
Issaquah-Fall City Road
Issaquah-Hobart Road
Issaquah-Beaver Lake Road
Reinig Road
Tolt Hill Road
Preston-Fall City Road
Auburn-Echo Lake Cutoff
Deep Creek
Carey Creek
Webster Creek
Steele Creek
Canyon Spring
Mt Washington
Cedar Falls
Rattlesnake Ledge
Rattlesnake Lake
Cedar Butte
Grouse Ridge
TWIN FALLS STATE PARK
Derry Lake
Rachor



SENSITIVE AREA COMPOSITE

- Landslide Hazards, Class III
- Erosion Hazards
- Seismic Hazards, Class III

Source: King County Sensitive Areas Map Folio, December 1987.

N

Miles

Snoqualmie Valley

Area Zoning

King County Planning and Community Development Division