

Summary of Proposed Ordinance relating to Code updates for the Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

The Snoqualmie Valley/Northeast King County Community Service Area recently went through a subarea planning process as required by Chapter 11 of the Comprehensive Plan and K.C.C. 2.16.055.B. Associated with the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan, King County is updating its Comprehensive Plan policies, text and maps, and related planning and zoning development regulations in the King County Code. This update also includes the recommended adoption of land use and zoning map changes. The following is a summary of the code changes in the proposed Ordinance.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
1	n/a	n/a	Findings	This section adopts findings that explain the need for the ordinance.
2	n/a	n/a	Adopts the following as amendments to the 2024 Comprehensive Plan: <ul style="list-style-type: none"> Amendments to the Comprehensive Plan (Attachment A) Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan (Attachment B) Land use and zoning controls (Attachment C and Sections 6-7 of this ordinance) Fall City Subdivision Moratorium Work Plan Report (Attachment D) 	Formalizes adoption of the Subarea Plan as an amendment to the 2024 Comprehensive Plan. This includes adoption of the Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan, associated land use and zoning controls, and adoption of the Fall City Subdivision Moratorium Work Plan Report.
3	20.12.010	Includes citations related to adoption of the Comprehensive Plan and the current version of the adopted plan.	Updates citations	Citations reflect the proposed adoption of these amendments to the 2024 Comprehensive Plan.
4	20.12.XXX	n/a	Adopts the Snoqualmie Valley/Northeast King County Community Service Area as an element of the King County Comprehensive Plan.	This section reflects the adoption of the Snoqualmie Valley/Northeast King County Subarea Plan as official County policy for the area defined in the plan.
5	21A.12.030	Sets density and dimension standards for residential and rural zones, including maximum allowed densities under the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 and/or the Transfer of Development Rights (TDR) program in K.C.C. Chapter 21A.37.	<ul style="list-style-type: none"> Removes minimum density requirements for the Rural Town of Fall City. Updates geography references to the proper name of the Community Service Area 	This section moves minimum density standards for residential areas within the Rural Town of Fall City to a proposed specific development condition (p-suffix), implementing one of the recommendations resulting from the findings in the Fall City Subdivision Moratorium Work Plan Report. This is intended to better

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				align future subdivision development dimensions with existing residential developments in the Rural Town of Fall City to support maintaining existing rural character.
6	21A.12.040	Sets density and dimension standards for resource and commercial/industrial zones, including maximum allowed densities under the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34, the Transfer of Development Rights (TDR) program in K.C.C. Chapter 21A.37, and/or Inclusionary Housing program in K.C.C. Chapter 21A.48.	<ul style="list-style-type: none"> Establishes height limits for Snoqualmie Pass Rural Town when using the inclusionary housing provisions in K.C.C. Chapter 21A.48 	Interstate 90 is designated as a National Scenic Byway. Height limits are established to protect the highly valued views of the unique mountain environment of the Snoqualmie Rural Pass Town.
7	21A.38.260	Adopts the commercial Special District Overlay (SDO), SO-260, which applies to the commercially zoned areas within the Rural Town of Fall City known as the "Fall City business district special district overlay."	Clarifies the intent of the SDO is to allow commercial development in Fall City that is consistent with the design and operation of the Fall City business district's large on-site sewage system and compatible with rural character.	<ul style="list-style-type: none"> SO-260 encompasses the area served by a large on-site sewage system. The system capacity is limited, and the allowed uses within this area must reflect these limitations. Minimal changes are made to allowed uses, reflecting the community's general contentment with what is currently allowed. Some updates were made to be consistent with other rural areas in the County, such as disallowing auto dealerships as this use does not meet the intent of Rural Towns. Other changes are made to align with current terminology and allowed uses in the use tables in K.C.C. Chapter 21A.08
8	21A.55.125	Adopts the alternative housing demonstration project, to encourage diversity in housing types to improve affordability in various unincorporated communities.	<ul style="list-style-type: none"> Adds Snoqualmie Pass Rural Town as an area able to use the demonstration project Removes Vashon and North Highline as an area able to use the demonstration project 	<p>Engagement during the subarea plan process revealed that both the community and the ski area desire more housing options for those who live and work at Snoqualmie Pass. The existing Alternative Housing Demonstration Project code is the most appropriate vehicle to encourage such development.</p> <p>Vashon and North Highline are proposed to be removed from demonstration project eligibility because their authorization in the existing code has expired. Current reporting requirements are maintained.</p>
9.A	21A.55.505	Adopts the rural forest demonstration project	Repeal.	The rural forest demonstration project was scheduled to end five years after subdivision of land occurs in the affected area, according to existing code. This occurred over a decade

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				ago. As part of the subarea plan zoning and land use map amendment process, an inventory and cleanup of expired provisions is proposed including this code section.
9.B	n/a – Attachment A to Ordinance 13875	Adopts the Fall City Subarea Plan	Repeal.	The Snoqualmie Valley/Northeast King County Subarea Plan replaces the Fall City Subarea Plan.
9.C	20.12.329	Adopts the Fall City Subarea Plan	Repeal.	The Snoqualmie Valley/Northeast King County Subarea Plan replaces the Fall City Subarea Plan.
9.D	21A.38.180	Adopts the Highway-Oriented Development Special District Overlay	Repeal.	The applicable parcels have been annexed, therefore this Special District Overlay is no longer needed.
10	n/a	n/a	Establishes the effective date of this ordinance immediately after the 2024 Comprehensive Plan ordinance, if adopted.	This ordinance is being transmitted at the same time as the Proposed Ordinance adopting the 2024 King County Comprehensive Plan. The Subarea Plan is an element of the Comprehensive Plan and would be an amendment to the 2024 Comprehensive Plan. Therefore, the 2024 the Comprehensive Plan should be adopted prior to the adoption of the Snoqualmie Valley/NE King County Subarea Plan.
11	n/a	n/a	Severability.	Standard King County severability language.