

APPENDIX F
Sections from the Fall City Subarea Plan, 1999

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Fall City Subarea Plan 1999



**THE RURAL TOWN OF FALL CITY
King County, Washington**



Parks/Open Space

There is a community park along the south side of the Snoqualmie River, an elementary school, a middle school, and a section of the Preston-Snoqualmie Trail within the existing Rural Town boundaries of Fall City.

Demographics

The 1990 United States Census reported a population of 3,888 and 1,395 housing units within Census Tract 326.00. Fall City is not an incorporated city and census information is not available specifically for the area encompassed by the Rural Town boundaries. Fall City, however is within an area identified in the census as a "Census Designated Place" and the 1990 population was reported as 1,850.

The 1997 population estimate for Census Tract 326.00 is approximately 4,500, with about 1,700 housing units. About half of this may be within the current boundaries of the Rural Town of Fall City.

Based on 1997 data from the Washington State Employment Security Department, the total employment level in Census Tract 326.00 was about 1,100 jobs. Of these, there were about 700 jobs in the government and education sector and some 400 private sector jobs.

Community Values and Goals

Local residents have a strong sense of place and cohesive community spirit. The town has a historic development pattern and unique qualities. Fall City residents value the open spaces within the town, historic buildings and landmarks, gardens, rural landscape of the surrounding countryside, livestock, scenic views of the valley and mountains, small rural town identity, and close-knit community interactions. The overriding sentiment expressed throughout the subarea planning process was to preserve the rural character of Fall City and the surrounding area.

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

- **Retain the compact, small size of the town.**
- **Protect scenic rural view corridors.**
- **Preserve agricultural and forest areas around Fall City.**
- **Limit future growth within and around the town.**
- **Preserve historic settlement patterns and landmarks.**
- **Retain pasture land and open space within the town.**
- **Maintain a steady population level in Fall City.**
- **Continue the historically low-density residential development pattern in and around Fall City.**
- **Preserve locally owned businesses in a small scale downtown.**





Rural Character

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

Various types of single-purpose conservation districts have been used in the United States over the past fifty years to preserve natural and other resources, including agricultural soils, water supplies, and, more recently, historic areas. Historic conservation districts have been used successfully in urban areas to preserve historic character and to revitalize neighborhoods.





Parks, Trails and Open Space

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

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

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

The King County Parks and Recreation Department will address these issues as part of their on-going efforts and some results could occur within a one-year time frame. These potential actions include, but are not limited to: reconveyance of land owned by the Washington State Department of Natural Resources for use as parks, trails, and open space; development of existing county owned park land in the Fall City area for parks, open space, and trails and conversion of Washington State Trust Lands for county parks and recreational uses. There is a process for requesting reconveyance or conversion of state owned lands for county parks, open space and trail purposes. The Parks and Recreation Department also updates their trail and parks plan periodically and amends their capital improvements program accordingly. New funds would be required to acquire new parcels for use as open space, parks, or trails and to develop new parks and trails. Additional study and community input would be necessary to determine the extent and nature of such acquisitions and improvements.

MATRIX OF RECOMMENDATIONS FOR THE FALL CITY SUBAREA PLAN

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
Town Boundaries	Eliminate the Urban Reserve area and reduce the Rural Town boundaries of Fall City accordingly.	Concur, also modify the new boundary to include the western parcel of the Herbfarm site to avoid creation of a nonconforming use. *Note: Prior to the adoption of this plan, the Executive may recommend a land use and zoning amendment for the western parcel of the Herbfarm in the event that both of the Herbfarm parcels are no longer under common ownership or the pending building permit for this site is terminated.
Zoning	Change UR to RA5	Concur, also rezone the western parcel of the Herbfarm to R-4 to match the rest of the site and be consistent with the R-4 zoning of the residential area within the new Rural Town boundaries of Fall City. *See note above for town boundaries recommendation.
	Amend R-4 zoning regulations to delete minimum and maximum density regulations of R-4 zoning within a rural town.	Concur.
	Amend zoning code to allow livestock in rural town.	Concur. Expand this to include some of the urban zones and address this entire issue via the large livestock ordinance.
	King County should decide zoning for the Bernard Development Company's property.	Retain CB zoning and let existing regulations and State Environmental Protection Act (SEPA) review regulate potential uses.
	Rezone the R-12 parcels (includes an old mobile home park) to R-4.	Concur. The county's zoning regulations will allow the existing mobile home park to continue.
	Eliminate the potential commercial zoning.	Concur.
	Rezone the KC road maintenance yard from Office to R-4.	Concur. The road maintenance yard is an allowed use in the R-4 zone. Part of the yard is already zoned R-4.
	Study possible creation of a core landmark district and historic preservation district.	Concur.
	Establish a Rural Conservation District for the greater Fall City area.	Concur. Develop a rural protection program which addresses such issues as rural landscape, signs, vistas, historic landmarks, design standards (building and infrastructure), and land use controls.
	Eliminate potential zoning for the Raging River mineral extraction site.	Do not concur. Let rezone and State Environmental Protection Act (SEPA) process determine outcome.
	Eliminate potential zoning for the Weyerhaeuser mineral extraction site NE of town.	Do not concur. Let rezone and State Environmental Protection Act (SEPA) process determine outcome.
Utilities	Do not develop a public sewer system for the residential part of Fall City,	Concur.

Issue	Citizens Advisory Committee's Recommendations	Executive's Recommendation
	Investigate feasibility of alternate sewage disposal methods for business district.	Concur, subject to initiation and financing by business and commercial property owners. On-site septic systems, community drainfields, or alternative treatment technologies are the preferred methods for wastewater treatment and disposal. Consistent with King County Comprehensive Plan Policy F-3313 and King County Code 13.24.124, public sewers may be allowed to serve the Fall City business district.
Parks & Trails	Expand soft surface pedestrian, equestrian, and bicycle trails.	Concur. The Parks and Recreation Department will address this as part of their on-going efforts and some results could occur within a one-year timeframe. These potential actions include, but are not limited to: reconveyance of land owned by the Washington State Department of Natural Resources for use as parks, trails, and open space; development of existing county owned park land in the Fall City area for parks, open space, and trails; and conversion of Washington State Trust Lands for county parks and recreational uses. There is a process for requesting reconveyance or conversion of state owned lands for county parks, open space, and trail purposes and the Parks Dept. has adequate staffing to focus on potential land transactions within the Fall City area without additional funding. The Parks Dept. also updates their trail and parks plan periodically and amends their capital improvements program accordingly. New funds would be required to acquire new parcels for use as open space, parks, or trails and to develop new parks and trails. Additional study and community input would be necessary to determine the extent and nature of such acquisitions and improvements.
	The county should help facilitate resolution of the Raging River Trail issue.	King County should conduct a trail feasibility study for the Preston-Fall City corridor which reviews options and recommends ways to connect Fall City to the Snoqualmie Valley Trail and the Preston- Snoqualmie Trail.
	Provide more passive use parks.	Concur. See recommendation above regarding trails.
	Preserve views corridors and open space.	Concur. This issue should be considered in the rural conservation district study.
Transportation	Develop new rural road standards.	Concur, King County should consider developing new rural road standards. This is a countywide issue and cannot be changed throughout the adoption of the Fall City Subarea Plan. King County currently has limited Rural Road standards. Broader development of rural road standards is under consideration.
	Study traffic calming measures.	Concur. The 1999 King County Department of Transportation Road Services Division's Capital Improvement Program budget approved by the King County Council, earmarked \$350,000 for Fall City in the Division's Neighborhood Enhancement Program. The Division is planning to begin working with the Fall City area citizens in the summer of 1999 to establish a Citizens Advisory Group to help identify and prioritize the traffic and pedestrian safety needs within the community. By the fall of 1999, a list of projects will be compiled and the Division would begin to construct needed improvements.
	Develop neighborhood traffic safety programs.	Concur. See recommendation above for traffic calming measures.
	Evaluate WSDOT recommendation to install two roundabouts.	Concur. The Washington State Department of Transportation (WSDOT) has started to design two traffic roundabouts, one for the intersection of SR 202 and SR 203 and the other one at the intersection of SR 202 and the Preston-Fall City Road. WSDOT has requested funding to complete the design work and construct the two roundabouts during the 1999-2000 Washington State fiscal biennium. As part of this project, WSDOT also plans to reconstruct the sidewalk on the south side of SR 202 within the Fall City business district. WSDOT will conduct community meetings in Fall City to invite public comment on this project and will work in cooperation with King County Department of Transportation (KCDOT).

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