



FALL CITY COMMUNITY ASSOCIATION December 2021 Meeting Minutes

FCCA president Angela Donaldson opened the zoom meeting, reviewed the agenda, led the group in the Pledge of Allegiance and a moment of silence, welcomed 11 new members and noted that the Giving Tuesday fundraiser raised \$500 for the FCCA.

MINUTES November 2021 meeting minutes approved. (MSP)

ELECTION RESULTS The current FCCA Board Members were elected unanimously (with one abstention for the VP position) for the 2022 membership year. Angela Donaldson – President, Simon Briant – VP, Laurie Hauglie – Treasurer, Clair Parker – Corresponding Secretary and Nancy Moore – Recording Secretary. There will most likely be three open positions at the end of this year President, Vice President, and Recording Secretary. We do encourage members to reach out to find out about each position and consider job shadows for those three positions.

THANK YOU, KATHY LAMBERT. Our thanks go to Kathy Lambert for her 20 consecutive years of service working tirelessly as District 3 Councilmember with a primarily urban council on behalf of our unincorporated rural town and the entire unincorporated King County area. Lambert's efforts included, but are not limited to, the following: assistance in getting our fire station built; introducing County Executive Dow Constantine to Fall City, which resulted in lifting 18 local businesses out of being red-tagged due to regulatory conflicts over their septic systems; creating a flood-control district, merging five districts into one, resulting in dedicated funding for constructing farm pads, flood hazard mitigation, and home elevations for the Snoqualmie Valley; and a dedicated funding source that has no sunset in the State of Washington. One of the most recent and most significant of her efforts was the creation of the Department of Local Services, giving unincorporated King County a direct line to the Executive side of County government.

COMMUNITY HOUSING DISCUSSION. A 17-home plat development currently in the construction phase in Fall City consists of large, two-story houses expected to sell for \$1.6 million each, placed very close together on the property. Six additional plats with a total of 104 homes with similar size and placement are in the permitting pipeline, all located in a relatively small footprint: 324th Ave SE to 332nd Ave SE and 44th St SE to Highway 202. Community members are asking how the housing density and cookie-cutter styling so foreign to the rest of the town could be happening in Fall City.

Background. The Washington Legislature enacted the Growth Management Act (GMA) in 1990 to guide planning for growth and development in Washington State. The GMA requires local governments in fast-growing and densely populated counties to develop and adopt comprehensive plans. King County designated areas urban and rural. Urban areas are required to take growth to take the pressure off rural areas in order to preserve its natural resources and rural lands. Fall City, Vashon, and Snoqualmie Pass were designated rural towns. In 1999, Fall City



had a chance to influence the plan for our rural, unincorporated town. The residents wanting it to remain rural in character reduced the housing density from 8 houses per acre within the town limits to 4 houses per acre, which fit what was then and is now the norm. The business district needed wastewater solutions in order to thrive, but the community wanted to limit growth (no strip malls or Walmarts) and opposed a community sewer solution. By 2012, alternative wastewater plans were seen as possibilities for some septic change limited to the business district, and change is now (10 years later) on the verge of happening.

Residential development. While the new residential developments seem out of place and not in keeping with the rural town character referenced in the County's Comprehensive Plan that Fall City residents want to protect, they do not violate any recorded codes. The current zoning code does not restrict design or address the look and feel of the current houses being built. At the time the subarea plan was developed and approved, the options were limited to individual home septic systems and large community septic systems, so there was no need to write language to cover residential group systems or the gerrymandering of lot shapes. The fact is, if it's not codified, it is merely a suggestion. The subarea plans being worked on now will cover future building. But there are concerns being expressed and they could influence the current situation.

Community members shared several concerns:

- **Housing units.** The style and positioning of the housing units do not conform to the housing placement and style of the rural town they are being constructed in.
- **Road size.** The roads serving the plats are not sufficiently wide or constructed to handle the increased traffic and size of the vehicles that will be using them.
- **Road safety.** There is insufficient room for amount and type of vehicular traffic, pedestrians, bicyclists, etc., using the roads now, and this will be exacerbated by the increased load created by an additional 121 housing units.
- **Road evacuation routes.** The roads impacted include the major evacuation routes out of town in the event of a disaster.
- **Parking.** Planned driveways are not long/wide enough to accommodate all the cars belonging to residents and their guests in the plats, which likely will push parking out onto the roads.

Short-term solutions. Make your concerns known to King County. It may be possible to get some changes that will mitigate some of the concerns you have if you make them known by sending in your comments and suggestions and showing up at any hearings scheduled. Send those comments to the permit process manager (Kimberly Clausen), the hearing manager, and CC FCCA President Angela Donaldson, at the following e-mails: DPERwebinquiries@kingcounty.gov; Kimberly.claussen@kingcounty.gov; hearingexaminer@kingcounty.gov; and ilovefallcity@gmail.com.

Long-term solutions. Each Community Service Area has detailed local land-use (subarea) plans as part of the larger King County Comprehensive Plan. These plans dictate what can and cannot be built, where and on what size lot, etc. These subarea plans are updated periodically. The



current update is under way. Get involved with the subarea plan development to guide future development in Fall City.

Resources: You can begin with a review of information on the subarea planning process provided on the *fallcity.org* site: fallcity.org/fall-city-subarea-plan.html. To review the entire presentation and comments given at the December FCCA meeting on current housing development in Fall City, go to [Facebook.com/ FallCityWA](https://www.facebook.com/FallCityWA), click on “More,” then “Videos.”

Next FCCA Meeting: Tuesday, January, 7:00 p.m. to 8:30 p.m. via Zoom and Facebook Live.

SAMPLE FORMAT FOR COMMENTS/ CONCERNS REGARDING CURRENT HOUSING DEVELOPMENT IN FALL CITY

To:

CC:

From: Your name, contact information, the Permit Number, and whether you would like to be a party of record, which is useful if you want to receive information.

Subject: Comment Regarding Permit: PLAT21- 0006 – Cha

Your Comments: Your comments could be organized by the elements of the SEPA environmental checklist: Background (who, what, when, where, and why) and environmental elements negatively impacted by the development you have concerns about (i.e., earth, air, water, plants, animals, energy and natural resources, environmental health, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities)