

Fall City Developments

What to say and how to say it

Write to the county council by June 25th

- We need to influence and educate the county council on community concerns for the planned subdivisions in Fall City, prior to the moratorium hearing on the 27th.
- Send individual emails to each council member (not group emails). Use your name and street address.
- Ask the council to **uphold the moratorium** and **honor Fall City's adopted subarea plan**.
- Share personal stories, your connection to Fall City and concerns about the new subdivisions. Some examples:
 - "I live next door and my driveway is blocked"
 - "I depend on the shared water system and do not want to boil water"
 - "I hear septic alarms and smell sewage"

Points to emphasize

- This isn't about aesthetics or stopping development. It's about the pace of development in a rural area, outside of the urban growth area, that has limited public services.
- The developments threaten our drinking water supply and no studies have been conducted to understand the impacts. Fall City is in a critical aquifer recharge area.
- These far away, isolated projects put more pressure on the already strained Department of Local Services and county finances for services.
- Council members do not know Fall City has no sewer, public transportation, medical care, police or parking enforcement and is receiving no county support for the sudden growth and change in population.
- We want affordable housing to keep teachers, young families and working class households in Fall City. These developments are luxury homes and do not fill a housing need for the community.

Our mission is to ensure sustainable building practices in Fall City. We advocate for current and future generations by protecting drinking water and the health of the environment, ensuring adopted policies and community plans are honored, and advocating for our unique rural identity.

What Fall City wants from KC

- To investigate the cumulative impacts on groundwater quality before issuing permits and not hand this responsibility to the state.
- For new developments to complement the existing town and be built in a way that is healthy for residents.
- Larger lot sizes and set backs that are consistent with the area and protect drinking water from too much density near wellheads.
- We agree with the Department of Local Services' strategy to address the gap in the code and endorse their recommendation for emergency zoning.
- Subdivisions must comply with *both* code and planning policies like sub-area plans. Developments need to align with our already adopted subarea plan.
- These subdivisions are not aligned with the County's goals for focusing growth inside of the Urban Growth Area (UGA).
- Deny current applications and have the applicant re-apply so the projects can comply with the existing comprehensive plan.

Don't say...	Instead use...
Rural character	Maintain our unique, historic character as defined in the KC comp plan.
No clustering	Larger lot sizes + consistent setbacks to protect our wells from sewage.
No urban growth	Focus growth inside the UGA for more vital cities and less infrastructure costs.
"Appeal"	Emphasize that Fall City has a subarea plan and we need it honored .

Council members	Messages
<p>Voted against the moratorium</p> <p>Peter von Reichbauer pete.vonReichbauer@kingcounty.gov</p> <p>Rod Dembowski rod.dembowski@kingcounty.gov</p> <p>Girmay Zahilay Girmay.Zahilay@kingcounty.gov</p>	<ul style="list-style-type: none"> • Taylor Developments is a wealthy development corporation that is making millions off Fall City by building luxury homes and is taking advantage of King County's overwhelmed Department of Local Services and a gap in code for building in unincorporated areas. This developer is not being harmed by a moratorium. • These developments do not fill a housing need for the community and fill a rural area and agricultural community with uncontrolled suburban sprawl. • Fall City has no public services, no sewer, and no public transportation. As an unincorporated area, we are not receiving any financial support to manage the change in population. • Fall City has a subarea plan that is supportive of growth and development and we want that plan honored. King County Code is incomplete for rural towns and this has created a loophole for predatory development. • Fall City has a small, shared water system of town wells. The developments place 150 homes within 2500 feet of our wells and since they are individual applications no agency is reviewing the potential impacts on drinking water. We believe this is a mistake and must be considered before building. • We need their help to stop these developments, to advocate for residents in unincorporated areas without services, and to make sure the vision of the comprehensive plan is upheld.
<p>Voted for the moratorium</p> <p>Sarah Perry sarah.perry@kingcounty.gov</p> <p>Jeanne Kohl-Welles jeanne.kohl-welles@kingcounty.gov</p> <p>Dave Upthegrove Dave.Upthegrove@kingcounty.gov</p> <p>Joe McDermott joe.mcdermott@kingcounty.gov</p> <p>Claudia Balducci claudia.balducci@kingcounty.gov</p> <p>Reagan Dunn reagan.dunn@kingcounty.gov</p>	<ul style="list-style-type: none"> • Thank you for advocating for residents of unincorporated King County! • Thank you for acknowledging that King County Code is incomplete and that supporting the moratorium stops more harm from happening. • Fall City has a subarea plan that is supportive of growth and development and we want that plan honored. We want the thousands of hours the community has put into these plans to be realized and not bulldozed over by an out of town developer. • We need their continued help to stop these developments, to advocate for residents in unincorporated areas without services, and to make sure the vision of the comprehensive plan is upheld.