



COMMUNITY DEVELOPMENT COMMITTEE MEETING

Monday, May 18, 2026, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Dan Murphy

This meeting will be conducted in person and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

Join by Internet: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS (online public comments will not be taken).

MINUTES

1. Approval of the minutes dated May 4, 2026

AGENDA BILLS

DISCUSSION ITEMS

2. **Presentation:** Berk Presentation on Comprehensive Plan Amendment

ITEMS FOR FUTURE DISCUSSION

ADJOURNMENT



COMMUNITY DEVELOPMENT COMMITTEE MINUTES

May 4, 2026

Snoqualmie City Hall, 38624 SE River Street & Zoom

This meeting was conducted in-person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER & ROLL CALL.

Councilmember Johnson called the meeting to order at 6:00 pm.

Committee Members: Councilmembers Louis Washington, Jolyon Johnson, and Dan Murphy were present.

Executive: Mayor James Mayhew.

City Staff: Director of Community and Economic Development Mona Davis, Finance Director Drew Bouta, Executive Assistant Rebecca Solem, and IT Support Specialist Jimmie Betts.

AGENDA APPROVAL.

Motion: Councilmember Johnson made a motion to approve the agenda as presented. Seconded by Councilmember Murphy. The agenda was approved as presented.
(3-0)

Councilmember Johnson called a 5-minute recess at 6:01 PM. The meeting resumed at 6:08 PM.

PUBLIC COMMENTS.

There were no public comments.

MINUTES.

1. **Approval of the minutes dated April 6, 2026.**
Unanimously approved as presented.
2. **Approval of the minutes dated April 20, 2026.**
Unanimously approved as presented.

AGENDA BILLS.

3. AB26-021: Budget Amendment Adding Economic Development & Human Services Coordinator.

Finance Director Drew Bouta briefed on the financial costs of adding an Economic Development & Human Services Coordinator. Community and Economic Development Director Mona Davis provided the Committee with a high-level overview of the job duties of the role. Mayor Mayhew further explained the benefits of the position.

Action: Chair Washington made a motion to move the agenda bill forward to the next regular council meeting on May 11, 2026.

Motion: The motion was unanimously approved.

DISCUSSION ITEMS

4. Discussion: Chamber's 10-year Plan Presentation to Council.

Mayor Mayhew briefed on a proposed presentation by SnoValley Chamber of Commerce at the next Regular Council Meeting on May 11, 2026.

Committee discussion followed.

Action: The Committee unanimously agreed to move the item forward to the regular meeting on May 11, 2026.

5. PSRC – Regarding Housing Presentation to Council.

Mayor Mayhew briefed on a proposed presentation by PSRC at the Regular Council Meeting on May 26, 2026.

Committee discussion followed.

Action: The Committee unanimously agreed to move the item forward to the regular meeting on May 26, 2026.

NEW BUSINESS.

- Mayor brought to the Committee's attention that The City will need to restart the recruitment process for the Senior Planner position.
- Community and Economic Development Director Mona Davis briefed on a proposed presentation by Berk at the May 19, 2026, Community Development Committee meeting, as a kickoff for the Comprehensive Plan amendment project kickoff.

ITEMS FOR FUTURE DISCUSSION.

ADJOURNMENT.

The meeting was adjourned at 6:44 PM

Motion: Councilmember Johnson made a motion to approve the agenda as presented. Seconded by Councilmember Murphy.

Minutes taken by Rebecca Solem, Temp Executive Assistant.

Recorded meeting audio is available on the City website after the meeting.

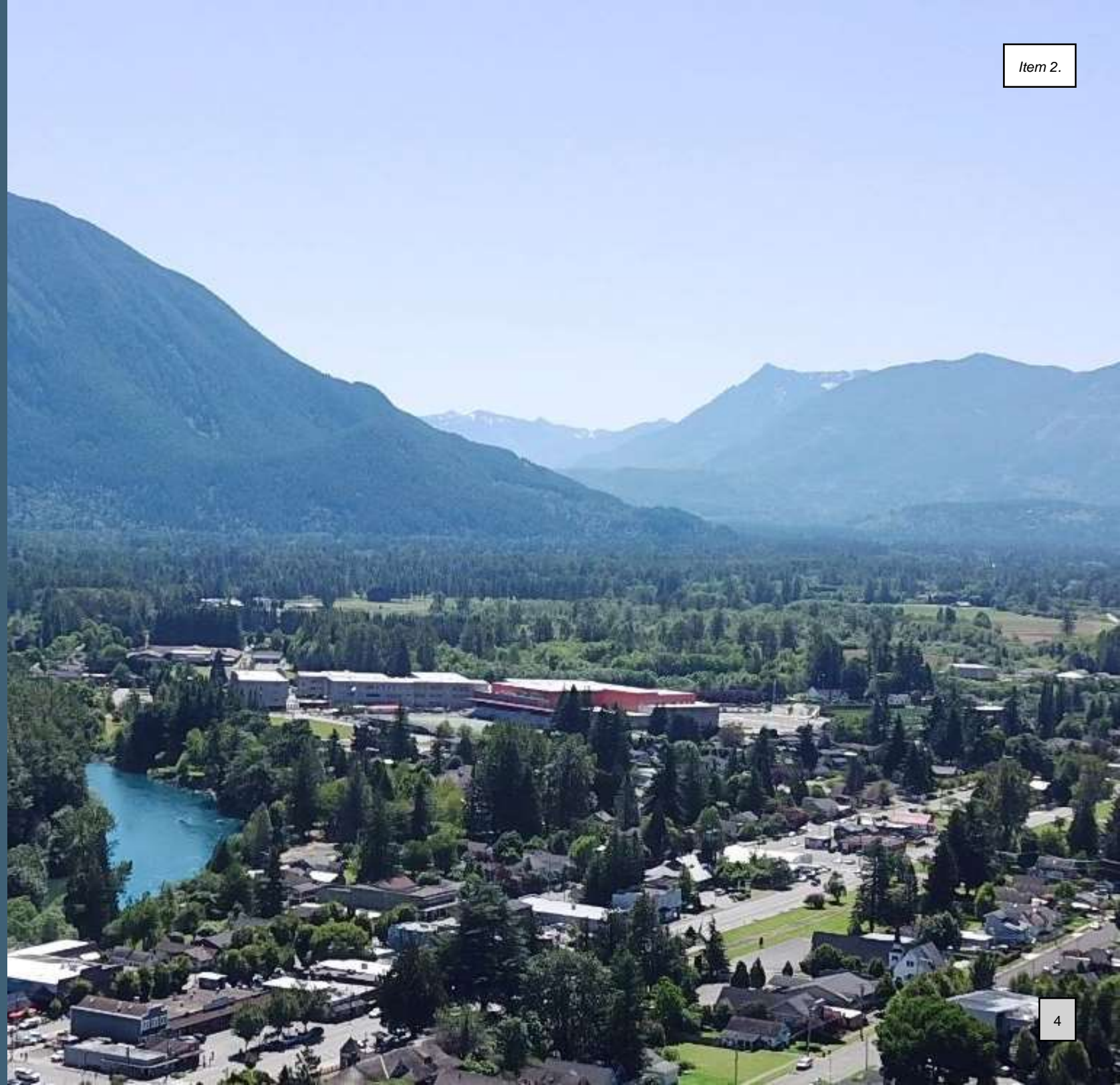
Minutes approved at the _____, 2026 Community Development Meeting.



2026 Comprehensive Plan Updates

City of Snoqualmie

May 18, 2026



Outline

Objective:

Provide background and project overview for the City's 2026 Comprehensive Plan updates.

Agenda:

- Purpose of Comprehensive Plan Updates
- Key Issues in the Adopted Plan
- Solutions
- Approach and Tasks
- Schedule and Legislative Review

Purpose of The Comprehensive Plan Updates

- Ensure the City receives certification of the Comprehensive Plan by the Puget Sound Regional Council (PSRC) and remains eligible for transportation funding
- Complete required review by the King County Affordable Housing Committee
- Review local land use and zoning issues cumulatively
 - Land capacity and zoning for ability to meet housing targets for all affordability levels
 - Zoning applied to Snoqualmie Ridge including mixed-use and retail uses
 - Mix of future land uses in the UGA and potential-pre annexation planning (includes zoning and future land use maps)

Key Issues in Adopted Plan

Issue #1: Housing Targets and Capacity



The adopted plan does not document capacity to accommodate housing targets for all income bands, including households making under 80% area median income (AMI) and emergency housing. The overall target number in the plan also needs to be updated.

Issue #2: King County Review



The plan needs to comply with King County Affordable Housing Committee review requirements.

Issue #3: Land Uses



There are remaining questions about the best mix of uses in the city and UGA to meet regional, state, and local requirements and community needs.

Solutions - Issue #1: Housing Targets and Capacity

- **Revise housing growth targets.**
 - Revise housing targets in Snoqualmie's plan to match updated county targets. County targets were amended in response to a City request.
- **Amend land use designations and land use/zoning maps.**
 - Ensure and demonstrate that Snoqualmie has enough capacity to accommodate housing needs at all income levels, including emergency housing

Solutions - Issue #2: King County Review

- **Review and update housing and land use policies**
 - Complete King County housing review checklist and adjust policies for alignment with King County Countywide Planning Policies
 - Review and recommend policy and code revisions that address “adequate provisions” for housing for all income bands and other requirements of HB 1220

Solutions - Issue #3: Land Uses

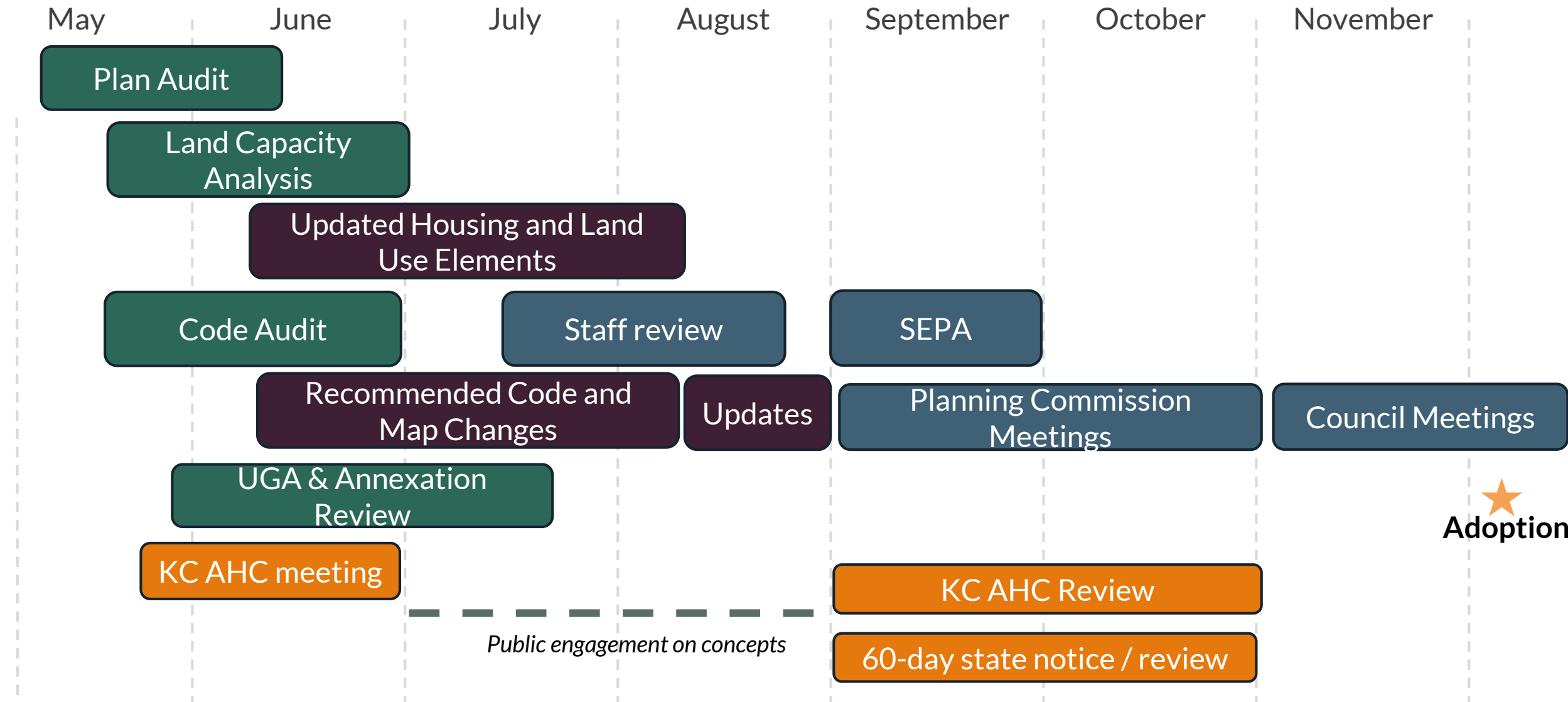
- **Review mixed use zoning regulations**
 - Update zoning map to reflect as-built conditions on **Snoqualmie Ridge** – which is currently mapped as mixed use – and to reconcile the reduced growth targets with a revised buildable-lands analysis
 - Where mixed use zones are retained, consider the potential of mixed use zoning to accommodate housing needs under 80% area median income
- **Review UGA and mix of residential and non-residential land uses, and conceptual planning for annexation.**
 - Review the characteristics and land uses of the UGA and options for pre-annexation planning and zoning
 - Review potential mix of uses in support of growth targets and community needs
 - Identify conceptual approaches to annexation planning

Approach and Tasks

- Audit Adopted Comprehensive Plan
- Conduct Land Capacity Analysis
- Audit Land Use Code
- Update Land Use Element
- Update Housing Element
- Support adoption of ordinance, zoning changes and housing implementation
- UGA and Annexation Review
- SEPA

Adoption due end of 2026, plan to adopt in November 2026

Schedule and Legislative Review



- Analysis
- Review
- Drafting
- Agency Review