PLANNING COMMISSION MEETING
Monday, September 21, 2026, at 7:00 PM
Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS.
Chair: Ashleigh Kilcup
Vice Chair: Luke Marusiak
Commissioners: Simon Hurley, Darrell Lambert, Tanya Lavoy, VACANT and VACANT.

This meeting will be conducted in person at Snoqualmie City Hall and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** 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 **864 8750 2701**; Enter Password **1900040121**

CALL TO ORDER & ROLL CALL.

AGENDA APPROVAL.

PUBLIC COMMENT - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

MINUTE

1. Approval of the minutes dated July 20, 2026.

NEW BUSINESS.

2. **PRESENTATION:** BERK Consulting.

ADJOURNMENT.

PLANNING COMMISSION
MEETING MINUES
Monday, July 20, 2026, at 7:00 PM

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

CALL TO ORDER & ROLL CALL.
Chair Ashleigh Kilcup called the meeting to order at 7:00pm.

> **Commissioners:** Tanya Lavoy, Luke Marusiak, Simon Hurley, and Ashleigh Kilcup.
> **Councilmember Liaison:** Daniel Murphy.
> **City Staff**: Community and Economic Development Director Mona Davis and Outside Counsel Nick Morton of Ogden Murphy Wallace.

AGENDA APPROVAL.
Chair Ashleigh Kilcup made a motion to remove Item 2: Historical Design Review Application. The motion was seconded and unanimously approved.

PUBLIC COMMENTS.
No public comments were made.

MEETING MINUTES.
1. Approval of the minutes dated June 15, 2026.
The meeting minutes dated June 15, 2026 were unanimously approved.

NEW BUSINESS.
3. Land Capacity Analysis - BERK.
Berk Consulting gave a presentation on 2026 Comprehensive Plan Updated and Land Capacity Analysis. Commission discussion followed.

4. Land Use and Housing Issues and Options - BERK.
Berk Consulting gave a presentation on 2026 Comprehensive Plan Updated and Land Use and Housing Issues and Options. Commission discussion followed.

5. Potential Zone Changes - BERK.
Berk Consulting gave a presentation on 2026 Comprehensive Plan Updated and Potential Zone Changes. Commission discussion followed.

OLD BUSINESS.
None.

ADJOURNMENT.

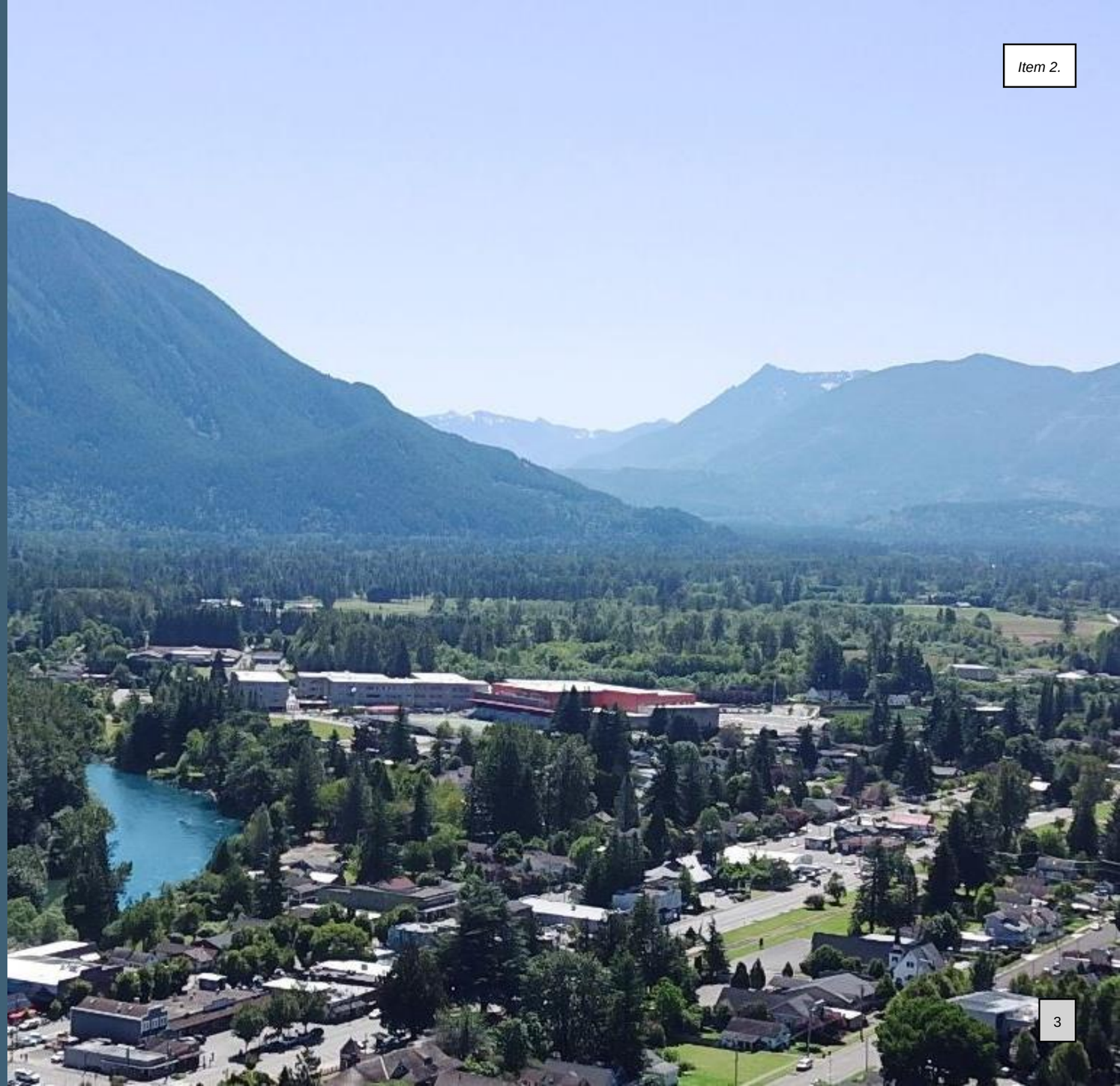
Chair Kilcup adjourned the meeting at 8:06pm.

2026 Comprehensive Plan Updates

City of Snoqualmie Planning Commission

September 21, 2026

BERK





Agenda

- Updated land use, housing elements and analysis
- Updated zoning concepts and future land use map
- Potential Annexation
- Code updates

Updated Land Use, Housing Analysis and Zoning Concepts

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
- Ensure a compliant and complete plan in order to be eligible for state grants
- Complete review by the King County Affordable Housing Committee – required by GMA and Countywide Planning Policies
- Review local land use and zoning issues cumulatively as required by GMA
  - 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

Land Capacity Analysis

- Under current zoning there is a deficit in 0-50% AMI
- If the City 1) rezones Snoqualmie Ridge in alignment with existing conditions, and 2) rezones some City-owned vacant properties to BG/R-3, there is still a deficit. Rezones alone do not address the deficit.
- The City can meet the 0-50% AMI target if it rezones Snoqualmie Ridge, rezones those City properties, and includes the UGA capacity where either:
  - The BESS does not happen and the prezoning aligns with the existing FLUM
  - The prezoning upzones parts for Residential/R3 (high density zone) of the UGA (whether the BESS happens or not)

Land Capacity Analysis Scenarios

Scenario Comparison

Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 and 4b *Revised Zoning + PAA (Proposed Zone Change)*
▪ Existing zoning ▪ Permit data through May 2026 ▪ No zoning or policy changes	▪ Revised zoning in City limits	▪ Revised zoning in City limits ▪ Prezoning in PAA similar to current conditions	▪ Revised zoning in City limits ▪ High density R3, and BG prezoning in part of PAA

Source: BERK Consulting, 2026.

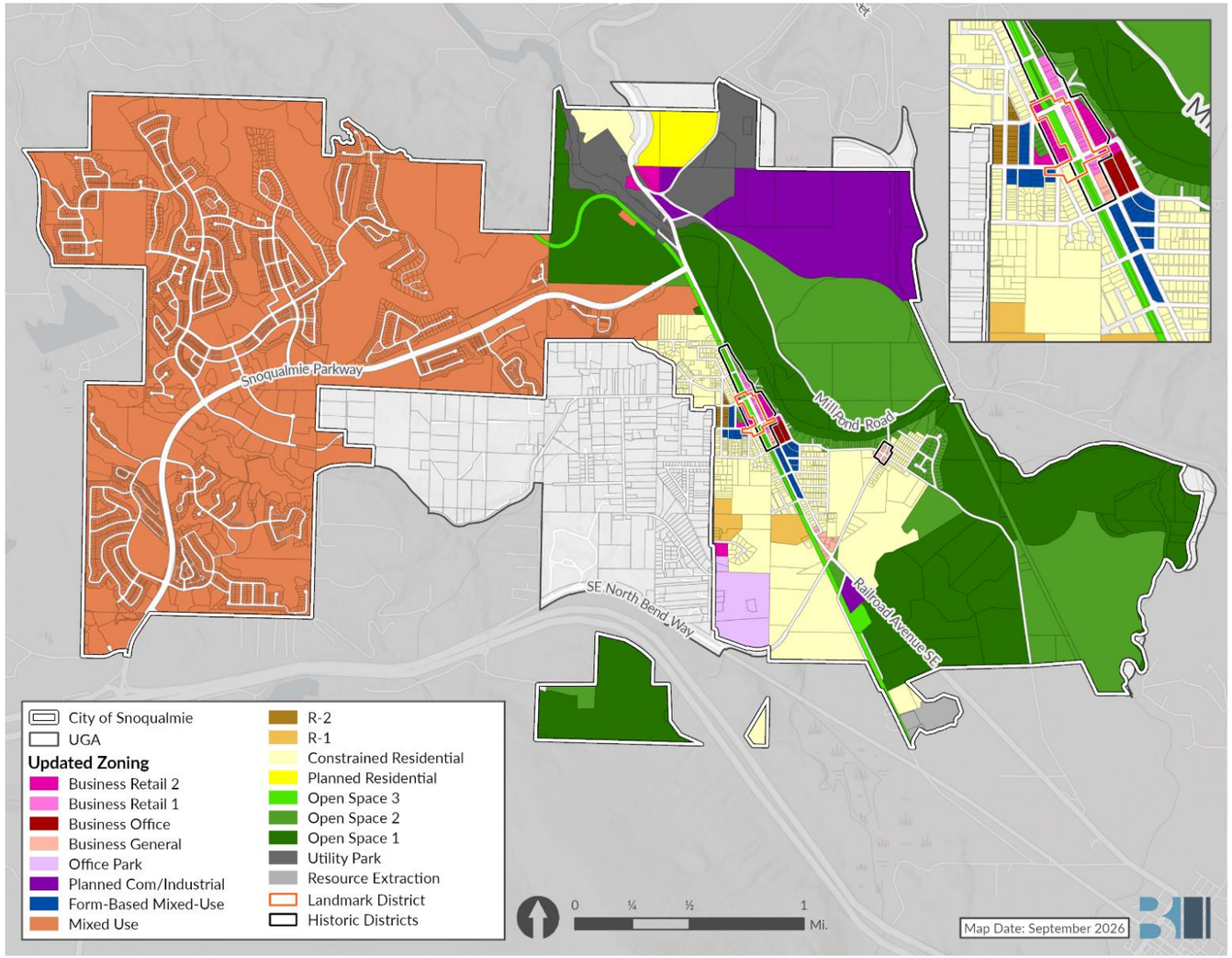
- Scenario 1 is a baseline existing zoning analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- Scenario 2 considers zoning and other policy changes to meet housing capacity targets.
- Scenario 3 adds the Potential Annexation Areas (PAA) and considers the City's low density residential zonings (R 1-10 and R 1-4) in the PAA area
- Scenario 4 proposes high density R3 zoning on the east and west sides of the PAA along with changed zoning in city limits similar to the second scenario;
  - 4b proposes high density R3 and BG zoning on the east and west sides of the PAA

Land Capacity Analysis Scenarios

Scenario 1 – Baseline Existing Zoning, no PAA

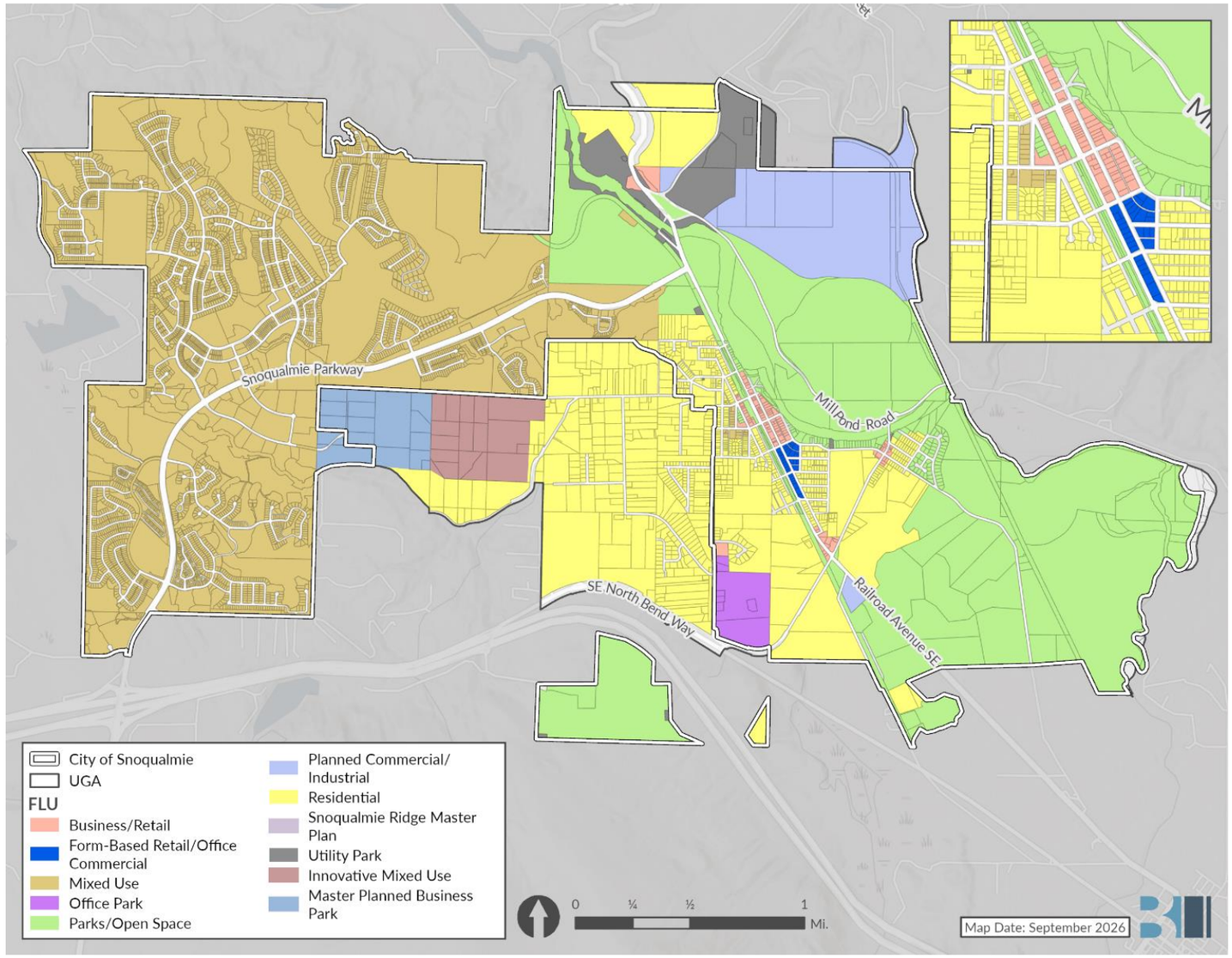
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	1,332	15	1,347	0
120%+ AMI	Single-family detached	0	8	65	73	0
Total		**751**	**1,504**	**245**	**998**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 1 Land Use

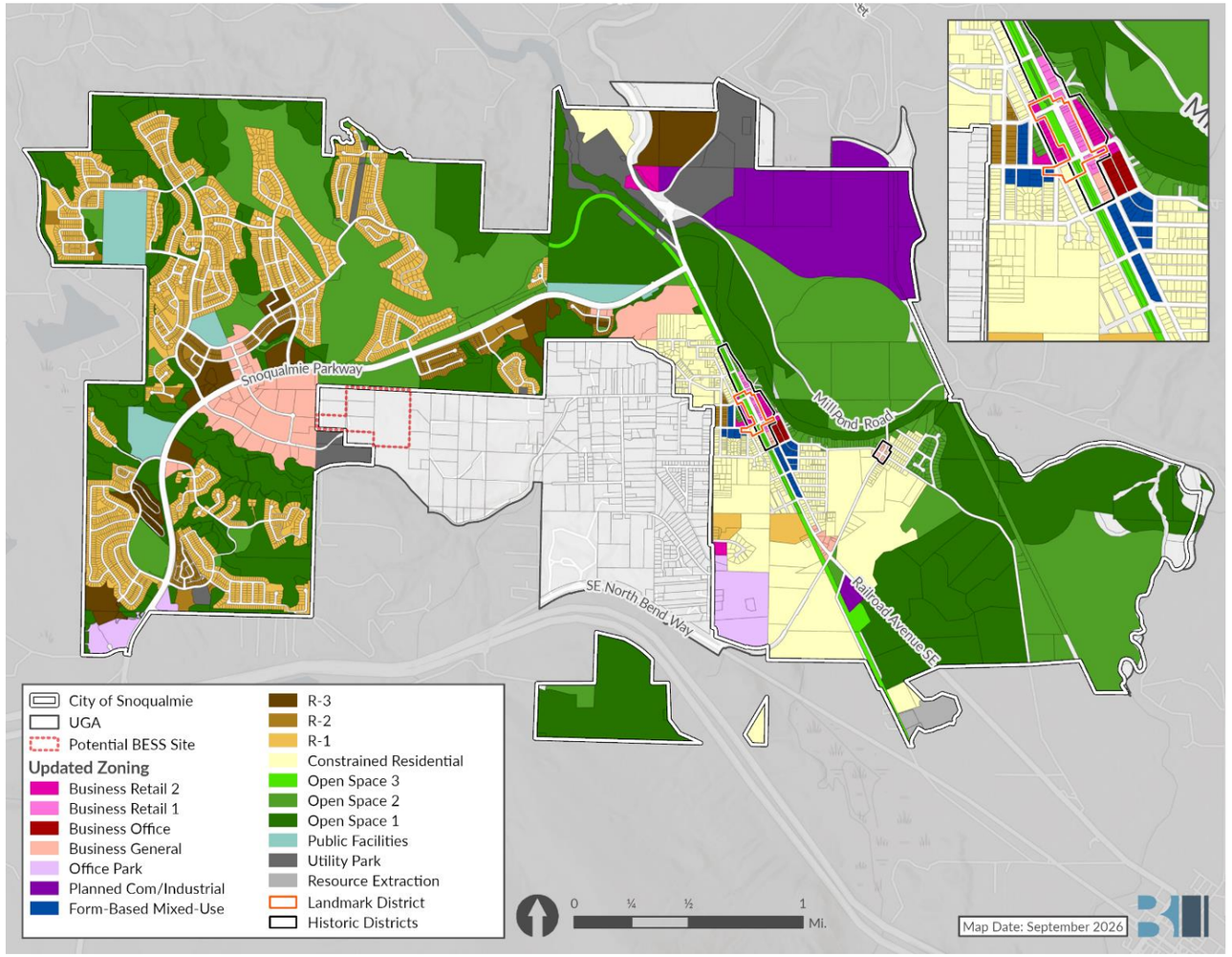


Land Capacity Analysis Scenarios

Scenario 2 –Snoqualmie Ridge Updated Zoning, no PAA

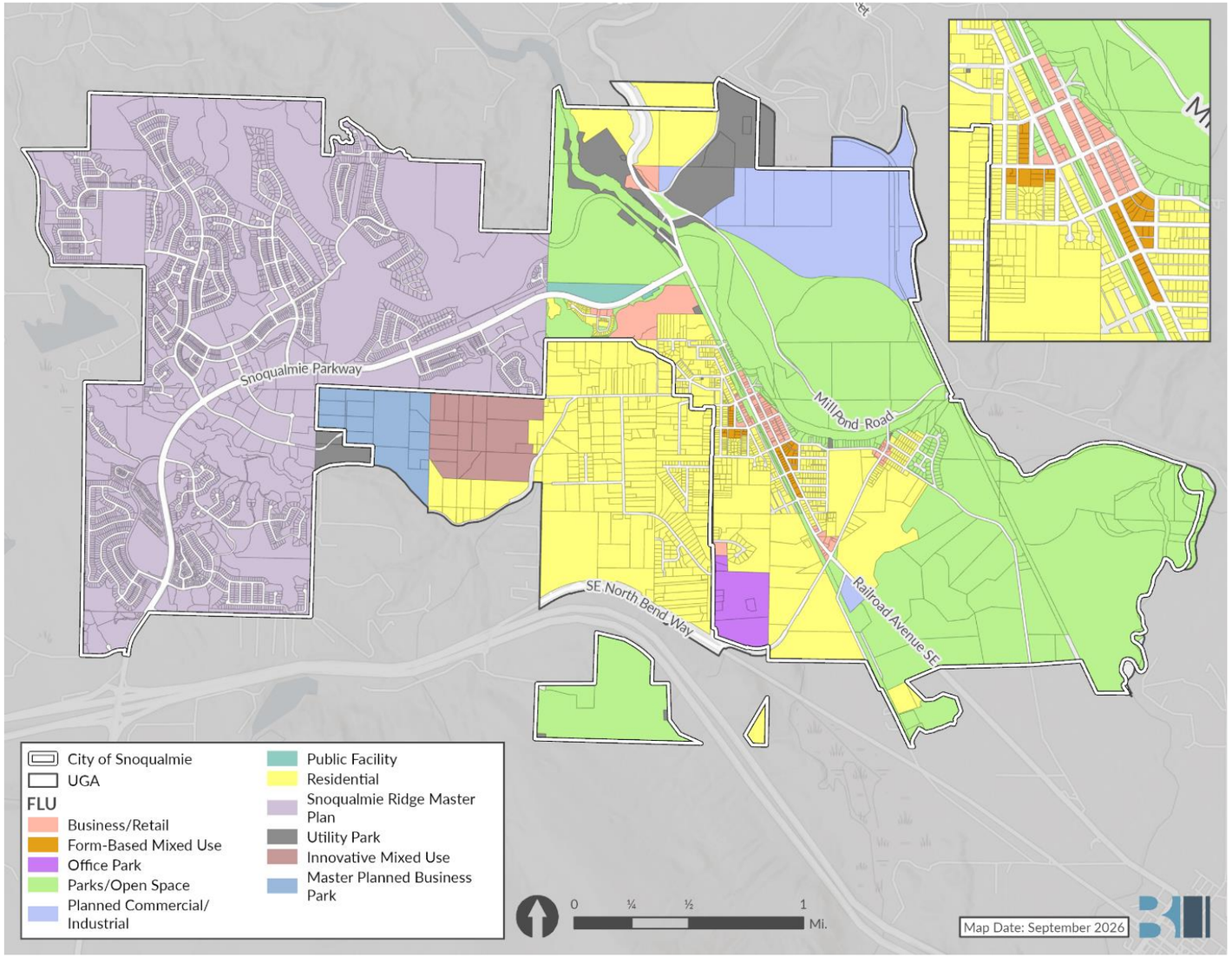
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit with BESS	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	592	0	-143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,080	165	1,229	1,119	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	123	65	188	185	0
Total		**751**	**1,716**	**245**	**1,802**	**1,524**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 2 Land Use

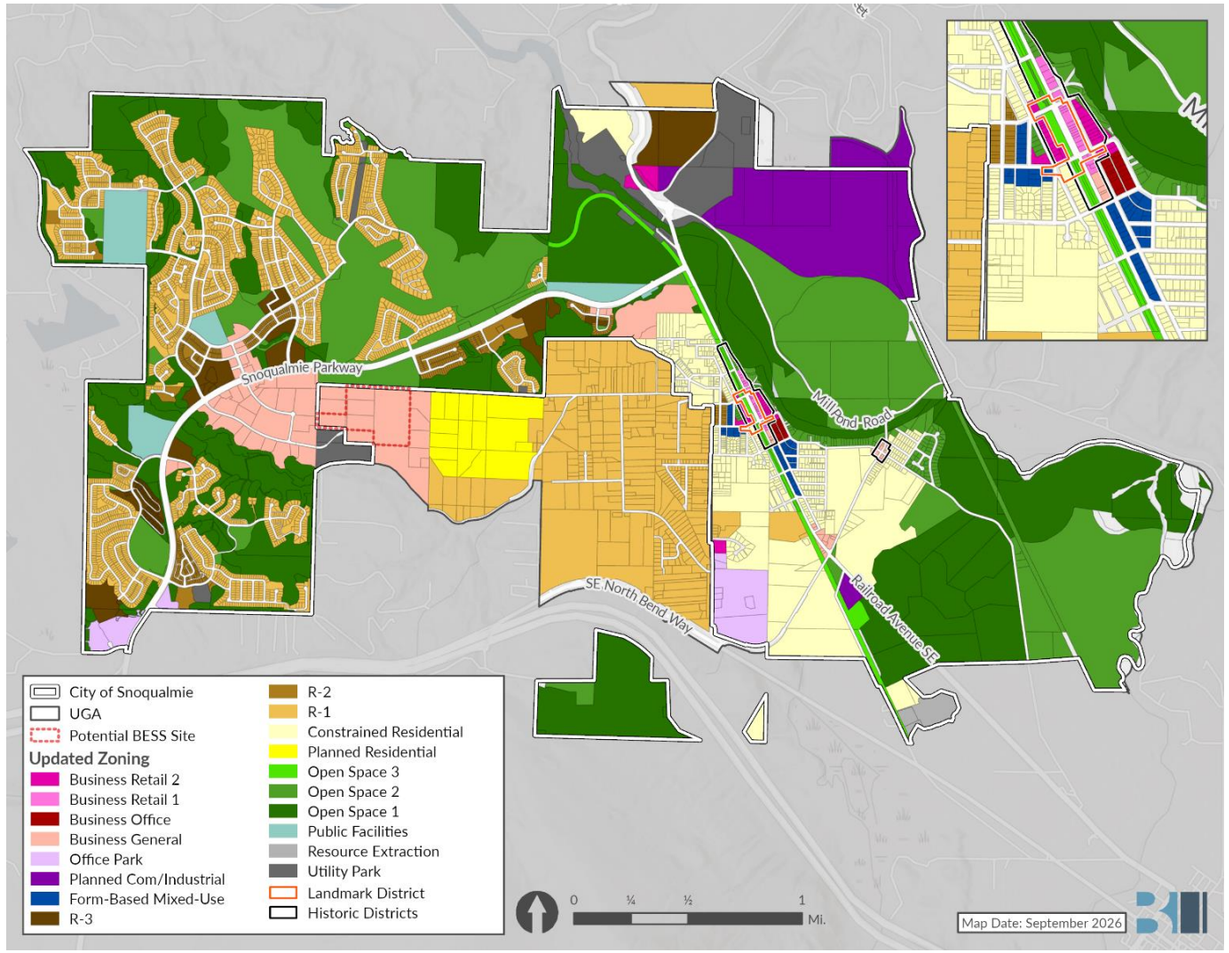


Land Capacity Analysis Scenarios

Scenario 3 – Example Snoqualmie Ridge Updated Zoning + PAA minimal zoning change (Based on existing FLUM)

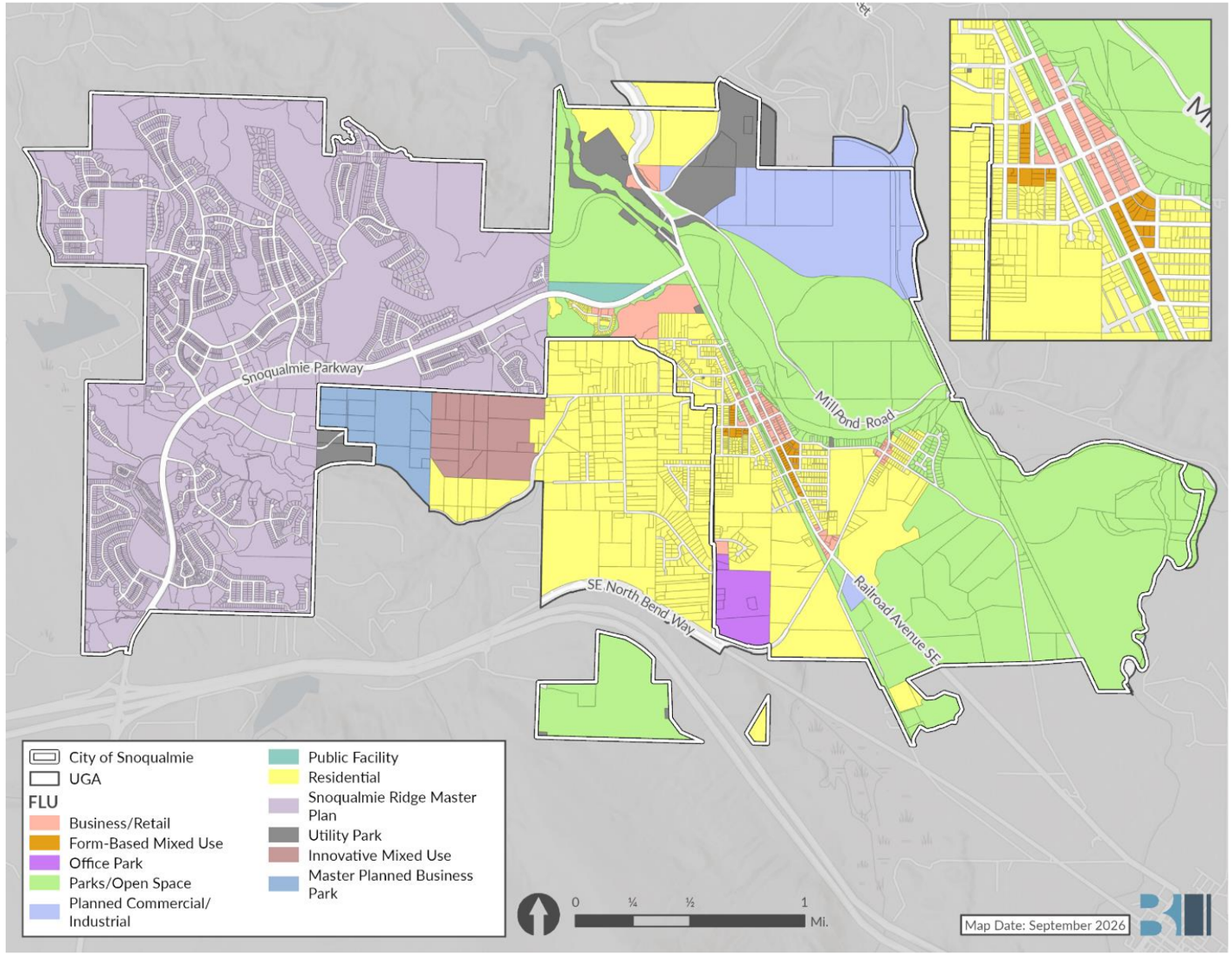
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	878	0	143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,369–1,372‡	165	1,518-1,521‡	1,123-1,126‡	0
80-120% AMI	Multiplexes	0	1,330	15	1,345	1,035	0
120%+ AMI	Single-family detached	0	914–2,335‡	65	979-2,400‡	976-2,397‡	0
Total		**751**	**4,491–5,915‡**	**245**	**3,985–5,409‡**	**2,884–4,308‡**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
‡A range of capacity is shown in residential rural areas as R-1 in the PAA may fall under R-1-4 or R-1-10 zoning designations.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 3 Land Use

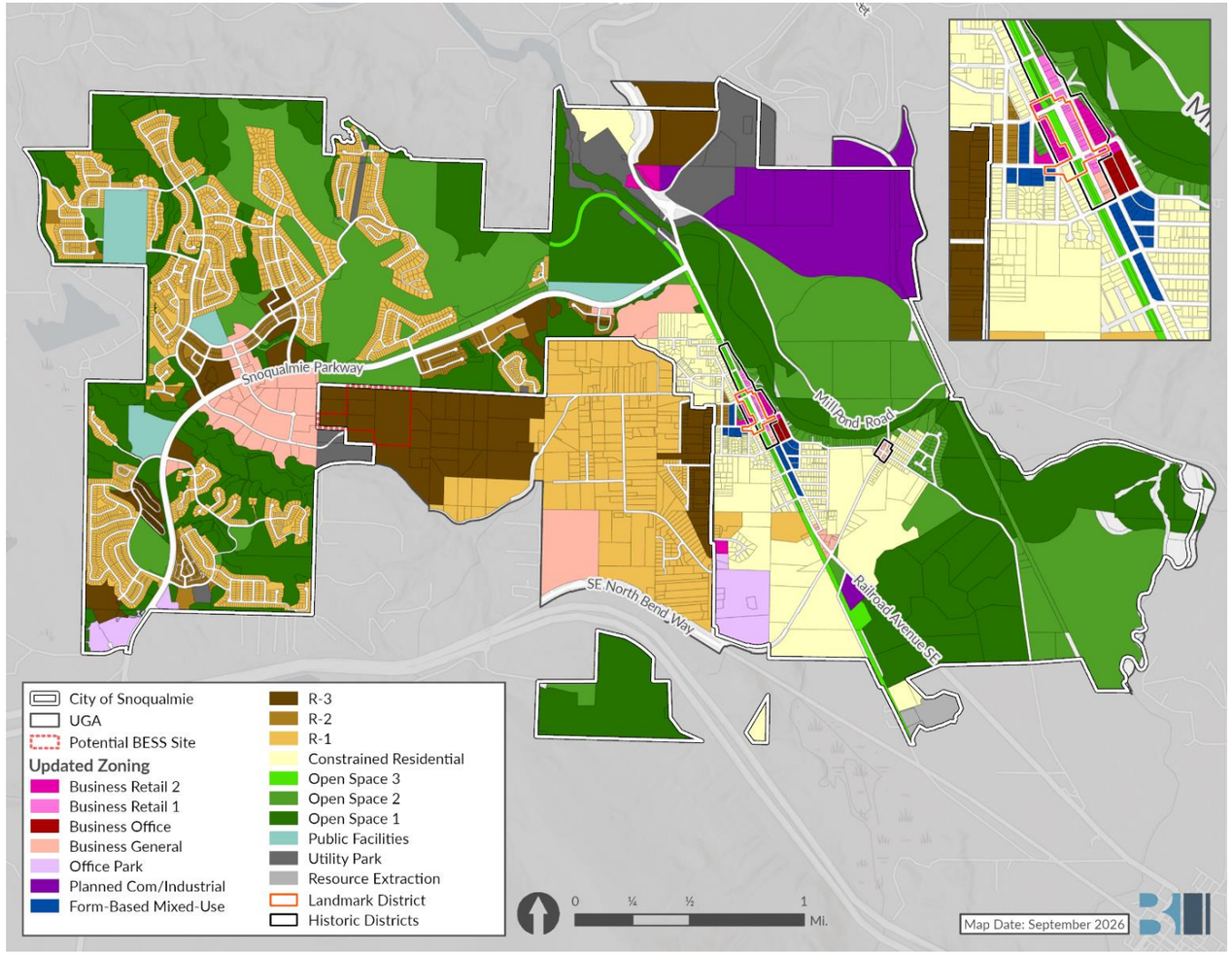


Land Capacity Analysis Scenarios

Scenario 4 –Snoqualmie Ridge Updated Zoning + PAA Pre-zoning

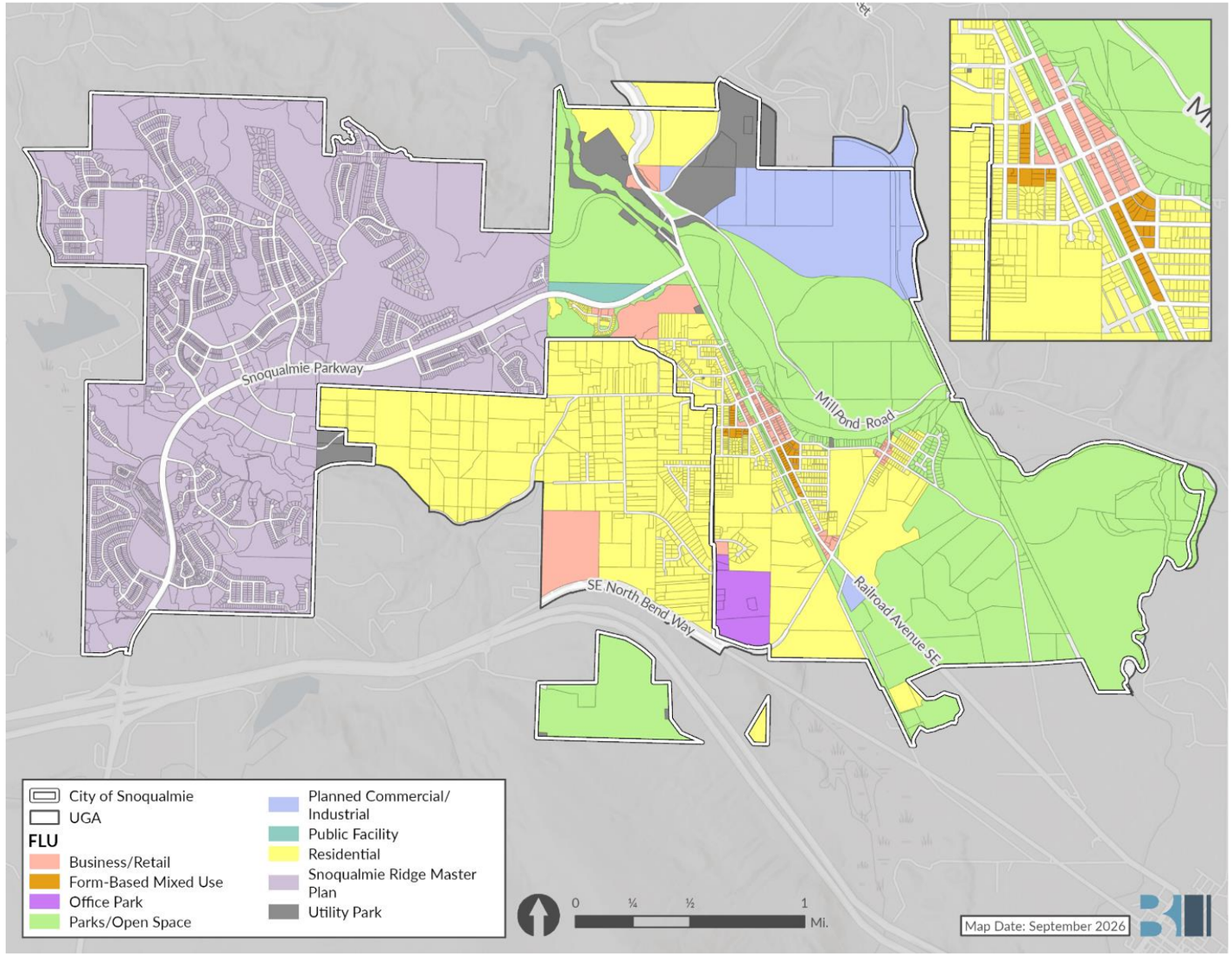
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	955	366	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,623	3,584	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	1,969	65	2,034	2,031	0
Total		**751**	**9,646**	**245**	**9,140**	**6,451**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 4 Land Use

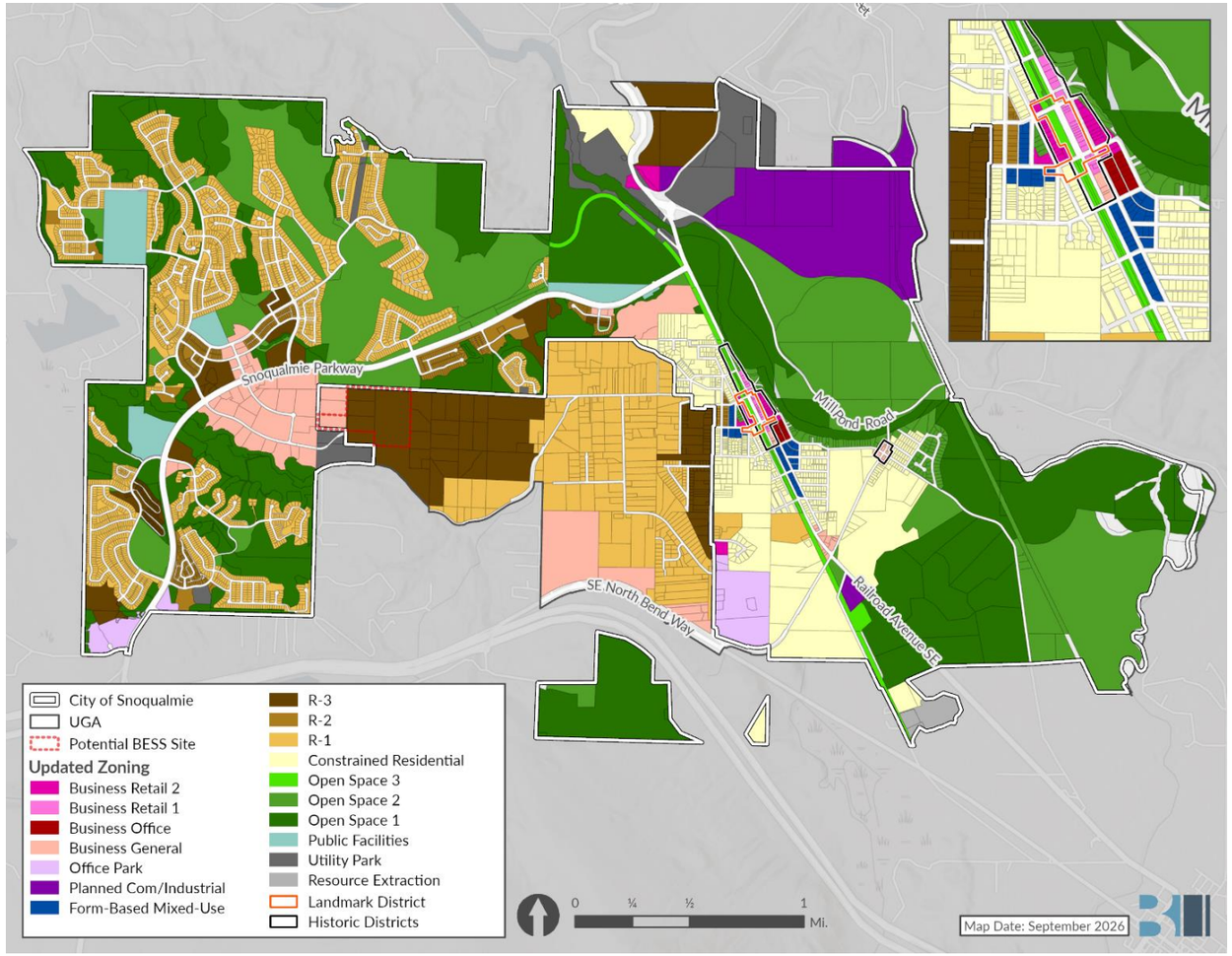


Land Capacity Analysis Scenarios

Scenario 4b –Snoqualmie Ridge Updated Zoning + PAA Pre-zoning

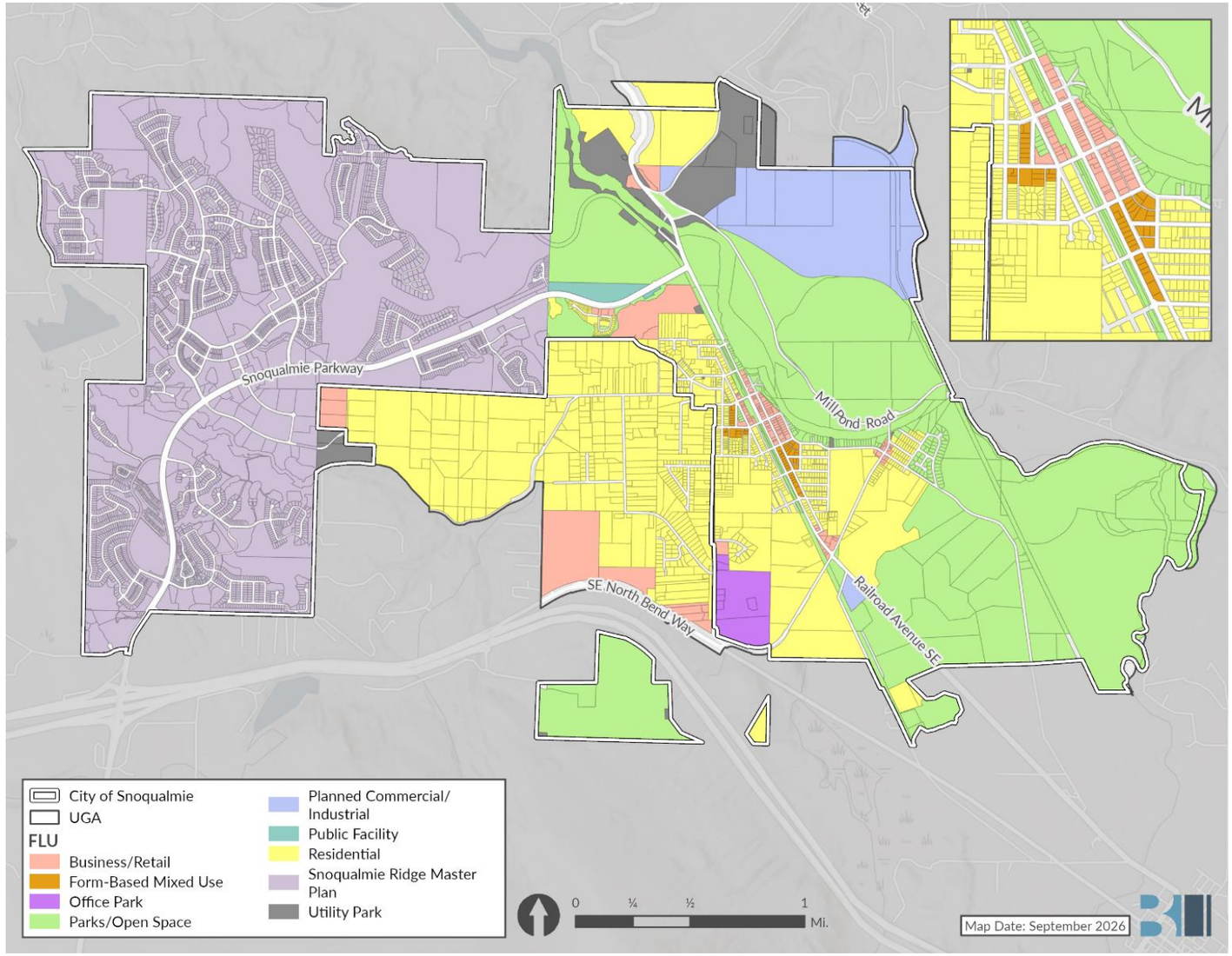
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	1,043	464	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,512	3,682	0
80-120% AMI	Multiplexes	0	513	15	524	466	0
120%+ AMI	Single-family detached	0	1,969	65	1,891	1,888	0
Total		751	9,646	245	8,970	6,500	735

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 4b Land Use



Scenario Comparison / Preliminary Analysis

Income Band	Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 *Revised Zoning + PAA (Proposed Zone Change)*	Scenario 4B *Revised Zoning + PAA (Proposed Zone Change)*
0-50% AMI	No	No	Yes, with BESS: No	Yes, with BESS: Yes	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes	Yes	Yes

Annexation Analysis and PAA Pre-zoning

Annexation

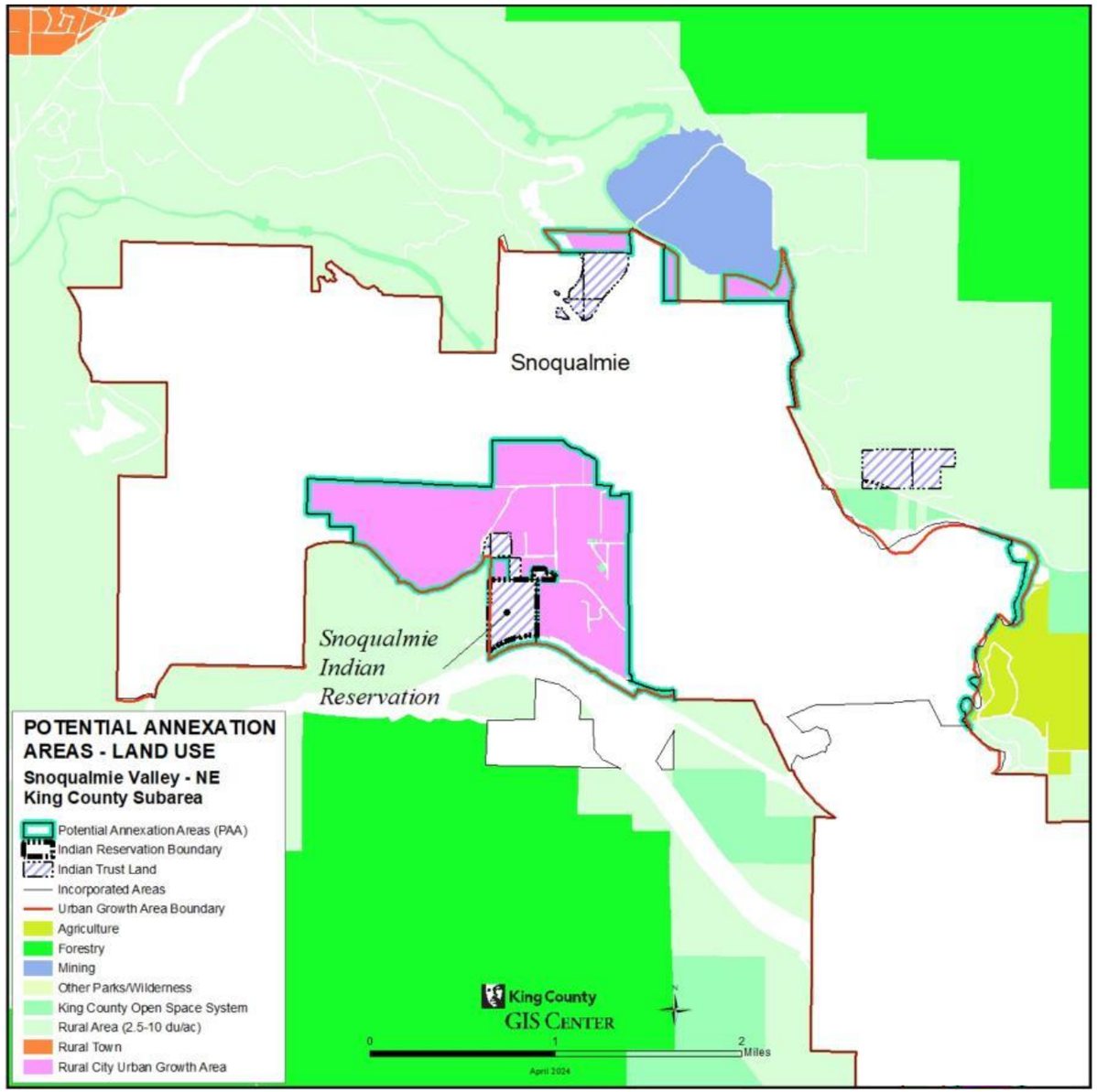
There are multiple methods of annexations:

- Direct Petion Method
- Alternative Direct Petition Method
- Election Method
- Interlocal Agreement
- Annexation of an Unincorporated Island of Territory
- Annexation of Areas for Municipal Purposes
- Annexation of Federally Owned Lands

Direct petition or alternative direct petition methods are most common

Potential Annexation Areas (PAA)

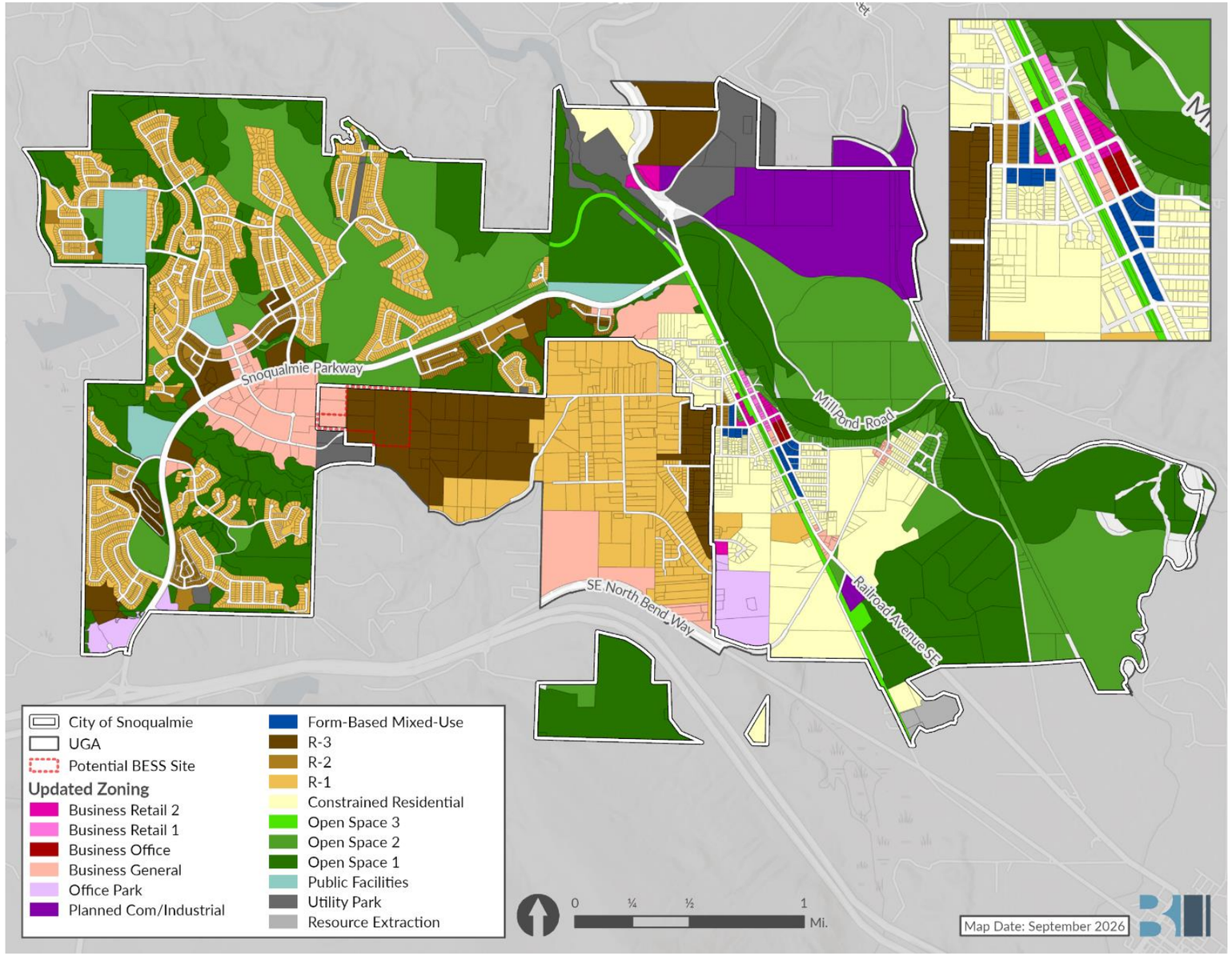
- Needs land use evaluation and infrastructure availability
- The PAAs are identified and designated under the GMA by King County



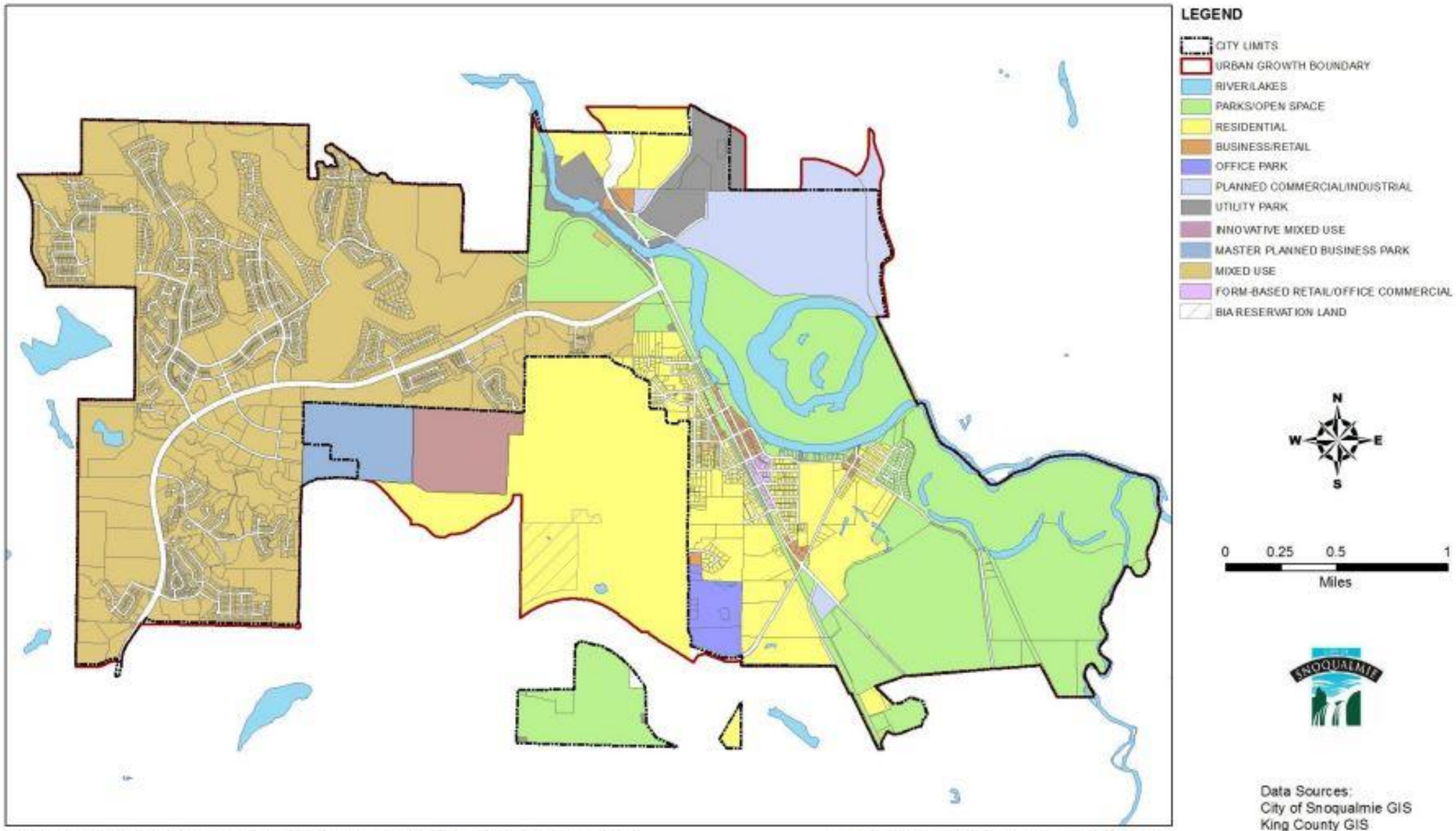
Prezoning Options

PAA	Current Land Use Designations	Potential Land Use Designations	Potential Pre-zoning
Weyerhaeuser West	Residential	Residential	R-3
Weyerhaeuser East	Utility Park	Utility Park	Utility Park
Mill	Planned Commercial/ Industrial	Planned Commercial/ Industrial	PCI
Southwest	Master Plan Business Park, Innovative Mixed Use, Residential	Residential, Business/ Retail	R-1 R-3 Business General

Potential Zoning Map



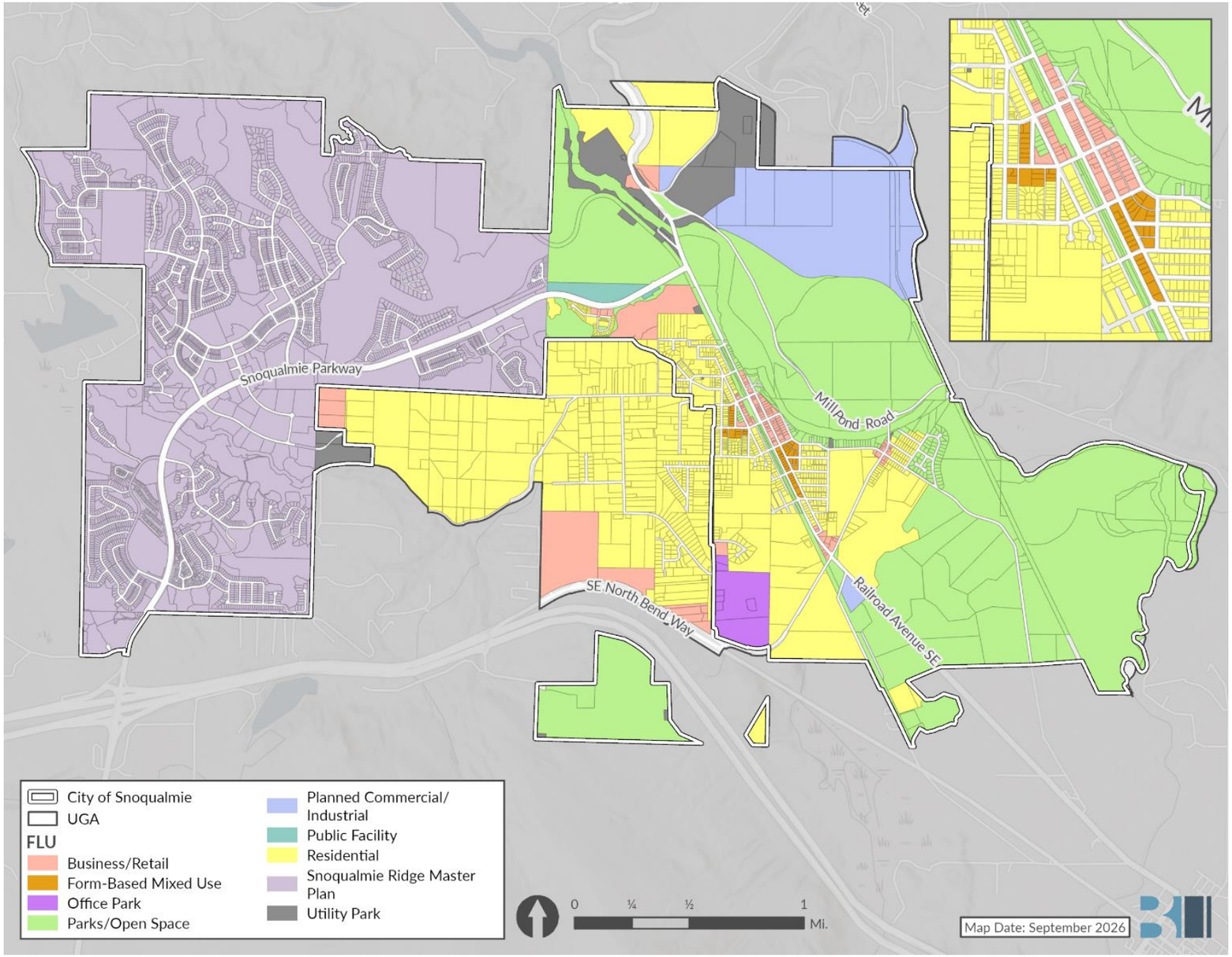
Existing Future Land Use Map



All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.

CITY AND URBAN GROWTH AREA
LAND USE DESIGNATIONS

Potential Future Land Use Map



Code updates

Dependent on Scenario Selection, Code Updates Could Include:

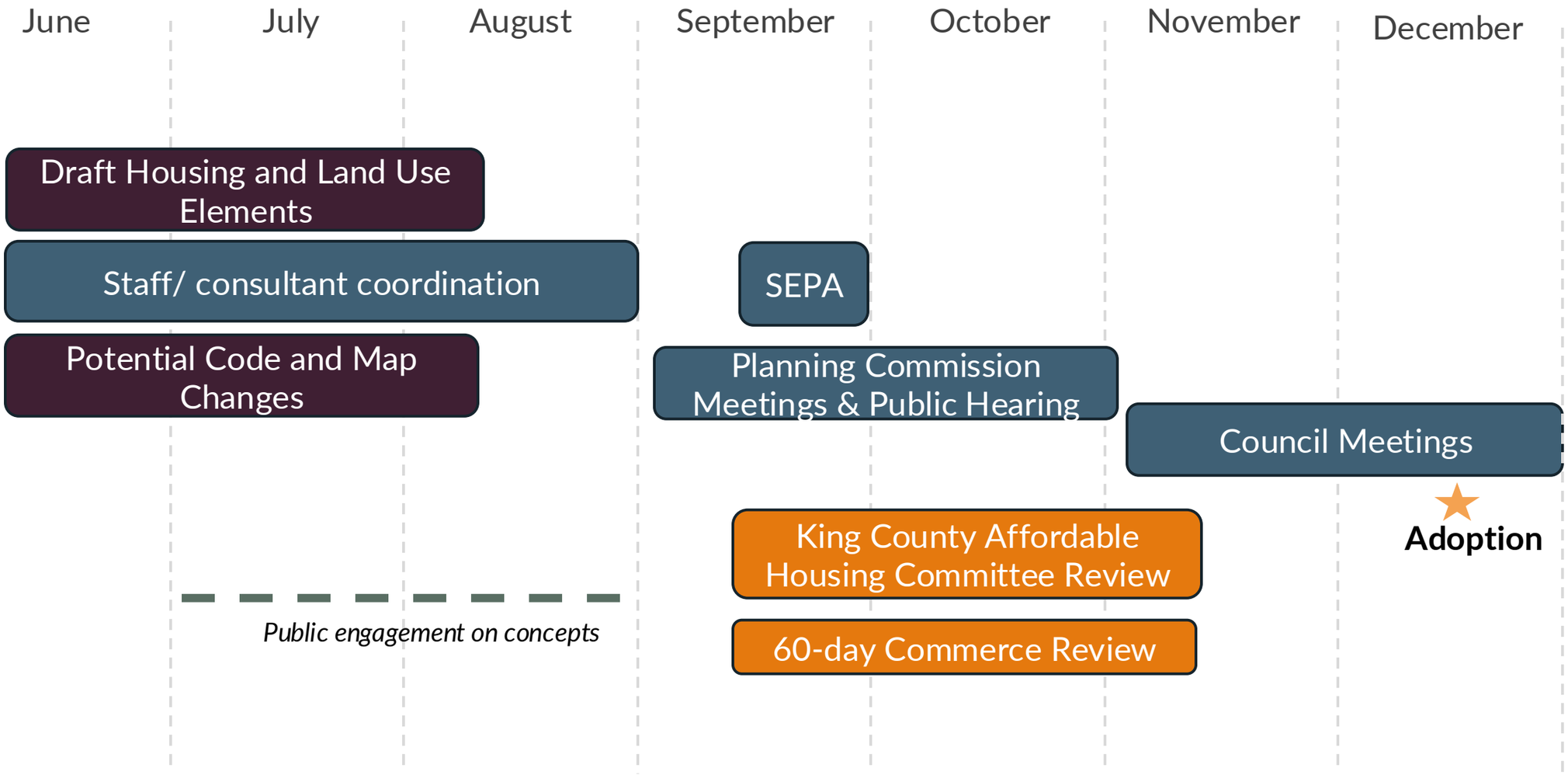
- Updates for consistency with the zoning and land capacity
- Add clarity, combine various R-1 zones (R-1-4, R-1-7.5, R-1-10) into one for easy administration and promote housing development
- Consistency with proposed zoning and Snoqualmie Ridge's existing development regulations
- Update development standards for R-2 and R-3 zoning (e.g. lot size is currently limiting and not consistent with allowed density)
- Add new PF zoning district and regulations, new regulations and clarifying language according to new state requirements (e.g. parking requirements, unit lot subdivision)
- Consider incentives such as density/height bonus for religious organizations, non-profits, government agencies to promote affordable housing

Next Steps and Schedule

Next Steps

- Finalize Land Capacity Analysis
- Finalize Housing and Land Use Elements
- Finalize Development Regulations
- Consider annexation options
- Public hearing and Planning Commission recommendation
- SEPA review
- Submit to King County and Commerce
- City Council consideration and decision

Schedule and Legislative Review



DRAFT – 09/15/26

Land Use

INTRODUCTION

The Land Use Element of Snoqualmie's comprehensive plan is designed to shape the future development and land use within the city, preserving its high quality of life and distinct community character. This element harmonizes new growth with the city's natural features, promoting environmental protection and fostering open spaces that enhance community cohesion. By respecting both current and historical character, it ensures new developments integrate seamlessly with existing structures. Importantly, it emphasizes regional coherence, coordinating planning efforts with neighboring municipalities, special districts, and King County to create a unified approach to development. Compliance with the Growth Management Act (GMA) ensures Snoqualmie can accommodate 20 years of growth through appropriately zoned, buildable land, aiming to contain urban sprawl and promote sustainable, livable, and healthy communities.

To achieve these objectives, the Land Use Element sets forth goals such as maintaining Snoqualmie's unique character, promoting tourism and commerce, and reflecting the city's history through sustainable development. It supports annexations aligned with future land use maps, encourages compact, connected neighborhoods with balanced land uses, and manages floodplain development to protect against hazards while preserving the natural beauty of the Snoqualmie River shoreline. The plan also aims to provide diverse housing options for all economic segments, develop a robust local economy with living-wage jobs and a sustainable tax base, and ensure necessary institutional and utility land uses with minimal conflicts. These goals collectively guide Snoqualmie's growth and development, ensuring it remains a thriving, cohesive, and sustainable community.

LAND USE GOALS AND POLICIES

GOAL LU-1: Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows tourism and commerce to thrive.

> POLICY LU-1.1: Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts;

POLICY LU-1.2: Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships;

POLICY LU-1.3: Maintain the City's federally recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes reflect ~~are consistent with~~ historic design features ~~character~~ through appropriate design standards and other regulations;

POLICY LU-1.4: Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission;

POLICY LU-1.5: Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

GOAL LU-2: Tell the story of Snoqualmie's history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride.

POLICY LU-2.1: Work individually and cooperatively to identify and evaluate important aspects of historical, and cultural, environmentally sensitive, and open space heritage and adopt appropriate regulations or other strategies to protect these resources;

POLICY LU-2.2: Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and in concert with tribes;

POLICY LU-2.3: Consider local heritage when naming City streets and facilities;

POLICY LU-2.4: Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes;

POLICY LU-2.5: Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods;

POLICY LU-2.6: Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.

POLICY LU-2.7: As applicable, limit incompatible uses adjacent to Tribal reservation lands.

GOAL LU-3: Pursue annexations that implement the future land use map designations.

POLICY LU-3.1: Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas;

POLICY LU-3.2: Annexations should be reflective of the community vision for growth, diversify the City tax base, increase sales tax revenue, be servable by public water, sewer, and transportation network, including consideration of public transit and other community goals;

POLICY LU-3.3: Ensure City proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements;

POLICY LU-3.4: Regularly evaluate the supply of vacant land and land suitable for re-development.

GOAL LU-4: Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.

POLICY LU-4.1: Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity;

POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other through zoning for mixed uses and neighborhood-scale retail;

POLICY LU-4.3: Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan;

POLICY LU-4.4: Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another;

POLICY LU-4.5: Support the transformation of redevelopable lands into viable uses that support the needs of the community.

POLICY LU-4.6: Ensure that land regulations promote a healthy and safe built environment;

POLICY LU-4.7: Promote ~~appropriate~~ infill redevelopment that provides a variety of housing options and reflects historic design features. ~~maintains or enhances neighborhood character;~~

POLICY LU-4.8: Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

GOAL LU-5: Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

POLICY LU-5.1: Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including accessory dwelling units, within pedestrian accessible distances of the historic downtown commercial core;

POLICY LU-5.2: Protect development from flood hazards through the application of residential lot coverage and impervious surface standards;

POLICY LU-5.3: Support commercial uses compatible in scale ~~and character~~ to existing single-family uses in residentially zoned districts within the floodway;

POLICY LU-5.4: Work with governmental agencies to acquire riverfront properties within the Snoqualmie River Trail and to naturalize them in order to allow for incorporation into a resilient river corridor;

POLICY LU-5.5: Continue to participate in the FEMA Flood Insurance Program and Community Rating System and implement measures to improve the City's flood insurance rating to benefit floodplain property owners;

POLICY LU-5.6: Support programs that address potential displacement of commercial uses in the floodway.

GOAL LU-6: Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

POLICY LU-6.1: Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie, including middle housing and multifamily housing;

POLICY LU-6.2: Support inclusive community planning that promotes equity, diversity and inclusion, identifies the needs of diverse communities, protects cultural resources, and embraces cohesion;

POLICY LU-6.3: Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

GOAL LU-7: Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

POLICY LU-7.1: Allow for sufficient service, hospitality, and office uses in retail focused areas;

POLICY LU-7.2: Promote neighborhood-scale retail and service businesses within mixed-use developments.

GOAL LU-8: Provide needed institutional and utility land uses within the community with minimal land use conflicts.

POLICY LU-8.1: Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas;

POLICY LU-8.2: Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated;

POLICY LU-8.3: Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.

LAND USE DESIGNATIONS

Land use designations, which serve as guiding principles rather than legally binding regulations, inform future zoning considerations but do not directly alter zoning districts or their descriptions, which remain subject to a separate public process. The land use designations provide a general framework for the types of uses that may occur within each category, influenced by factors such as physical constraints, historical planning, existing

land use patterns, and infrastructure. The accompanying Future Land Use Map illustrates the proposed distribution, location, and extent of these uses across Snoqualmie's Urban Growth Area. The following table summarizes the predominant land use designations, providing a high-level overview of the types of uses envisioned within each category.

Residential	Covers a broad range of housing sizes and types, from low to high density housing as defined below: • High Density Residential (12-~~24~~ 30 dwelling units per acre) • Medium Density Residential (6-25~~12~~ dwelling units per acre) • Low Density Residential (up to 11~~5~~ dwelling units per acre) • Constrained Residential (large parcels subject to significant environmental constraints and lack of adjacent sewer service) ***The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.*
Business/Retail	A broad variety of retail and other commercial uses with pedestrian-oriented retail and service uses centered in and around the historic downtown core and other general commercial uses centered near the SR202/Meadowbrook Way and Park St./Meadowbrook Way intersections. Current zoning district classifications within this designation include Business Retail I and II and Business General. Upper story residential uses are also allowed.
Form Based Mixed Use~~Commercial~~	Allowing for infill and re-development with an emphasis on pedestrian-oriented form and development pattern compatible with the Downtown Historic and Landmark District. A range of retail, commercial and office uses could be allowed, as well as upper story residential uses, but

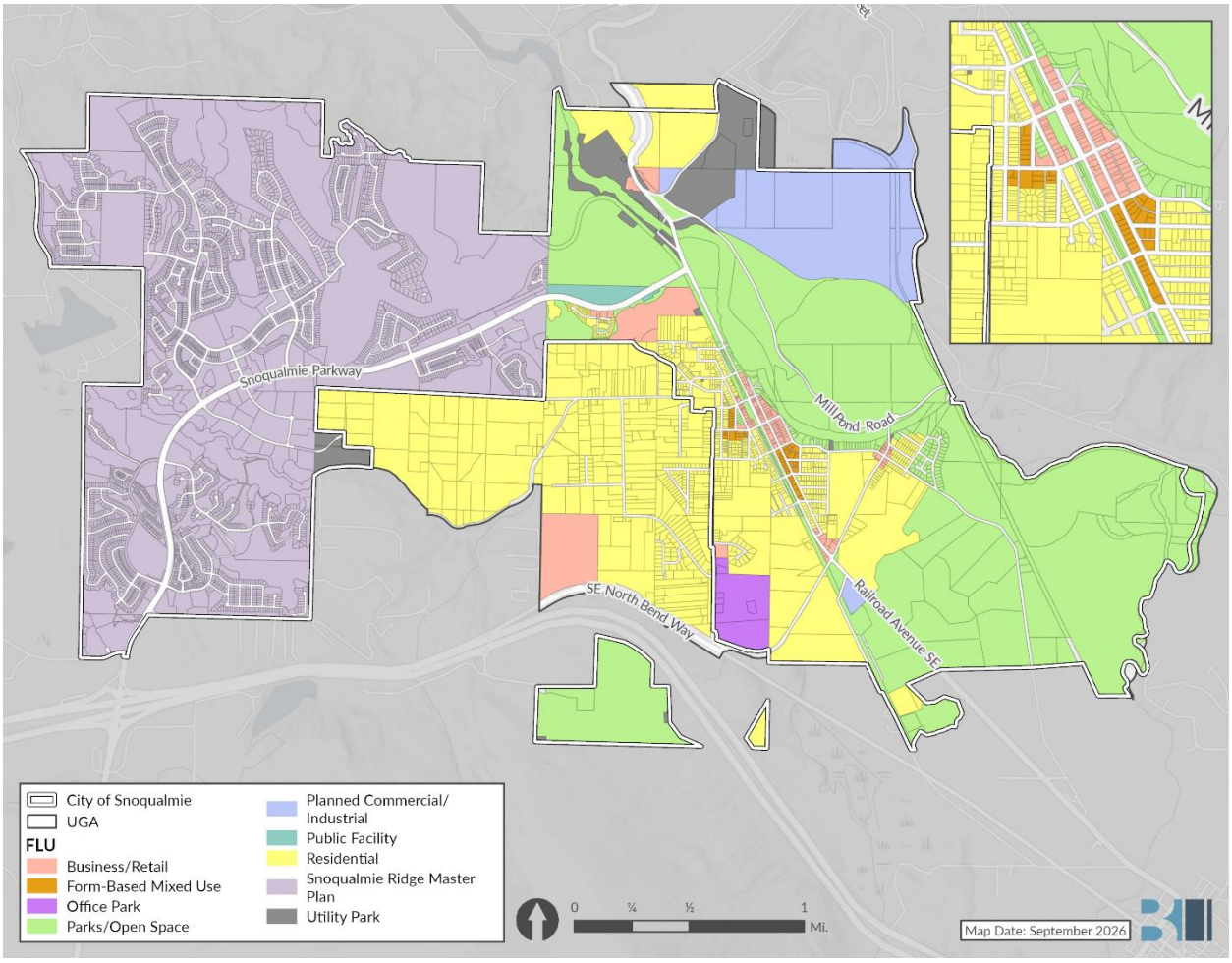
	development is driven by form rather than use.
Office Park	Predominantly office uses in a campus setting.
Planned Commercial/ Industrial	Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.
~~Mixed Use~~	~~A master-planned mix of residential, commercial, employment, institutional, utility and recreation use, excepting heavy industrial.~~
~~Innovative Mixed Use~~	~~Requires a master planned development plan to include a mix of residential types, sizes, costs, and living arrangements to expand the range of housing choices within the City and may include small-scale or compatible retail and service uses. Could include age restricted, independent or assisted-living housing for seniors; forms of cooperative housing; or plan for exceptional environmental outcomes.~~
~~Master Planned Business Park~~	~~Envisioned as an extension of the Snoqualmie Ridge Business Park, allowing office, research and development, and light manufacturing/industrial uses, but limiting warehouse and distribution uses.~~
Parks/Open Space	Active and passive recreation areas, allowing for museums, natural/cultural interpretive centers, community centers, golf courses and other commercial recreation uses in some areas, agriculture, along with natural open space and wildlife corridors.
Utility Park	Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, ~~and~~ open space uses, and accessory caretaker residential units.~~.~~
Public Facilities	Publicly owned land and facilities such as schools and fire stations.

FUTURE LAND USE MAP

The Future Land Use Map reflects desired uses and implements the land use goals and policies in this plan; it does not always represent existing uses. Decisions and implementation based on these designations should include consideration of the entire comprehensive plan and site-specific conditions. See the map below.

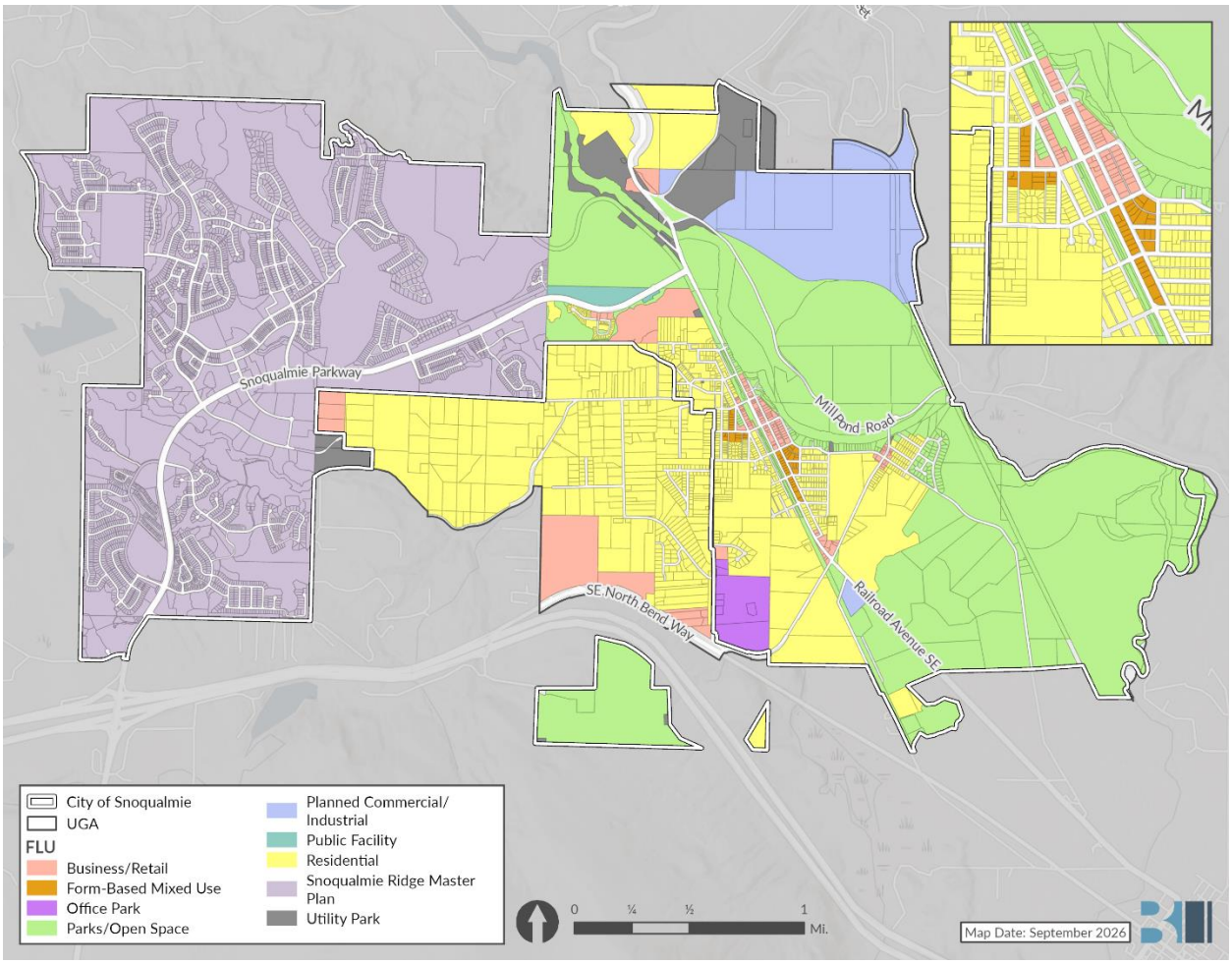
NOTE: City decision makers are in the process of selecting a future land use map option. Two options (A and B) are shown below. These are options 4 and 4b from the Housing Element – Supplement. Both options would provide enough capacity to meet growth targets.

Option A



Source: BERK Consulting, 2026; City of Snoqualmie, 2026.

Option B



Source: BERK Consulting, 2026; City of Snoqualmie, 2026.

DRAFT – 09/17/26

Housing

INTRODUCTION

Housing availability and affordability are essential to wellbeing and economic vibrancy in Snoqualmie. Households of all sizes, ages, and incomes need safe and affordable places to live where they can access a range of services and opportunities. To plan for future growth, Snoqualmie must support a variety of housing types.

Current Conditions

There were approximately 4,874 housing units in Snoqualmie in 2023, 82% of which are single-family homes (Washington Office of Financial Management, 2023). Per the King County Regional Homelessness Authority (KCRHA)'s Regional Housing Services Database (2026), there is one "emergency shelter" in Snoqualmie, the SVSS Motel Voucher Program. There is one large subsidized housing development, Panorama, serving lower income households with 188 of 191 units being affordable. (US HUD, 2026)

Snoqualmie's population is growing. The total number of households increased from 3,882 in 2014 to 4,582 in 2024 (US Census Bureau, 2024; US Census Bureau, 2014). Growth is expected to continue, with a target of 751 new housing units from 2019 to 2044. In 2024 the overall vacancy rate was 4.0%, which is considered low and may indicate a pressured housing supply (US Census Bureau, 2024).

Median household income in Snoqualmie is $214,107 as of 2024, which is higher than the median for King County and Washington State (US Census Bureau, 2024). About 4.6% of households make under $50,000 per year. Approximately 23% of Snoqualmie households are cost-burdened as of 2019 (HUD CHAS, 2019). Most households in Snoqualmie (85%) own the home they live in, which is higher than the state average of 64% (US Census Bureau, 2024). The housing to jobs ratio in Snoqualmie is approximately 0.85 as of 2023 (Washington Office of Financial Management, 2023; US Census Bureau, 2023). 88% of the 5,717 jobs in Snoqualmie are filed by workers who live outside of City limits, which may indicate a lack of workforce housing (US Census Bureau, 2023).

Some demographics are more likely to be renters than White non-Hispanic households, including households that identify as Hispanic or Latino, American Indian or Native American, Native Hawaiian and Other Pacific Islander, or two or more races. Renter households are also more likely to be cost-burdened in Snoqualmie than owner-occupied

households. While Snoqualmie is not considered to be of high displacement risk compared to other Washington cities, risk factors are present in some areas, such as accelerating home values and rents in the north part of the city and demographic changes in parts of Snoqualmie Ridge. See Volume II appendices for the Racial Equity and Displacement Report and Housing Element Supplement for more information. These findings indicate some housing disparities in Snoqualmie.

A Housing Strategy Plan was adopted by City of Snoqualmie in 2023 with goals and policies to remove barriers to housing and affordable housing development. Those goals and policies informed the Housing Element.

Future Needs

The City's housing targets, adopted by King County, are shown in the table below. Most of the City's target is for households earning less than 50% of the Area Median Income (AMI). The Washington State Department of Commerce advises that multifamily housing is most likely to serve this income group, and much of it requires subsidies. In a moderate cost community like Snoqualmie, the type of multifamily housing that could offer opportunities for housing at 0-50% AMI is low-rise multifamily at about 30 units an acre.

Housing Targets (2019-2044)

Income Band	Total*	0-≤30% AMI (non-PSH)	0-≤30% AMI (PSH)	>30 to ≤50% AMI	>50 to ≤80% AMI	>80 to ≤100% AMI	>100 to ≤120% AMI	>120% AMI	Emergency Housing Beds
Target	719	374	244	117	16	0	0	0	269

*There is a known error in the King County adopted targets. The income band targets total to 751 units. The City has planned for the higher number of 751 units.

Land Capacity Analysis

A 2026 Land Capacity Analysis found that there is adequate land capacity to meet housing targets after several future land use plan and zoning changes are implemented to create more capacity for low-rise multifamily housing. With these changes, about 13-14% of the total acres in Snoqualmie and the unincorporated urban growth area are zoned to allow moderate and high density residential uses, 18% allow duplexes, and about 28-35% allow accessory dwelling units. About 48% of the city and unincorporated urban growth area is designated for open space. See the Housing Element - Supplement (in Volume II appendices) for more information.

NOTE: Two options are presented below that corresponds to options in the Future Land Use Map section of the Land Use Element. Snoqualmie decision-makers are reviewing the options. Both options provide adequate capacity to meet targets.

OPTION A

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	366-955	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	3,584-5,623	0
80-120% AMI	Multiplexes	0	513	15	470-528	0
120%+ AMI	Single-family detached	0	1,969	65	2,031-2,034	0
Total		**751**	**9,646**	**245**	**6,451-9,140**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI band based on its potential to serve this group.
Source: King County, 2025; BERK Consulting, 2026.

OPTION B

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	464-1,043	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	3,682-5,512	0
80-120% AMI	Multiplexes	0	513	15	466-524	0
120%+ AMI	Single-family detached	0	1,969	65	1,888-1,891	0
Total		**751**	**9,646**	**245**	**6,500-8,970**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI band based on its potential to serve this group.

Source: King County, 2025; BERK Consulting, 2026.

Barriers and Strategies

Key barriers to housing availability and affordability in Snoqualmie include funding gaps, environmental and infrastructure constraints, and zoning and development regulations. Policies in this plan address these barriers through regulatory and funding strategies, such as zoning changes, reduced development requirements, and financial incentives for development.

Barrier: Funding gaps

Market rate units rarely serve households with incomes under 50% of area median income (AMI). The median cost to provide one unit of subsidized affordable housing in King County in 2025 was $404,287 per unit (per the Washington State Housing Finance Commission December 2025 report). Snoqualmie has a housing target of 735 units for incomes under 50% AMI, which could cost more than $297 million to build (in 2025 dollars).

Barrier: Environmental and infrastructure constraints

Much of Snoqualmie's available land capacity is in the floodplain, including some areas without sewer service. Most areas outside of the floodplain are already developed. The City also does not have adequate water source capacity to support projected growth past 2030, per the 2024 Water System Plan.

Barrier: Zoning and development regulations

The City's zoning and development regulations prior to this 2026 update included several barriers. There was a single Mixed Use designation for Snoqualmie Ridge, which made future development opportunities unclear. Middle housing types were also all considered "multiple family dwellings" without clarity on which forms were allowed. Strict maximum impervious surface cover and minimum lot size requirements also created limitations. The City's zoning also did not include adequate areas zoned for multifamily housing to meet adopted housing targets for all income bands.

Strategy: Add flexibility to development regulations for accessory dwelling units, middle housing, and multifamily housing.

Changes were made to City codes to reduce requirements for these housing types and make development more feasible.

Strategy: Expand zoning for multifamily housing, including on City-owned property.

Several vacant City-owned properties outside of the floodplain were redesignated and rezoned to allow for multifamily housing, setting the foundation for future affordable housing development.

Strategy: Allow co-housing, permanent supportive housing, and emergency housing.

The Snoqualmie Municipal Code allows these housing types to support both naturally occurring affordable housing and subsidized housing with services.

Strategy: Create a density and/or height bonus for affordable housing.

The City is adding a density and/or height bonus for affordable housing in the Form Based Mixed Use zone and for affordable units on property owned by religious organizations, non-profits, and government entities, regardless of zoning. This is especially intended to encourage extremely low-income housing development.

Strategy: Share information on fair housing, housing assistance, and energy efficiency through City channels.

While the City does not have capacity or funding to develop its own programs, it can use its website and other communications channels to provide residents with clear information on external resources.

Strategy: Apply MFTE incentives for affordable housing.

The City has an existing affordable housing MFTE program and can expand this to other areas to encourage dedicated affordable units.

Strategy: Consider new funding opportunities and incentives.

The City will consider opportunities such as land use tax deferral for conversion of underutilized commercial property and fee waivers for affordable housing.

Strategy: Develop coordinated land use planning and zoning to encourage annexation in the potential annexation area.

The City is considering pre-planning and pre-zoning in the potential annexation area to create a consistent vision and address community housing needs. The City has developed interlocal agreements with King County in the past related to the Snoqualmie Mill Site and could do so again for the Southwest Potential Annexation Area or other areas.

Strategy: Monitor housing element policies and housing units developed and progress towards meeting targets.

The Growth Management Act requires 5-year progress reports and the Countywide Planning Policies require annual monitoring reports to review implementation of goals, policies, and development regulations and outcomes of housing that is developed. The City can tailor its approach to housing policies, regulations, and other strategies over time.

These strategies are supported by the policies below and will help reduce barriers to housing affordability and availability. Key housing requirements are addressed as shown below.

Documents Fulfilling Housing Element Requirements

Topic	**Documents**
Housing needs assessment / background data	• 2023 Housing Needs Assessment (see Volume II Appendices) • 2026 Housing Element – Supplement (see Volume II Appendices)
Land capacity analysis	• 2026 Housing Element – Supplement – Land Capacity Analysis (see Volume II Appendices)
Outreach and engagement	• Community Engagement section of the Comprehensive Plan • 2024 Public Involvement Plan (see Volume II Introduction)
Adequate provisions for all economic segments	• 2026 Housing Element – Supplement – Adequate Provisions Checklists (see Volume II Appendices) • Housing Element policies
Address racially disparate impacts, exclusion, displacement, and displacement risk	• 2023 Racial Equity and Displacement Analysis Report • Housing Element policies
Preservation, improvement, and development of housing	• Housing Element policies
Support for moderate density housing options	• Housing Element policies
Implementation and monitoring	• Housing Element policies

~~The Growth Management Act (GMA), specifically RCW 36.70A.070(2), outlines the requirements for housing elements within comprehensive plans for Washington state municipalities. Recent legislative changes, particularly those enacted through HB 1220 in the 2021 session, have significantly amended these provisions to address housing equity,~~

affordability, and accessibility more robustly. HB 1220 mandates that local jurisdictions not only plan for housing across all economic segments but also explicitly accommodate housing for special needs populations, such as low-income households, seniors, and individuals with disabilities. This legislative update emphasizes the need for inclusive planning that mitigates and rectifies racially disparate impacts and historical inequities in housing.

One of the key changes introduced by HB 1220 is the requirement for jurisdictions to conduct a thorough housing needs assessment that reflects current and projected demands, particularly for populations disproportionately affected by housing shortages and affordability crises. The law now requires municipalities to plan for and promote a variety of housing types, including emergency shelters, permanent supportive housing, and transitional housing. Additionally, HB 1220 directs cities and counties to periodically update their comprehensive plans to incorporate these assessments, ensuring that housing strategies remain relevant and responsive to evolving community needs. Additional language has been added to goals and policies to include a mix of housing types and densities within the City. The role of accessory dwelling units (ADUs) in meeting housing needs was considered, with an analysis of ADU market and development capacity included in the Land Capacity Analysis and Housing Strategy Plan.

Regional housing policies adopted in Puget Sound Regional Council (PSRC)'s Vision 2050 regional housing strategy and the 2021 Countywide Planning Policies for King County aim to provide a full range of affordable, accessible, healthy, and safe housing choices for all residents. They require jurisdictions to preserve, improve, and expand their housing stock, promote fair and equitable access, and eliminate disparities based on race, place, ability, and income. Vision 2050 emphasizes building diverse housing types, ensuring stability for residents by meeting their housing needs, and creating sustainable funding sources for very low income and unhoused populations. These goals and policies guide local plans, such as the City of Snoqualmie's updated Comprehensive Plan Housing Element.

Volume 2 contains supporting documentation for the updated Housing Element and provides more detailed analysis in support of these new requirements. The Racial Equity and Displacement Analysis and Snoqualmie Valley Housing Needs Assessment, both completed in 2023, identify areas and groups that may be at higher risk for displacement, with mapping and discussion to inform housing policies that address risks of disparate impacts, exclusion, and displacement. Volume 2 also features the land capacity analysis tailored to meet HB 1220 directives, evaluating the city's ability to accommodate growth and diverse housing options.

~~Furthermore, the Housing Strategy Plan adopted by City of Snoqualmie in 2023 is a cornerstone of the updated Housing Element, with goals and policies implementing the five strategies recommended by the Housing Strategy Plan to remove barriers to housing and affordable housing development:~~

~~1. Incentivize new housing.~~

~~2. Bring down the cost of development.~~

~~3. Encourage a wide variety of housing types.~~

~~4. Improve the regulatory environment for permits~~

~~The Housing Strategy Plan and goals and policies adopted in the Housing Element outline actionable steps and goals for increasing housing affordability, availability, and inclusivity, ensuring that the city's housing policies are equitable and effective in meeting the needs of all residents.~~

HOUSING GOALS AND POLICIES

GOAL H-1: A sufficient mix of housing types, sizes, costs, and densities enables current and future residents~~citizens~~ of all economic levels, age groups, and household make-ups to live within the City and provides housing to meet the needs of local employees.

POLICY H-1.1: Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards.

POLICY H-1.2: Allow accessory dwelling units, middle housing types, ~~and~~ small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features~~neighborhood compatibility~~.

POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of ~~neighborhood~~ compatibility in materials and design features.

POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations.

POLICY H-1.5: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care

facilities to increase opportunities for seniors to live in accessible housing with nearby services.

POLICY H-1.6: Consider incentives to allow more senior housing in the City~~, where appropriate~~.

POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels.

POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types.

POLICY H-1.10: Provide flexibility for property owners to build triplexes on corner lots in lower density residential zones.

POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement.

GOAL H-2: Maintain a sufficient amount of quality affordable housing that is safe and healthy to live in. ~~with healthy living environments.~~

POLICY H-2.1: ~~Work towards meeting the Countywide Planning Policies for~~ Plan for and accommodate County targets for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.

POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies.

POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing.

POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new ~~Mixed Use,~~ Planned Residential~~, and Innovative Development~~ district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.

POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. ~~low, very low, and extremely low-income housing development.~~

POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. ~~Consider offering favorable ground lease terms on city-owned land to CLTs.~~

POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, ~~and~~ vi. Tiny homes, and vii. Special needs housing.

POLICY H-2.8: Consider recommendations from the Snoqualmie Valley Housing Taskforce and others to further promote affordable housing.

POLICY H-2.9: ~~Provide~~Plan for new affordable housing and social services meeting the needs of our future residential and business communities, especially our local workforce of educational employees, first responders, retail clerks, and service industry employees with housing.

POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.

POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.

POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.

POLICY H-2-13: Allow a density and/or height bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities.

POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.

POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.

POLICY-2-16: Measure the effectiveness of policies and regulations in providing opportunities for housing at all income levels and meeting the housing needs of Snoqualmie residents such as through regular monitoring and periodic progress reports to the State and County.

GOAL H-3: Support sustainable housing design through construction regulations, education, and partnerships.

POLICY H-3.1: Support the use of high-quality, durable, fire-resistant materials, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and balance the lifetime costs, energy use, and impact on natural resources.

POLICY H-3.2: Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations, and energy conservation~~conversation~~ practices.

POLICY H-3.3: Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvements, open space, and recreation amenities requirements.

POLICY H-3.4: Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.

POLICY H-3.5: Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.

Housing Element - Supplement

DRAFT

Overview

In 2026, BERK Consulting supported the City in updating its Comprehensive Plan to meet state, Puget Sound Regional Council (PSRC), and King County requirements for housing after a conditional PSRC certification of the 2024 plan and an incomplete King County housing review process. This document includes revised and additional analysis that informed the 2026 update. This work will be incorporated into Volume I and Volume II of the Comprehensive Plan.

This document includes:

- Updated land capacity analysis assumptions and findings from various land capacity scenarios
- Additional information as an addendum to the 2024 Racial Equity and Displacement Analysis appendix
- Revised Adequate Provisions Checklists, as required by the Washington State Department Commerce

Land Capacity Analysis

King County has adopted housing targets for Snoqualmie for 2019-2044 for which the City must demonstrate sufficient land capacity in order to meet state requirements. Targets were determined through an allocation process that was conducted in 2021 and later adjusted (see King County GMPC Motion 25-1). The allocation process is based on guidance from the Washington State Department of Commerce and is determined in part by each city's share of total countywide housing stock in 2020.

These housing targets are broken into needs for different income bands. The City's housing target of 751 units is entirely for households making incomes under 80% of Area Median Income (AMI) and mostly for households making incomes under 50% AMI. A Land Capacity Analysis was completed in 2024 to understand the City's capacity to meet its housing targets. This 2026 land capacity analysis makes additional assumptions and evaluates several options within the city and the Potential Annexation Area (PAA) in King County.

Because of zoning, most of the city's current capacity is available for unit types such as single-family homes and duplexes, which are considered by the Washington State Department of Commerce to be affordable to higher income bands. Apartments, for which there is minimal zoned capacity, have potential to serve the 0-80% AMI income band. Accessory dwelling units have potential to serve only

50-80% AMI, so apartments are still the main housing type that the City needs more capacity for given that most of the gap is in the 0-50% AMI range. This land capacity analysis takes the baseline analysis and evaluates various zoning and policy changes into consideration to meet the city's housing target.

Assumptions

General

The following assumptions in Exhibit 1 were used for the 2026 Land Capacity Analysis, including a baseline and updated version, adjusted from the 2024 version to account for methodology and policy changes. The following section details the findings of four scenarios. Scenario 1 is the 2026 baseline LCA. Scenarios 2, 3, and 4 are policy options for the updated comprehensive plan.

Exhibit 1: Land Capacity Assumptions

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Accessory Dwelling Units	8% participation rate, 1.25 ADUs per eligible lot. Not including on parcels with an ROA.	8% participation rate, 1.25 ADUs per eligible lot. Not including on parcels in Snoqualmie Ridge because of ROA rules. Adjusted method to account for lot sizes (only applicable to lots greater than the minimum, but less than double the minimum).	8% participation rate, 1.25 ADUs per eligible lot. Adjusted method to account for lot sizes (only applicable to lots greater than the minimum, but less than double the minimum). Includes parcels on Snoqualmie Ridge in several analysis.
Public Parcels	Analyzed but not included in LCA calculations	Identified public parcels with housing capacity (based on zoning)	Identified public parcels with housing capacity (based on zoning) Some rezones on public parcels (see below)
Religious Organizations	Not analyzed	Excluded	Excluded (found that religious organization properties with potential capacity are encumbered by critical areas)
Tribal Owned Properties	Not analyzed	Excluded Tribal-owned properties in trust from capacity calculations	Excluded Tribal-owned properties in trust from capacity calculations
Form Based Mixed Use Zone	130 dua maximum density	25 dua maximum density, before applying the mixed use split of 70% residential (only three story multifamily is allowed)	25 dua maximum density, before applying the mixed use split of 70% residential (only three story multifamily is allowed)

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Business General, Business Office, and Business Retail	Not analyzed for housing capacity	25 dua maximum density, before applying a mixed use split of 50% residential (upper story residential is allowed in these zones)	25 dua maximum density, before applying a mixed use split of 50% residential (upper story residential is allowed in these zones)
Snoqualmie Ridge/Mixed Use Zone	Middle housing allowed ("moderate density" / moderate income capacity)	Middle housing allowed ("moderate density" / moderate income capacity), applied a 40% residential mixed use split	Mixed use zone removed and area rezoned Snoqualmie zoning category closest to the built form.
Permit Pipeline	Through 2023 (not specified but assumed)	Through May 2026	Through May 2026
2026 Comprehensive Plan Docket	N/A	N/A (the City has not received any requests)	N/A
Rezones	None	None	Snoqualmie Ridge (see above) Public parcels: 2524079033 and 3024089092 rezoned to R3 and 3024089017 and 3024089106 rezoned to Business General
Other	Existing zoning	Existing zoning	Existing zoning
UGA	Translated UGA zones to City zoning	Using match of likely City zone to City future land use map (taking lower density where there is a range). Capacity not considered available to address City target.	Assumes annexation of part of the unincorporated UGA (Potential Annexation Area) and rezone, **varies by scenario** (see maps and discussions below)
Critical Areas Reduction	Excluded wetlands, streams, steep slopes, channel migration zones, and floodway (but not floodplain)	Excluded wetlands, streams, steep slopes, channel migration zones, floodway (but not floodplain), and respective buffers	Excluded wetlands, streams, steep slopes, channel migration zones, floodway (but not floodplain), and respective buffers
Public Purpose Discount	5% for Constrained Residential, Planned Residential, R-1-10, R2 10% for Mixed Use (Snoqualmie Ridge), FBMU	5% for Constrained Residential, Planned Residential, R-1-10, R-1-4, R2 10% for Mixed Use (Snoqualmie Ridge), FBMU, BG, BO, BR, OP	5% for Constrained Residential, Planned Residential, R-1-10, R-1-4, R2, R3 10% for FBMU, BG, BO, BR, OP
Future ROW Deduction	5% for all zones	5% for all zones	5% for all zones

Topic	2024 LCA	2026 Baseline LCA (Scenario 1)	2026 Updated Comp Plan LCA (Scenarios 2, 3, 4, 4b)
Market Factor Discount	Constrained residential – 75% Planned residential and R2 – 1% R-1-10 – 35% Mixed Use and FBMU: 5%	Constrained residential – 75% Planned residential and R2 – 10% BG, BO – 15% BR 1 – 25% BR 2 - 15% OP – 45% R-1-10 – 35% Mixed Use and FBMU: 10%	Constrained residential – 75% Planned residential and R2 – 10% BO – 15% BG – 15% BG (SR) – 25% BR 1 – 25% BR 2 - 15% OP – 45% R-1-10 – 35% FBMU: 10%
Battery Energy Storage Restrictions	None	None	Assumes no residential capacity within 1,000 feet of proposed battery energy storage facility site (BESS) in the PAA. This project is not confirmed but would affect residential development opportunities if carried forward by the applicant and permitted by King County. Other jurisdictions use a range of buffers and a buffer of 500-1000+ ft is typical

Critical Areas

Acreage was subtracted from development capacity where critical areas are present. The data sources in Exhibit 2 were used to determine critical areas. Assumptions and methods were based on those used by LDC in the 2024 Land Capacity Analysis Critical Areas Memo and details can be found in that document unless specified otherwise below.

Exhibit 2: Critical Area Data Sources and Buffers

Critical Area	Data Source	Restrictions/Buffers
Wetlands	City of Snoqualmie (2026) – data is based on 1990 King County SAO layer, with edits over time based on site-specific studies and development	A mid-point buffer of 105' was selected. Actual wetland buffers are determined based on category, habitat, and habitat score and range from 40'-225'.
Streams	City of Snoqualmie (2026)	SMC Class 1: 100' SMC Class 2: 100'

Critical Area	Data Source	Restrictions/Buffers
		SMC Class 3: 50' SMC Class 4: 25' The SMC classes relate to DNR stream types. Class 2 are assumed to contain salmonids so use a 100' buffer.
Steep Slopes	Slope data analyzed by BERK Consulting (2026)	Includes areas where ground rises at inclination of 40 percent or more within a vertical elevation change of at least 10 feet No buffers
Floodway	FEMA/King County (2022)	Includes entire floodway
Channel Migration Zone	King County (2005)	Includes only the moderate and severe zones

Floodplains are not included as critical areas for the purpose of calculating land capacity. Floodplain development is possible and Snoqualmie allows this development under certain conditions as detailed in the Snoqualmie Municipal Code Chapter 15.12.

Note that wetland layers vary substantially by source. The National Wetlands Inventory shows different wetland boundaries than the equivalent King County and Snoqualmie layers. Any future development will need a site specific wetland study to determine actual boundaries. The City of Snoqualmie layer was selected because it is the layer used for official City processes.

Snoqualmie Ridge Zoning Designation

The entire Snoqualmie Ridge area is currently zoned Mixed Use and includes various residential, commercial, recreational and public facilities uses. The area has been regulated under the Snoqualmie Ridge Master Plan. The designation of appropriate zones is intended to reflect various existing uses in the Ridge. The updated zoning designations for Snoqualmie Ridge began with following descriptions from the original Snoqualmie Ridge I & II Master Plans. The process matched and evaluated existing uses, densities, and planned uses with the Snoqualmie Ridge Master Plan's designated uses. First, maps from the Master Plans were digitized and georeferenced in GIS, where the different planned density areas were then spatially tagged to existing parcels. An analysis of existing developed conditions showed that some areas were built out at higher or lower densities than as outlined in the original Master Plans. To ensure the updated zoning matches existing development patterns, areas that were built out at a higher density than originally planned were "stepped up" a level of density in zoning, and those that were built out at a lower density than originally planned were "stepped down".

For example:

- An area is designated as "4-9 units per acre" in the original Master Plan
- The developed parcels in that area are tagged for "R-1-4" in GIS (the existing zone closest to 4-9 units per acre)

  - R-1-4 would apply to lot sizes between 4,000 square feet and 7,500 square feet (eventually, all residential parcels 10,000 sq-ft or less were designated R-1 consistent with the proposed zoning code)
- Further analysis of the developed parcels reveals an average developed lot size of 3,500 square feet (under the minimum for R-1-4)
- The area is stepped up in zoning to R-2

Areas not outlined in the Master Plans were zoned based on current and intended uses, such as the golf course and parks to OS2, critical areas to OS1, the Snoqualmie Valley Hospital to OP, and business parks to BG.

Analysis and Findings

The following scenarios of the land capacity analysis were completed with the 2026 update (Exhibit 3).

- **Scenario 1** (Exhibit 4) is a baseline analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- **Scenario 2** (Exhibit 8) considers zoning and other policy changes to meet housing capacity targets within the existing city limits.
- **Scenario 3** (Exhibit 12) adds the PAA and considers the City's low density residential zonings (R-1-10 and R-1-4) in the PAA area.
- **Scenario 4** (Exhibit 16) proposes high density R-3 zoning on the east and west sides of the PAA along with revised zoning in the city limits similar to the Scenario 2.
- **Scenario 4b (**Exhibit 20**)** is nearly identical to Scenario 4, with some targeted adjustments to properties impacted by existing utility infrastructure on the west side of the PAA, and properties along SE North Bend Way.

The County currently designates Urban Reserve (UR) zoning in the PAA. This allows various resource and regional uses including Battery Energy Storage System (BESS) (KCC 21A.08.100). In this land capacity analysis, a 1000-foot buffer is considered from potential BESS developments where City could prohibit residential developments due to health and safety reasons. The City can adopt development regulations to implement this buffer. For Scenarios 2, 3, and 4 below, expected impacts to housing capacity from the development of the BESS site are included.

Exhibit 3: Scenario Comparison

Scenario 1 *Baseline*	**Scenario 2** *Revised Zoning*	**Scenario 3** *Revised Zoning + PAA (Minimal Zone Change)*	**Scenario 4 and 4b** *Revised Zoning + PAA (Proposed Zone Change)*
▪ Existing zoning ▪ Permit data through May 2026 ▪ No zoning or policy changes	▪ Revised zoning in City limits	▪ Revised zoning in City limits ▪ Prezoning in PAA similar to current conditions	▪ Revised zoning in City limits ▪ High density R3, and BG prezoning in part of PAA

Source: BERK, 2026.

Scenario 1

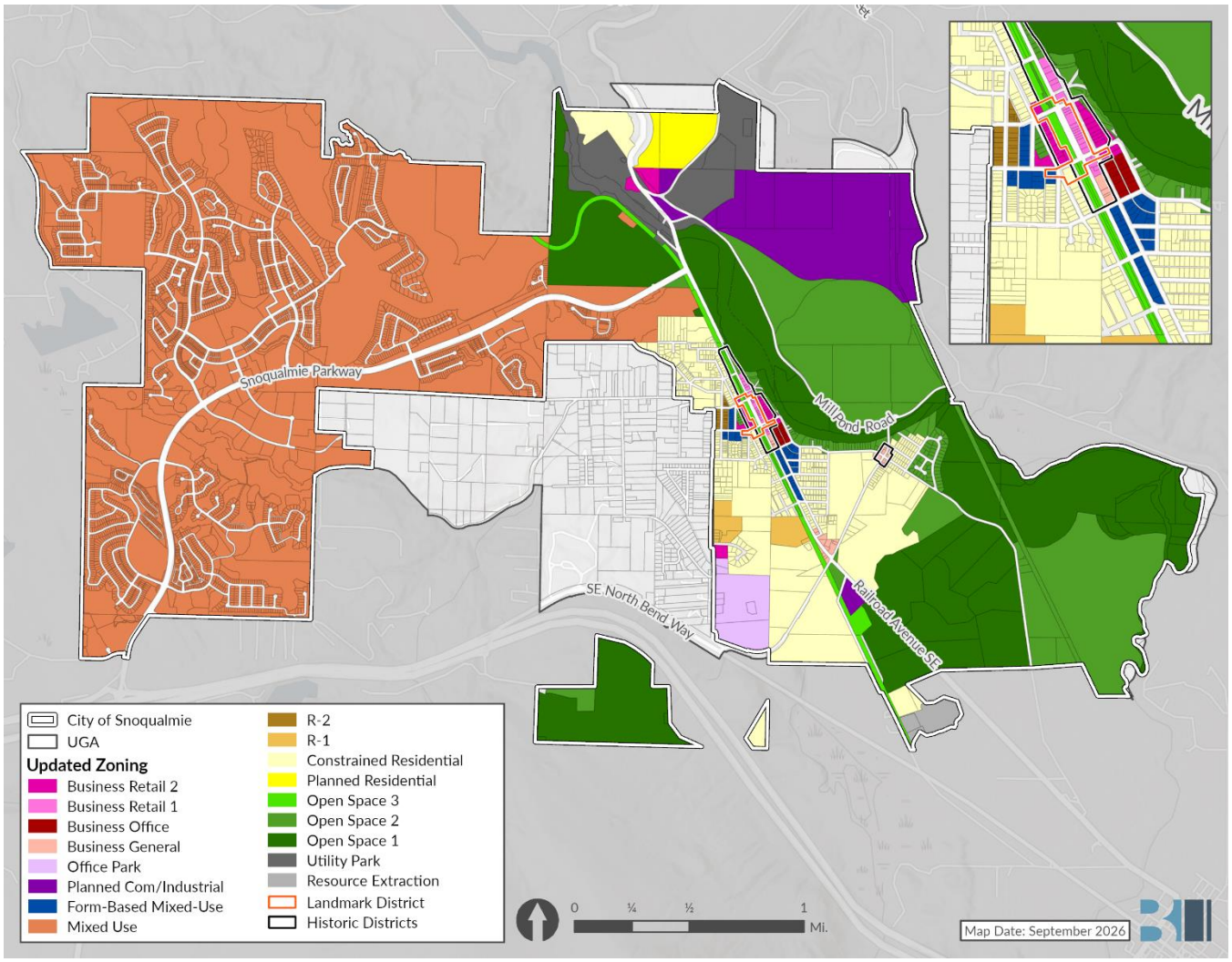
The baseline analysis indicates that the City has significant deficit for housing types in the 0-50% AMI, but surplus in all other income bands. The estimated 735 units needed to serve households with incomes at or below 50% AMI will likely require subsidies or incentives.

Exhibit 4: Scenario 1 – Baseline - Housing Targets and Capacity, City of Snoqualmie, 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	1,332	15	1,347	0
120%+ AMI	Single-family detached	0	8	65	73	0
Total		**751**	**1,504**	**245**	**998**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 5: Scenario 1 – Baseline Zoning



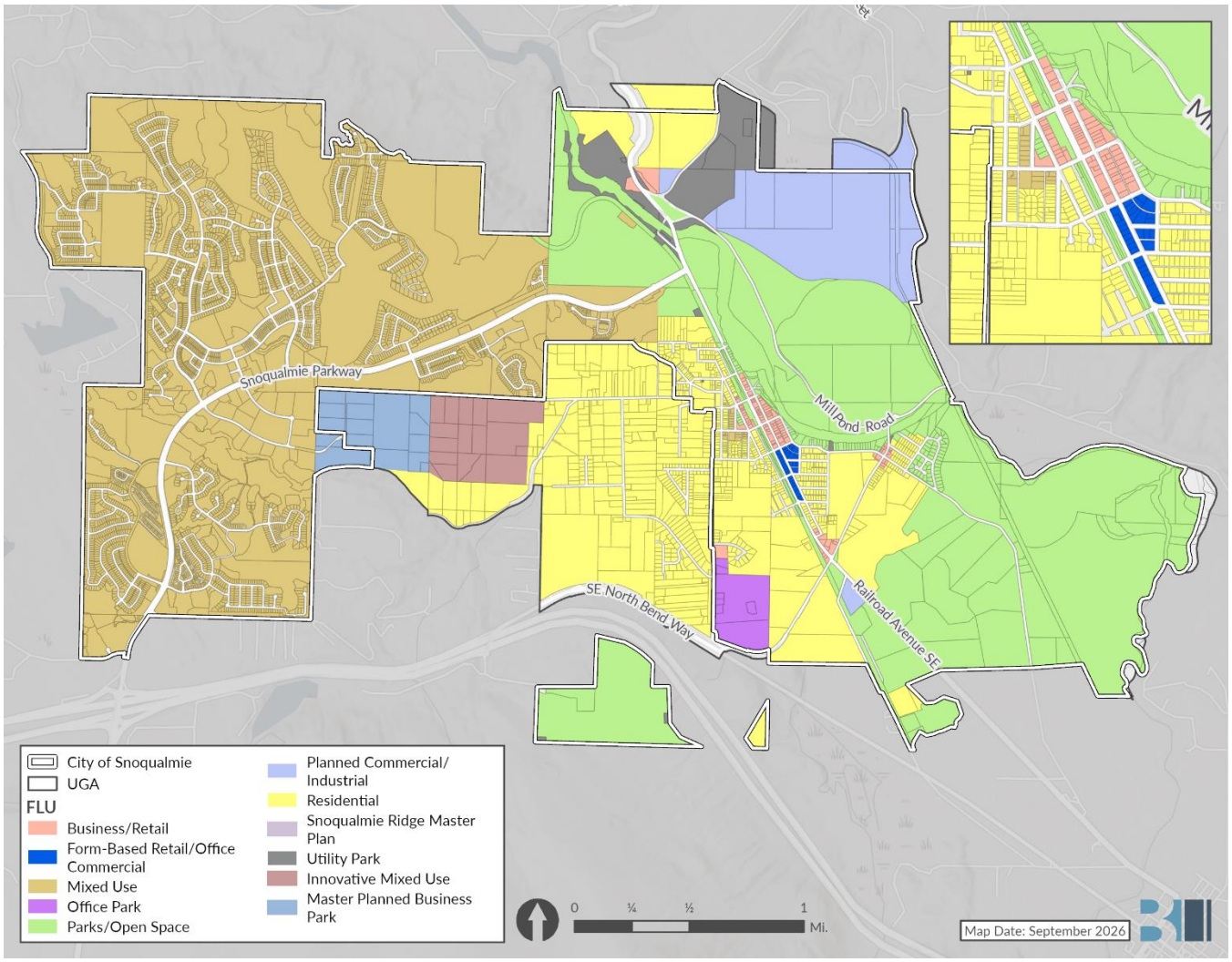
Source: City of Snoqualmie, 2026.

Exhibit 6. Scenario 1 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	0.2%
Office Park	1.2%
Planned Com/Industrial	5.8%
Form-Based Mixed Use	0.2%
Mixed Use	44.5%
R-2	0.1%
R-1	10.8%
Constrained Residential	9.2%
Planned Residential	0.9%
Open Space 3	0.9%
Open Space 2	11.9%
Open Space 1	19.6%
Utility Park	4.0%
Resource Extraction	0.4%

Exhibit 7 shows the existing Future Land Use map that corresponds to the existing, baseline Zoning map shown above as Scenario 1.

Exhibit 7: Scenario 1 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 2

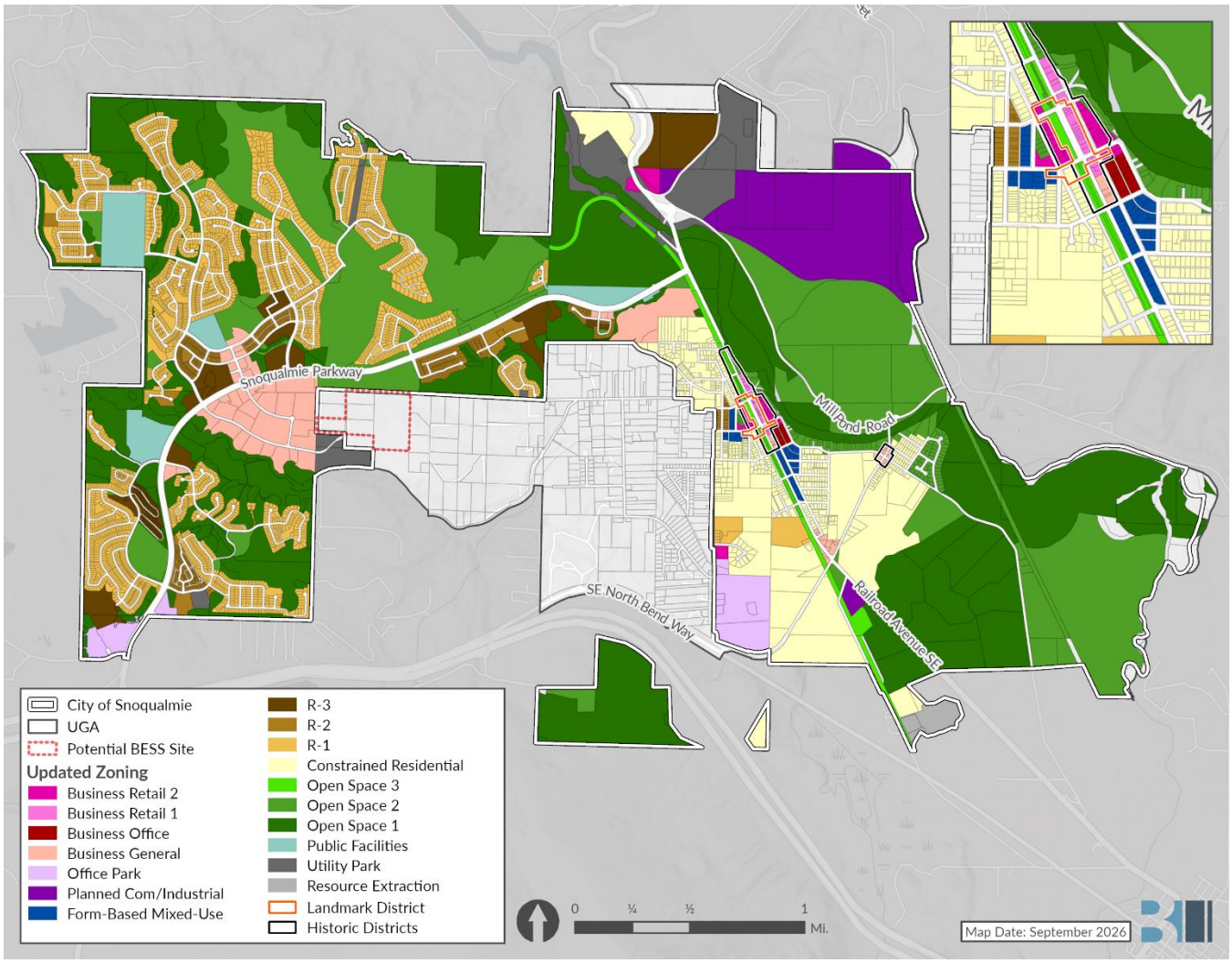
Scenario 2 includes zone and policy changes in the city limits. This scenario changes mixed use zoning in the Snoqualmie Ridge area and designates zoning based on use and residential density. This also includes zone changes in several few city-owned parcels outside the Ridge. This indicates surplus capacity in income bands 50% and higher, but deficit in the 0-50% income band. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 8. See Exhibit 9 for the revised zoning map.

Exhibit 8: Scenario 2 – Revised Zoning - Housing Targets and Capacity, City of Snoqualmie, 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit with BESS	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	592	0	-143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,080	165	1,229	1,119	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	123	65	188	185	0
Total		**751**	**1,716**	**245**	**1,802**	**1,524**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 9: Scenario 2 – Revised Zoning



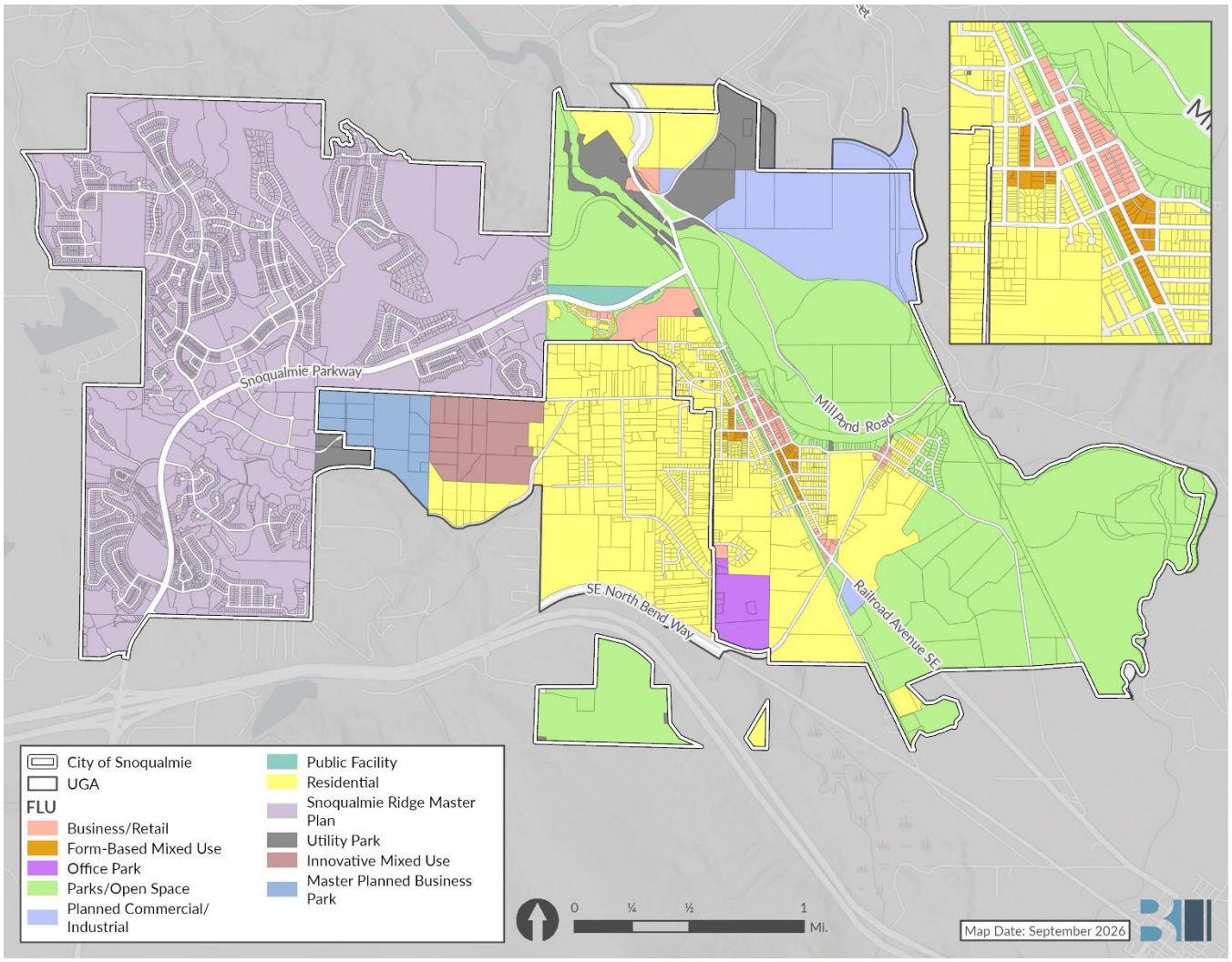
Source: City of Snoqualmie; BERK, 2026.

Exhibit 10. Scenario 2 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	3.3%
Office Park	1.7%
Planned Com/Industrial	5.8%
Form-Based Mixed Use	0.2%
R-3	2.8%
R-2	1.6%
R-1	12.1%
Constrained Residential	9.2%
Open Space 3	0.9%
Open Space 2	22.6%
Open Space 1	33.3%
Public Facilities	2.0%
Utility Park	3.5%
Resource Extraction	0.4%

Exhibit 11 maps the corresponding Future Land Use for Scenario 2. Form-Based Retail/Office Commercial is renamed to Form-Based Mixed Use for better alignment with the City's zoning code. Snoqualmie Ridge is redesignated as Snoqualmie Ridge Master Plan for greater clarity. The Mixed Use designation is also fully removed elsewhere in the City and parcels are redesignated to other designations, including to Utility Park for a Puget Sound Energy Property and Form-Based Mixed Use for several parcels with corresponding Form-Based Mixed Use Zoning.

Exhibit 11: Scenario 2 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 3

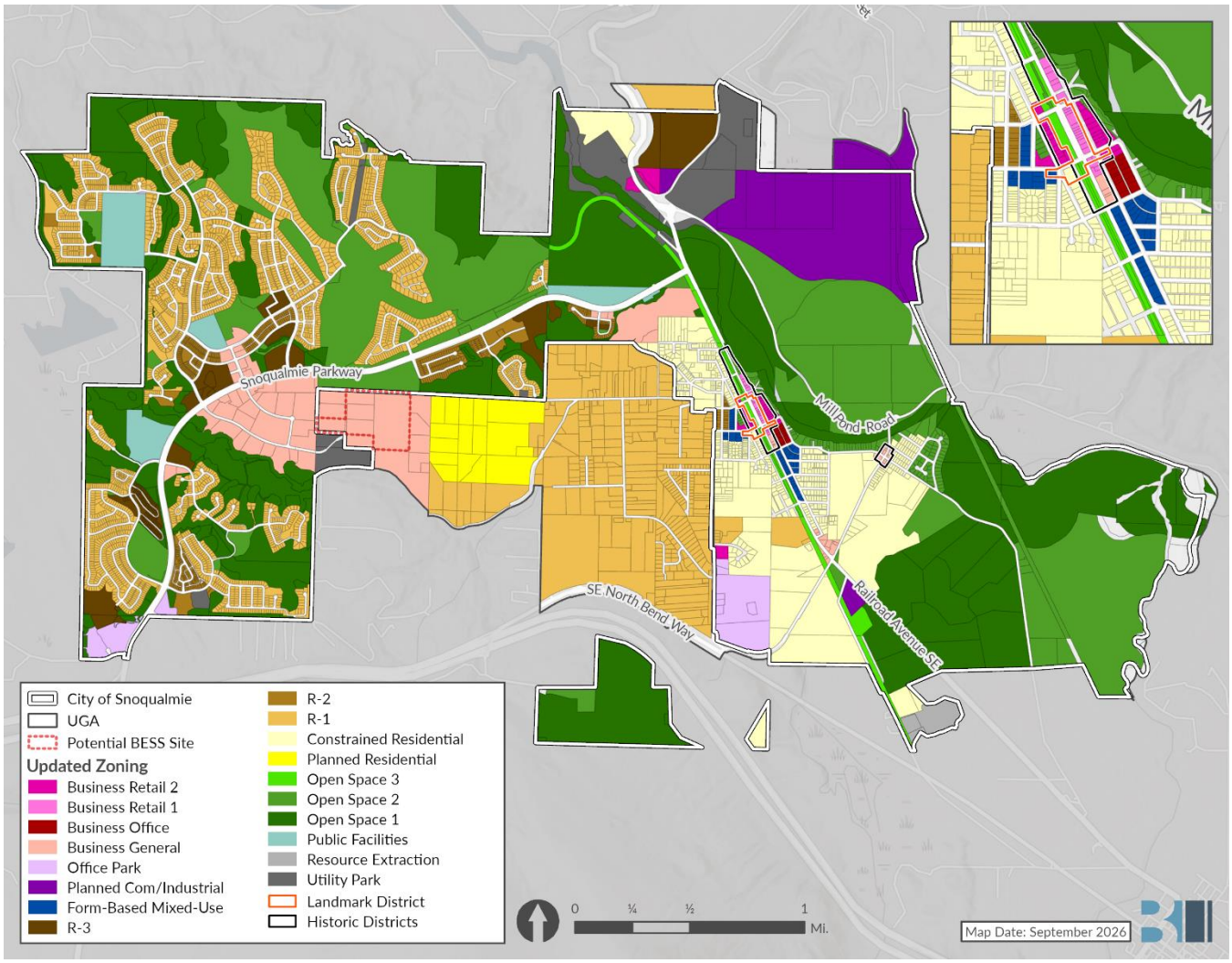
Scenario 3 includes PAA but considers minimal zoning changes in the PAA. The zone changes within the city limits remain similar to Scenario 2. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 12 and Exhibit 13.

Exhibit 12: Scenario 3 – Revised Zoning with PAA - Housing Targets and Capacity, City of Snoqualmie and PAA (minimal zone change), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	878	0	143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,369–1,372‡	165	1,518-1,521‡	1,123-1,126‡	0
80-120% AMI	Multiplexes	0	1,330	15	1,345	1,035	0
120%+ AMI	Single-family detached	0	914–2,335‡	65	979-2,400‡	976-2,397‡	0
Total		**751**	**4,491–5,915‡**	**245**	**3,985–5,409‡**	**2,884–4,308‡**	735

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
‡A range of capacity is shown in residential rural areas as R-1 in the PAA may fall under R-1-4 or R-1-10 zoning designations.
Source: King County, 2025; BERK, 2026.

Exhibit 13: Scenario 3 – Revised Zoning with PAA



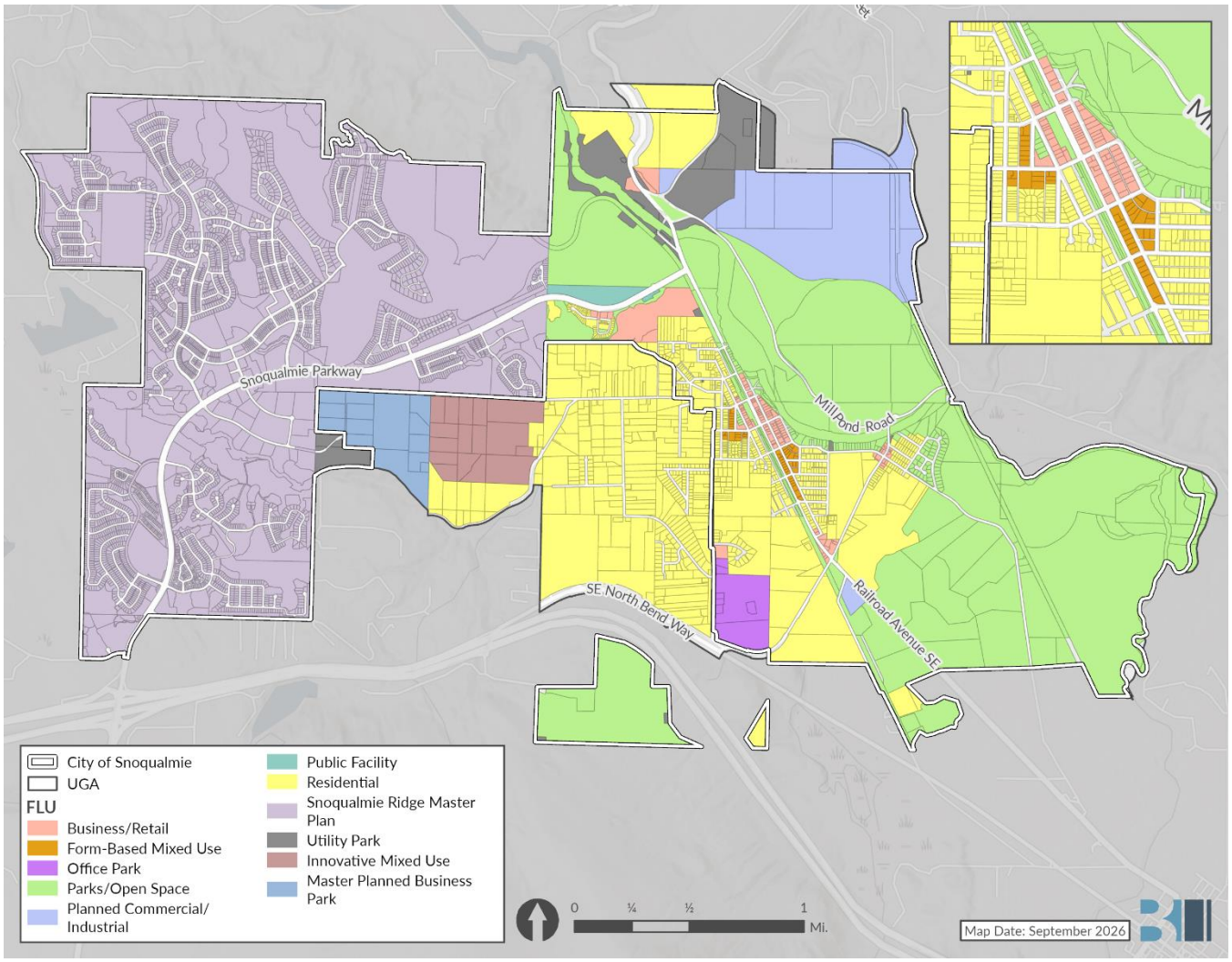
Source: City of Snoqualmie; BERK, 2026.

Exhibit 14. Scenario 3 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	4.7%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	2.4%
R-2	1.4%
R-1	20.7%
Constrained Residential	7.8%
Planned Residential	2.1%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 15 maps the corresponding Future Land Use for the Scenario 3 zoning. The Future Land Use is identical to that shown in Scenario 2.

Exhibit 15: Scenario 3 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 4

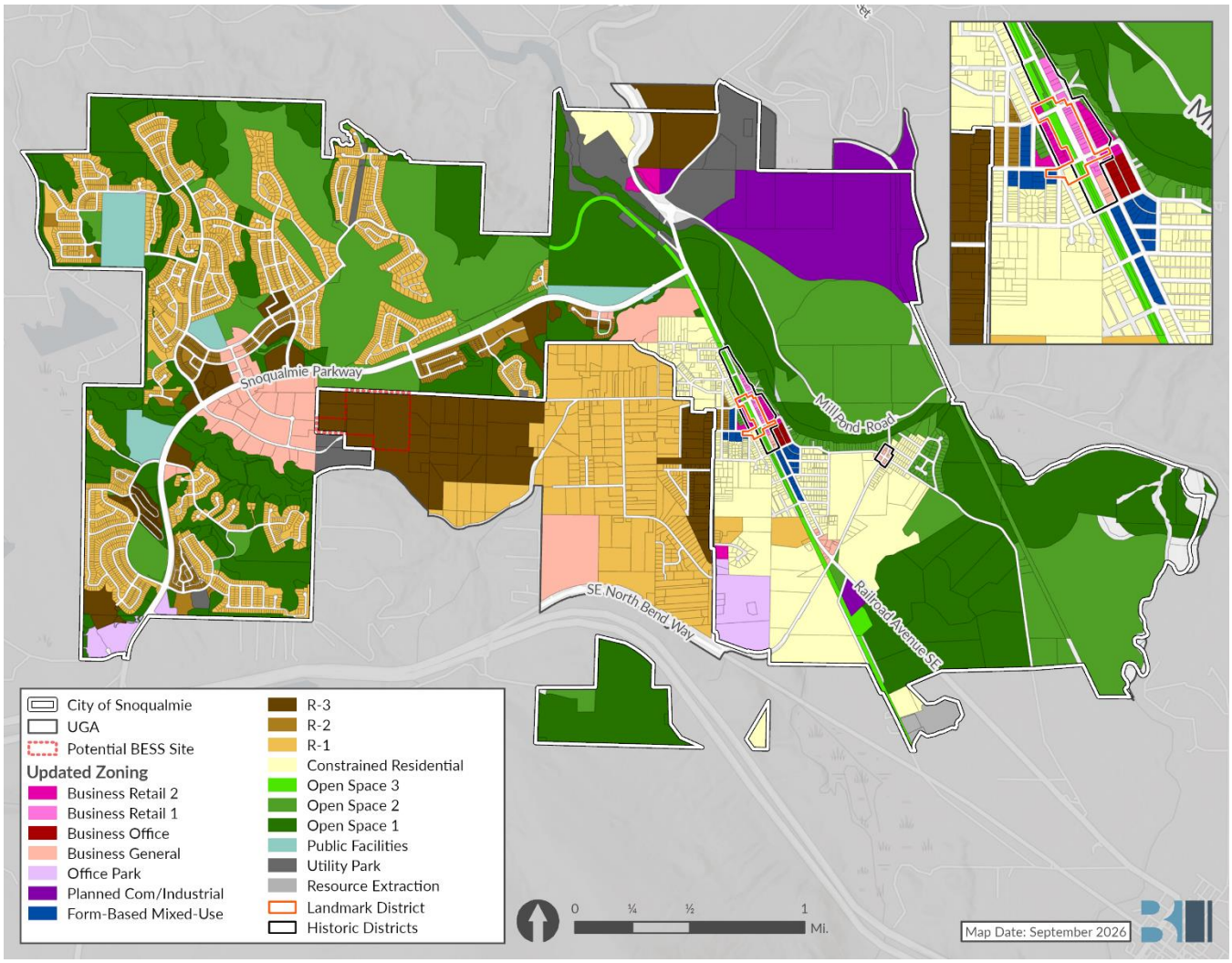
Scenario 4 includes PAA and designated R3 zoning on the east and west sides of the PAA. The zone changes within the city limits remain similar to Scenario 2. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 16 and Exhibit 17.

Exhibit 16: Scenario 4 – Revised Zoning with PAA- Housing Targets and Capacity, City of Snoqualmie and PAA (proposed zone change in PAA), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	955	366	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,623	3,584	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	1,969	65	2,034	2,031	0
Total		**751**	**9,646**	**245**	**9,140**	**6,451**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 17: Scenario 4 – Revised Zoning with PAA



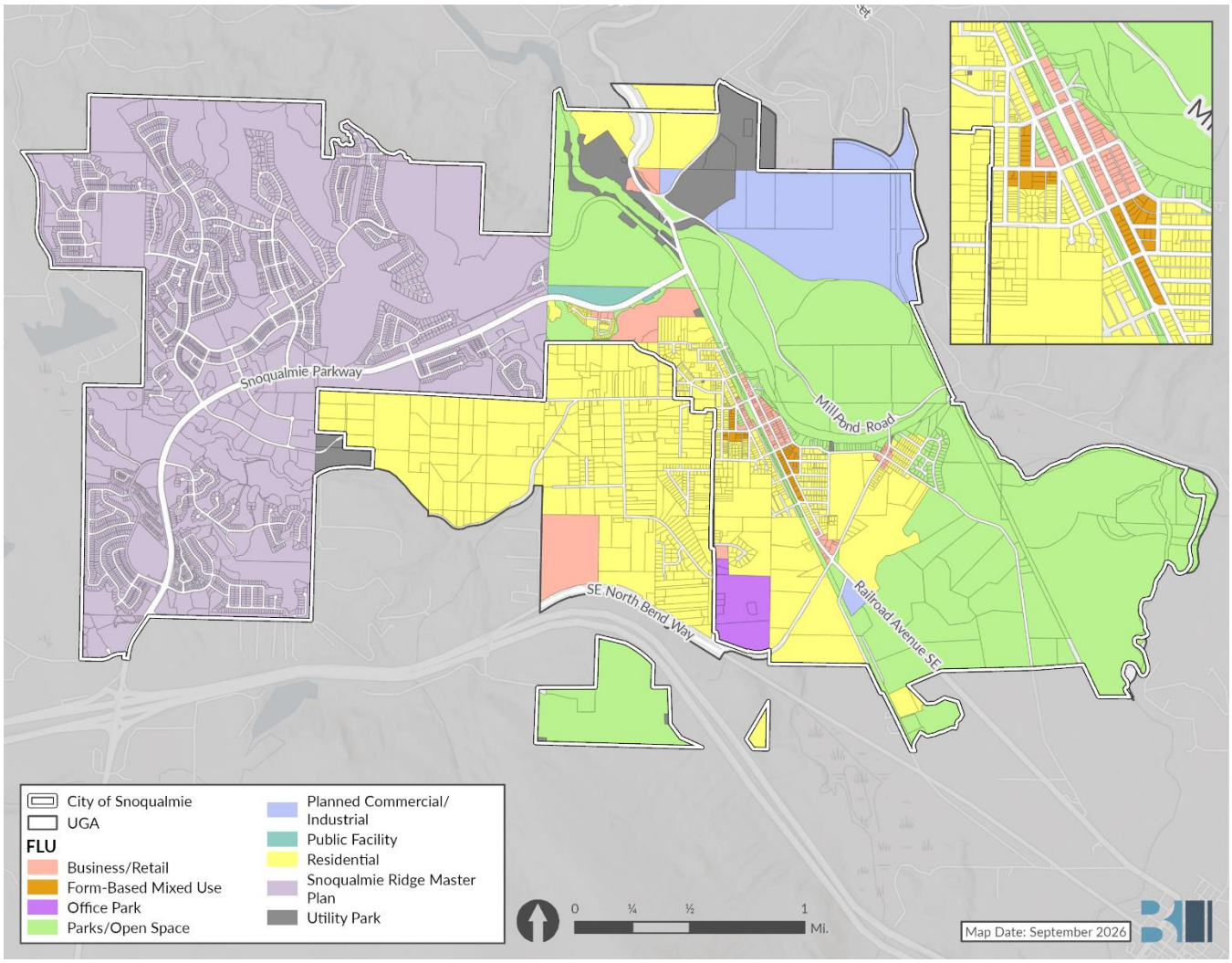
Source: City of Snoqualmie; BERK, 2026.

Exhibit 18. Scenario 4 - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	3.8%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	7.8%
R-2	1.4%
R-1	18.2%
Constrained Residential	7.8%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 19 presents the corresponding Future Land Use for Scenario 4. The map is the same as under Scenarios 2 and 3, except the PAA is re-designated entirely to Residential to support the addition of R-3 zoning.

Exhibit 19: Scenario 4 – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026

Scenario 4B

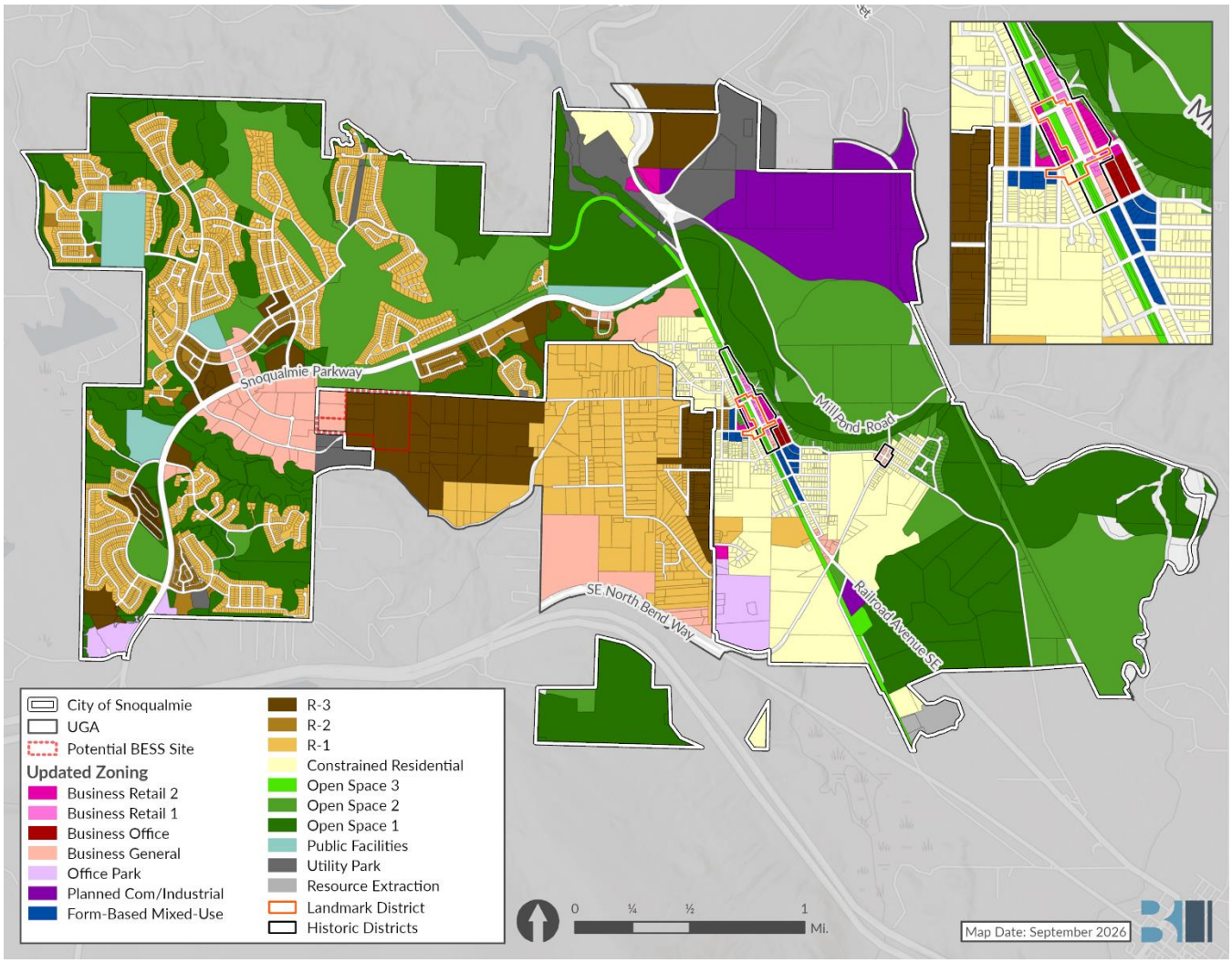
Scenario 4B is nearly identical to Scenario 4, with some targeted adjustments to properties impacted by existing utility infrastructure on the west side of the PAA, and properties along SE North Bend Way. The estimated 735 units needed to serve households with incomes at or below 50% AMI will still likely require subsidies or incentives. See Exhibit 20 and Exhibit 21.

Exhibit 20: Scenario 4B – Revised Zoning with PAA - Housing Targets and Capacity, City of Snoqualmie and PAA (proposed zone change in PAA), 2019–2044

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	1,043	464	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,512	3,682	0
80-120% AMI	Multiplexes	0	513	15	524	466	0
120%+ AMI	Single-family detached	0	1,969	65	1,891	1,888	0
Total		**751**	**9,646**	**245**	**8,970**	**6,500**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.

Exhibit 21: Scenario 4B – Revised Zoning with PAA



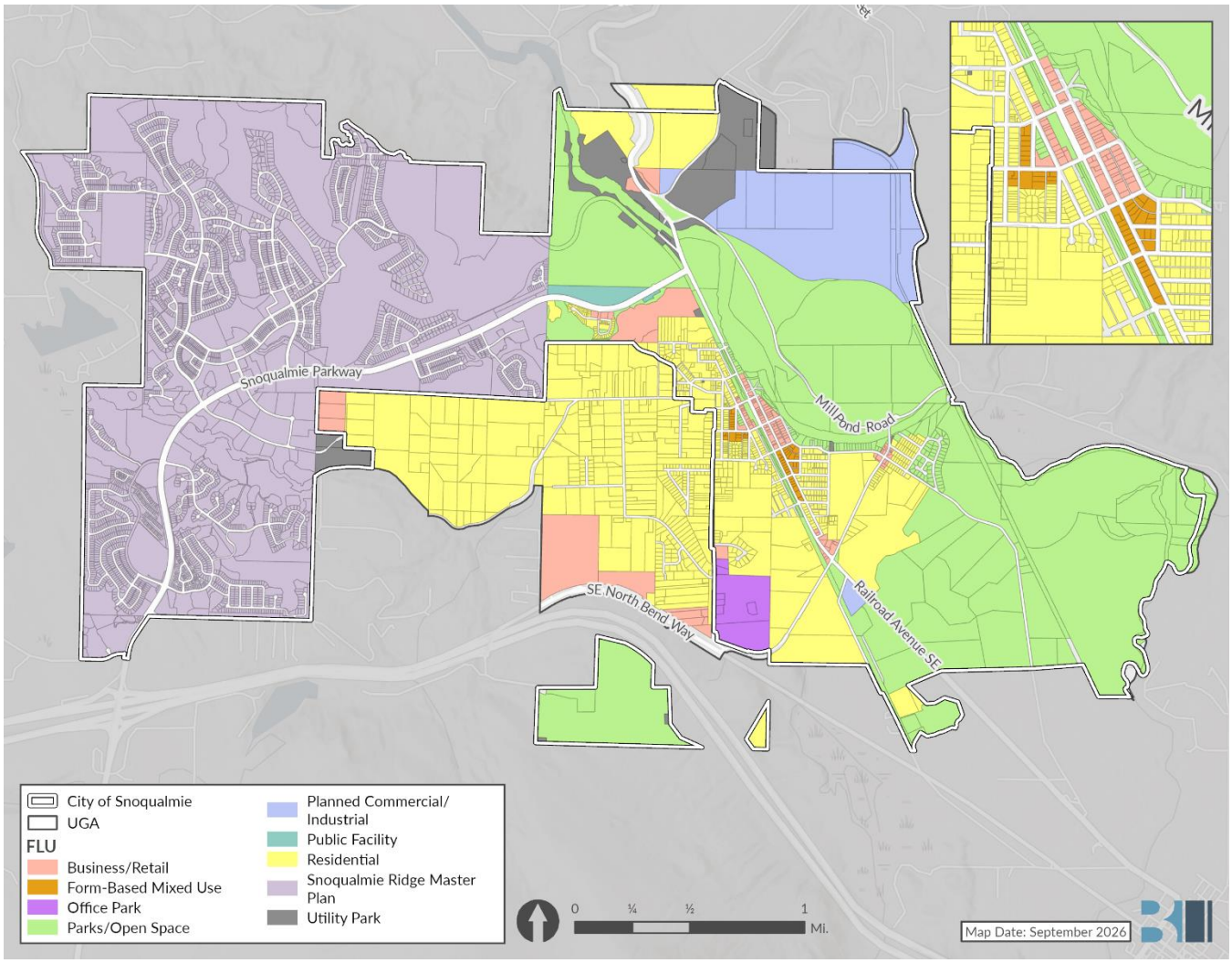
Source: City of Snoqualmie; BERK, 2026.

Exhibit 22. Scenario 4B - Percent Distribution of Zones

Zone	Percent
Business Retail 2	0.3%
Business Retail 1	0.1%
Business Office	0.1%
Business General	4.5%
Office Park	1.4%
Planned Com/Industrial	5.5%
Form-Based Mixed Use	0.2%
R-3	7.5%
R-2	1.4%
R-1	17.8%
Constrained Residential	7.8%
Open Space 3	0.8%
Open Space 2	19.2%
Open Space 1	28.5%
Public Facilities	1.7%
Utility Park	3.0%
Resource Extraction	0.4%

Exhibit 23 maps the corresponding Future Land Use for Scenario 4B. The map is the same as Scenario 4, except some targeted areas in the PAA are designated as Business/Retail to support the Business General zone.

Exhibit 23: Scenario 4B – Corresponding Future Land Use



Source: City of Snoqualmie; BERK, 2026.

Scenario Summary

Exhibit 24: Capacity Need Met, Land Capacity Scenario Comparison

Income Band	Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 *Revised Zoning + PAA (Proposed Zone Change)*	Scenario 4B *Revised Zoning + PAA (Proposed Zone Change)*
0-50% AMI	No	No	Yes, with BESS: No	Yes, with BESS: Yes	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes	Yes	Yes

Findings suggest that the City needs to apply revised zoning and explore annexation of part of the PAA.

Permanent Supportive Housing and Emergency Shelter

According to RCW 36.70A.030:

> *"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.*
>
> *"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.*

Exhibit 25 shows land capacity analysis assumptions and findings for these types of housing and shelter.

There were no permanent supportive housing units in Snoqualmie as of 2019. The City's adopted target for 0-30% AMI permanent supportive housing is 244 units by 2044. Permanent supportive housing is allowed in all zones that allow housing. It is assumed that the capacity shown for the 0-50% AMI band also includes capacity for permanent supportive housing to be built.

There were an estimated 31 emergency shelter beds in Snoqualmie as of 2019. The City's adopted target is 269 additional emergency housing beds by 2044. Emergency housing or shelter is allowed in the BR-1, BR-2, FBMU, BO, BG, and OP zones. As of 2026, there are vacant and redevelopable parcels in these zones that were not assumed to be available for housing in the land capacity analysis. Commerce guidance includes example emergency shelter densities ranging from 25 to 200 beds per acre. Assuming the mean of 108 beds per acre, Snoqualmie would need approximately 2.5 acres of developable land to meet the target. At present, there are no specific sites identified for potential future emergency shelters therefore it is not known where in the city these would be located except for the zones in which they are allowed. After deductions for critical areas and other considerations, there are currently 2.2 acres available in the BR zones, 1.6 acres available in the commercial split of the FBMU, 0.4 acres in the commercial split of the BO zone, 1.6 acres available in the commercial split of the Business General zone, and 0.5 acres available in the OP zone under baseline conditions. This totals 6.3 acres of capacity in these zones and 1.6 of these acres are vacant property. With proposed zoning changes this acreage increases capacity further. There are no adopted spacing or intensity requirements for emergency shelters in Snoqualmie.

Exhibit 25: Permanent Supportive Housing and Emergency Shelter Capacity

Type	Growth Target (2019-2044)	Capacity Analysis Assumptions	Capacity Findings
Permanent supportive housing	244 units	Part of 0-50% AMI category in Land Capacity Analysis	With policy and zoning changes and annexation, surplus of capacity in 0-50% AMI band
Emergency shelter	269 beds	108 beds per acre 2.5 acres needed	With policy and zoning changes and annexation, there are sufficient acres of non-residential capacity in zones where emergency shelters are allowed (BR-1, BR-2, FBMU, BO, BG, and OP)

Source: BERK, 2026.

In addition, the estimated 735 units needed to serve households with incomes at or below 50% AMI will likely require subsidies or incentives (see Exhibit 4, Exhibit 8, Exhibit 12, Exhibit 16, and Exhibit 20). This would require approximately 37 units of affordable housing built per year across the 20-year planning period. There were no permanent supportive housing units in Snoqualmie as of 2019 and no subsidized or income-restricted units were built over the last five years. The average project cost per unit of low-income housing tax credit (LIHTC) projects in King County completed between 2015 and 2022 was $340,579. In King County, this rose to a median cost per unit of $404,287 for new construction and $353,949 for acquisition or rehab projects placed in service from July 1, 2024, through June 30, 2025. Consistent with guidance from Commerce, and using the 2024-2025 cost per unit for new construction, the City therefore estimates there is a funding gap of about $14.9 million per year (in 2025 dollars) to support affordable housing production in Snoqualmie over the 20-year planning period.[1] This estimate may be lower than the actual need if construction costs and interest rates continue to rise.

Racial Equity and Displacement Analysis

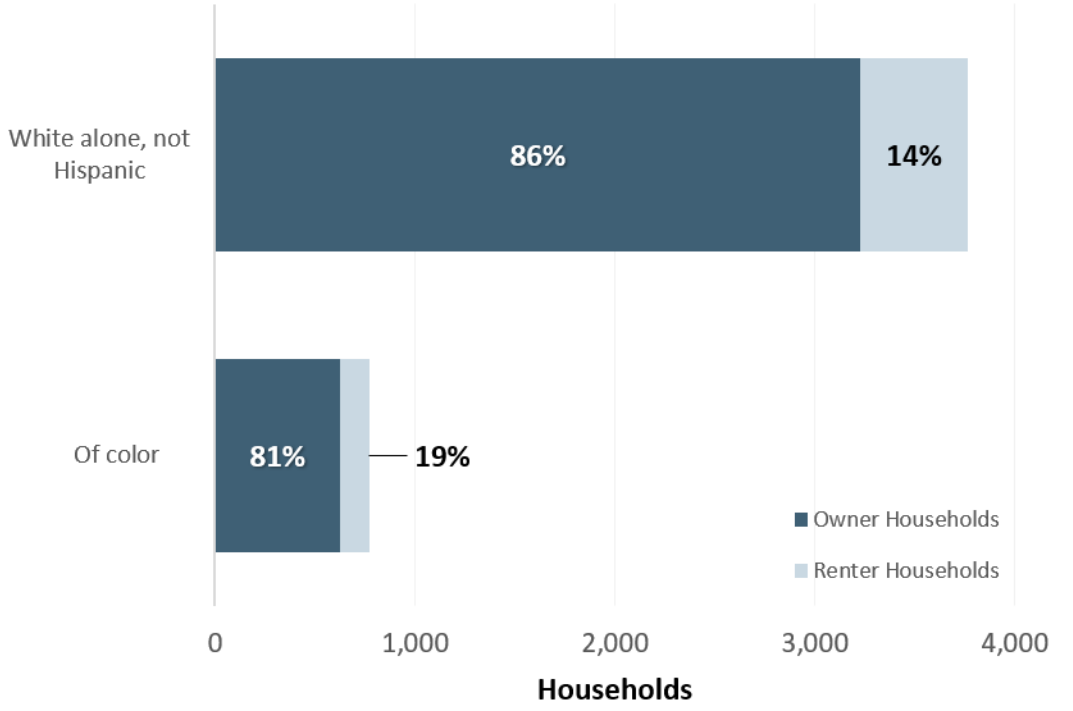
This section provides supplemental data to the 2023 Racial Equity and Displacement Analysis document.

Exhibit 26 compares tenure data for householders of color and White non-Hispanic householders. Overall, White non-Hispanic households are slightly more likely to own their homes than households of color. Compared to other groups, Hispanic or Latino households and households that self-identify as two or more races, American Indian or Native American, and Native Hawaiian and Other Pacific Islander are more likely to be renters (Exhibit 27).

When groups are aggregated, White non-Hispanic households and households of color appear to have a similar income distribution (Exhibit 28). However, when groups are broken out, Hispanic households are more likely to be in the low-income category and Black or African American households are more likely to be in the extremely low-income category compared to other groups (Exhibit 29).

[1] Commerce, Guidance for Updating Your Housing Element, updated January 2026, pg. 64-65; Washington State Housing Finance Commission, Annual Affordable Housing Cost Data from 2025, December 2025.

Exhibit 26: Tenure Comparison



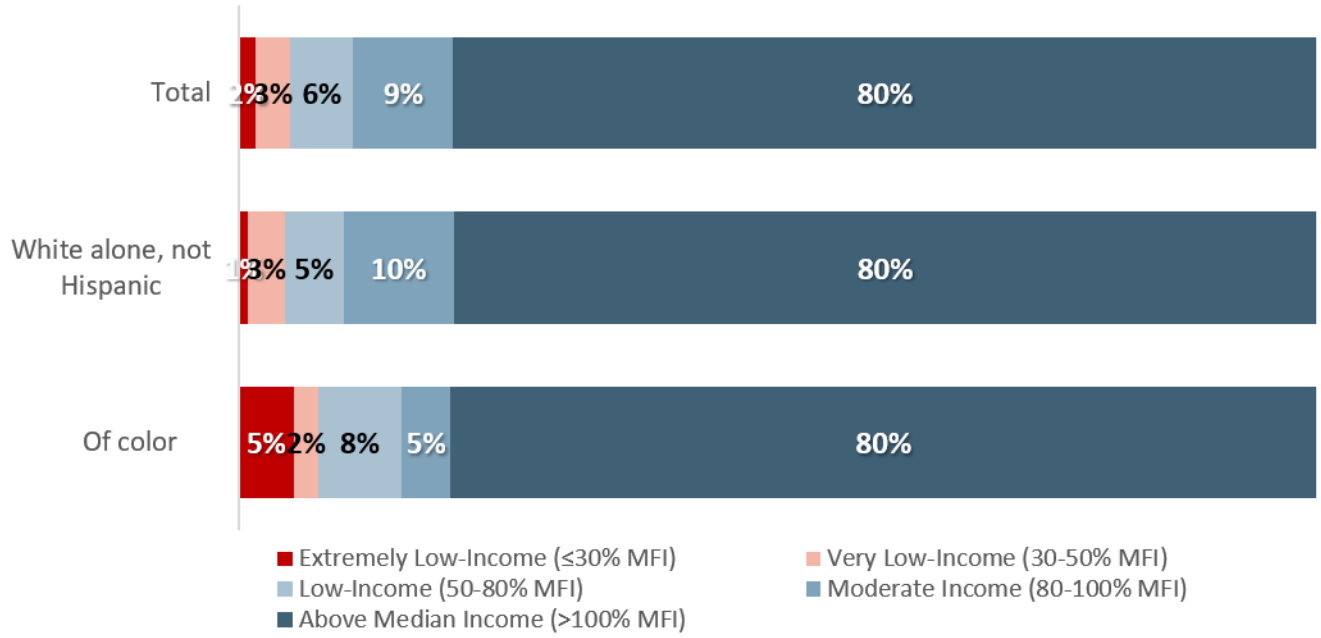
Source: HUD CHAS Table 9, 2023; BERK, 2026.

Exhibit 27: Tenure by Race and Ethnicity

Race/Ethnicity	Owner Households	Renter Households
White alone, not Hispanic	85.8%	14.2%
Asian alone, not Hispanic	100.0%	0.0%
Black or African-American	100.0%	0.0%
Other (incl. NAPI and multiple race)	32.3%	67.7%
Hispanic or Latino, any race	60.0%	40.0%

Source: HUD CHAS Table 9, 2023; BERK, 2026.

Exhibit 28: Income Band Comparison



Source: HUD CHAS Table 1, 2023; BERK, 2026.

Exhibit 29: Income Band by Race and Ethnicity

Income Category (% of AMI)	Hispanic or Latino, any race	Other (incl. NAPI and multiple race)	Black or African-American	Asian alone, not Hispanic	Of color	White alone, not Hispanic	Total
Extremely Low-Income (≤30% MFI)	0%	1%	100%	1%	5%	1%	**2%**
Very Low-Income (30-50% MFI)	4%	8%	0%	0%	2%	3%	**3%**
Low-Income (50-80% MFI)	58%	0%	0%	0%	8%	5%	**6%**
Moderate Income (80-100% MFI)	0%	20%	0%	1%	5%	10%	**9%**
Above Median Income (>100% MFI)	38%	71%	0%	98%	80%	80%	**80%**

Source: HUD CHAS Table 1, 2023; BERK, 2026.

As shown in Exhibit 30, median age in Snoqualmie varies by race and ethnicity. Median age for people who self-identify as Hispanic or Latino is much lower than for other groups, as is the median age for people of two or more races. These groups were also more likely to be renters, and there could be a relationship between age and tenure.

Exhibit 30: Snoqualmie Median Age by Race and Ethnicity

Category	Percentage
White Alone	39.9
Black or African American Alone	41.8
American Indian and Alaska Native	Data not available
Asian Alone	39.3
Native Hawaiian and Other Pacific Islander	Data not available
Some Other Race	Data not available
Two or More Races	20.0
Hispanic or Latino (Any Race)	31.5

Source: ACS 5-year Estimates, 2024; BERK, 2026.

The housing to jobs ratio in Snoqualmie is approximately 0.85 as of 2023, with 4,874 housing units and 5,717 jobs (Washington Office of Financial Management, 2023; US Census Bureau, 2023). A higher number of people commute from Snoqualmie to jobs in other places (6,963 people) than those who work in Snoqualmie and live elsewhere (5,044) or live and work in Snoqualmie (673).

Some individuals may need supportive services or accessible units, such as people experiencing homelessness, people with disabilities, people with medical conditions, and older adults (Exhibit 31). Some of these groups may intersect with one another.

Exhibit 31: Specific Housing Needs

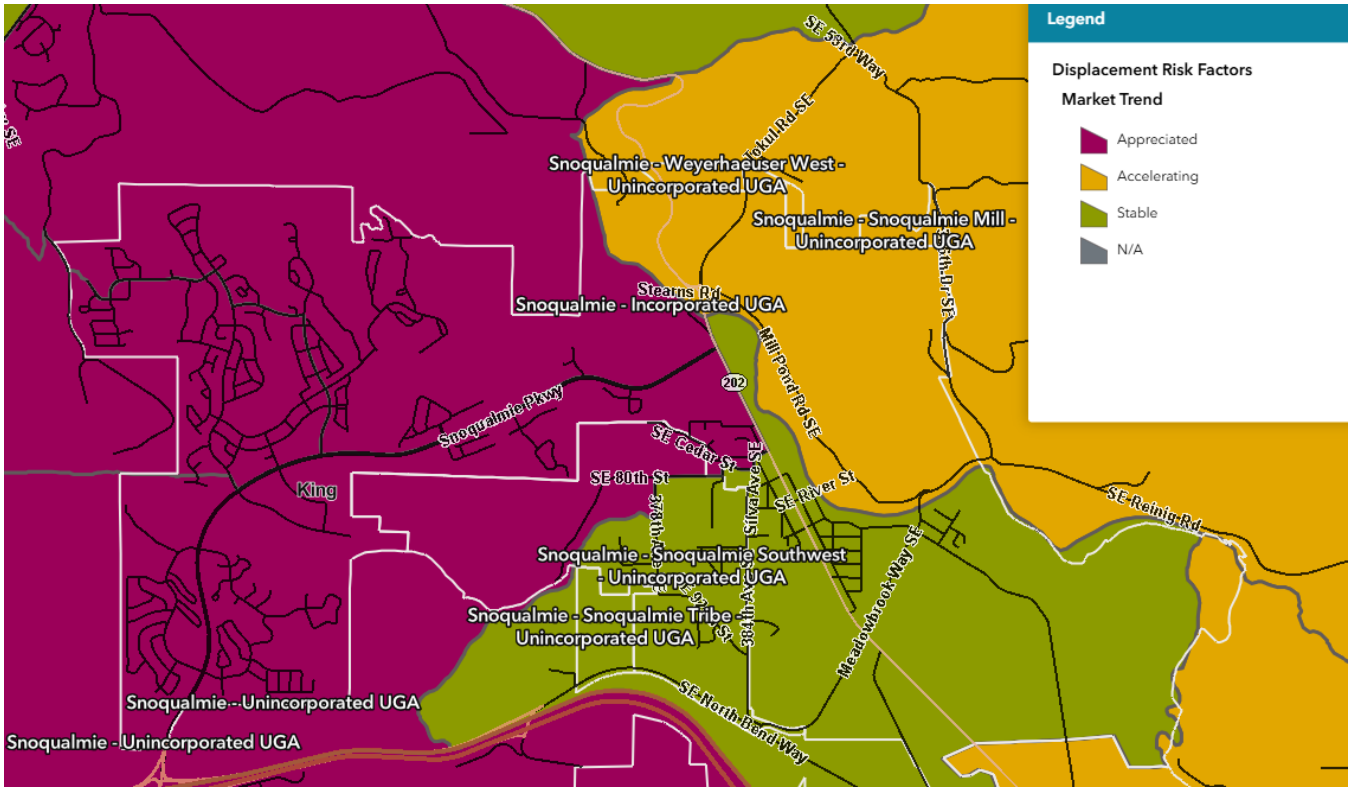
	Snoqualmie
People experiencing homelessness	115 people
Population with one or more disabilities	474 people
Older adults (over age 65)	865 people

Source: American Community Survey 5-Year Estimates, 2024; King County, 2024; BERK, 2026.

The Washington Department of Commerce has a displacement risk map tool that shows various components of displacement risk across the state. While the overall risk score for Snoqualmie is low, the individual indicator for market trend shows that Snoqualmie Ridge has seen appreciated home values and rents from moderate or high values in 2015, and the northern part of the city is seeing home values and rents accelerate from low values in 2015. Some areas of Snoqualmie Ridge are showing as "disinvestment" (where low income households are increasing and Black, Indigenous, and People of Color population is staying the same or increasing) or as "gentrification" (where low income households are staying the same or decreasing and Black, Indigenous, and People of Color population is decreasing) (Washington Department of Commerce, 2023). However, the area is still considered to be low displacement risk because social vulnerability factors are not present. City policy could help mitigate

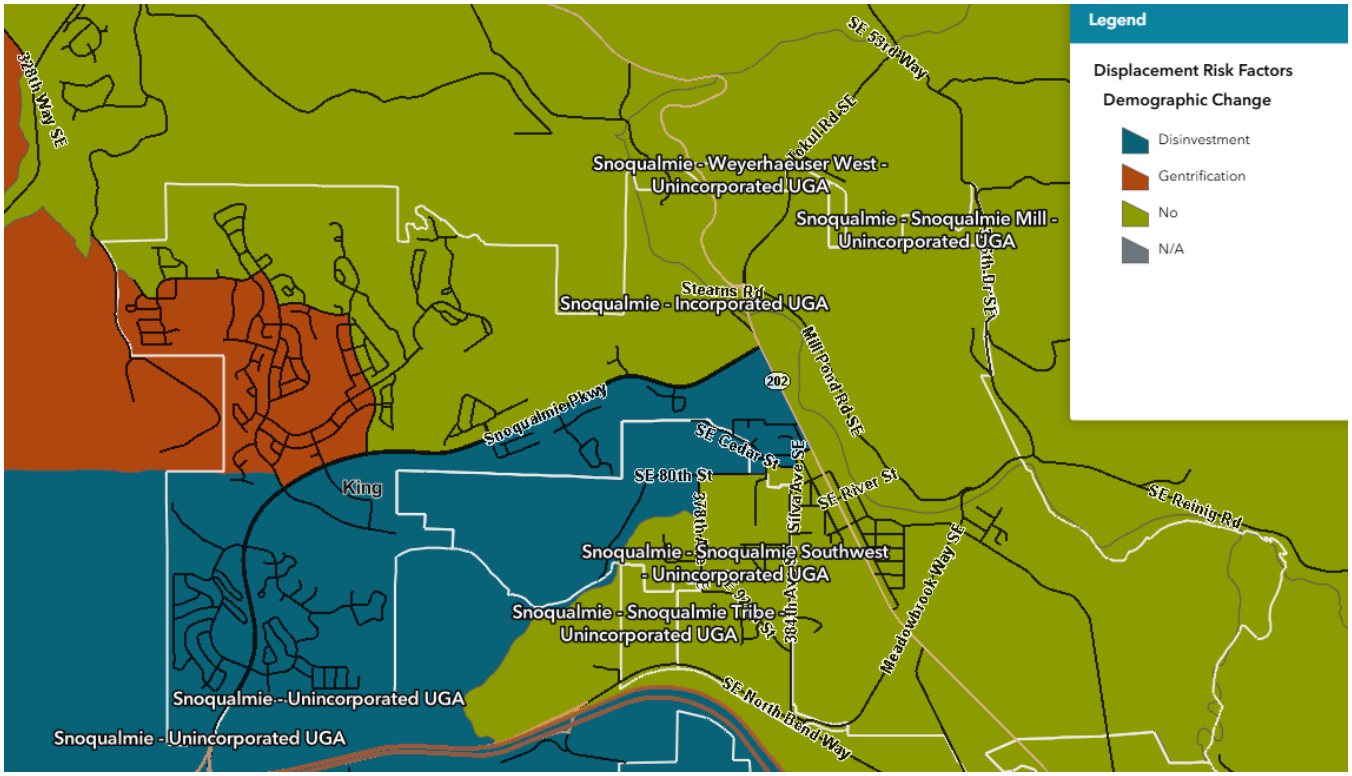
displacement by encouraging affordability particularly in the areas that have seen market trends or demographics change.

Exhibit 32: Market Trend - Displacement Risk Factor



Source: Washington Department of Commerce, 2023.

Exhibit 33: Demographic Change - Displacement Risk Factor



Source: Washington Department of Commerce, 2023.

Adequate Provisions Checklists

The following are the completed Washington Department of Commerce Adequate Provisions Checklists for Snoqualmie. These checklists consider potential barriers to housing development in Snoqualmie and how the City is addressing them.

Key issues include unclear development regulations for middle housing types and the "Mixed Use" zoning designation, impervious surface limits, environmental constraints, and funding gaps. Not discussed below is the proposed battery energy storage site in the unincorporated urban growth areas, which, if completed, would remove capacity for residential uses within 1,000 feet. This topic is mentioned in the Land Capacity Analysis section above.

Exhibit B1: Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes.	The city has development standards for various residential uses. Mixed Use designation is applied to the entirety of Snoqualmie Ridge 1 and 2, despite different standards in the final plan for various areas. This could be confusing for those seeking to develop property in these areas, as everything is in one designation. Outside of these areas, two- and three-family district (R-2) allows for small scale multiple-family district as a transitional district between the single-family and higher density multiple-family residential districts; these housing types include duplex,	Split mixed use designation into multiple zones with more clarity on allowed uses and other regulations.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		triplex, and quadplex developments. This section of the code is clear.	
Prohibiting some moderate density housing types, such as: • **Duplexes** • **Triplexes** • **Four/five/six-plexes** • **Townhomes** • **Cottage housing** • **Live-work units** • **Manufactured home parks**	Yes.	While these housing types are allowed uses and were updated in 2023, the code combines all of them into "multiple family dwellings" and does not specify what forms are allowed.	Change use table to specify what types of moderate density housing are allowed
High minimum lot sizes	No.	6000 sq feet and applies to subdivision for single-family detached lots only.	None.
Low maximum densities or low maximum FAR	Yes.	The Mixed Use zone is limited to 12 dua and 0.8 FAR. This zoning is applied to Snoqualmie Ridge, which has had a mixed use final plan with separate regulations in the past that has since expired. For multiplexes (in the R-2 zone), maximum density is 25 units per acre, based on unconstrained, developable area. Applies to development of duplex, triplex, quadplex, or attached single-family units only. Accessory dwelling units (ADUs) shall not count toward maximum density.	Adjust maximum density for Snoqualmie Ridge zones to accommodate moderate density and low rise housing.
Low maximum building heights	No.	35 feet, maximum height for all permitted principal structures and ADUs.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Large setback requirements	No.	3 feet rear setback for accessory uses, 10 feet minimum front yard setback for all principal buildings and 5 feet for side yard (in R-2 zones). Note: For the R-2 and R-3 districts, a zero lot line setback is allowed for new attached single-family (e.g., townhome) units only for those lot lines internal to the development; the side yard setback from property lines adjacent to a parcel not being developed with an attached single-family residence is the same setback required for detached single-family residences in that zone, such that proposed attached single-family residences may directly abut one another but must be set back from adjacent properties the same distance as if they were detached single-family residences.	None.
High off-street parking requirements	No.	1 per unit for all housing types other than single-family and may be reduced 50 percent for senior citizen housing with approval by director.	None.
High impervious coverage limits	Yes.	The city uses a maximum impervious service limitations. The maximum percent for 5 to 9.99 du/acre is 40-45%. The maximum percent for 10-14.99 is 50%. The maximum percent for 15 or more dua is 60%.	Decrease maximum impervious surface limitations for moderate and high density development.
Lack of alignment between building codes and development codes	No.	Building code was recently updated pursuant to Ord. 1289 § 1 (Att. A), 2024	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	Yes.	Design Standards are implemented for historic downtown and another for citywide (Chapter 17.80). Single family homes are not subject to the citywide design review process, but middle housing types are. No tree retention standards.	Adjust design review requirements to exempt middle housing types, or to exempt conversions of existing buildings to middle housing.
PROCESS OBSTACLES			
Conditional use permit process	No.	No conditional use is required for a multi-family, supportive, transitional or emergency housing.	None.
Design review	No.	Administrative review authority or Planning Commission is simple, clear and efficient.	None.
Lack of clear and accessible information about processes and fees[2]	No.	The city uses MBP and Trakit digital permit submittal tracking system; staff do provide building permit fees and land use fee estimates, as well as permitting time estimates.	None.

[2] For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Permit fees, impact fees and utility connection fees	No.	There is only one impact fee (School) with an exemption for affordable housing. Utility rates and charges are discounted for affordable housing. Permit fees depend on valuation and number of fixtures.	None.
Processing times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city utilizes a robust permit review team, including two land use planners, building official/plan examiner, permit technician, civil engineer, drainage review engineer, transportation planner, environmental biologist, and landscape architect.	None.
SEPA process	No.	Exemptions for multi-family are raised higher than WAC 197-11-800(1)(b).	None.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No.	Large parcels have been identified for development, (brownfields) within the Snoqualmie Mill development. Other large parcels have been upzoned to Planned Residential.	None.
Environmental constraints	Yes.	A significant portion of city is encumbered with critical areas or within a floodway and/or	Adjust zoning to ensure capacity for housing targets in areas without

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		floodplain, as the Snoqualmie River runs through a portion of the city.	environmental constraints.
Infrastructure investments in underserved areas	Yes.	Some parts of the City are on septic. Water rights are also a possible constraint as detailed in the 2023 Water System Plan.	Water System Plan update will discuss future planning for water rights.

Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes.	The city has development standards for various residential uses. Mixed Use designation is applied to the entirety of Snoqualmie Ridge 1 and 2, despite different standards in the final plan for various areas. This could be confusing for those seeking to develop property in these areas, as everything is in one designation. The Form Based Mixed Use designation includes clear regulations for multifamily.	Split mixed use designation into multiple zones with more clarity on allowed uses and other regulations.
High minimum lot sizes	No.	6000 sq. feet with clustering allowed; minimum lot area does not apply to ADUs	None.
Low maximum densities or low maximum FAR	No.	25-30 du/ac maximum density estimated based on 35 foot height limit (no density regulation for multifamily in FMBU zone).	None.
Low maximum building heights	No.	35 feet maximum	None.
Large setback requirements	No.	Rear, 3 feet for accessory uses, 15 feet for principal buildings, 0 feet (front-yard) setback for all principal buildings and 5 feet for side yard.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High off-street parking requirements	No.	Off-street parking standards only require one stall per unit in multi-family units	Could consider a reduced parking requirement near transit.
High impervious coverage limits	Yes.	The city uses a maximum impervious service limitations. The maximum percent for 10-14.99 dua is 50%. The maximum percent for 15 or more dua is 60%.	Decrease maximum impervious surface limitations for moderate and high density development.
Lack of alignment between building and development codes	No.	Building codes were recently updated pursuant to Ord. 1289 § 1 (Att. A), 2024	None.
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	No.	The Retail District overlay serves only the property zoned retail and any residential uses within those zones can continue as legal non-conforming. No tree retention requirements exist. Historic preservation allows for residential uses second story SF or MF Dwelling Units above Nonresidential Uses, SMC Chapter 17.55, Table 1.	None.
PROCESS OBSTACLES			
Conditional use permit process	No.	Low-Rise or Mid-Rise housing is outright permitted and exists in the MU zone, and outright permitted in all other residential and mixed use zones aside from residential constrained and low density residential. These housing types are conditional in Planned Commercial Industrial (PCI) and Office	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		Park. The city has already permitted housing in its PCI zone.	
Design review	No.	Design review board is only required for contributing buildings and demolition of buildings protected in the city's federally recognized historic preservation program.	None.
Lack of clear and accessible information about processes and fees	No.	The city uses MBP and Trakit digital permit tracking system. Staff do provide building permit fees and land use fee estimates, as well as permitting time estimates. Pre-application meetings are available to discuss permit processes with staff.	None.
Permit fees, impact fees and utility connection fees	No.	The city doesn't charge for impact fees, aside from School Impact Fees, which provides exemptions for low income/affordable housing. SMC 13.04.384 and 13.12.010 provides rates and charges for sewer and water general facilities charges. Permit fees depend on valuation and number of fixtures.	None.
Process times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city has a permit review team, including land use planners, a permit technician, and a building official/plans examiner, and contracts for civil engineering, drainage review engineering,	Consider increasing permitting capacity by adding staff.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		transportation planning, environmental biologist review, and landscape architecture.	
SEPA process	No.	The City adopted SMC 19.04.110 Flexible thresholds for categorical exemptions.	None.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No.	Large parcels have been identified for development, (brownfields) within the Snoqualmie Mill development. Other large parcels have been upzoned to Planned Residential.	None.
Environmental constraints	Yes.	A significant portion of city is within a shoreline jurisdiction, floodway, and floodplain. Additionally, several sites are encumbered with critical areas and associated buffers.	Adjust zoning to ensure capacity for housing targets in areas without environmental constraints.
Infrastructure investments in underserved areas	Yes.	Some parts of the City are on septic. Water rights are also a possible constraint as detailed in the 2023 Water System Plan.	Water System Plan update will discuss future planning for water rights.

Exhibit B3: Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)[3]	No.	There are no spacing requirements for PSH and emergency housing. Area, Height and Setback are regulated by SMC 17.15.040 for public health and safety.	None.
Parking requirements	Yes.	Parking is regulated by SMC 17.65 (one spot per unit).	Could consider reducing parking requirement for PSH/emergency housing.
On-site recreation and open space requirements	No.	There are no on-site rec/open space requirements for PSH and emergency housing. Rec/open space is regulated by SMC 17.15.060 with provisions for recreational space for all proposed multi-family units.	None.
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	No.	None exist.	None.

[3] Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	No.	None exist.	None.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	No.	None exist.	None.
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	No.	None exist.	None.

Exhibit B4: Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) • **Must allow two ADUs on each lot in urban growth areas.** • **May not require the owner to occupy the property, and may not prohibit sale as independent units, but**	No.	Provisions of HB 1337 were implemented into SMC 17.55 and are consistent.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
may restrict the use of ADUs as short term rentals. • Must allow an ADU of at least 1,000 square feet. • Must set parking requirements based on distance from transit and lot size. • May not charge more than 50% of the impact fees charged for the principal unit. • Must permit ADUs in structures detached from the principal unit. • May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit. • May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units. • Must allow an ADUs on any lot that meets the			

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
minimum lot size required for the principal unit. • Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley. • Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and • May not require public street improvements as a condition of permitting ADUs.			
Unclear development regulations	No.	SMC 17.15.040 provides requirements to area, height, and setbacks for portions of the city outside of fully built master planned communities of SR1 and SR2, which contain separate development standards.	None.
Large setback requirements	No.	Setbacks are below average standards.	None.
Off-street parking requirements	No.	If the parcel is within one-half mile of a major transit stop, or is less than 6,000 square feet in size, then off-street parking for the ADU is not required. However, no major transit stops exist so one spot per unit is required.	None.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	No.	Single-family homes/accessory units are exempt from design review. No tree retention standards.	None.
PROCESS OBSTACLES			
Lack of clear and accessible information about processes and fees	No.	The city uses MBP and Trakit digital permit tracking system. Staff do provide building permit fees and land use fee estimates, as well as permitting time estimates. Staff are accessible during typical weekday business hours to answer questions and schedule pre-app mtgs.	None.
Permit fees, impact fees and utility connection fees that are not proportionate to impact	No.	None exist.	None.
Processing times and staffing challenges	No.	The city implemented provision of SB 5290, permit processing times. The city utilizes a robust permit review team, including two land use planners, building official/plan examiner, permit technician, civil engineer, drainage review engineer, transportation planner, environmental biologist, and landscape architect.	None.

Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps

Adopted housing targets for Snoqualmie include a total of 735 units serving incomes below 50% of area median income (AMI) by 2044. These income bands are rarely served by market rate units and many households will require subsidies for housing. Using median per unit costs for affordable housing projects in King County from the Washington State Housing Finance Commission's December 2025 report ($404,287 per unit), this could cost more than $297 million to build in 2025 dollars. In addition to external sources of incentives and funds, the table below outlines potential local funding tools and implementation status.

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Ordinance No. 1232 was approved on April 27, 2020 and has since been added to SMC Title 3.	None.
Affordable housing property tax levy (RCW 84.52.105)	None.	No plan for a ballot measure.
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025	None.	No plan to redirect critical REET revenue from capital programs designed to preserve and replace current capital assets.
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Resolution No. 1529 was approved on December 9, 2019 and has since been added to SMC Title 3 (SMC 3.03).	None.
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	None.	No plan to redirect critical lodging tax revenue from annual allocations to organizations important to the City's tourism economy.
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Not Applicable	Not Applicable.
Sales and Use Tax Deferral for Conversion of Underutilized Commercial Property to Affordable Housing (RCW 82.59)	None.	No plans currently to implement but under consideration for future implementation.

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Ordinance No. 826 was approved on September 28, 1998 and has since been added to SMC Title 20.	None.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	The City has traffic and school impact fees and no existing waivers for affordable housing.	None.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	None.	No plans currently to implement but under consideration for future implementation.
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Ordinance 1280 was adopted in 2023. This has since been added to SMC 3.10.	None.
General funds (including levy lid lifts to increase funds available)	Ordinance No. 1232 was approved on April 27, 2020.	Completed SMC Title 3

* Some tools may be unavailable to certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of Affordable Housing Funding Sources for more details and the Association of Washington Cities (AWC)/MRSC booklet on Homelessness & housing toolkit for cities (2022)

City of Snoqualmie Proposed Development Regulations Update

City of Snoqualmie Comprehensive Plan amendments | September 2026

The City of Snoqualmie needs to update its development regulations based on the findings from the Adequate Provisions checklist. This document proposes updates to the zoning code to make regulations consistent with development types and densities allowed and remove housing development barriers.

The proposed code edits were developed by reviewing the City of Snoqualmie's Adequate Provisions Checklist, as part of the City's comprehensive plan periodic update. Development regulations and policies for Snoqualmie Ridge were also reviewed to ensure updated zoning is clear and creates building form and massing consistency for future projects.

This work is being done concurrently with an update to the City's Land Capacity Analysis (LCA), to ensure that proposed changes provide adequate capacity for housing at all affordability levels.

Snoqualmie Ridge Policy Alignment

A core part of this work is to ensure that code recommendations from the Adequate Provisions checklist keeps current residential uses in the Snoqualmie Ridge area legally conforming. The code audit included a comparison of residential development standards in Snoqualmie Ridge and with the City's Municipal Code. The following key takeaways were noted:

- City of Snoqualmie Municipal Code should be updated to ensure development regulation consistency with Snoqualmie Ridge.
- Strengthen development standards to support mixed uses and affordable housing options.
- Create consistent development and design standards for future projects citywide.

Proposed Code Updates

The following edits are provided from a review of the Periodic Update Checklist for Fully-Planning Cities, Adequate Provisions Checklist, and review of the Snoqualmie Municipal Code. See Exhibit 1 below.

Exhibit 1. Proposed Snoqualmie Municipal Code Updates

Recommendation	Proposed Change to SMC	Rationale
▪ Add clarity in development regulations for middle housing and multifamily housing types. Current R-1 zone and sub-zones R-1-4 (4,000 square feet); R-1-7.5 (7,500 square feet); and R-1-10 (10,000 square feet) don't allow duplexes.	▪ Added Middle Housing as an allowed use in SMC Section17.55.020 Table 1. Table of Uses. See below. ▪ Remove sub-zones R-1-4, R-1-7.5 and R-1-10. ▪ Added R3 to SMC Section 17.55.020 Table 1. Table of Uses ○ Added Triplexes as an allowed use on larger corner lots. ▪ Added definition of Middle Housing in SMC 17.10.080 M Definitions ▪ Added definition for Parent Lot to 17.10.095 P Definitions	▪ Allows for more housing typologies to support housing growth citywide ▪ R-3 is an identified residential district but there is no guidance on allowed uses
▪ Remove the mixed use zone within the Snoqualmie Ridge (SR) and other areas within the city..	▪ Various zone typologies have been identified in the SR mixed use designation based off density. Additional changes to SMC Title 17 will be needed to integrate this recommendation.	▪ SR zoning designation is based on SR development agreement, on the ground density and public uses. New zoning designation based on existing uses will support the City meet their housing targets at various affordability levels.
▪ Consider smaller minimum lot size for R-2 and R-3 zones. Current minimum is 6,000 square feet..	▪ See edits to Table 17.15-040-1. Reduced minimum lot size to 3,600 and 2,400 SF.	▪ Lowering minimum lot sizes can facilitate development in R-2 and R-3 zones.
▪ Allow multiplexes in R-2 zones	▪ Added Middle Housing as an allowed use in SMC Section17.55.020 Table 1. Table of Uses. See below.	▪ Allows for more housing typologies to support housing growth citywide
▪ Add R-3 in the zoning use table under SMC 17.55.020	▪ Added R3 to SMC Section 17.55.020 Table 1. Table of Uses	▪ R-3 is an identified residential district but there is no guidance on allowed uses. R3 zoning is also needed to meet capacity targets for lower income bands.
▪ Review impervious coverage limits and consider increasing impervious surface limits or higher densities.	▪ See edits to Table 17.15.040-2 – Recommendation is to merge this table into Table 17.15.040-1. See Table 17.15.040-1 for edits.	▪ Tables have been merged to simplify development standards.

Recommendation	Proposed Change to SMC	Rationale
Currently, the limit for 15 or more dua is 60%.	▪ SMC 17.15.040.C.3 has been deleted	▪ Increasing impervious surface will support additional unit development. Additional review will be needed to ensure any unintentional consequences
▪ Simplify residential development standards	▪ See changes to SMC Section 17.15.040 ▪ Additional language was added around religious organizations, nonprofits, and government entities ▪ Additional edits to Table 17.15.040-1 ▪ Development standards for R1 has been condensed to R1-4.	▪ Simplified residential development standards to support new development. ▪ Additional changes were proposed based off residential development regulations for Snoqualmie Ridge to ensure consistency for future projects.
▪ Consider reduced parking requirements for larger multifamily buildings near transit (currently require 1 per unit) and affordable housing	▪ See updates to SMC Section 17.65.150-1 Parking requirements.	▪ Reduced the minimum while maintaining the maximum so that there is more development flexibility for housing units ▪ Compliance with HB 5184, Parking Reform Bill
▪ Consider adjusting Mixed Use maximum density (currently 12 dua) and FAR (0.8)	▪ Mixed Use designation was instead removed and the area is proposed for rezoning in alignment with current uses.	▪ Mixed Use zone was too broad and applied too widely, and other zones align with existing uses.
▪ Consider density, height or bulk bonuses for religious organizations	▪ Added "religious organization" to SMC 17.05.105 R definitions ▪ Added new section SMC 17.15.040.I Affordable Housing Provisions	▪ City and county development regulations must allow an increased density, height or bulk bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. *RCW 36.70A.545*. ▪ *Commerce note: Communities may choose to increase zoning on those properties, or determine a certain bonus density, such as 50% for those properties, should they apply for a development.*
▪ Affordable housing bonuses	▪ New Section 17.32.030.A added for affordable housing bonuses in FBMU. ▪ SMC Table 17.76.150.1 added additional off street parking provisions for affordable housing.	▪ This incentivizes housing development for very low and extremely low income households.

Recommendation	Proposed Change to SMC	Rationale
▪ Unit lot subdivision	▪ New section SMC 16.08.15 Unit Lot Subdivision has been added ▪ Update SMC 14.30.020(B) – Table 1 for permit type under category II	▪ Fulfill requirements under SB 5559
▪ Add a new zoning district for Public Facilities	▪ Add definition for Public facilities under 17.10.095 P definitions ▪ Add Public facilities under SMC 17.05.050 J. Public facilities District ▪ New section SMC 17.20.025 Public Facilities District ▪ Add standards under Table 17.20.040 Area, height, setback and miscellaneous provisions. ▪ Add PF in SMC 17.55.020 Table of Uses Table 1	▪ Bring consistency with the zoning map to identify public facilities separately

Definitions

17.10.035 “D” Definitions

“Duplex” means a residential building with two attached dwelling units

17.10.080 “M” Definitions,

"Managing agency" means an organization such as a religious organization or other organized entity that has the capacity to organize and manage a homeless outdoor encampment, temporary small houses on-site, indoor overnight shelter, and a vehicle resident safe parking program.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, homes including duplexes, and townhouses.

17.10.095 “P” Definitions

“Parent Lot” means a lot which is subdivided into unit lots through the unit lot subdivision process.

“Public Facility” means the following capital facilities owned or operated by the City of Snoqualmie or other governmental entities: (1) public transportation facilities; (2) publicly owned *parks, open space*, and recreation facilities; and (3) other institutional facilities that provide government and/or institutional services.

17.10.105 “R” Definitions

“Religious Organization” means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

17.10.115 "T" Definitions

"Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and share common walls with one or more dwelling units, and that have a yard or public way on not less than two sides.

Code Updates

Title 14 Development Review

SMC Section 14.30.020 Categories of permits.

SMC Table 14.30.020(B) - Table 1

	Permits	Pre-application Process	Determination of Completeness	Notice of Application and Comment	Pre-decision Open Record	Decision	Distribution of Notice of Decision	Appeal To/ Open - Closed Record	Project Permit Application
Cat II	Clearing and Grading Permit (Chapter 15.20 SMC)	Yes	Yes	Yes	No	S	Yes	HE/Open	100 days
	Short Subdivision (Chapter 16.08 SMC)								
	Unit Lot Subdivision (Chapter 16.08.15)								

Title 16 Subdivisions, Short Subdivisions, and Binding Site Improvement Plans

[NEW] SMC 16.08.15 Unit Lot Subdivision

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

A. Process.

Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision of this chapter, except that the process procedures specific to unit lot subdivisions.

1. Nothing prohibits the City from applying public health, safety, building code, and environmental permitting requirements to a development project that is subject to or integrated with a unit lot subdivision process.

2. Nothing requires the City to authorize a development project or a unit lot subdivision in a location where development is restricted under other laws, rules or ordinances, such as in locations where development is limited as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property

B. Applicability.

A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.

Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.

Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."

2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #_____.

3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.

4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.

5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

C. Revision and Expiration.

Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

D. Unit Lot Subdivision Specific Procedures.

In addition to the applicable review and processing requirements provided in, a unit lot subdivision application requires:

1. Posting public notice on or near the parent parcel and mailing public notice to property owners within 250 feet of the unit lot subdivision.

Title 17 Zoning

SMC Chapter 17.05 General Provisions

SMC Section 17.05.050 Establishment of use districts

J. PF public facilities District.

SMC Chapter 17.15 Residential District Regulations

SMC Section 17.15.040 Area, Height, Setback, and Miscellaneous Provisions

D. Provisions for Existing Legal Lots within the R-C District That Are Less Than Five Acres in Area.

~~1. Existing legal lots created prior to the establishment of the R-C district can be developed with one single-family dwelling, but cannot be further subdivided.~~

~~2. Lots 10,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-10 district, except that lot coverage and impervious surface limits shall be as established for the R-C district.~~

~~3. Lots between 7,500 square feet and 9,999 square feet in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-7.5 district.~~

~~4. Lots 4,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-4 district.~~

1. ~~5.~~ Boundary line adjustments between two legal nonconforming lots in the R-C district may reduce the size of one lot, provided the smaller lot must contain at least 4,000 square feet and conform to applicable lot width requirements and new flag lots shall not be allowed. Where lots abut an alley right-of-way, all adjusted lots must retain access from the alley; street access will not be allowed for any lots.

E. For new construction and elevation of existing homes above the base flood elevation, the following requirements shall apply:

1. Where a lot borders on an alley, access and parking shall be from the alley. For existing homes being elevated, this may require modification of access and parking from a front or side yard driveway to driveway access and parking off the adjacent alley.

2. Front- or side-loaded garages shall be set back from the front wall of the house at least five feet.

3. Houses must be oriented towards streets, interior private roadways, or common open spaces and not to adjacent properties. Specifically:

a. Houses that face onto a common open space that abuts and is oriented towards the street are acceptable.

b. The primary home entrance shall face the street or common open space and be clearly visible from the street or common open space.

c. Where lots front on arterials but are served by alleys, garage setbacks shall be a minimum of 15 feet from the alley to provide for additional off-street parking.

~~F. Development Standards for the R-1-7.5 and R-1-10 Districts.~~

~~1. At least 80 percent of the lots in a subdivision shall meet the required minimum lot size for the applicable district. To encourage a mix of lot sizes, the other 20 percent of the lots may have reduced sizes, to the following lot size standards:~~

~~a. For the R-1-7.5 district – 6,000 square feet.~~

~~b. For the R-1-10 district – 7,500 square feet.~~

~~c. Lot width, setbacks and lot coverage requirements for the reduced size lots shall be those specified for the R-1-7.5 district.~~

~~G. Development Standards for the R-1-4 District.~~

~~1. Lot sizes: 10 percent of the lots shall equal 150 percent of the minimum lot size.~~

~~2. Minimum lot width for lots that are 150 percent of minimum lot size shall be 50 feet.~~

~~H. Requirements for Existing Flag Lots.~~

~~1. Minimum lot size shall be 150 percent of the minimum for the applicable district.~~

2. ~~Buildings on flag lots with a lot size less than 10,000 square feet shall be one story with a maximum height of 16 feet, provided additional height will be allowed for the principal dwelling to allow for elevation above the base flood level pursuant to SMC § **15.12.160**.~~

F. Transitional and Permanent Supportive Housing

1. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii)

2. Pursuant to RCW 35.21.9115 and RCW 36.01.290, temporary encampments for the homeless are authorized by right by a hosting religious organization. The following standards shall apply:

a. A religious organization may host temporary encampments for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.

b. The building official shall perform a site inspection of the facility to assure the necessary measures are in place to protect public health and safety. Any actions determined to be corrected shall not substantially burden the religious organization.

c. The religious organization shall pay the city the actual costs associated with the review and approval of the encampment. The City cannot impose permit fees in excess of actual costs associated with the review and approval of permit applications.

d. Any appointed or elected public official, public employee of this city is immune from civil liability for (1) damages arising from the permitting decisions for a temporary encampment for the homeless as provided in this section and (2) any conduct or unlawful activity that may occur as a result of the temporary encampment for the homeless as provided in this section. (Ord. 18-10 § 4 (part), 2018: Ord. 17-06 § 7 (part), 2017: Ord. 15-04 § 30 (part), 2015).

e. Any host religious organization performing any hosting of an outdoor encampment, vehicle resident safe parking, temporary small house on-site, or indoor overnight shelter, with a publicly funded managing agency, must work with the city or town to utilize Washington's homeless client management information system, as provided for in RCW 43.185C.180. When the religious organization does not partner with a managing agency, the religious organization is encouraged to partner with a local homeless services provider using the Washington homeless client managing information system. Any managing agency receiving any funding from local continuum of care programs must utilize the homeless client management information system. Temporary, overnight, extreme weather shelter provided in religious organization buildings does not need to meet this requirement.

G~~I.~~ Two-story single-family residential homes existing as of October 6, 2003, that may be elevated above the base flood level at some point in the future for conformance to the flood hazard regulations shall be exempt from the 27-foot maximum height limit and subject to a 35-foot maximum height limit upon elevation, regardless of lot width.

H~~J.~~ The following architectural features on principal buildings and uses may encroach by up to three feet into setbacks, provided, no feature shall intrude into the setback closer to the property line than where fire-resistive construction is required: planter boxes, fireplace

structures not wider than eight feet, not more than one bay window, nor more than one garden window, and other similar features.

I. Affordable Housing Provisions

1. A density, height or bulk bonus can be provided to any affordable housing development of any single family or multifamily residence located on a real property owned or controlled by a governmental municipality, tribal government, religious organization or non-profit organization provided that:

a. At least 50 percent of the development is set aside, or occupied exclusively by very low-income households (30 – 50% AMI); or

b. At least 20 percent of the affordable housing development is set aside for or occupied exclusively by extremely low-income households (0-30% AMI).

2. See SMC Table 17.76.150.1 for additional information around off-street parking provisions for affordable housing.

3. See SMC 14.30 for the process to request the affordable housing density, height or bulk bonus.

Table 17.15.040-1 Area, Height, Setback, and Miscellaneous Provisions

		R-C	~~R-1-10~~	~~R-1-7.5~~	R1~~-4~~	R-2	R-3
1.	Minimum lot and parent lot area – Square feet (sf)	20,000[1]	~~10,000~~[5]	~~7,500~~[5]	4,000[5]	~~6,000~~ 3,600[8]	~~6,000~~ 2,400
2.	Minimum lot area per dwelling – sf[2]	5 acres	~~10,000~~	~~7,500~~	4,000	N/A	N/A
3.	Maximum density – dwelling units/acre	N/A	~~N/A~~	~~N/A~~	N/A	25	30
4.	Minimum front yard setback for all principal buildings	25ft	~~25ft~~	~~20 ft~~	15 ft	10 ft	5 ~~0~~ ft
5.	Minimum front yard setback for porches for principal buildings	15 ft	~~15 ft~~	~~13 ft~~	8 ft	7 ft[4]	5 ~~7~~ ft[4]
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry[4]	25 ft	~~20 ft~~	~~15 ft~~	12 ft	10 ft	10 ft
7.	Minimum rear yard setback for all permitted principal buildings and uses[4]	20 ft	~~20 ft~~	~~20 ft~~	20 ft	15 ft	15 ft
8.	Minimum rear yard setback for all accessory buildings and uses[4]	10 ft	~~10 ft~~	~~3 ft~~	3 ft	3 ft	3 ft

		R-C	~~R-1-10~~	~~R-1-7.5~~	R1~~-4~~	R-2	R-3
9.	Minimum rear yard setback for all permitted principal buildings and uses[4]	10 ft	~~10 ft~~	~~5 ft~~	5 ft	5 ft[6]	5 ft[6]
10.	Maximum side yard setback for all accessory uses[4]	5 ft	~~5 ft~~	~~3 ft~~	3 ft	3 ft	3 ft
11.	Maximum height for all permitted principal structures and ADUs[3, 4]	35 ft	~~35 ft~~	~~35 ft~~	35 ft	35 ft	35 ft
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less3, 4	NA	~~30 ft~~	~~30 ft~~	30 ft	35 ft	35 ft
13.	Minimum width of lot	100 ft	~~70 ft~~	~~60 ft~~	40 ft	30~~40~~ ft[9]	30 ~~40~~ ft
14.	Minimum width of lot with alley access	100 ft	~~60 ft~~	~~50 ft~~	40 ft	30 ft[9]	30 ~~40~~ ft
15.	Maximum Impervious Area	30%	~~35%~~	~~40%~~	~~45%~~ 55%	~~50%~~ 60%	~~60%~~ 75%
	Notes						
1	The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.						
2	Minimum lot area does not apply to accessory dwelling units.						
3	Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.						
4	See subsection **D** of this section. See SMC § **17.15.055** for additional setback requirements for the R-2 district						
5	See subsections **F** and **G** of this section.						
6	See subsection **B** of this section.						
7	Based on unconstrained, developable area. Applies to development of duplex, triplex, quadriplex or attached single-family units only. Accessory dwelling units shall not count toward maximum density.						
~~8~~	~~Applies to subdivision for single-family detached lots only~~.						
~~9~~	~~30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse lots smaller than this minimum.~~						

17.15.040.C.3

[Author's Note: This table has been integrated with Table 17.15.040-1]

~~Permeable pavement areas including, but not limited to, pedestrian pathways, driveways, and parking areas, may be discounted up to the demonstrated infiltration rate for the specified pavement system per Chapter 15.18 SMC, provided the total combined permeable pavement area and impervious surface area is not more than 15 percentage points above the limits shown in Table 2.~~

~~Table 17.15.040-2 Impervious Area Standards for Residential Uses~~

	~~Lot Density (dwelling units/acre)~~

	~~<3.5~~ du/acre	~~3.5-4.99~~ du/acre	~~5 – 6.99~~ du/acre	~~7 – 9.99~~ ~~Du/acre~~	~~10-14.99~~ du/acre	~~15 or more~~ du/acre
~~**Maximum impervious Area**~~	~~30%~~ ~~40%~~	~~35%~~ ~~40%~~	~~40%~~ ~~50%~~	~~45%~~ ~~60%~~	~~50%~~ ~~60%~~	~~60%~~ ~~70%~~

SMC Chapter 17.20 Commercial/Industrial/Institutional District Regulations

SMC Section 17.20.020 Commercial/Industrial/Institutional Districts

The following commercial/industrial districts are hereby established:

F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district.

G. Public facilities District (PF) in intended to provide properties currently owned or operated by a public or semi-public entity or municipality. Uses in the Public Facilities zone include but are not limited to: City Hall, fire stations, library properties, education facilities, public park-and-ride lots, schools, hospitals and other institutional uses. The purpose of the Public Facilities zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances.

[NEW] SMC Section 17.20.025 Public Facilities District

A. Any uses within any parcel zoned Public Facilities must be owned by a public or semi-public agency.

B. Classified land uses not listed or prohibited in Section 17.55.020 may be allowed as a conditional use under approval of the planning director as noted in Chapter SMC 17.55.

C. Off-Street Parking. All uses will be subject to off-street parking requirements under chapter SMC 17.65

D. Signs. All uses will be subject to sign requirements under chapter SMC 17.75

SMC Section 17.20.040 Area, height, setback and miscellaneous provisions

A. Table 17.20.040-1 indicates restrictions and regulations for the lot area, setbacks, and height of all structures permitted in the commercial districts, subject to the additional provisions for height set forth in subsections **C**, **D** and **E** of this section:

Table 17.20.040-1 – Restrictions and Regulations for Lot Area, Setbacks, and Height for Structures in Commercial Districts

	Zoning District						
	BG	BO	BR	OP	PCI	PF	I
1. Minimum Lot Area (square feet)	5,000	5,000	3,600	5,000	5,000	none	10,000
2. Minimum Lot Width	30'	30'	30'	30'	none	none	none
3. Minimum Front Yard Setback[1]	0'	0'	0'	10'	20'	20'	20'
4. Minimum Side Yard Setback[1]	0'	0'	0'	10'	10'	10'	10'
5. Minimum Rear Yard Setback[1]	0'	0'	0'	10'	10'	10'	10'
6. Maximum Height of Structure[2]	35'	35'	35'	35'	40'	40'	40'

[1] Where a more intense use abuts a less intense use, setbacks shall be equal to the width of the required landscape area.

[2] Church spires, church towers, flagpoles, antennas, clerestories, and fire towers of a safe height may be permitted as a conditional use.

SMC Chapter 17.30 Mixed Use District Regulations

[Author's note: it is recommended that this chapter is removed to support FBMU]

SMC Chapter 17.32 FBMU Form-Based Mixed Use District Regulations

SMC Section 17.32.030 Use Regulations

Use regulations for the form-based mixed use district are found in Chapter **17.55** SMC, Use and Other Regulations.

See residential use provisions for the FBMU zone in SMC § **17.32.040**.

A. Affordable Housing Provisions

1. A density, height or bulk bonus can be provided to any affordable housing development of any single family or multifamily residence development provided that:

a. At least 50 percent of the development is set aside, or occupied exclusively by very low-income households (30 – 50% AMI); or

b. At least 20 percent of the affordable housing development is set aside for or occupied exclusively by extremely low-income households (0-30% AMI).

2. See SMC Table 17.76.150.1 for additional information around off-street parking provisions for affordable housing

3. See SMC 14.30 for the process to request the affordable housing density, height or bulk bonus.

SMC Chapter 17.55 Use and other Regulations

SMC Section 17.55.020 Table of Uses

Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter "X" means the use is prohibited for that particular district. The letter "P" designates uses that are permitted in a particular district. The letter "C" means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

Land Use Description			R-C	R-1	R-2	R3	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	PF	UP
1.0	Residential																			
	1.1	Single-Family Dwellings																		
		1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P[6]	X	P	X	X	P[6]	X	X	X	X	X	X	X	X	X	X
		1.1.2 Accessory Dwelling Unit	P	P	P	P	P	X	X	C	X	X	X	X	X	X	X	X	X	X
		1.1.3 Co-Housing	C	C	C	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4 Middle Housing																		
		1.1.4.1 Duplex	X	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4.2 Triplexes[8]	X	P[8]	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
		1.1.4.3 Townhomes	X	X	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X
	1.2	Multi-Family Dwellings	X	X	P	P	P	X	X	P	X	X	X	X	X	X	X	X	P[10]	X

	1.3	Homes emphasizing Special Services or Supervision																	
		1.3.1 Day Care I	P	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X
		1.3.2 Day Care II	C	C	X	C	C	P[1]	P	P	P	P	P	P	X	X	X	X	X	X
		1.3.3 Special Needs Housing	C	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X	X	X
		1.3.4 Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
		1.3.5 Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
		1.3.6 Emergency Housing or Shelter	X	X	X	P	X	P	P	P	P	P	P	X	X	X	X	X	X	X
	1.4	Miscellaneous Rooms for Rent Situations																		
		1.4.1 Bed and Breakfast	C	C	X	C	C	C[1]	C	C	P	P	X	X	X	X	X	X	X	X
		1.4.2 Boarding Housings	X	X	X	C	C	C[1]	C	C	C	C	C	X	X	X	X	X	X	X
		1.4.3 Caretaker Residence	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P[9]	P[9]
	1.5	Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	C	P	P	P	P	P	C	C	X	X	X	X	X	X
	1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
2.0	Commercial/Business																			
	2.4	Hotels and Motels	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X
4.0	Institutional																			
	4.1	Schools				X													P	
	4.2	Churches and Religious Institutions				X													X	

	4.3	Health Services																		
		4.3.1. Hospitals				X													P	
		4.3.2 Extended Care Facilities				X													P	
		4.3.3 Assisted Living Quarters				X													P	
	4.4	Museums/ interpretive Centers				X													P	
	4.5	Community Centers				X													P	
	4.6	Social/Fraternal/Youth Clubs, Lodges, Halls				X													X	
5.0	Recreation																			
	5.1	Golf Course				X													X	
	5.2	Country Club				X													X	
	5.3	Swimming Pool				X													C	
	5.4	Riding Stables				X													X	
6.0	Public Service																			
	6.1	Parks and Open Space				P													P	
	6.2	Public Utilities				X													P	
	6.3	Municipal Government Facilities																		
		6.3.1 Police and Fire				X													P	
		6.3.2 Offices				C													P	
		6.3.3 Library				C													P	
		6.3.4 Wastewater Treatment Plant				X													P	
7.0	Agricultural																			

	7.1	Commercial Greenhouse				X													X	
	7.2	Commercial Farm/U-Pick				X													X	
	7.3	Large Animal Veterinarian Facility				X													X	
	7.4	Public/Pea Patch Garden				P													P	
8.0	Storage and Parking																			
	8.1	Commercial/Municipal Parking Lot				X													X	
	8.2	Enclosed Commercial Storage Facility				X													X	
	8.3	Outdoor Storage Lot				X													X	

			Notes
	1		Second floor only within downtown retail overlay district per Chapter **17.37** SMC.
	2		Outside floodplain only.
	3		Must meet all applicable historic district standards, Chapter **17.35** SMC.
	4		Subject to planned residential standards, SMC § **17.15.050**.
	5		Allowed as ground floor uses only as part of a vertical mixed use building.
	6		Must comply with design standards applicable to other residential uses in this zone.
	7		Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a storefront block frontage.
	8		Triplexes are permitted on corner lots only. The proposed development must adhere to development regulations of the parent lot.
	9		Only allowed as an accessory use.
	10		Any residential development must be owned by a public agency or government municipality.

SMC Chapter 17.65 Parking Requirements

Table 17.65.150-1 Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/Vanpool parking spaces	Bicycle Parking Short-Term	Bicycle Parking long-term
Residential[5, 6]					
Single-Family	~~2 per unit~~				
On lots 6,000 SF or less	1 per unit	N/A			
On lots greater than 6,000SF	2 per unit	N/A			
Single-Family Accessory Dwelling	~~1 per unit~~ 0	1 per unit			
~~**Two- and three-family**~~ **Middle Housing**	~~1 per unit~~[3]	~~200%~~			
On lots 6,000 SF or less	1 per unit	N/A			
On lots greater than 6,000SF	2 per unit	N/A			
Multiple-Family-Apt/Condo	1 per unit[3]	200%		1 per 10 du	1 per unit
Co-housing	0.25 per unit	200%		1 per 10 du	1 per unit
Bed and Breakfast	1 per room	125%			
Extended Care Facility	10 min; 1 per 4 beds	125%	5%		
	Notes				
1	Where bicycle parking is required, a minimum of four spaces must be provided.				
2	Based on occupancy.				
3	May be reduced 50 percent for senior citizen housing with approval by director.				
4	To be determined by director.				
5	In addition, the following provisions apply: 1. No parking is required for childcare facilities that are licensed or certified by the Department of Children, Youth, and Families. 2. No parking is required for a building undergoing a change of use from a nonresidential to a residential use, or a change of use for a commercial use. Additional off-street parking may be required if an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied. The department must develop guidance to assist cities and counties on items to include in the study.				
6	Off street parking requirements are not required for the following types of projects: 1. Affordable housing; 2. New construction or the retrofit of existing buildings meeting passive housing requirements				

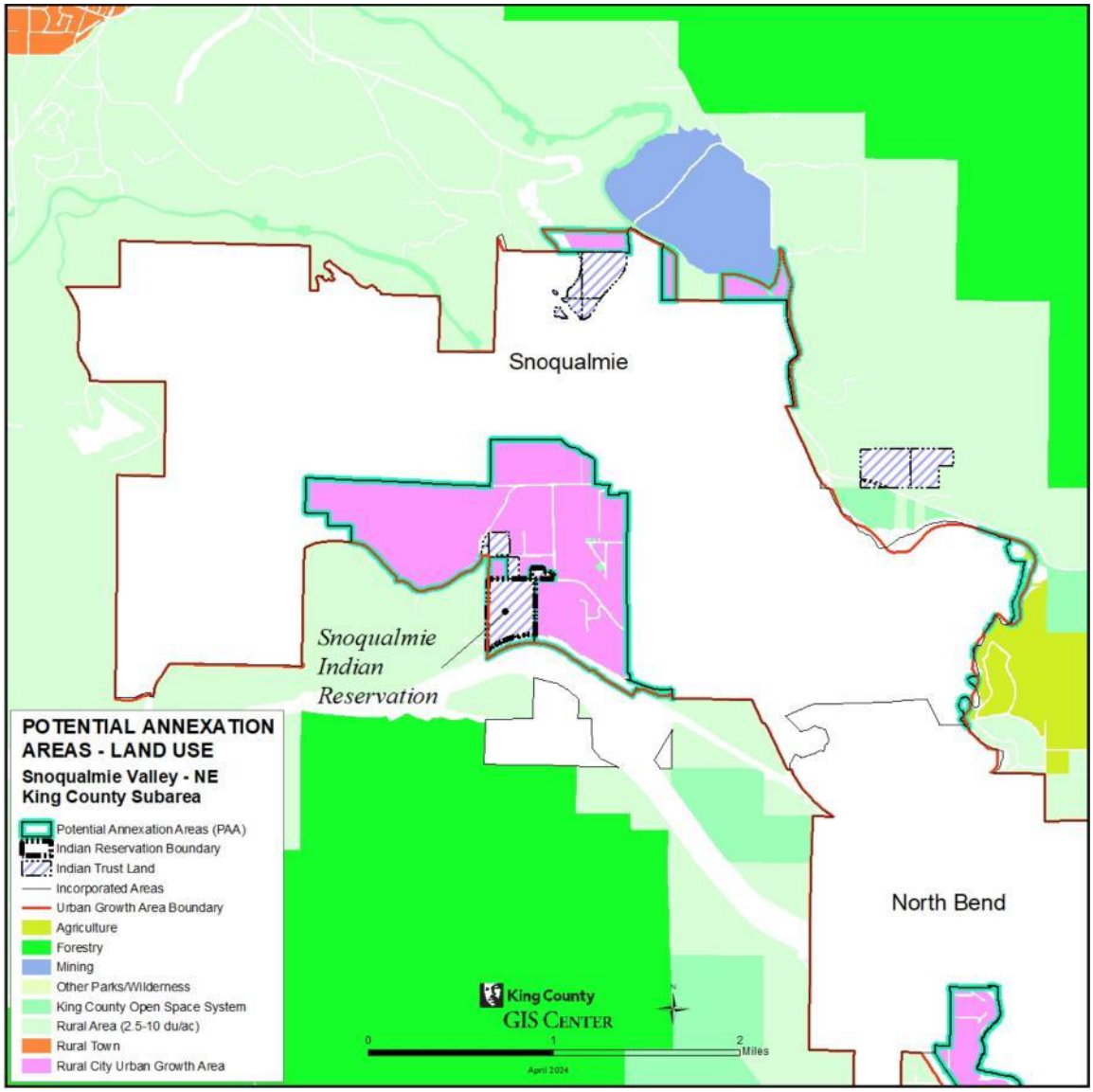
	3. Senior housing 4. Modular construction; or 5. Mass timber construction Off-street parking may be required if an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied. The department must develop guidance to assist cities and counties on items to include in the study.

Snoqualmie Urban Growth Area – Preannexation Planning & Zoning

Purpose and Introduction

The Snoqualmie Potential Annexation Area (PAA) was assigned by King County to the City of Snoqualmie to provide for logical orderly urban growth consistent with the Growth Management Act (GMA). See Exhibit 1 for PAA locations north, northeast, and south of the city limits.

Exhibit 1: Snoqualmie Potential Annexation Area and King County Future Land Use



Source: (King County, 2024)

The City of Snoqualmie has prepared a Comprehensive Plan and assigned residential and employment future land uses in the PAA but until the area is annexed, the PAA is managed by King County and the County Comprehensive Plan with a "Rural City Urban Growth Area" designation and Urban Reserve (UR) zoning control.

The purpose of this paper is to describe the annexation process and the potential for pre-annexation planning and zoning allowed under state law to provide for future planning and zoning that matches the Snoqualmie community vision and provides a smoother path to annexation when it occurs.

Sections of this paper include:

Snoqualmie Urban Growth Area – Preannexation Planning & Zoning 1

Purpose and Introduction 1

Planning for Growth 2

Annexation Process and History 3

Current Plans & Zoning 8

Targets and Land Capacity 16

PAA Suitability for Growth 18

Land Use / Zoning Options and Recommendations 23

Next Steps 25

References 26

Planning for Growth

The City of Snoqualmie and King County plan under GMA and prepare Comprehensive Plans and development regulations including zoning for the city limits and PAA respectively.

Under GMA, housing and job growth is focused in urban growth areas (UGAs) like the PAA to encourage efficiency, sustainability, economic development, and the preservation of natural resource areas. Counties in consultation with cities must ensure that there is sufficient capacity for population and housing growth as well as the appropriate medical, governmental, educational, institutional, commercial, and industrial facilities to support this growth. (RCW 36.70A.115)

GMA encourages growth first within cities, then in unincorporated areas with urban growth patterns and services abutting cities, and then in other areas that may not be urban but are capable of being served with urban services and needed to meet future population growth targets. Under GMA, cities are the primary providers of urban governmental services such as sewer service, and counties are the providers of regional services such as health or criminal justice. (RCW 36.70A.110)

Annexation Process and History

Annexation Methods

Annexation is a process allowed in state law where the City can add contiguous territory beyond its existing city limits and within its designated PAA (also called a UGA). (RCW 35A.14.005) Through annexation the city extends its municipal services, regulations, voting privileges, and taxing authority to a new area. Annexation methods vary such as by petitions, elections, or interlocal agreements but are ultimately approved by the City Council. Types of annexation methods are shared in Exhibit 2.

Annexations should have logical boundaries, be capable of being served by city infrastructure and services and contribute to the cost of providing services. Annexations should be planned to fit the vision of the community. One of the primary reasons for annexation is that the City can regulate growth and development in a manner consistent with the City's vision. Annexation can preserve a growing urban area as a unified whole. It can also facilitate the full and efficient use of existing municipal resources.

Exhibit 2: Table of Annexation Processes – Code Cities

Annexation Method	Description	Notes
Direct Petition Method RCW 35A.14.120 to RCW 35A.14.150	Owners of at least 60 percent of the property value in the area, based on assessed value	Most annexations use a "direct petition method." **Example:** Ord 1070, 2010, PSE Substation
Alternative Direct Petition Method RCW 35A.14.420 to RCW 35A.14.450	Owners of a majority of the acreage and a majority of voters in the area to be annexed	Most annexations use a "direct petition method."
Election Method RCW 35A.14.015 to RCW 35A.14.110	Relies on a special election of residents within an annexation area. This can be initiated either by: ▪ Council resolution, or ▪ A petition of 10% of the qualified voters that cast a vote in the last general election.	Typically, this is less common since it requires the additional costs of administering a special election for the targeted area, but up until recently this was the only approach available to cities to initiate the annexation process themselves. This did place cities in challenging positions, however, as cities cannot advocate for the results in their own elections under current electioneering restrictions.
Interlocal Agreement RCW 35A.14.296 RCW 35A.14.460 RCW 35A.14.470	Under statute, a code city may also annex areas from a county through an **interlocal agreement** negotiated	This requires notification of all other impacted government districts and adjacent cities. The annexation process requires public hearings conducted by the city and county, either separate or joint, regarding the proposed interlocal

Annexation Method	Description	Notes
RCW 35A.14.472	between the two governments.	agreement, as well as publication of the proposed interlocal agreement. A city ordinance would be needed to complete the annexation once the interlocal agreement is complete. This should be accompanied by public engagement and annexation ordinances may still face review from the Boundary Review Board. **Example:** Mill Planning Area, Res. 1114, 2012; Ord. 1098, 2012
Annexation of an Unincorporated Island of Territory RCW 35A.14.295	Can occur for islands or pockets of land surrounded by the city.	This process is more abbreviated given the nature of the annexation, but a petition signed by voters representing at least 10% of the votes cast in the last general state election can require a referendum on the issue. This may be applicable in certain areas, but the risk of an election from a petition may make this less desirable as an option.
Annexation of Areas for Municipal Purposes RCW 35A.14.300	May occur for locations within the county that would be necessary for city uses, such as water or wastewater facilities.	These annexations do not have to be contiguous and are not subject to review, but the territory must be city-owned. **Examples:** Ord. 481, 1980, Water System, Ord. 885, 2001, View Park
Annexation of Federally Owned Lands RCW 35A.14.310	Can occur with the agreement of the federal government or an acceptance of a gift, grant, or lease.	This land must be within 4 miles of the city.

Under most common direct petition or alternative direct petition methods, the general process is:

- **Initial written notice.** For the process to begin, an initial written notice must be provided by representation from the areas to be annexed. This includes a proposal for the area to be annexed by a representation that includes owners of at least 10% of the assessed value (under a direct petition) or at least 10% of the acreage (alternative direct petition) of the area. Notification would also need to be provided to the Boundary Review Board within 180 days of the proposal.
- **Meeting with Council.** An initial meeting between the Council and the initiating parties is set to determine if the Council will approve or modify the proposed annexation, whether a proposed zoning regulation should be included, and if the annexed area should assume city debt.
- **Circulation and filing of petition.** Upon approval by the Council, a petition would be circulated describing the annexation, including a map of the proposed annexation and details of related

conditions. This petition must be signed by property owners representing at least 60% of property value, or property owners representing at least 50% of acreage and at least 50% of resident voters.

- **Public hearing.** Upon receipt and certification of the petition, the City Council is required to hold a public hearing. The City would then pass an ordinance that would enact the annexation, which would include other elements of the annexation petition such as proposed zoning regulations.
- **Review by Boundary Review Board.** Note that the Boundary Review Board may assume jurisdiction upon request of the county or other impacted government unit, a petition of 5% of registered voters or property owners representing 5% of property value, or potentially a petition by affected registered voters within ¼ mile of the annexation. This must be initiated within 45 days of receiving the notice of intention, and may result in the Board approving, disapproving, or modifying the proposal.
- **Notice of annexation.** After the ordinance is passed, certification must be provided to the OFM within 30 days, and notice provided to other agencies, including county departments and agencies, local franchises and permit-holders, the Department of Revenue, and city departments.

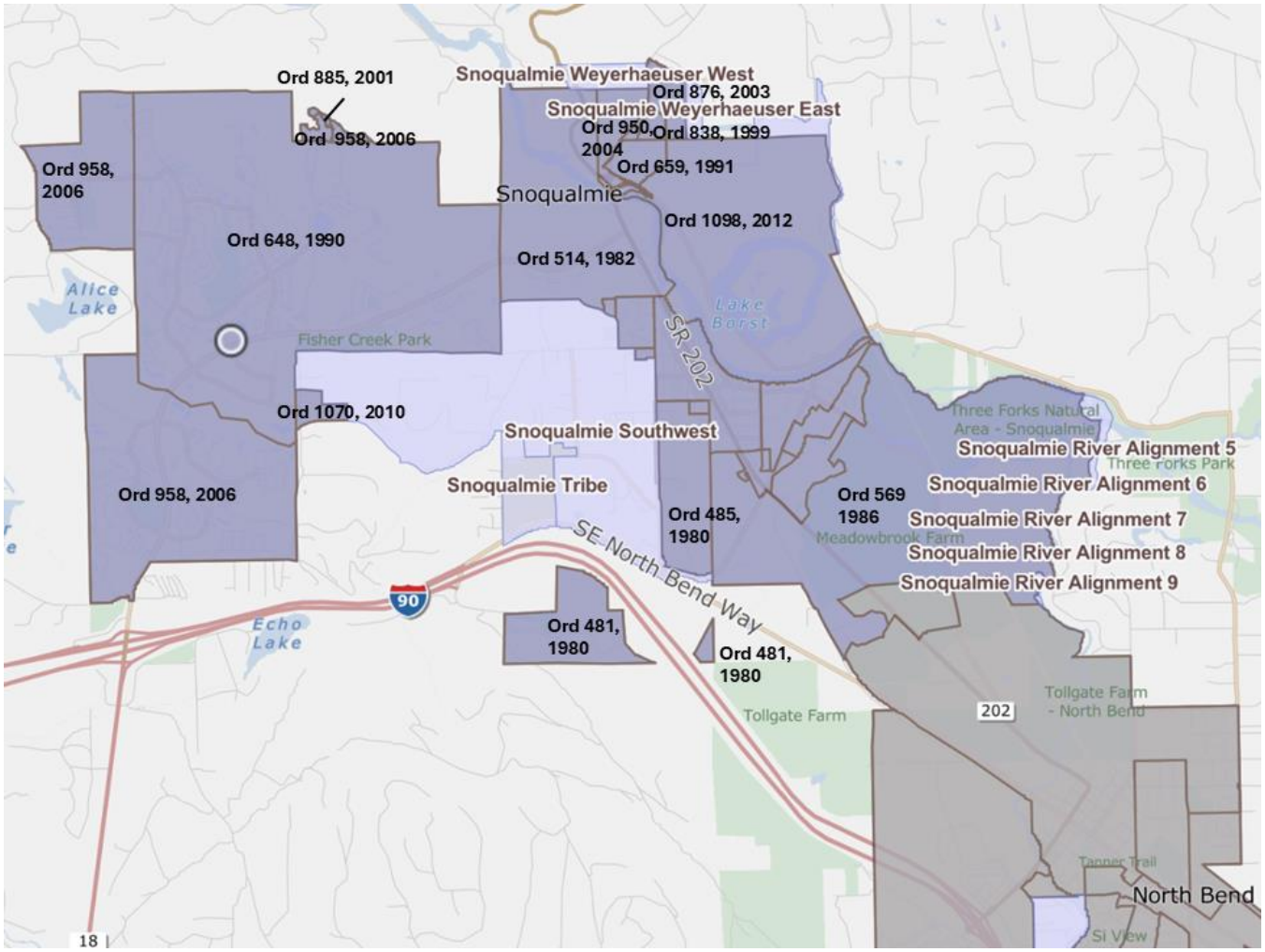
Note that other details of annexation specified through state law include:

- The **management of special districts**, primarily related to whether annexation will add or remove areas from these districts and the transfer of assets, personnel, and debt related to a **fire protection district**.
- The **disposition of franchises**, such as the provision of water services in annexed areas by private companies. Note that existing franchises and permits are canceled, but the city must grant a new seven-year franchise except under certain conditions.
- The **transfer of county roads** to city management, including the allocation of county road district taxes levied against annexed properties.
- **Determining the population of the annexed areas** for the allocation of state funding in coordination with the state Office of Financial Management (OFM).
- **Coordination of new revenue**, including provisions related to property tax receipts, sales and use tax revenue, and state-shared revenues. Note that changes in state-shared tax revenues will be dependent on changes in the official state population estimates as noted above.
- **Assumption of city debt by annexed properties**, which may change the requirements for annexation under certain conditions, depending on the method used.
- **Comprehensive planning and zoning** for the annexed areas, which can be specified before annexation is complete. For code cities like Snoqualmie, zoning regulations can be developed for PAAs or UGAs which would be put in force upon annexation.
- **Adoption of a sales tax credit** to offset the costs of annexation over a 10-year period, with a 0.1% sales tax credit permitted under RCW 82.14.415 if the annexed area has a population of 2,000 to 10,000, and a 0.2% credit permitted if an area with more than 10,000 residents is annexed. A city may not begin to impose the tax authorized by this section after July 1, 2028.

History of Annexation

The City has approved annexations since its founding in 1903. Properties annexed since 1980 are highlighted in Exhibit 3 below.

Exhibit 3: Annexation History – Snoqualmie

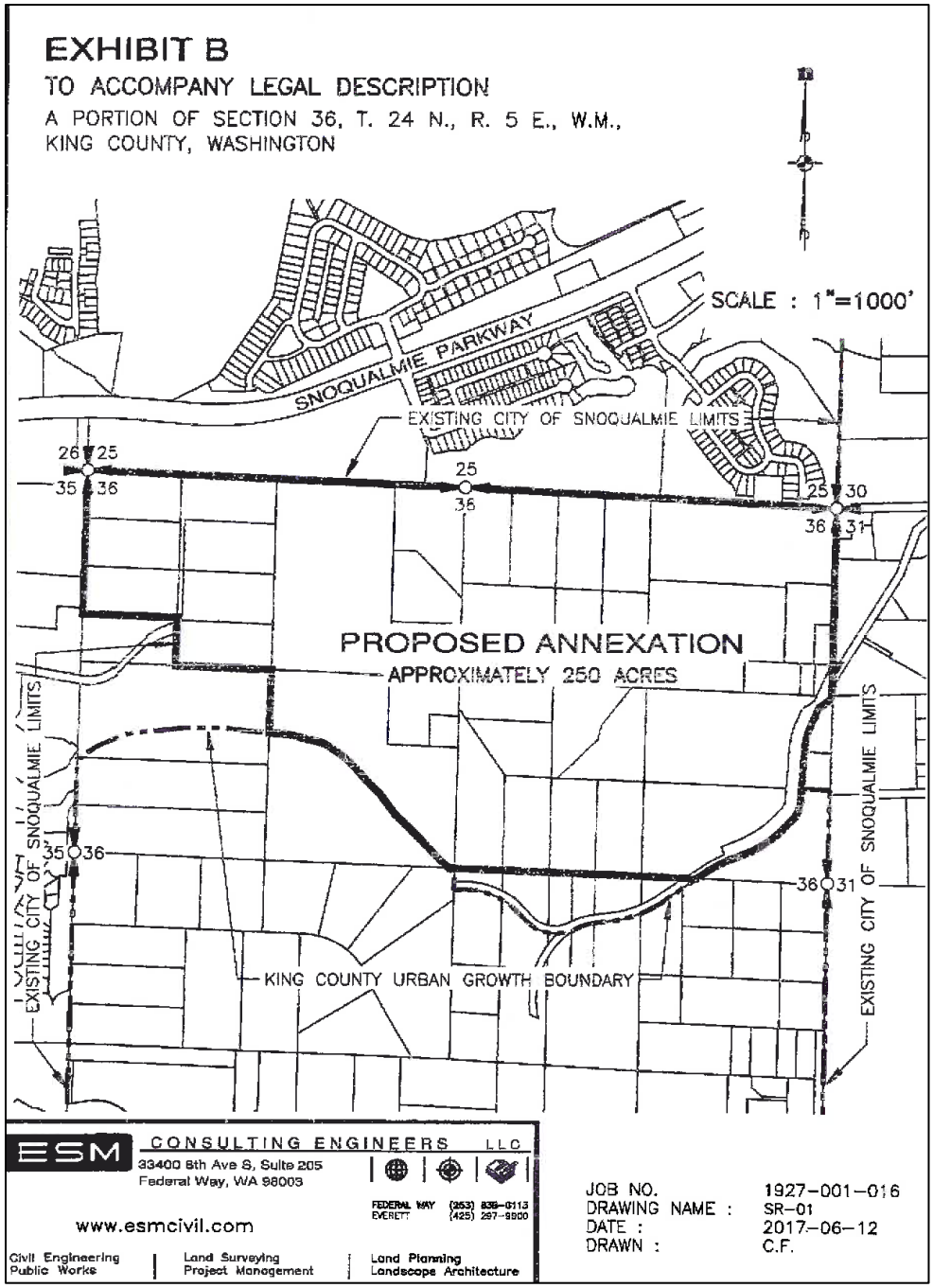


Source: (King County Boundary Review Board, n.d.)

Most often jurisdictions respond to petitions by property owners or residents. Proactive methods by cities could include election, interlocal agreement, or municipal purpose annexations. In the past, the City has developed an interlocal agreement (Mill Planning Area) or municipal purpose annexations (View Park, Water System).

An annexation petition in 2017 would have brought 250 acres of the Snoqualmie Southwest PAA west of 372nd Place SE. See Exhibit 4. One basis for the request was to develop assisted living facilities. It was not carried forward.

Exhibit 4: 2017 Annexation Request Area in Southwest PAA



Source: (Snoqualmie Heights Partners LLC, 2017)

Pre-annexation Planning & Zoning

To ensure compatibility with the City's vision and land use plans the City could approve pre-annexation zoning. As noted in RCW 35A.14.330, pre-annexation zoning and regulations should encourage the most appropriate use of land, manage traffic congestion, encourage the formation of neighborhoods, and facilitate the adequate provision of transportation, water, sewerage among other factors. Two public hearings held 30 days apart are required. After an annexation is initiated, there can be a time when the annexation procedures are too far advanced to allow for the necessary time to apply a

comprehensive plan/zoning regulation for the area proposed for annexation. Thus, doing a pre-annexation land use plan and zoning districts can facilitate desired annexations.

The City has comprehensive plan designations identified for the PAA but has not identified zoning. In the past, the City has adopted pre-annexation zoning for the Mill Planning Area in 2012 and for the PSE Substation in 2010 with ordinances developed before (Mill) or at the time of (PSE) the annexation process.

It is recommended that the City identify its desired future land use and make amendments as necessary to the Comprehensive Plan. Also, the City could develop preannexation zoning and hold two hearings and file the preannexation zoning with the County auditor (RCW 35A.14.340).

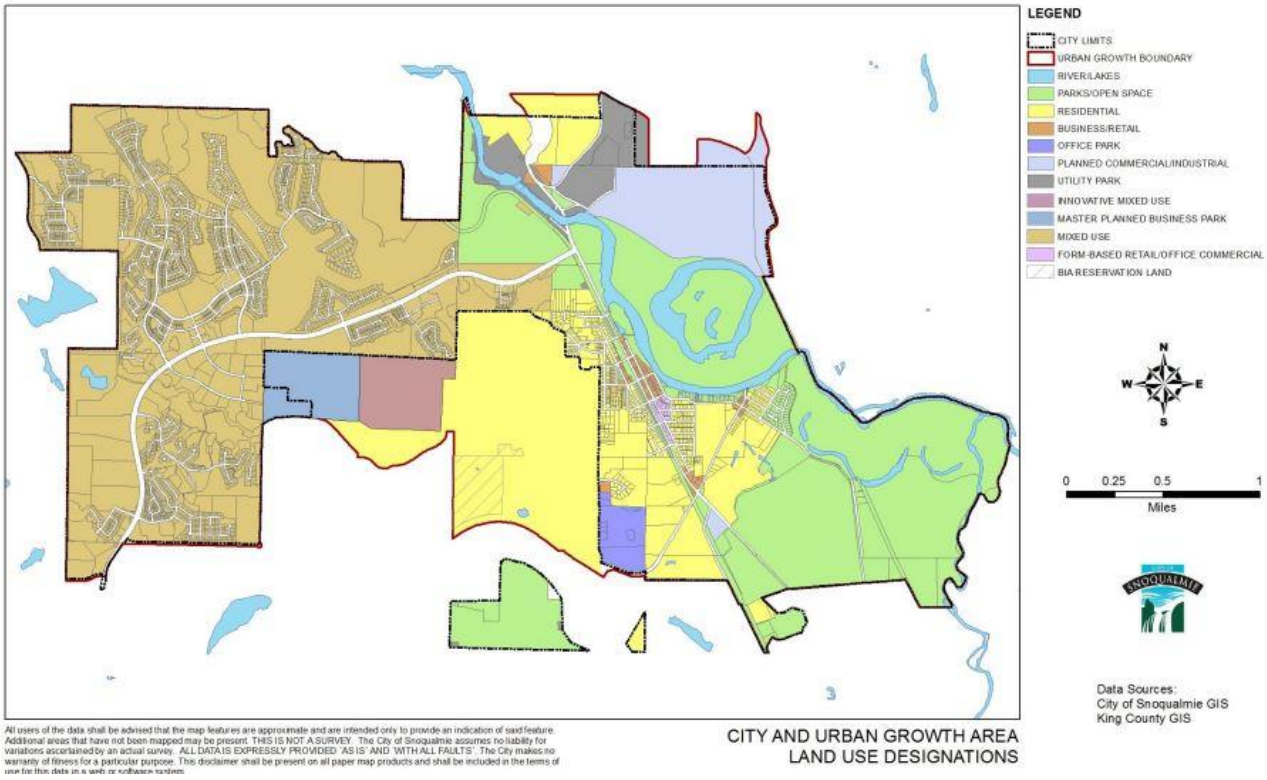
Current Plans & Zoning

City of Snoqualmie

The City's Comprehensive Plan future land use map (Exhibit 5) assigns the following designations to subareas named as identified by King County:

- Weyerhaeuser West: Residential
- Weyerhaeuser East: Utility Park
- Snoqualmie Mill North: Planned Commercial/Industrial
- Snoqualmie Southwest: Master Plan Business Park, Innovative Mixed Use, Residential

Exhibit 5: Snoqualmie Future Land Use Map with Urban Growth Area



Source: (City of Snoqualmie, 2024)

Current Snoqualmie Land Use Designations

Residential

Covers a broad range of housing sizes and types, from low to high-density housing as defined below:

High Density Residential
(12-24 dwelling units per acre)

Medium Density Residential
(6-12 dwelling units per acre)

Low Density Residential
(up to 5 dwelling units per acre)

Constrained Residential
(large parcels subject to significant environmental constraints and lack of adjacent sewer service)

***The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.*

Business/Retail

A broad variety of retail and other commercial uses with pedestrian-oriented retail and service uses centered in and around the historic downtown core and other general commercial uses centered near the SR202/Meadowbrook Way and Park St./Meadowbrook Way intersections. Current zoning district classifications within this designation include Business Retail I and II and Business General.

Office Park

Predominantly office uses in a campus setting.

Planned Commercial/ Industrial

Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.

Utility Park

Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, and open space uses.

Innovative Mixed Use

Requires a master planned development plan to include a mix of residential types, sizes, costs, and living arrangements to expand the range of housing choices within the City and may include small-scale or compatible retail and service uses. Could include age restricted, independent or assisted-living housing for seniors; forms of cooperative housing; or plan for exceptional environmental outcomes.

Master Planned Business Park

Envisioned as an extension of the Snoqualmie Ridge Business Park, allowing office, research and development, and light manufacturing/industrial uses, but limiting warehouse and distribution uses.

Mixed Use

A master-planned mix of residential, commercial, employment, institutional, utility and recreation use, excepting heavy industrial.

Form Based Commercial

Allowing for infill and re-development with an emphasis on pedestrian-oriented form and development pattern compatible with the Downtown Historic and Landmark District. A range of retail, commercial and office uses could be allowed, but development is driven by form rather than use.

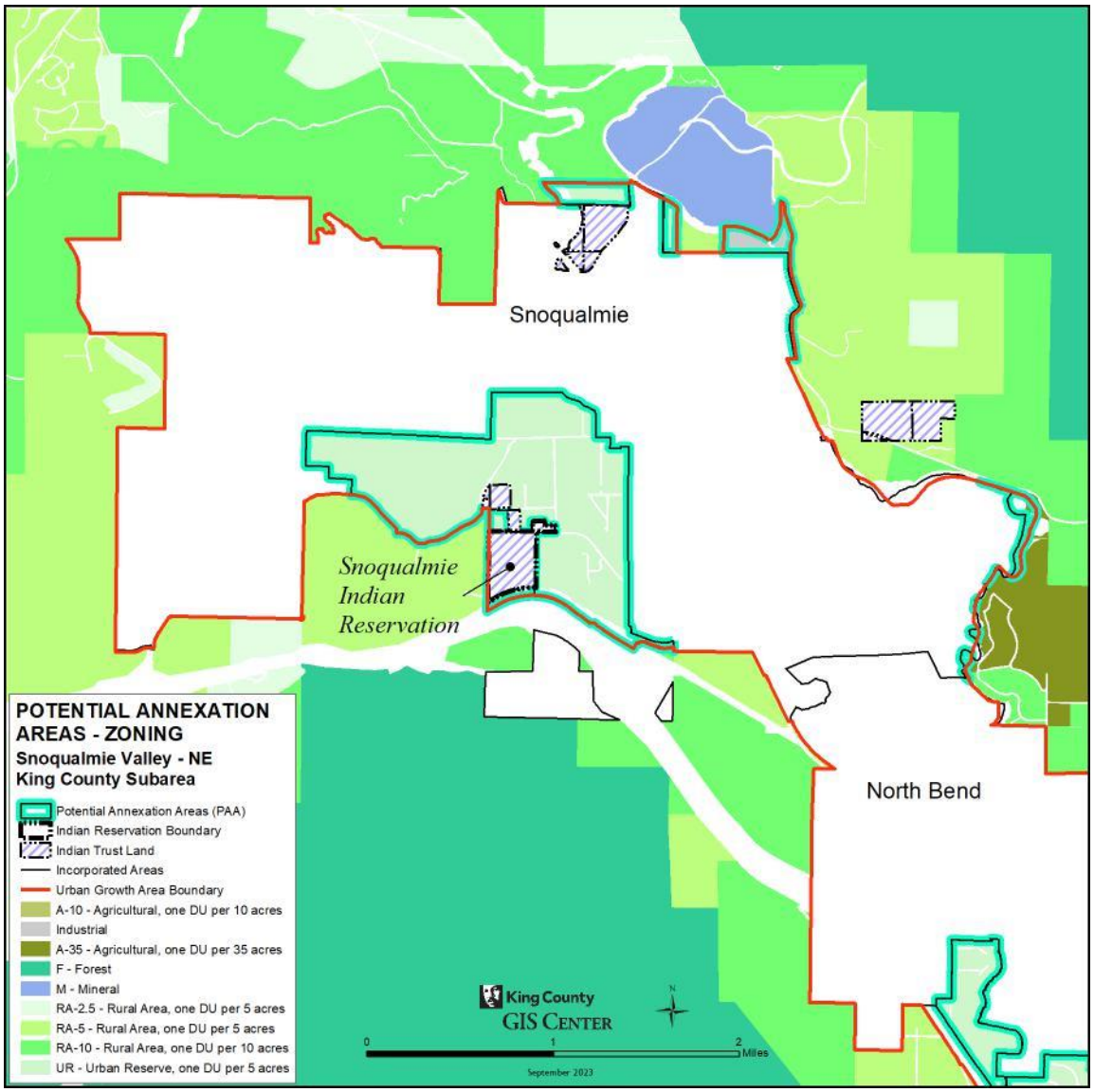
King County Land Use Designations & Zoning

King County has designated the Snoqualmie PAA in the Comprehensive Plan as "Urban Growth Area for Cities in Rural Area." See Exhibit 1. The implementing zoning is Urban Reserve. The purpose is quoted below and generally is meant to keep densities low until the area is ready for urban growth.

> *21A.04.070 Urban reserve zone.*
>
> *A. The purposes of the urban reserve zone (UR) are to: phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the comprehensive plan of a property or area as part of the Urban Growth Area when a detailed plan for urban uses and densities has not been completed, or where adequate public facilities and services are not available or yet needed. These purposes are accomplished by:*
>
> *1. Allowing for rural, agricultural and other low-density uses;*
>
> *2. Allowing for limited residential growth, either contiguous to existing urban public facilities or at a density supportable by existing rural public service levels; and*
>
> *3. Requiring clustering where feasible, to prevent establishment of uses and lot patterns that may foreclose future alternatives and impede efficient later development at urban densities.*
>
> *B. Use of this zone is appropriate in the Urban Growth Area for Cities in the Rural Area designated by the Comprehensive Plan.*

The minimum density for new development is 1 du/5 acres (KCC 21A.09H.030) but when lots are created due to having 10 or more acres, a reserve tract (KCC 21A.14.050) has to be created for future development and the new lot for construction must be 2,500 square feet. (KCC 21A.12.100)

Exhibit 6: Snoqualmie PAA and King County Zoning



(King County, 2024)

While residential density is low and there are limited commercial uses, the County allows for regional uses that are intense such as energy facilities including battery energy storage, justice related uses, and others. See Exhibit 7. The Rural Area "RA" zone surrounds the city but allows for similar uses as in the Urban Reserve (UR) zone.

Exhibit 7: Summary of Allowed Uses by Major Categories

Allowed Uses	RA	UR	Description of Uses
Residential			
Residential Low Density	P	P	Single Detached Residence
Accessory Dwelling Units	P	P	Two accessory dwelling units are allowed per lot in UGA. One per lot in RA.
Residential Medium Density / Middle Housing	C	C	Duplex, Houseplex, Townhouse: Only in historic/landmark buildings.
Residential High Density	C	C	Apartment: Only in historic/landmark buildings.
Manufactured Home Community	S		No new ones in RA zone.
Congregate Residence	C	C	Only accessory to school/college.
Senior Assisted Living	N	L	Only in historic/landmark buildings.
STEP housing*	N	N	Emergency shelters, transitional or emergency housing, and permanent supportive housing
Recreation			
Park/Recreation Uses	P	P	Parks, Trails, Campgrounds (no more than 6 months stays), Camps
Amusement and Recreation Services	P/C	P/C	Golf driving range, sports equipment rentals, indoor paintball
Cultural Uses	P	P	Library, museum, arboretum, conference center
Services			
Health Care Services	P/C	P/C	Social services/crisis care center, doctor's office/outpatient clinic
Residential Care Services	L	L	Adult family home permitted, community residential facility I conditionally permitted
Personal Services	P/C	P/C	Day Care, Miscellaneous Repair, Veterinary Clinic, Kennel, Artist Studio, Interim Recycling Facility
Temporary Lodging	L	L	Bed and Breakfast Guesthouse
Government Services	P/C	P/C	Public Agency or Utility Office, Utility Yard; Police, Fire, Utility or Stormwater Facility
Education Services	P/C	P/C	Elementary, Middle/Junior, Secondary, College/University; in UR also Vocational School, and District Support
Business Services	L	N	Construction and Trade, Log Storage
Retail			
Food	P/C	L	RA: Food Stores (C) and Farmers Market (A), UR: Farmers Market (A)
Eating and Drinking	P/C	N	Accessory only in RA
Nurseries, Garden	P/C	N	No permanent structures, limited in size, in RA.
Stores	L	L	Sporting goods, accessory to park or recreation use, limited in size.

Allowed Uses	RA	UR	Description of Uses
Resources			
Agriculture	P	P	
Forestry	P	P	
Mineral	N	N	
Fish and Wildlife Management	P	P	
Regional			
Justice System Related	S	S	Jail Farm/Camp, Work Release Facility
Power Generation	C	C	Hydroelectric and Nonhydroelectric Generation and Renewable Energy Generation Facilities
Power Storage (BESS)	P	P	
Energy Resource Recovery Facility	S	S	
Communication Facility	C	C	
Solid Waste Related	S	S	Landfill, Transfer Station, Soil Recycling Facility
Wastewater/Water Facilities	S	S	Wastewater Treatment Facility, Municipal Water Production
Airport/Heliport	S	S	
Search and Rescue Facility	S	N	
Transit Comfort Facility	P	N	
School Bus Base	C	C	
Racetrack	S	S	
Zoo/Wildlife Exhibit	S	S	

Legend

Allowed/Permitted	P
Allowed/Permitted Limited	L
Allowed Conditional	C
Special Use	S
Not Allowed	N

When the PSE annexation was accomplished in 2010 the zoning was Planned Residential[1] and a development agreement identified conditions to developing an electric substation, required infrastructure and future development in the unincorporated area to the north now under consideration for a battery energy storage facility of 130 megawatts (13,000 kilowatts)under King County Zoning. However, the development agreement sunset after 10 years by 2020.

King County's BESS regulations allow such facilities in most zones including Urban Reserve, and the criteria include the following relevant to safety and risk:

> *30. Battery energy storage systems, except those defined as an accessory use under K.C.C. 21A.06.015, 21A.06.020, or 21A.06.025, are subject to the applicable permit requirements of subsection A. of this section and the following conditions:*
>
> *a. A minimum separation of ten feet shall be maintained between rooms or enclosures containing battery energy storage systems and landscaping or other vegetation;*
>
> *b. As part of building permit application submittal, battery energy storage systems shall demonstrate financial responsibility for public liability and environmental risks in accordance with K.C.C. chapter 21A.49 if the total system capacity is more than two megawatts and all three of the following apply:*
>
> *(1) the battery technology requires thermal runaway compliance under WAC 51-54A-1207.6;*
>
> *(2) any individual room, cabinet, container, or other enclosure containing the system has an energy rating greater than two megawatt-hours, or any two enclosures are less than ten feet apart; and*
>
> *(3) the system does not qualify as a remote installation under IFC 1207.8.1.;*
>
> *c. As part of building permit application submittal, battery energy storage systems with a total system capacity more than two megawatts shall demonstrate financial responsibility for decommissioning in accordance with K.C.C. chapter 21A.49;*
>
> *d. If financial responsibility is required by subsection B.30.b. or c. of this section, the applicant shall submit verification of financial responsibility to the department every five years, beginning five years from the date of permit issuance;*
>
> *e. The findings and recommendations of studies, analyses, and testing required by K.C.C. Title 17, WAC 51-54A-1207, and the International Fire Code should be incorporated into the permit conditions for the facility; and*

[1] PSE Development Agreement circa 2010, related to Annexation of Property for Sub-station: Residential District Regulations of SMC 17.15, the use classifications for the Planned Residential District (PR) in SMC 17.55, and, more specifically, the additional Planned Residential District provisions of SMC 17.15.050.

> *f. As part of application submittal, the applicant shall submit verification that preliminary fire safety and evacuation plans have been shared with the local fire protection district. The final plans shall be shared with the local fire protection district before final inspection approval.*

These criteria are similar to those recommended in literature for health and safety (*see text box at right*) except for distance from BESS to sensitive land uses like residential due to noise or other factors:

> *The ultimate noise level experienced by neighboring property owners will depend on three factors: the number of noise-producing components in the project (which increases the noise level), the distance between those components and the property line, and physical screening (which both decrease the noise level). One study found that when the collective impact of all inverters, transformers, and ventilation systems in a project is studied, the noise level would be 101 dB at the source, but an unscreened buffer of 400 feet between the nearest component and the property line reduced that level to 59 dB at the property line (Burns & McDonnell 2019). (Pacific Northwest National Laboratory, 2023)land capacity*

Locally, other jurisdictions that have developed BESS standards include Arlington and Sumner. Arlington applies a distance of 500 feet from BESS to residentially zoned properties for the larger BESS types (greater than 600 kWH). Sumner does not apply a distance to residential zones but it should be noted that their industrial areas have limited interface with residential uses.

APA Zoning Practice, March 2024
Battery Energy Storage Systems

Batteries are chemical storage of energy…. The most used chemistry is the lithium-ion battery. These batteries are used in a variety of devices, from cell phones to electric vehicles to large-scale BESS. Lithium iron phosphate (LFP) batteries are the preferred choice for grid-scale storage.

…BESS do have some unique characteristics relative to other energy storage land uses and some unique considerations in addressing risks and emergency events. The primary safety risk associated with most battery chemistries, including the predominant lithium-based batteries, is thermal runaway or thermal stability.

BESS ordinances typically included the following components:

- Definitions: Provisions identifying the battery use cases that will be regulated and identifying the distinctions between use cases that fit with the jurisdiction's priorities.
- Use permissions: Provisions identifying the districts where BESS are permitted or conditional, and the circumstances where BESS is accessory and where BESS are a primary use.
- Dimensional standards: Provisions identifying setbacks, including different setbacks for different use cases; height standards; lot size standards; and density or intensity standards.
- Performance and design standards: Provisions addressing noise, visual impact, treatment of power lines, fencing, lighting, and signage.
- Safety and first responder standards: Provisions identifying the required emergency plans and hazard information to be submitted and maintained as part of the permit, identifying design requirements for fire or environmental considerations, information or training for local first responders, and codes or safety standards for equipment or management.
- Decommissioning standards: Provisions identifying required decommissioning thresholds, decommissioning standards and outcomes, and financial sureties that are recommended or required.

Targets and Land Capacity

The City is conducting an updated land capacity analysis to meet requirements by the Puget Sound Regional Council (PSRC) to finalize certification of the plan by December 2026. The PSRC found the City had too large of a mixed use designation especially on Snoqualmie Ridge. In addition, King County Affordable Housing Commission (AHC) needs to review an updated Housing Element demonstrating compliance with modified housing growth targets included in Countywide Planning Policies.

- The City has a residential growth target of 751 units with most units under 50% of the area median income. Under current zoning of mixed use for a majority of the City, there is a deficit of units for households earning 0-50% AMI, commonly addressed with low rise and midrise apartments and subsidies. To meet its target, Snoqualmie reviewed vacant and redevelopable lands to identify those within its city limits or PAA (also called the UGA) that could be converted residential uses. With zoning adjustments in the city limits at selected locations (e.g. city owned sites and other undeveloped sites) to increase densities such as to R-3, the capacity for housing that meets the lower income bands (e.g. low rise multifamily) allows the city to meet its growth targets. This includes R-3 for several parts of the Southwest PAA. However, if BESS is developed and limits the ability to add housing due to incompatibility (considered within 1000 feet), there could be a deficit of housing at appropriate densities to meet all housing targets. See Exhibit 8 through Exhibit 10. Note that variations of capacity scenarios are included in the land use and housing element technical appendices under separate cover but are summarized in Exhibit 11.
- The City has an employment growth target of 4,425 added jobs between 2019 and 2044; a 2024 analysis (LDC) shows more than sufficient capacity in the city limits in Mixed Use and especially Planned Commercial/Industrial zones. Since the City's prior analysis of employment shows sufficient capacity in the city limits additional analysis of employment capacity in the PAA is not provided.

Exhibit 8: Baseline Land Capacity Existing Zoning – City Limits

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	1,332	15	1,347	0
120%+ AMI	Single-family detached	0	8	65	73	0
Total		**751**	**1,504**	**245**	**998**	**735**

Exhibit 9: Land Capacity with Updated Zones Option A (City and PAA)

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	366-955	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	3,584- 5,623	0
80-120% AMI	Multiplexes	0	513	15	470-528	0
120%+ AMI	Single-family detached	0	1,969	65	2,031-2,034	0
Total		**751**	**9,646**	**245**	**6,451-9,140**	**735**

Exhibit 10: Land Capacity with Updated Zones Option B (City and PAA)

Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	464-1,043	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	3,682-5,512	0
80-120% AMI	Multiplexes	0	513	15	466-524	0
120%+ AMI	Single-family detached	0	1,969	65	1,888-1,891	0
Total		**751**	**9,646**	**245**	**6,500-8,970**	**735**

Exhibit 11: Land Capacity Scenario Comparison

Income Band	Baseline Scenario	Option A	Option B
0-50% AMI	No	Yes, with BESS: Yes	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes

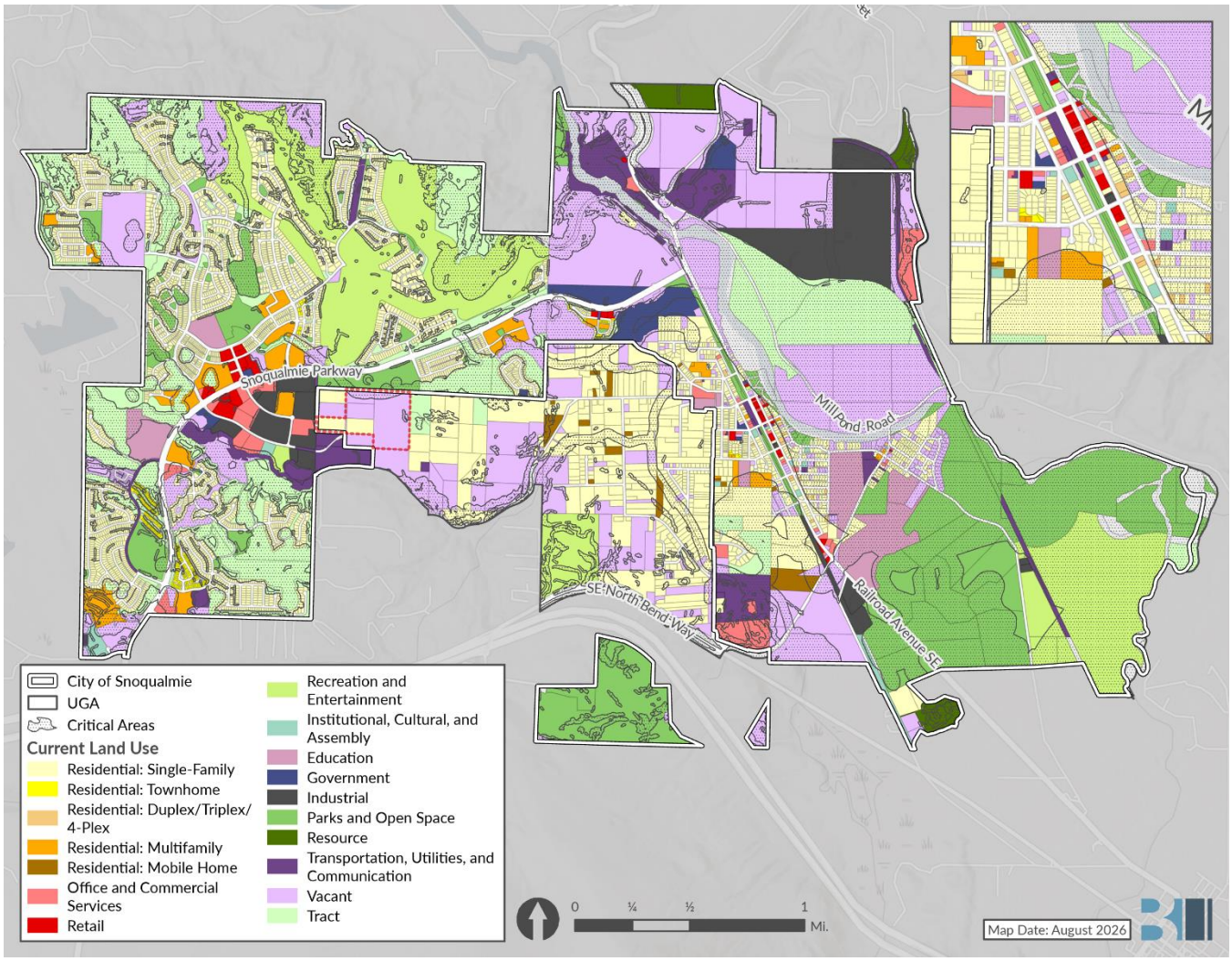
Source: BERK, 2026.

PAA Suitability for Growth

Current Land Uses

Currently the PAA areas to the north contain industrial uses, while the southwest PAA contains a mix of residential, recreational, and vacant lands. See Exhibit 12.

Exhibit 12: Current Land Uses City + Potential Annexation Area (UGA)



Source: King County Assessor, BERK, 2026

The City's Comprehensive Plan identifies policies for different types of land uses, and calls for residential, employment, and utility uses that are compatible with the natural environment and that avoid impacts to the community. Policies also support preannexation planning with King County:

> *POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.*
>
> *POLICY LU-5.1: Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including accessory*

dwelling units, within pedestrian-accessible distances of the historic downtown commercial core.

POLICY LU-6.1: Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.

POLICY LU-8.2: Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.

POLICY LU-8.3: Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.

POLICY LU-3.1: Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.

POLICY LU-3.2: Annexations should be reflective of the community vision for growth, diversify the City tax base, increase sales tax revenue, be servable by public water, sewer, and transportation network, including consideration of public transit and other community goals.

Much of the Southwest PAA has less environmental constraints than land in the city limits and could be locations for residential and employment uses needed to meet growth targets. The designation of Utility Park is on the Snoqualmie Falls area and not on the PSE Substation which is designated and zoned as Mixed Use.[2]

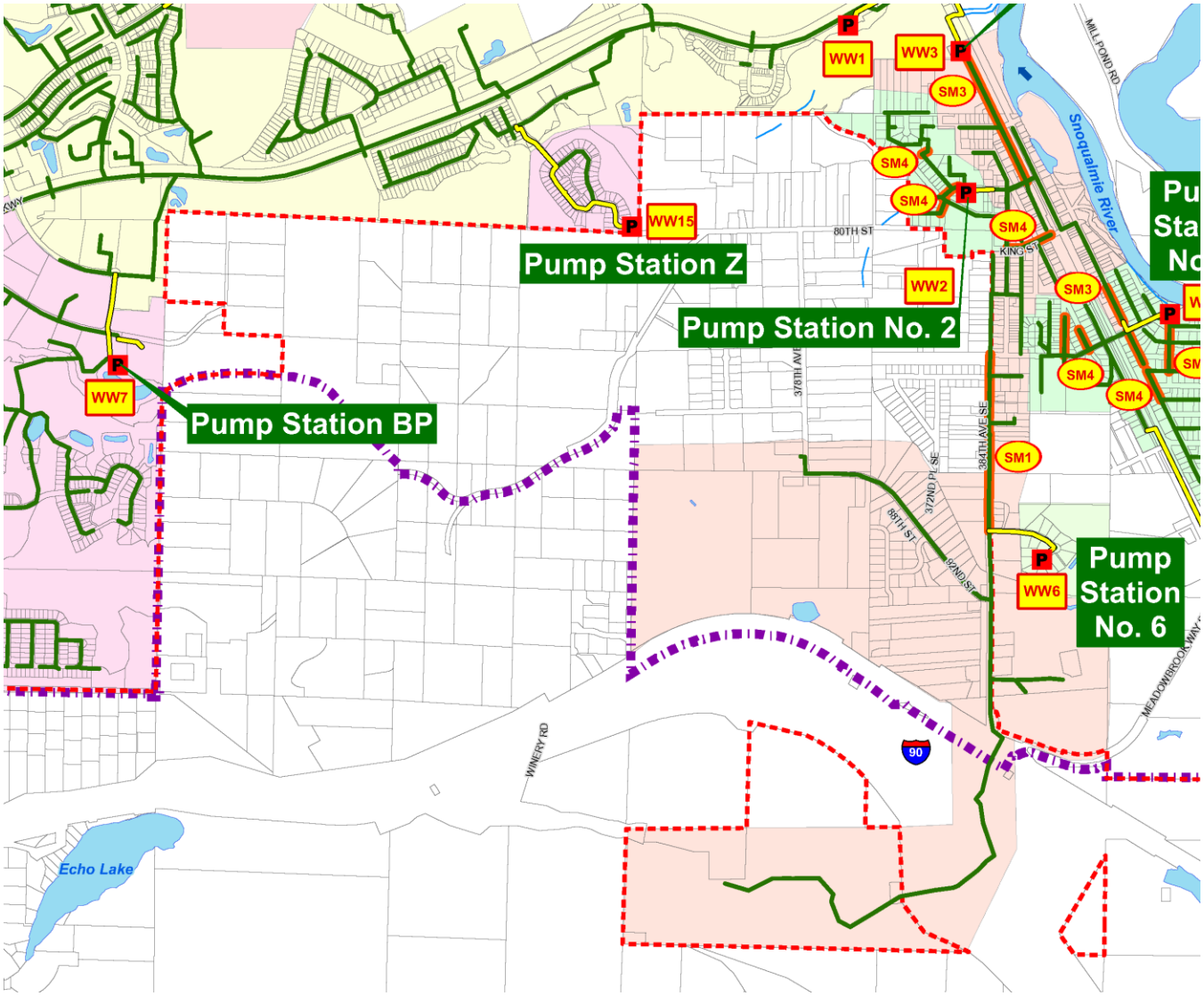
Infrastructure Availability and Plans

The City has system plans for sewer, water, and transportation addressing future capital needs to serve the area, though much of the future services depend on developer led improvements. (RCW 36.70A.110)

Sewer Plan: The City's sewer system plan addresses growth through 2040, similar to the Comprehensive Plan horizon of 2044. The plan assumes annexation by 2032 of the Snoqualmie Southwest PAA. The plan also assumes that interceptors, collector sewer mains, and lift stations will be needed to serve development and extensions in the PAAs, but these will be primarily developer driven and developer-funded projects. Planned improvements in the PAA include a gravity main along 384th Avenue SE and 92nd Street. This may be a location to plan for densities at the high end of the range of the Residential land use designation implemented by R-3 zoning. See Exhibit 13.

[2] See Zoning Map: https://www.snoqualmiewa.gov/511/Zoning-Map.

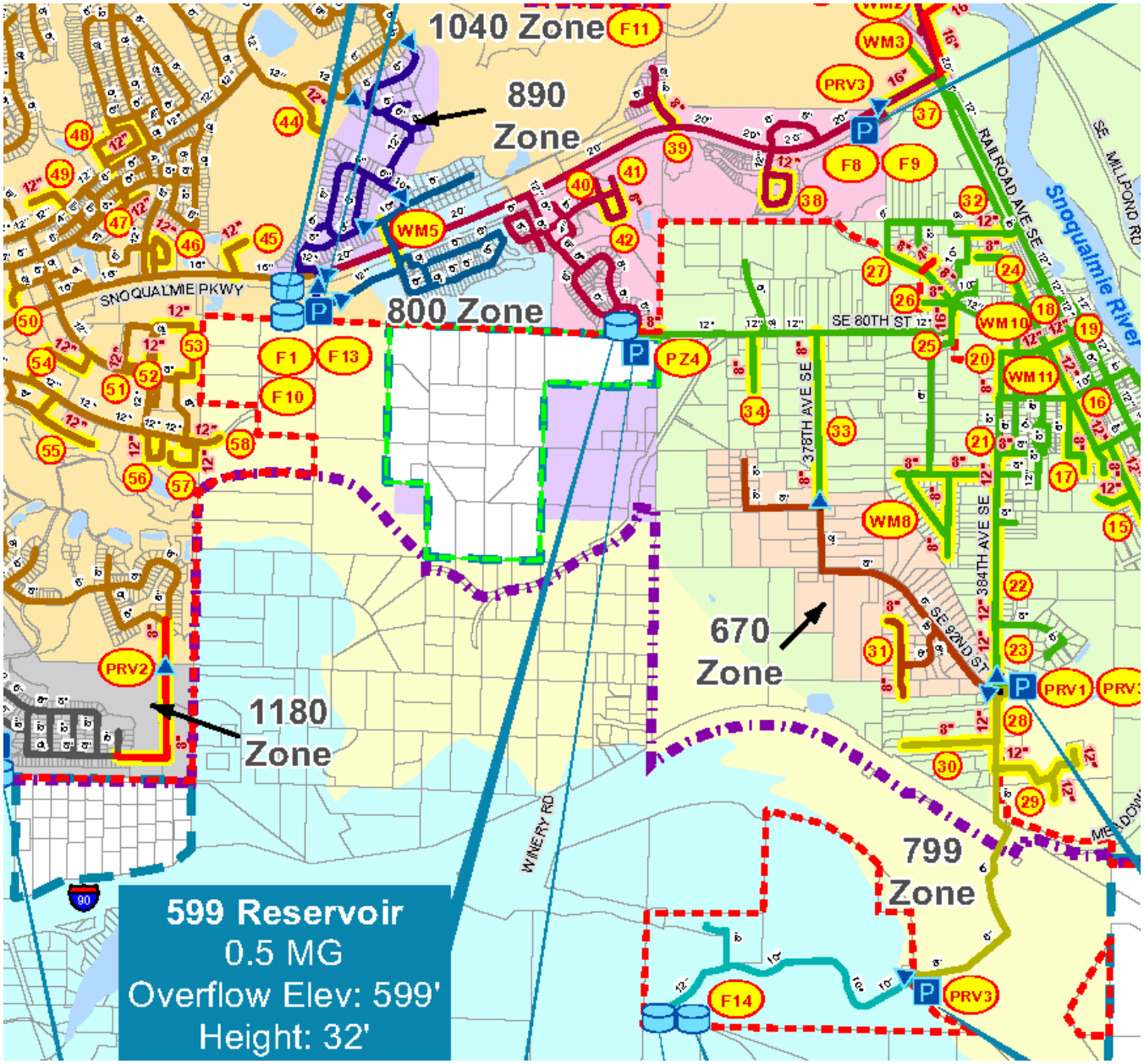
Exhibit 13: Planned Sewer Improvements – Southwest PAA Vicinity



Source: (City of Snoqualmie, 2022)

Water Plan: The City serves the PAA and beyond with its water system, except in one location where the City provides wholesale water to a small system called Walter Walker Waterworks. The City has planned improvements through 2040 similar to the sewer plan. Some water system improvements are planned along 384th Avenue SE and 92nd Street and other locations in the PAA. See Exhibit 14.

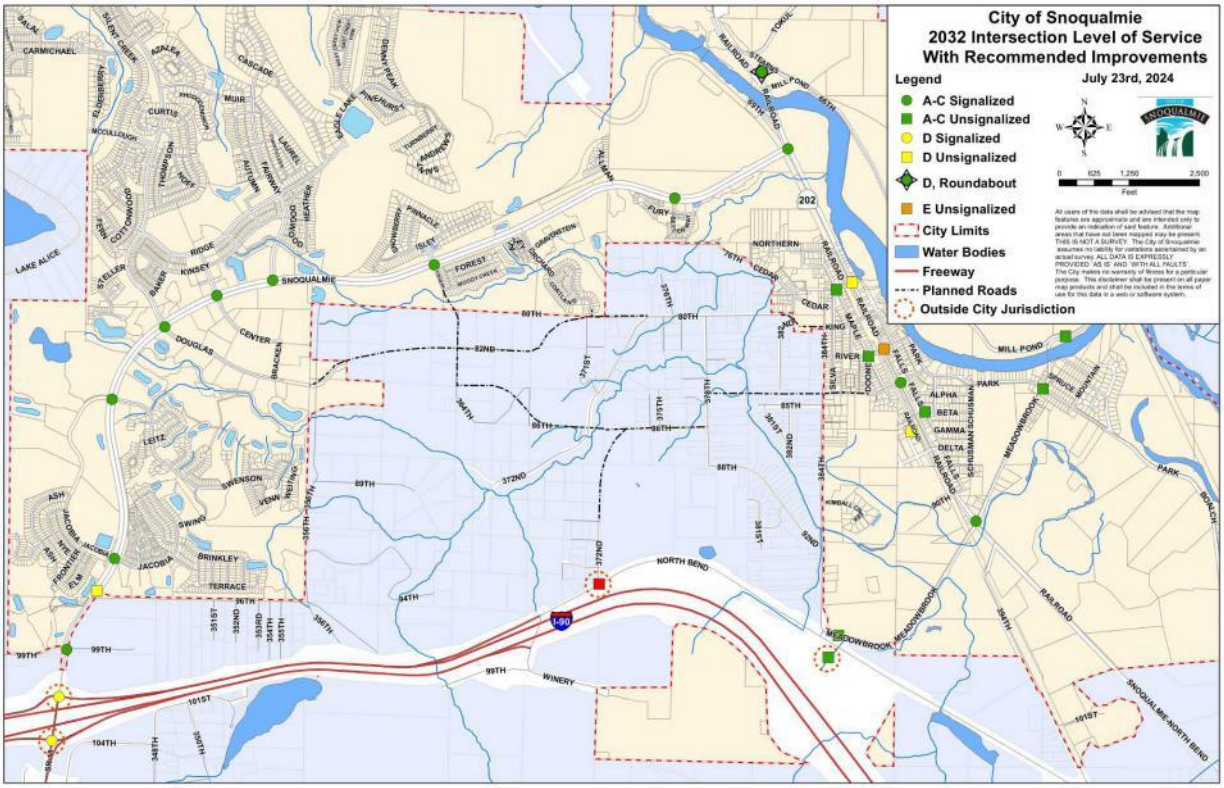
Exhibit 14: Snoqualmie Water System Plan Improvements – Southwest PAA



Source: (City of Snoqualmie, 2024)

Transportation Plan: The City's Transportation Element includes several new connections in the Southwest PAA including 92nd through the PSE substation property and further east. See Exhibit 15.

Exhibit 15: Snoqualmie 2032 Intersection Level of Service with Recommended Improvements



Source: (City of Snoqualmie, 2024)

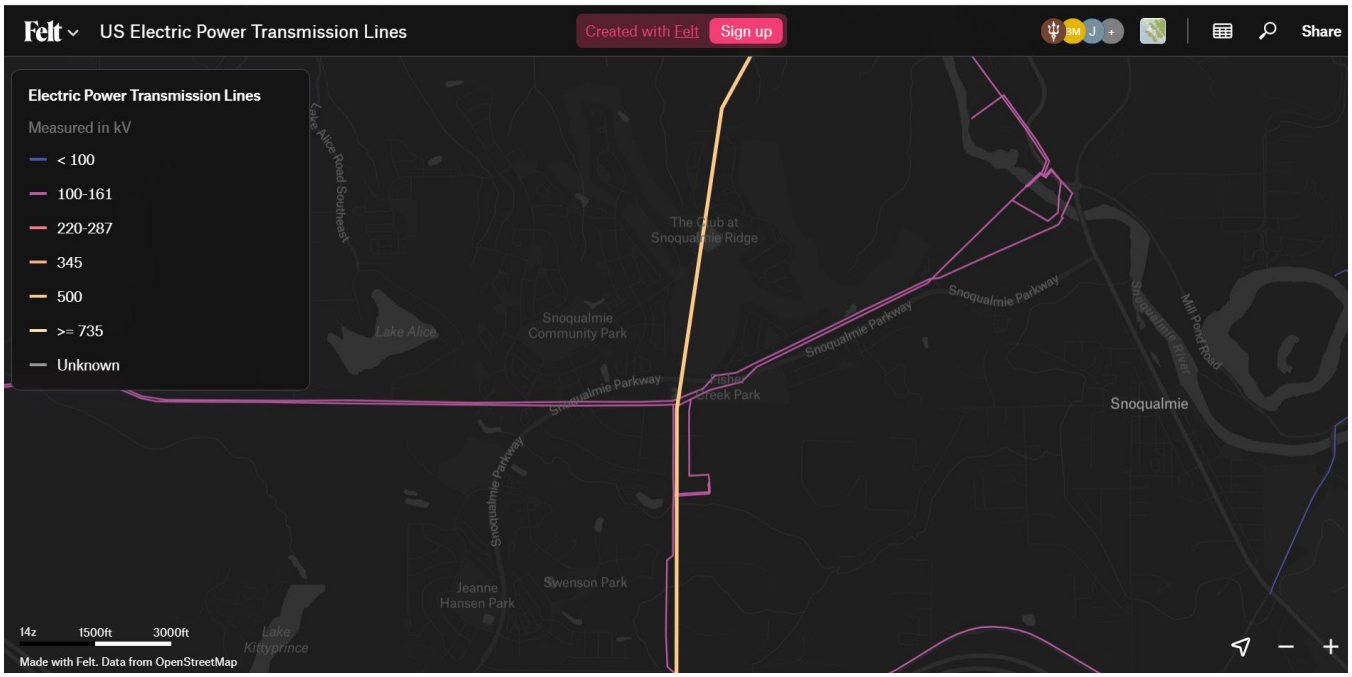
Power: There are major power lines and facilities in Snoqualmie including BPA power lines running north-south including along the PSE substation. See Exhibit 16.

Puget Sound Energy has several planned projects underway in King County including the following:

- East Enumclaw Substation
- Electron Heights-Enumclaw transmission line and substation upgrades
- Energize Eastside
- Issaquah reliability and capacity improvements
- Mercer Island electric upgrades
- Sound Transit System Expansion Program

The BESS facility is proposed by a Texas firm, Jupiter, and is not on the PSE list of planned projects above though it is on PSE / BPA easement property and other lands to the east.

Exhibit 16: Power Transmission Lines in Snoqualmie Vicinity



Source: (Felt, 2026)

Land Use / Zoning Options and Recommendations

The City has sufficient employment capacity to meet its job growth targets in its city limits but a deficit in terms of residential capacity and has the potential to change its future land use in the city limits and PAA to focus more on residential uses at different densities and affordability levels.

It is recommended that the City apply preannexation planning through the Comprehensive Plan future land use map including any changes desired based on compatibility and need to meet housing growth targets. For a greater residential capacity at different affordability levels, the City could focus on applying the Residential land use designation implemented by R-3, a higher-density residential zone in the Weyerhaeuser West and much of the Southwest PAA where services are or could be made available and where there are less critical areas than in the city limits.

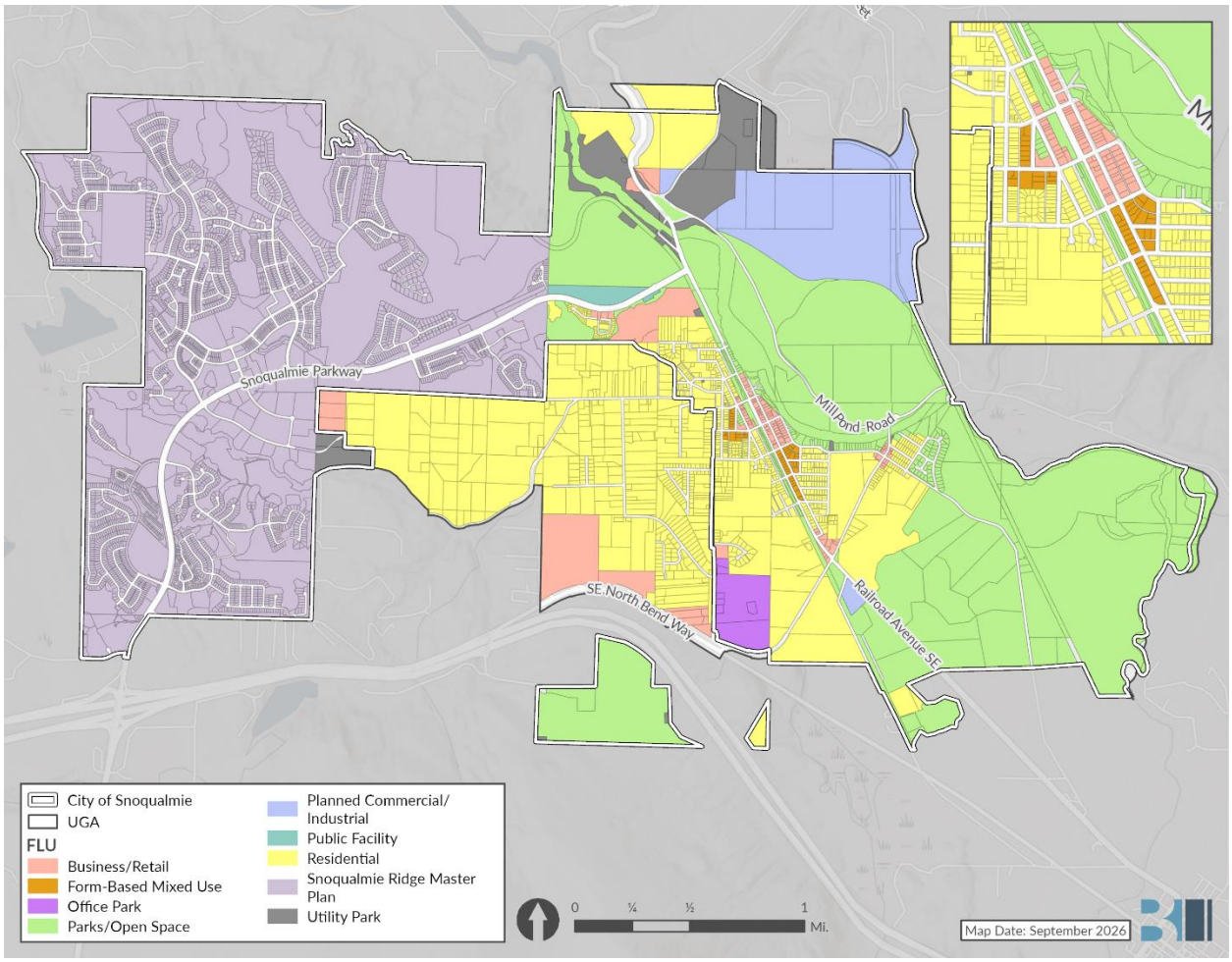
See Exhibit 17 for a Table of current and proposed land use designations and pre-zoning districts. Exhibit 18 provides a modified Future Land Use Map for the city limits and PAA, and Exhibit 19 provides a modified Zoning Map for the city limits and a Pre-zoning map for the PAA.

Exhibit 17: Potential Annexation Area Pre-planning and Pre-zoning

PAA	Current Land Use Designations	Potential Land Use Designations	Potential Pre-zoning
Weyerhaeuser West	Residential	Residential	R-3
Weyerhaeuser East	Utility Park	Utility Park	Utility Park
Mill	Planned Commercial/ Industrial	Planned Commercial/ Industrial	PCI
Southwest	Master Plan Business Park, Innovative Mixed Use, Residential	Residential, Business/ Retail	R-1 R-3 Business General

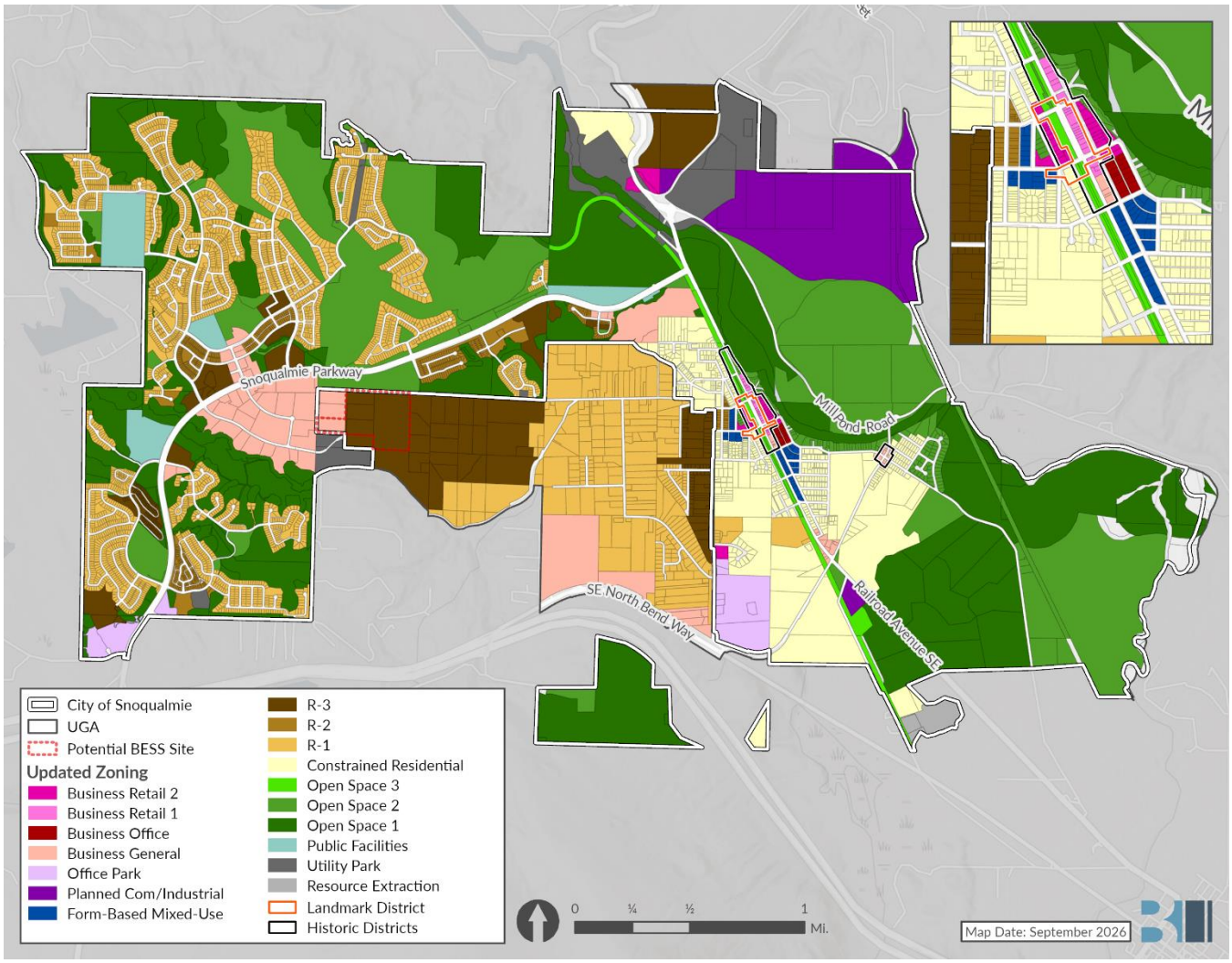
Source: City of Snoqualmie, BERK 2026.

Exhibit 18: Modified Future Land Use Map City Limits + PAA Preplanning Designations



Source: City of Snoqualmie, BERK 2026.

Exhibit 19: Modified Zoning Map City Limits + PAA Potential Preannexation Zoning



Source: City of Snoqualmie, BERK 2026.

Next Steps

The recommendations in this memo are being considered together with technical analysis of land capacity and needs associated with the Comprehensive Plan Land Use and Housing Elements. Some recommendations are interrelated in the city and PAA regarding the extent and type of housing densities, compatibility of land uses, and the potential need or desire to pursue annexation.

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King County CPPs Checklist – Snoqualmie

DRAFT September 15, 2026

CPP Housing Chapter Policy	Comprehensive Plan		Notes
Summarized	*Policy or Inventory and Analysis Section*	*Page #*	*Optional*
Plan for and Accommodate Housing Need			
H-1 Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.	GOAL H-1: A sufficient mix of housing types, sizes, costs, and densities enables current and future residents of all economic levels, age groups, and household make-ups to live within the City and provides housing to meet the needs of local employees. POLICY H-1.1: Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards. POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features. POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.1: Plan for and accommodate County targets for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.	2026 Housing Element pages 8-9	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
H-2 Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as: a) Increasing capital, operations, and maintenance funding; b) Adopting complementary land use regulations; c) Fostering welcoming communities, including people with behavioral health needs; d) Adopting supportive policies; and e) Supporting collaborative actions by all jurisdictions.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities.. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.	2026 Housing Element pages 8-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
Conduct a Housing Inventory and Analysis			
H-3 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:	Snoqualmie Housing Needs Assessment, Housing Element Supplement (2026)	See below	
a) The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including: 1) permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing, 2) emergency housing needs, which includes emergency housing and emergency shelters	Land Capacity Analysis section of the Housing Element Supplement (2026)	Housing Element Supplement pages 1-29	
b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units)	Housing Affordability and Housing Market sections of Housing Needs Assessment prepared by LDC in 2023 Housing Element Supplement (2026) Housing Element Introduction (2026)	Housing Needs Assessment page 16 - 25 Housing Element Supplement pages 29-32 Housing Element Introduction page 1-2	
c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable	Housing Element Supplement (2026)	Housing Element Introduction page 1	
d) Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction	Housing Element Supplement (2026)	Housing Element Supplement pages 10-26	
e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers[1]	N/A		**Walkshed to transit is not applicable to Snoqualmie.**

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
f) Household characteristics, by race/ethnicity: 1) income (median and by area median income bracket), 2) tenure (renter or homeowner), 3) housing cost burden and severe housing cost burden	Housing Needs Assessment	Housing Needs Assessment pages 7-8, 23-24	
g) Current population characteristics: 1) age by race/ethnicity, 2) disability	Housing Element Supplement (2026)	Housing Element Supplement Page 32	
h) Projected population growth	Community Profile and Housing Demand sections of Housing Needs Assessment	Housing Needs Assessment page 18	
i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable[1]	N/A		**Walkshed to transit is not applicable to Snoqualmie.**
j) Ratio of housing to jobs in the jurisdiction	Housing Element Introduction (2026)	Housing Element page 1	
k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted	Adequate Provisions Checklists section of Housing Element Supplement (2026) Housing Element Introduction	Housing Element Supplement pages 35-51 Housing Element pages 3-6	**Panorama partnership for affordable housing and Mill Site development agreement for affordable housing, (associated with MFTE)**
l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults	Housing Element Supplement (2026)	Housing Element Supplement page 32	
m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color	Housing Affordability section of Housing Needs Assessment	Housing Needs Assessment page 24	

[1] AHC staff can provide a shapefile of frequent and high-capacity transit in King County. Contact AHC staff at AHCplanreview@kingcounty.gov.

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments	Housing Element Supplement (2026)	Housing Element Supplement pages 32-34	
H-4 Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.	Policy Analysis section of Racial Equity and Displacement Analysis Report prepared by LDC 2023 Adequate Provisions Checklists section of Housing Element Supplement (2026)	Racial Equity and Displacement Analysis Report pages 13-22, 37-39. Housing Element Supplement pages 35-51	
H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.	Background section of Racial Equity and Displacement Analysis Report Report Findings section of Racial Equity and Displacement Analysis Report	Racial Equity and Displacement Analysis Report pages 5-7, 37-39	
Collaborate Regionally			
H-6 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing.	2026 Housing Element pages 8-11	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.		
H-7 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.	POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	2026 Housing Element page 10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.		
Implement Policies and Strategies to Meet Housing Needs Equitably *Equitable Processes and Outcomes*			
H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.	POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY-2-16: Measure the effectiveness of policies and regulations in providing opportunities for housing at all income levels and meeting the housing needs of Snoqualmie residents such as through regular monitoring and periodic progress reports to the State and County.[	2026 Housing Element pages 9 - 10	
H-9 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 8-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. 2026 revisions to policy language removed vague language around compatibility and appropriateness and reworded “citizen” to “resident.” The 2026 update also added more capacity for multifamily housing through changes to the future land use map and zoning map.		
Implement Policies and Strategies to Meet Housing Needs Equitably *Increased Housing Supply, Particularly for Households with the Greatest Needs*			
H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.5: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services. POLICY H-1.6: Consider incentives to allow more senior housing in the City. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community’s affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU’s, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community	2026 Housing Element pages 8-10 Housing Element Supplement pages 12-26	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. Strategies include updating zoning for city owned parcels to accommodate housing, and updating zoning in the Snoqualmie Ridge area.		
H-11 Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	Housing Element Supplement (2026) POLICY H-2.1: Plan for and accommodate County targets for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.	Housing Element Supplement pages 8-29 2026 Housing Element page 9	
H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.	POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing.	2026 Housing Element pages 9-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-3.4: Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.	2026 Housing Element pages 9-11	**Snoqualmie already has an online permitting system and streamlined the process pre-2024.**

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.	POLICY H-2.3: Apply for housing funds available to assist in the development or improvement of affordable housing. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	
Implement Policies and Strategies to Meet Housing Needs Equitably *Expanded Housing Options and Increased Affordability Accessible to Transit and Employment*			
H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.	POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.9: Provide new affordable housing and social services meeting the needs of our future residential and business communities, especially our local workforce of educational employees, first responders, retail clerks, and service industry employees with housing. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element pages 8-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	 *Page #*	Notes *Optional*
H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county	POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.4: Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.5: Offer strategies and mechanisms such as density or height bonuses, reduced parking or other requirements, and, where allowed by law, tax waivers and relief from development fees, to encourage low-income housing development, especially serving extremely low-income households. POLICY H-2.7: Continue to support low-income housing with exempt impact fees for development types, for example: i. ADU's, ii. Transitional housing facilities, iii. Shelters for temporary placement, iv. Community residential facilities, v. Senior housing, vi. Tiny homes, and vii. Special needs housing. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs. POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element pages 8-10	
H-17 Support development and preservation of income-restricted affordable housing near high-capacity transit	POLICY-2-15: As transit investments are made in Snoqualmie in the future, collaborate with other agencies to locate high density housing near transit.	2026 Housing Element page 10	**There is current no high capacity transit in Snoqualmie.**
Implement Policies and Strategies to Meet Housing Needs Equitably			

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
Expanded Housing and Neighborhood Choice for All Residents			
H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by: a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity; b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy; c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults	POLICY H-1.1: Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards. POLICY H-1.2: Allow accessory dwelling units, middle housing types, ~~and~~ small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features. POLICY H-1.5: Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services. POLICY H-1.6: Consider incentives to allow more senior housing in the City. POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.	2026 Housing Element pages 8-9	
H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize: a) Supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.	POLICY H-1.2: Allow accessory dwelling units, middle housing types, small-lot housing with regulations that minimize procedural requirements, support conversion of existing buildings, and address compatibility in materials and design features. POLICY H-1.3: In residential areas with alley access, incentivize and allow for small lot and cottage housing subject to regulations to address issues of compatibility in materials and design features.	2026 Housing Element pages 8-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-1.9: Limit the maximum size of single-unit dwellings on large lots to encourage a wider variety of housing types. POLICY H-1.10: Provide flexibility for property owners to build triplexes on larger corner lots in lower density residential zones. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-13: Allow a density bonus for affordable housing on properties owned by religious organizations, non-profit organizations, and government entities.		
H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.2: Work with the community, particularly cost-burdened populations, to plan for, create, and retain affordable housing and to develop and monitor local housing strategies. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping	2026 Housing Element pages 9-10	

CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies. POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-21 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.6: Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs, mitigating displacement, and supporting affordable homeownership opportunities, particularly for communities that have historically been excluded. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.11: Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	

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	POLICY H-2-14: Ensure City zoning and other regulations allow for and encourage affordable housing to be distributed throughout the city and near services and jobs.		
H-22 Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels.	2026 Housing Element page 9	
Expanded Housing and Neighborhood Choice for All Residents *Housing Stability, Healthy Homes, and Healthy Communities*			
H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.	POLICY H-1.8: Provide resources on federal and state fair housing policies through the City website and other communication channels. POLICY H-1.11: Use City communications channels, including the City's website, to share information about available federal, state, county, and other resources for housing, bill, and home repair assistance to address housing cost burden and displacement. POLICY H-2.4: To the extent feasible, require affordable housing to be provided in new Planned Residential projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes. POLICY H-2.10: Cooperate with and seek technical assistance and input from other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels. POLICY H-2.12: Explore opportunities for City-owned surplus property to be used for affordable housing, prioritizing units for households with very low incomes, such as through ground leases, partnerships, community land trusts, or other strategies.	2026 Housing Element pages 9-10	
H-24 Adopt and implement programs and policies that ensure healthy and safe homes.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	2026 Housing Element pages 8-11	

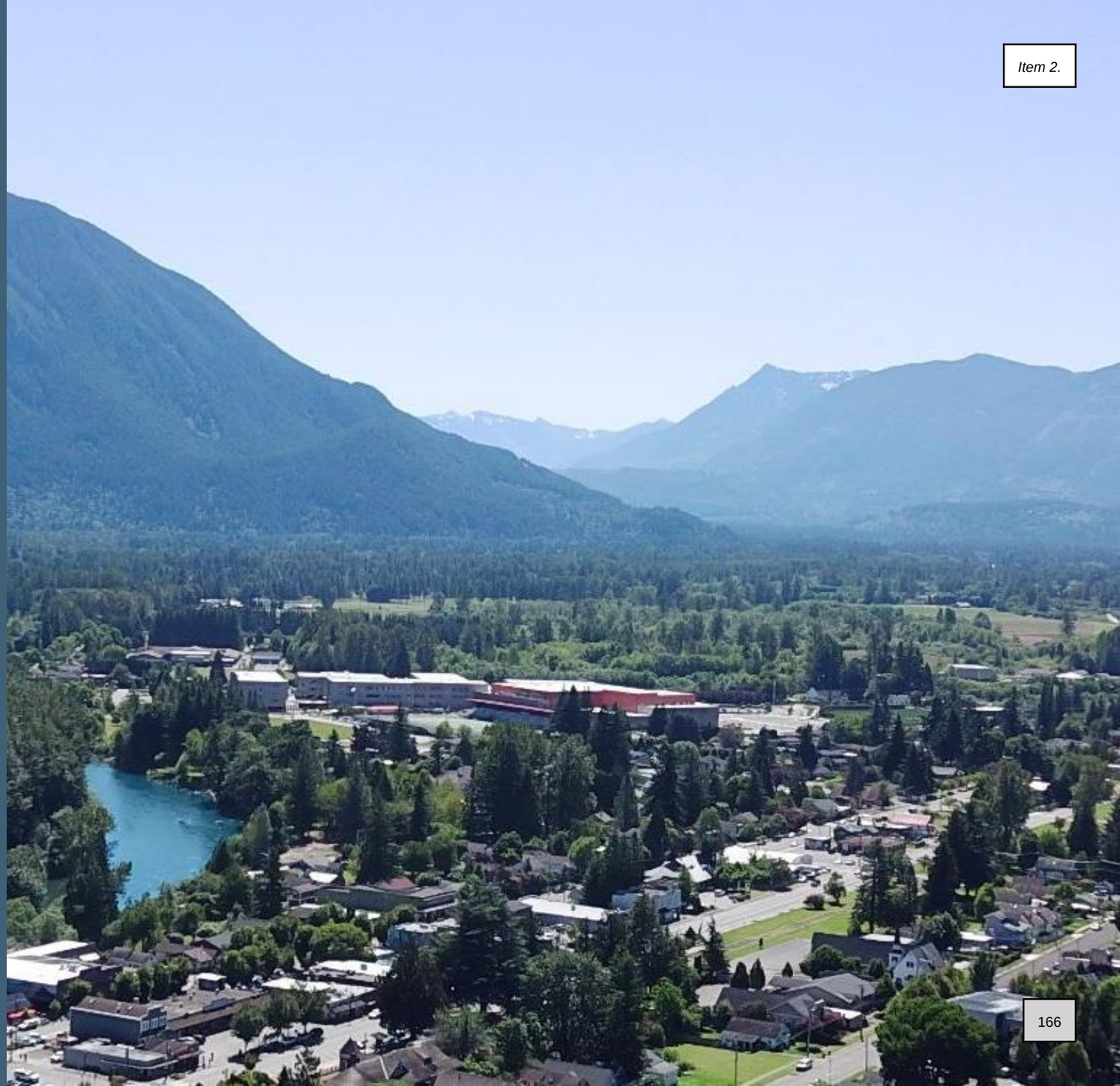
CPP Housing Chapter Policy *Summarized*	Comprehensive Plan *Policy or Inventory and Analysis Section*	*Page #*	Notes *Optional*
	POLICY H-3.1: Support the use of high-quality, durable, fire-resistant materials, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and balance the lifetime costs, energy use, and impact on natural resources. POLICY H-3.5: Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.		
H-25 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	POLICY H-1.7: Support the development of family-sized rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities. POLICY LU-4.1: Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity; POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other through zoning for mixed uses and neighborhood-scale retail; POLICY LU-4.6: Ensure that land regulations promote a healthy and safe built environment; POLICY LU-6.1: Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie, including middle housing and multifamily housing;	2026 Housing Element page 8 2026 Land Use Element pages 3-5	

2026 Comprehensive Plan Updates

City of Snoqualmie Planning Commission

September 21, 2026

BERK





Agenda

- Updated land use, housing elements and analysis
- Updated zoning concepts and future land use map
- Potential Annexation
- Code updates

Updated Land Use, Housing Analysis and Zoning Concepts

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
- Ensure a compliant and complete plan in order to be eligible for state grants
- Complete review by the King County Affordable Housing Committee – required by GMA and Countywide Planning Policies
- Review local land use and zoning issues cumulatively as required by GMA
  - 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

Land Capacity Analysis

- Under current zoning there is a deficit in 0-50% AMI
- If the City 1) rezones Snoqualmie Ridge in alignment with existing conditions, and 2) rezones some City-owned vacant properties to BG/R-3, there is still a deficit. Rezones alone do not address the deficit.
- The City can meet the 0-50% AMI target if it rezones Snoqualmie Ridge, rezones those City properties, and includes the UGA capacity where either:
  - The BESS does not happen and the prezoning aligns with the existing FLUM
  - The prezoning upzones parts for Residential/R3 (high density zone) of the UGA (whether the BESS happens or not)

Land Capacity Analysis Scenarios

Scenario Comparison

Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 and 4b *Revised Zoning + PAA (Proposed Zone Change)*
▪ Existing zoning ▪ Permit data through May 2026 ▪ No zoning or policy changes	▪ Revised zoning in City limits	▪ Revised zoning in City limits ▪ Prezoning in PAA similar to current conditions	▪ Revised zoning in City limits ▪ High density R3, and BG prezoning in part of PAA

Source: BERK Consulting, 2026.

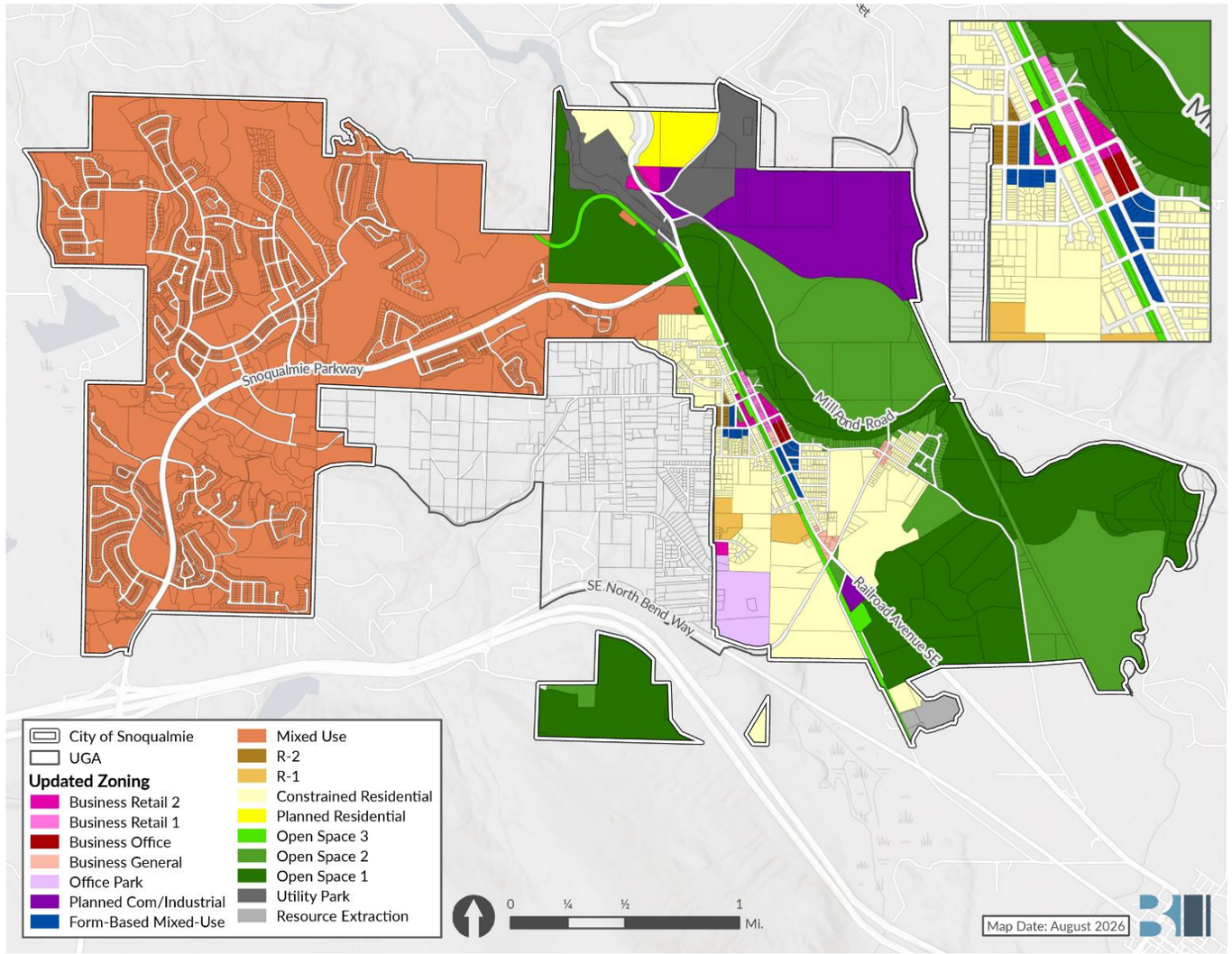
- Scenario 1 is a baseline existing zoning analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- Scenario 2 considers zoning and other policy changes to meet housing capacity targets.
- Scenario 3 adds the Potential Annexation Areas (PAA) and considers the City's low density residential zonings (R 1-10 and R 1-4) in the PAA area
- Scenario 4 proposes high density R3 zoning on the east and west sides of the PAA along with changed zoning in city limits similar to the second scenario;
  - 4b proposes high density R3 and BG zoning on the east and west sides of the PAA

Land Capacity Analysis Scenarios

Scenario 1 – Baseline Existing Zoning, no PAA

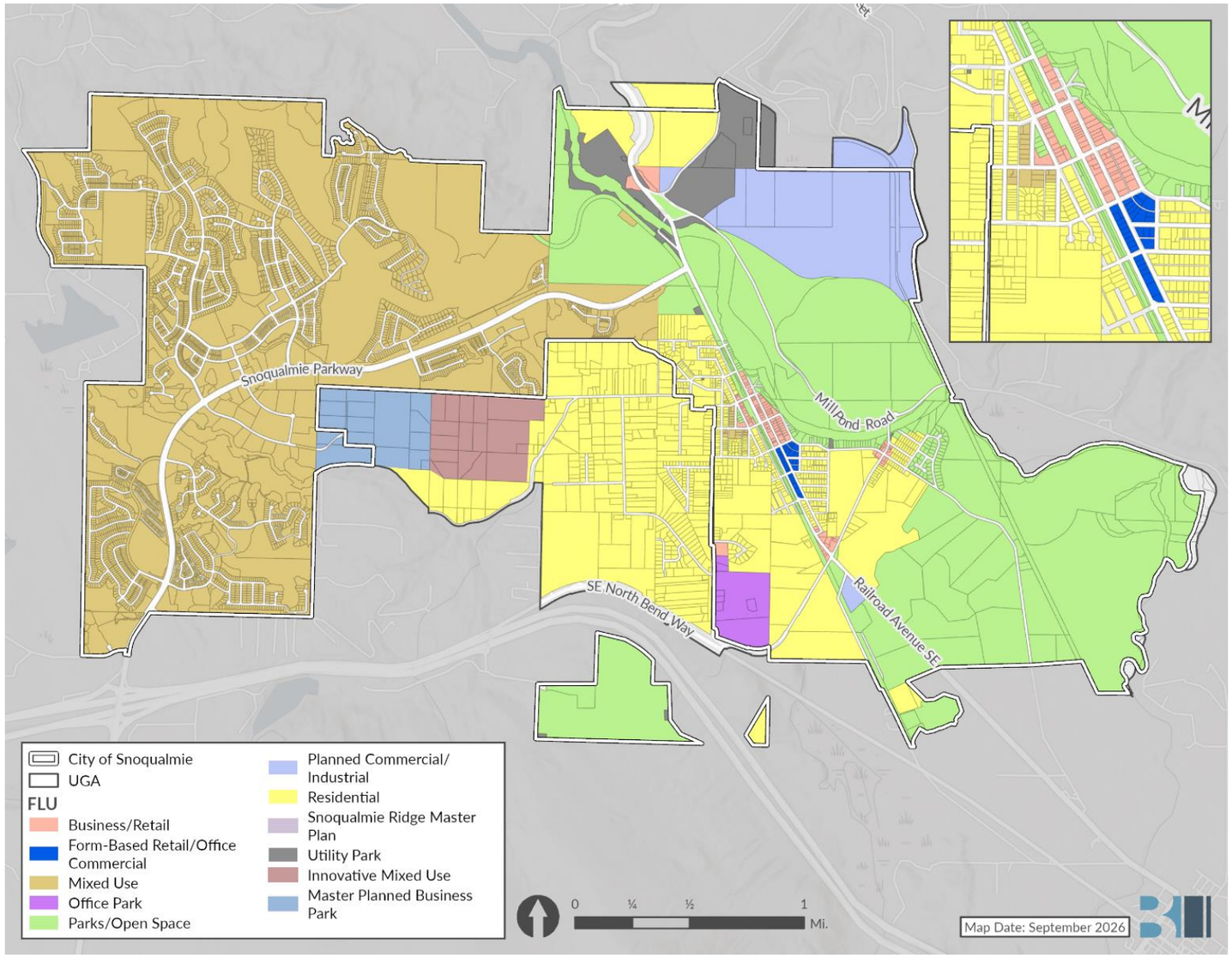
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	1,332	15	1,347	0
120%+ AMI	Single-family detached	0	8	65	73	0
Total		**751**	**1,504**	**245**	**998**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 1 Land Use

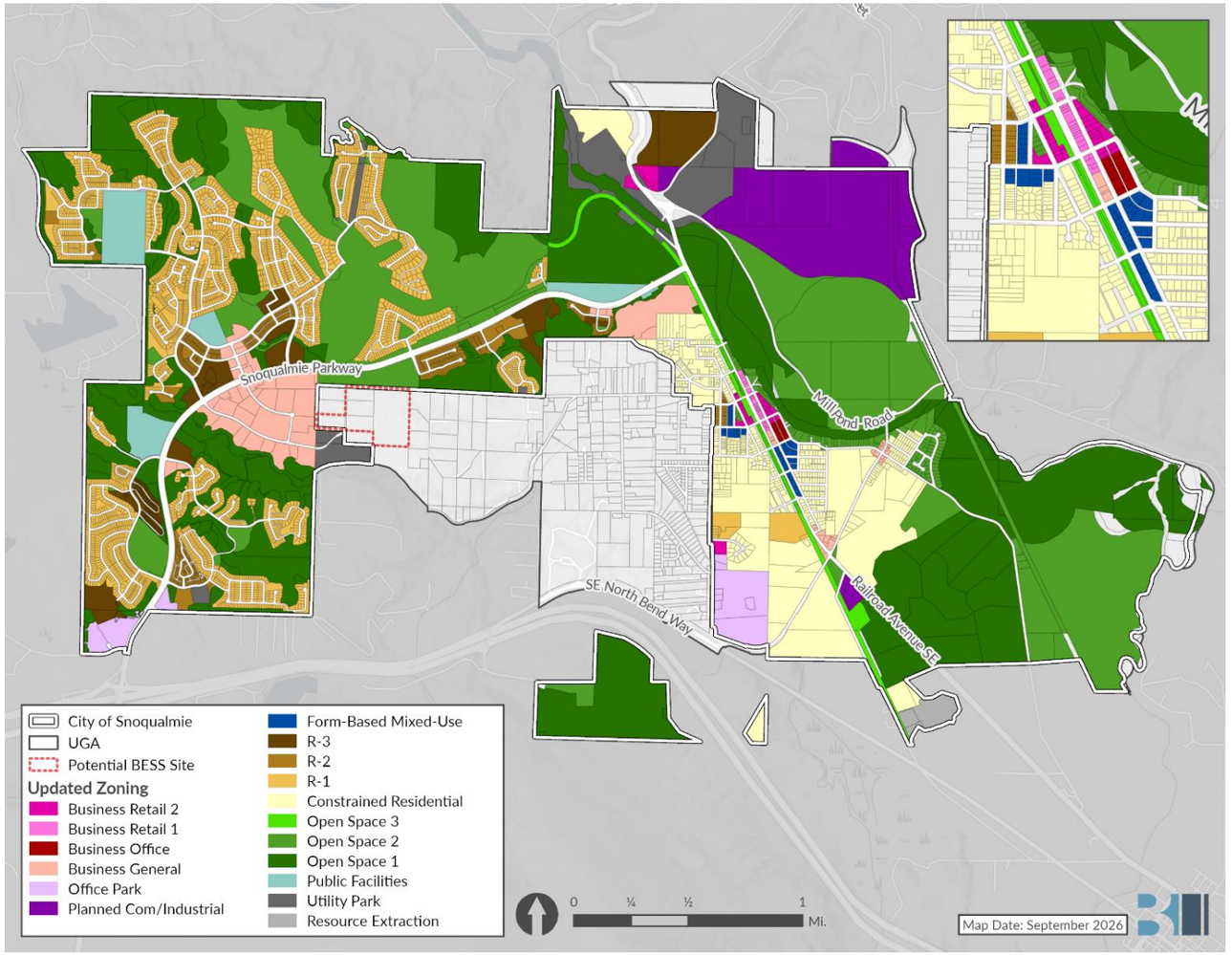


Land Capacity Analysis Scenarios

Scenario 2 –Snoqualmie Ridge Updated Zoning, no PAA

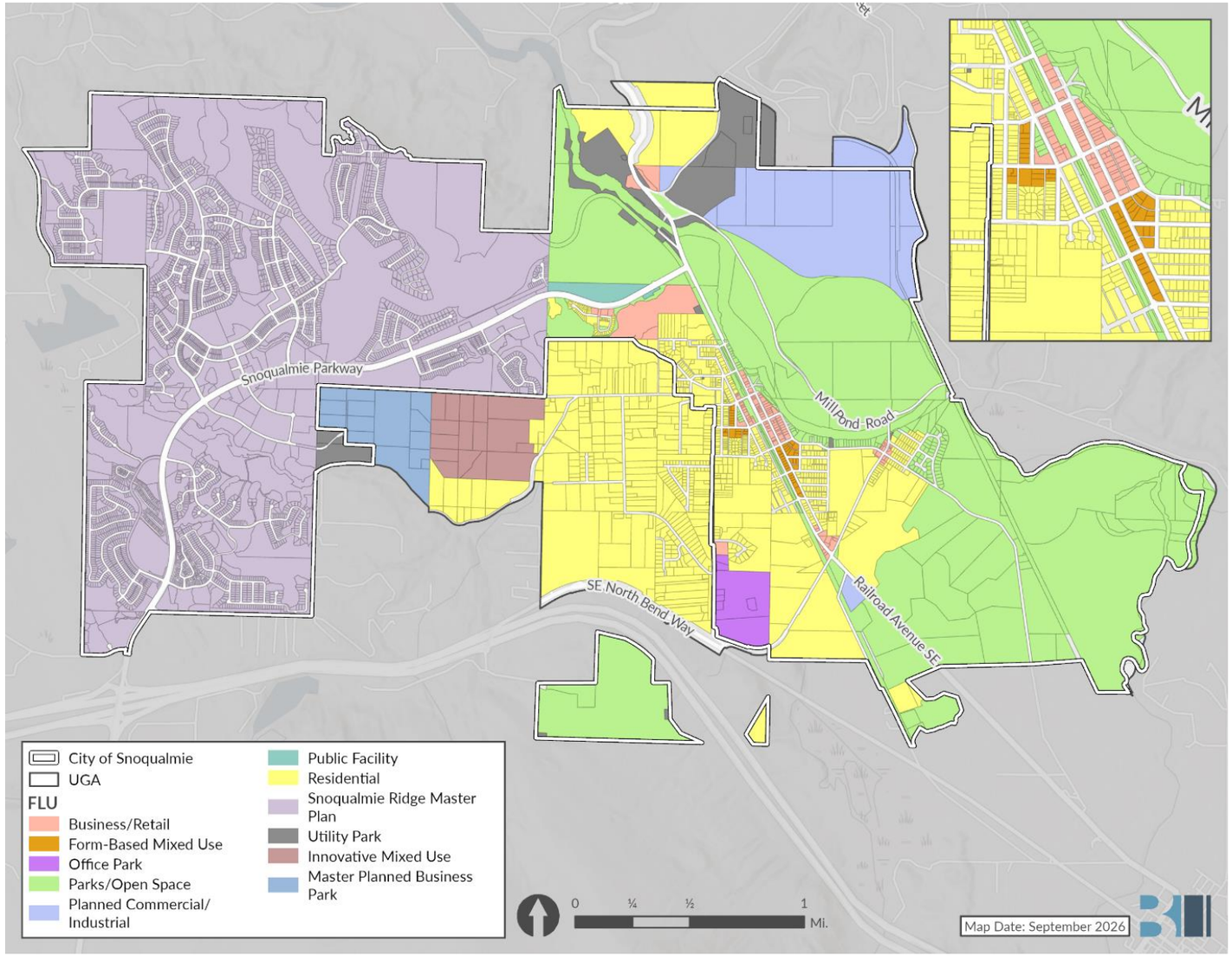
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit with BESS	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	592	0	-143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,080	165	1,229	1,119	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	123	65	188	185	0
Total		**751**	**1,716**	**245**	**1,802**	**1,524**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 2 Land Use

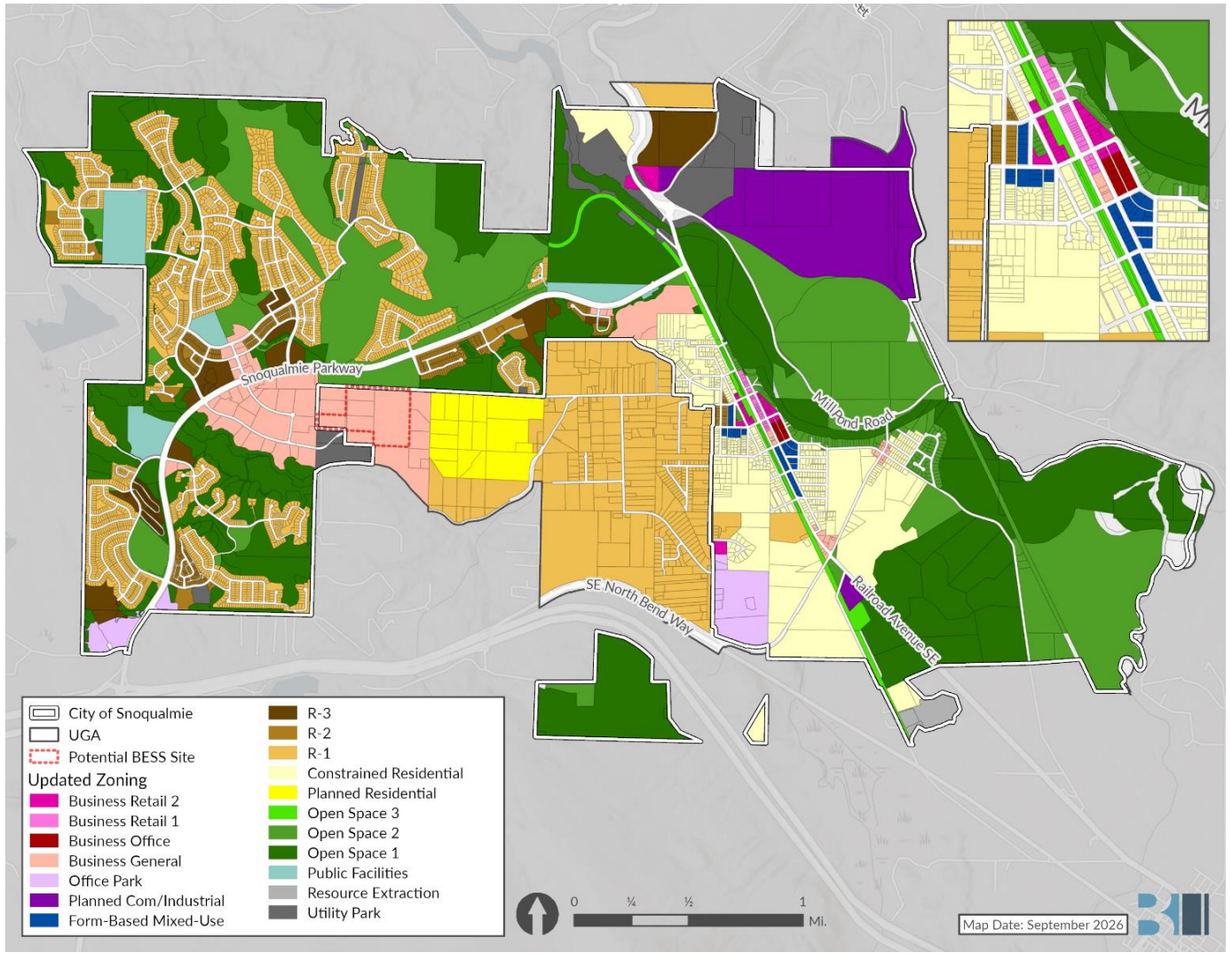


Land Capacity Analysis Scenarios

Scenario 3 – Example Snoqualmie Ridge Updated Zoning + PAA minimal zoning change (Based on existing FLUM)

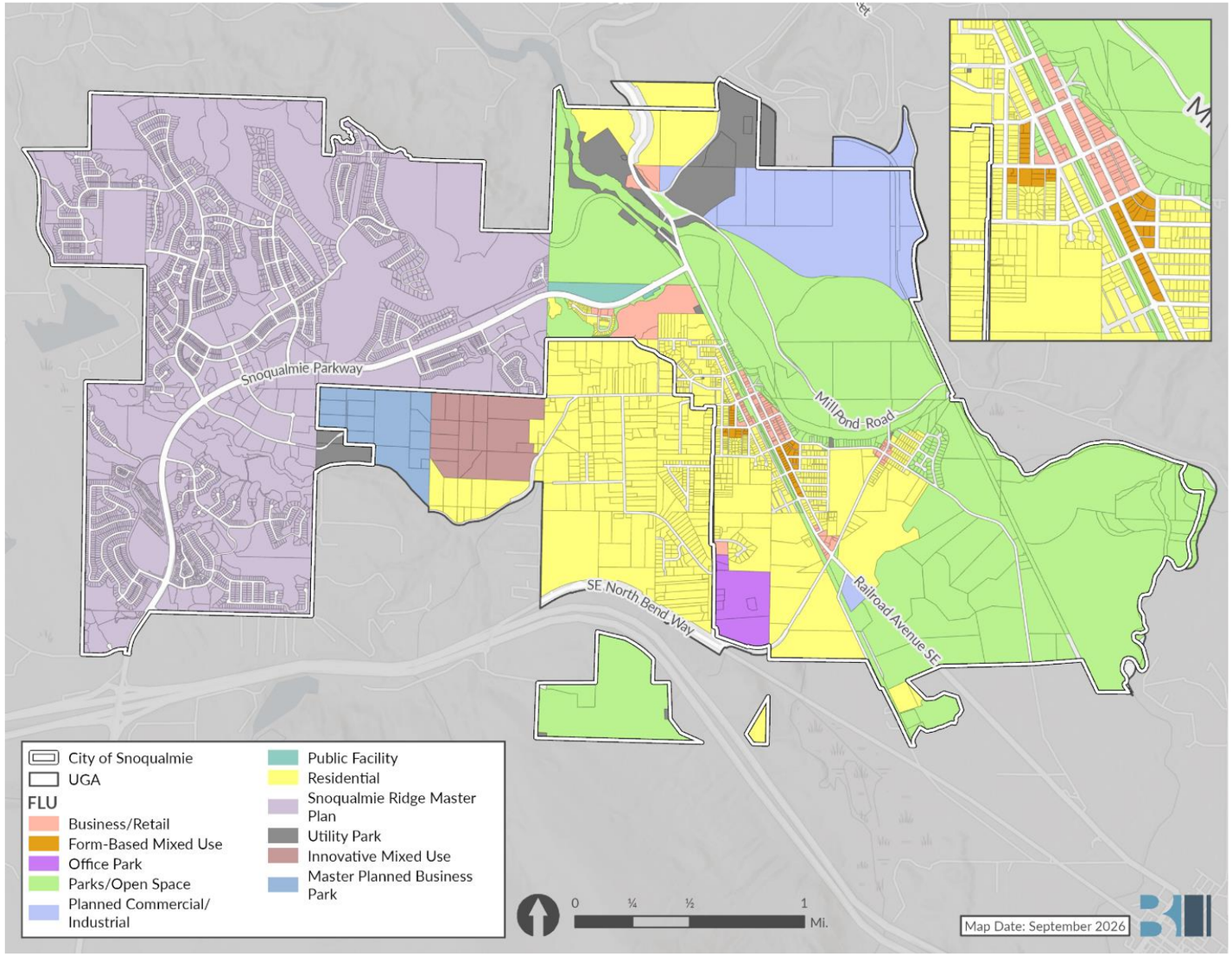
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	878	0	143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,369–1,372‡	165	1,518-1,521‡	1,123-1,126‡	0
80-120% AMI	Multiplexes	0	1,330	15	1,345	1,035	0
120%+ AMI	Single-family detached	0	914–2,335‡	65	979-2,400‡	976-2,397‡	0
Total		**751**	**4,491–5,915‡**	**245**	**3,985–5,409‡**	**2,884–4,308‡**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
‡A range of capacity is shown in residential rural areas as R-1 in the PAA may fall under R-1-4 or R-1-10 zoning designations.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 3 Land Use

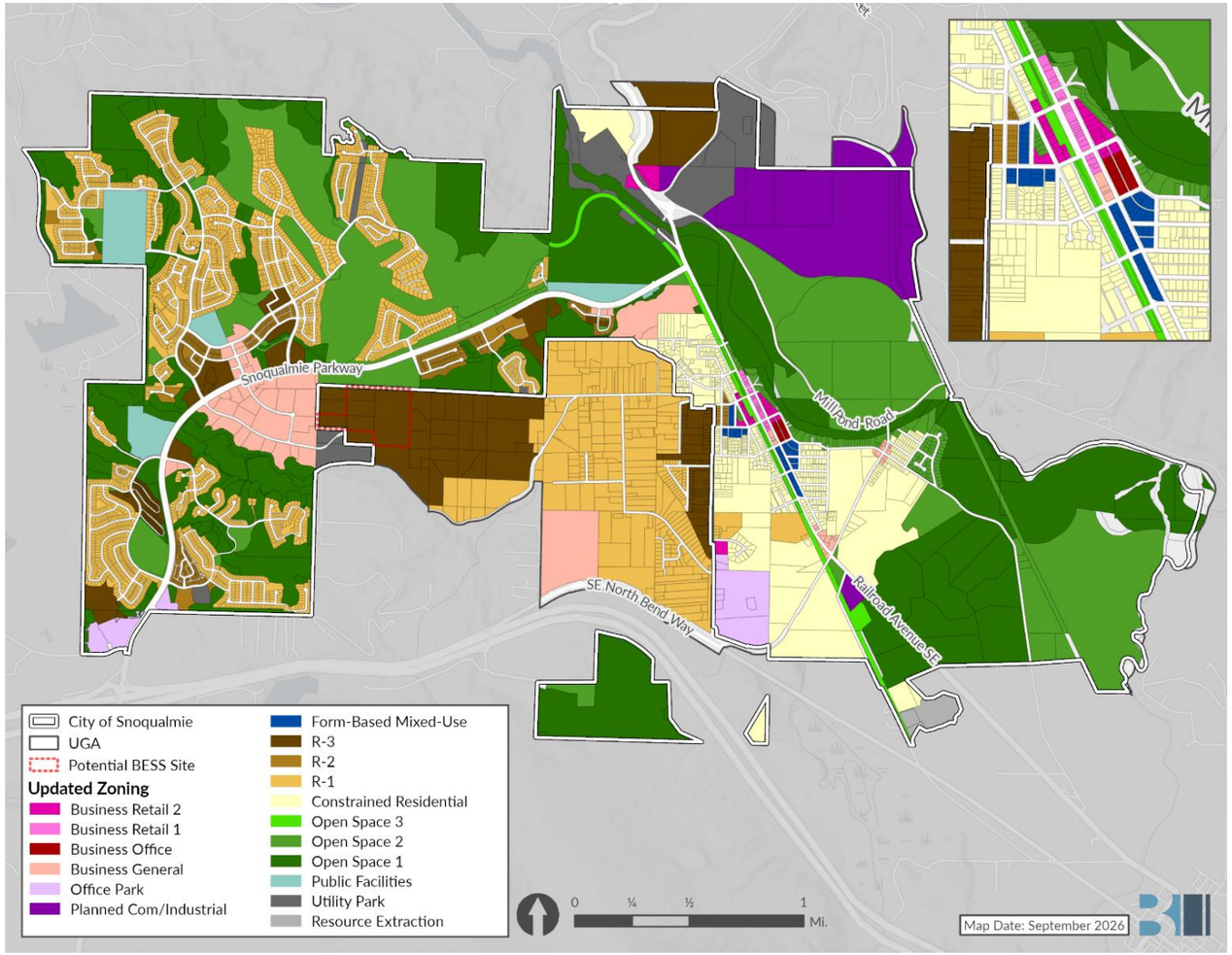


Land Capacity Analysis Scenarios

Scenario 4 –Snoqualmie Ridge Updated Zoning + PAA Pre-zoning

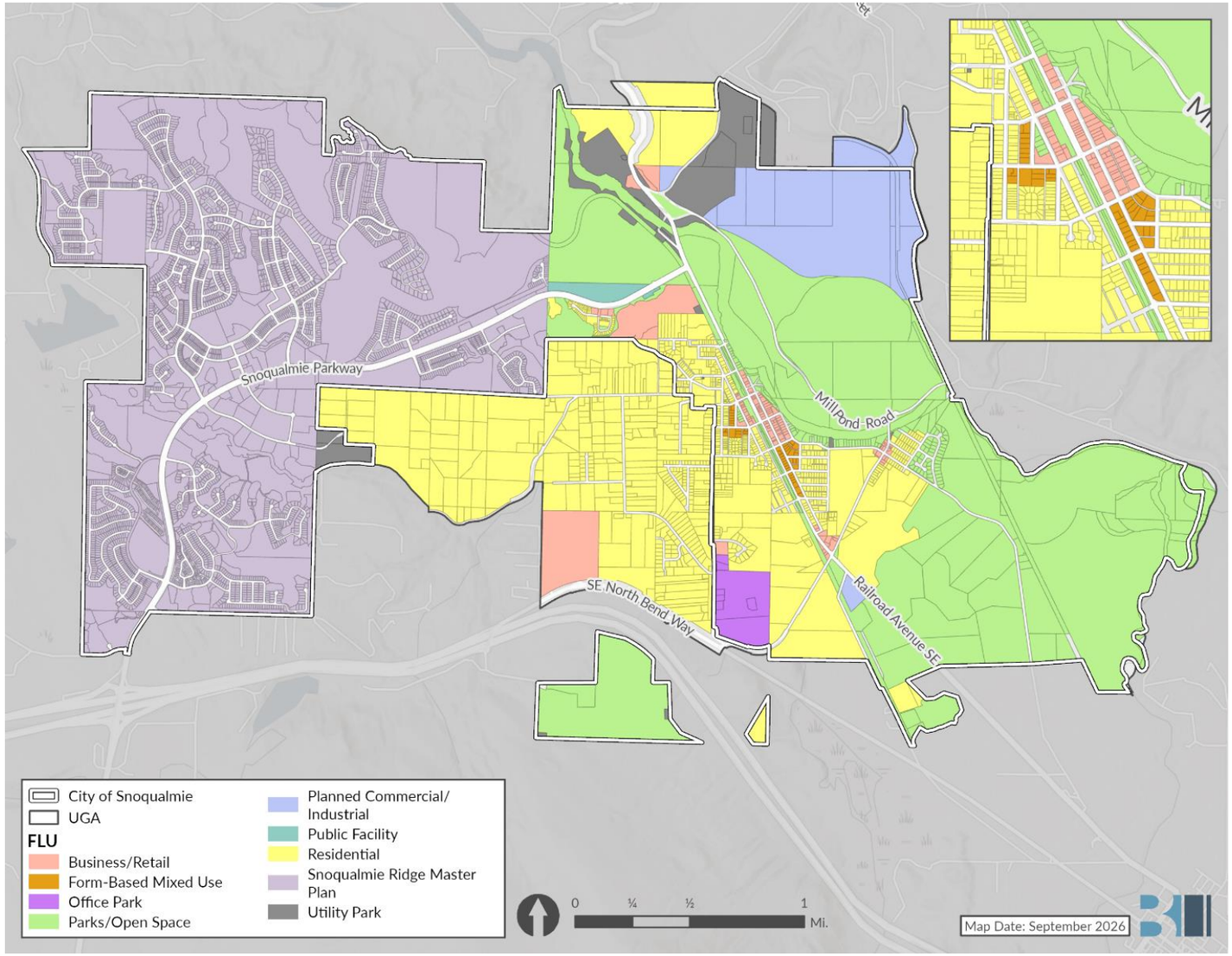
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	955	366	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,623	3,584	0
80-120% AMI	Multiplexes	0	513	15	528	470	0
120%+ AMI	Single-family detached	0	1,969	65	2,034	2,031	0
Total		**751**	**9,646**	**245**	**9,140**	**6,451**	**735**

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 4 Land Use

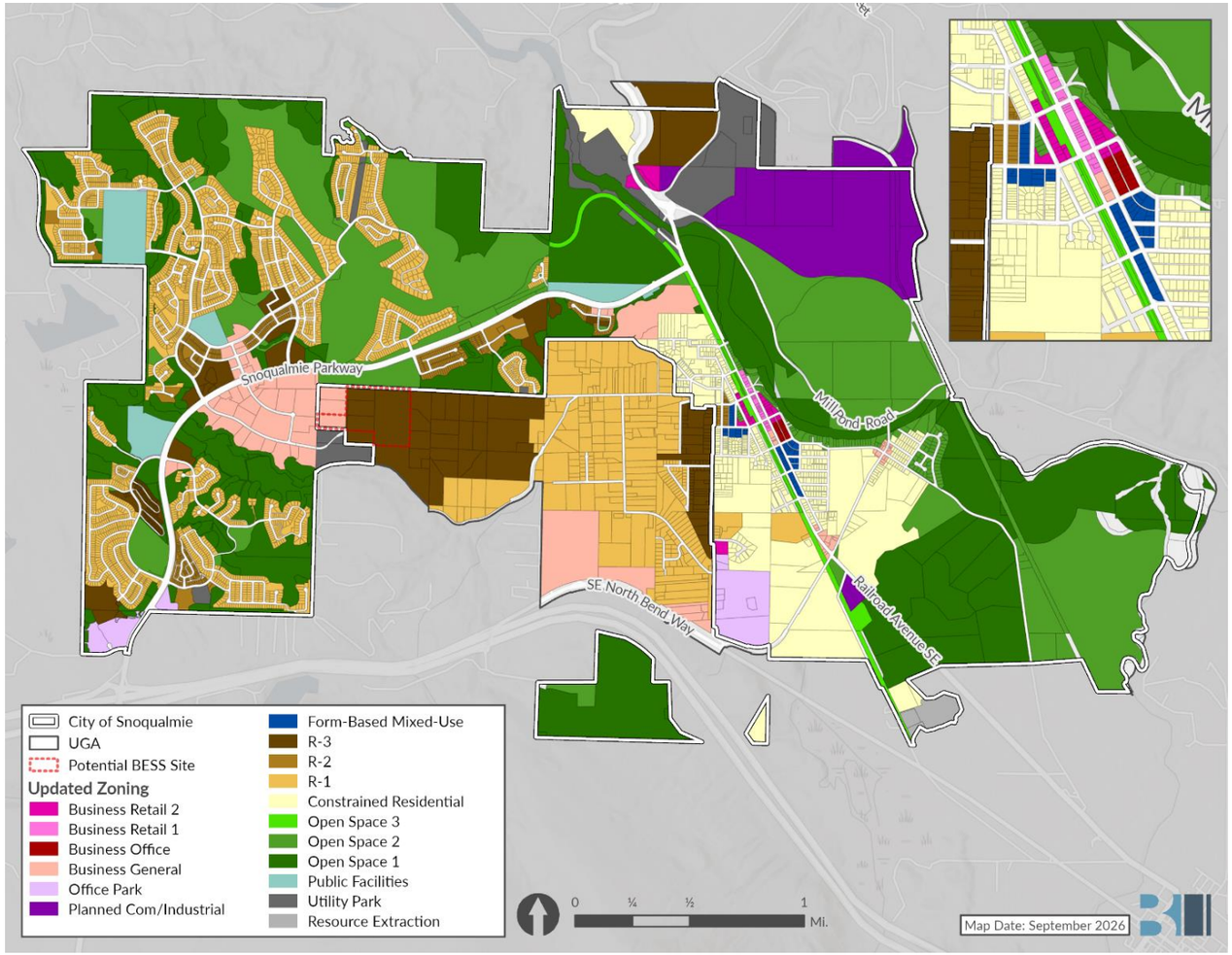


Land Capacity Analysis Scenarios

Scenario 4b –Snoqualmie Ridge Updated Zoning + PAA Pre-zoning

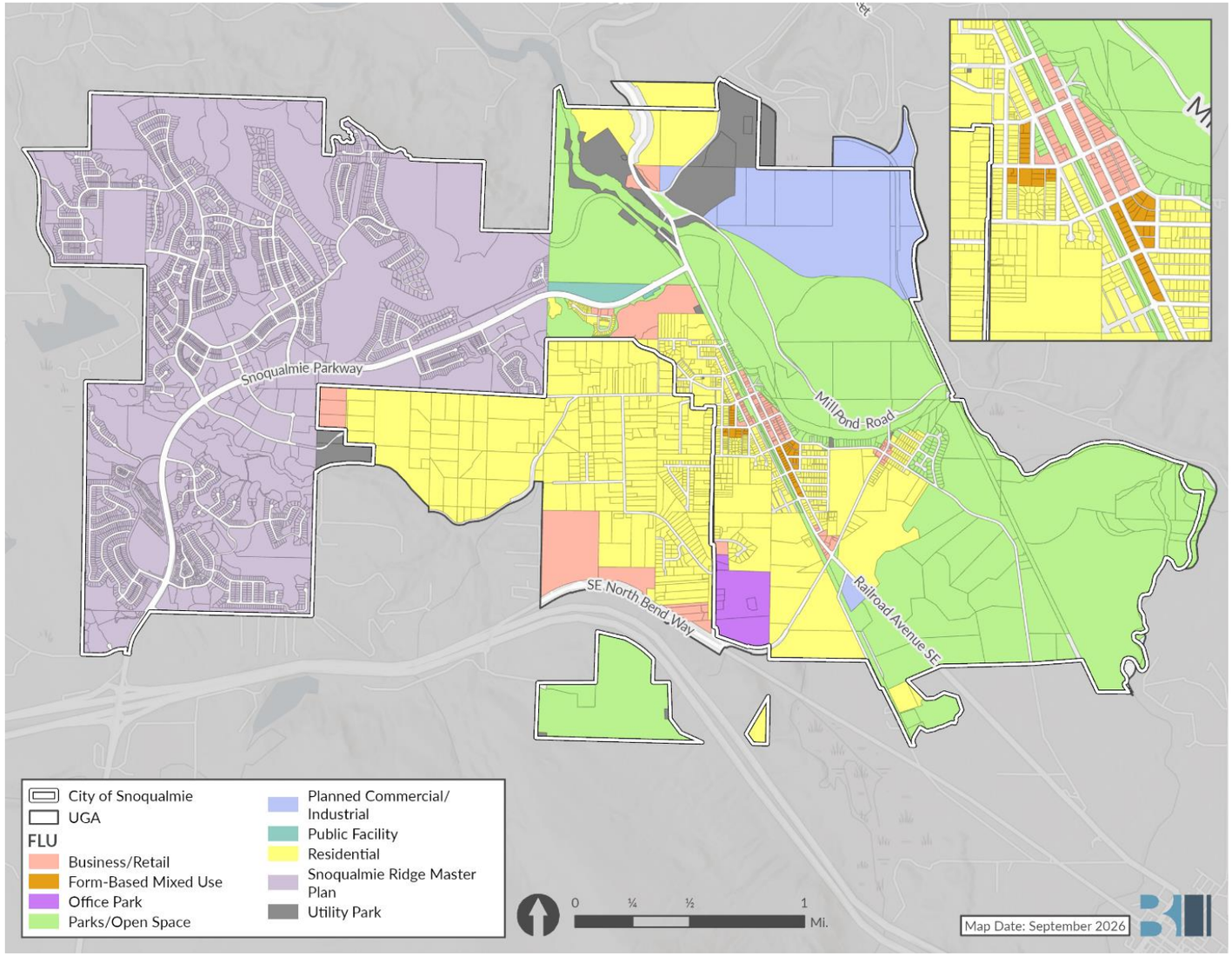
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	1,043	464	735
50-80% AMI	Apartments*, ADUs	16	5,474	165	5,512	3,682	0
80-120% AMI	Multiplexes	0	513	15	524	466	0
120%+ AMI	Single-family detached	0	1,969	65	1,891	1,888	0
Total		751	9,646	245	8,970	6,500	735

*Apartments that have already been permitted are not subsidized and therefore are not expected to serve below 50% AMI. Capacity for future apartment development is included under Buildable Land Capacity for the 0-50% AMI and 50-80% bands as a 50/50 split.
Source: King County, 2025; BERK, 2026.



Land Capacity Analysis Scenarios

Scenario 4b Land Use



Scenario Comparison / Preliminary Analysis

Income Band	Scenario 1 *Baseline*	Scenario 2 *Revised Zoning*	Scenario 3 *Revised Zoning + PAA (Minimal Zone Change)*	Scenario 4 *Revised Zoning + PAA (Proposed Zone Change)*	Scenario 4B *Revised Zoning + PAA (Proposed Zone Change)*
0-50% AMI	No	No	Yes, with BESS: No	Yes, with BESS: Yes	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes	Yes	Yes

Annexation Analysis and PAA Pre-zoning

Annexation

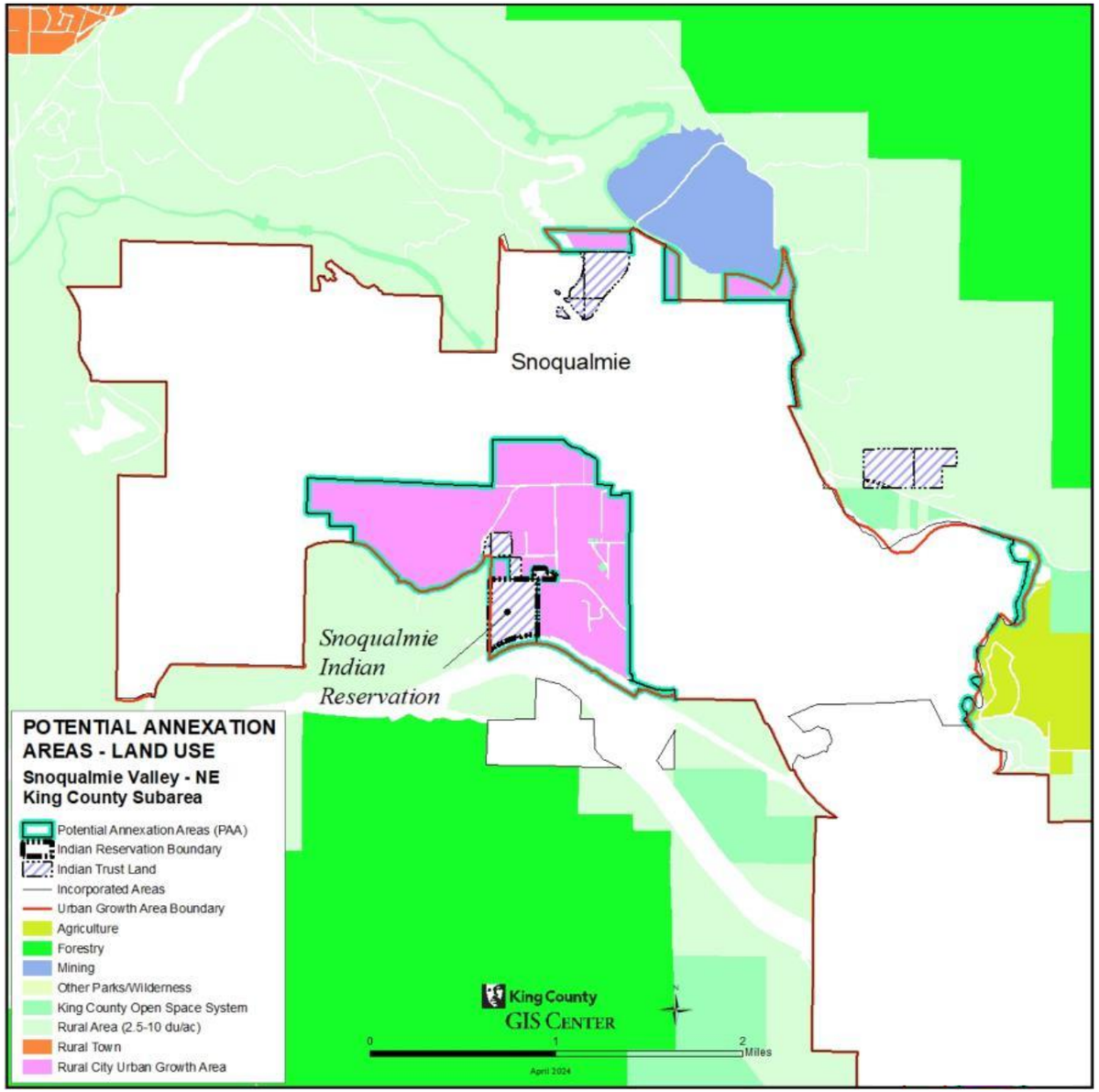
There are multiple methods of annexations:

- Direct Petion Method
- Alternative Direct Petition Method
- Election Method
- Interlocal Agreement
- Annexation of an Unincorporated Island of Territory
- Annexation of Areas for Municipal Purposes
- Annexation of Federally Owned Lands

Direct petition or alternative direct petition methods are most common

Potential Annexation Areas (PAA)

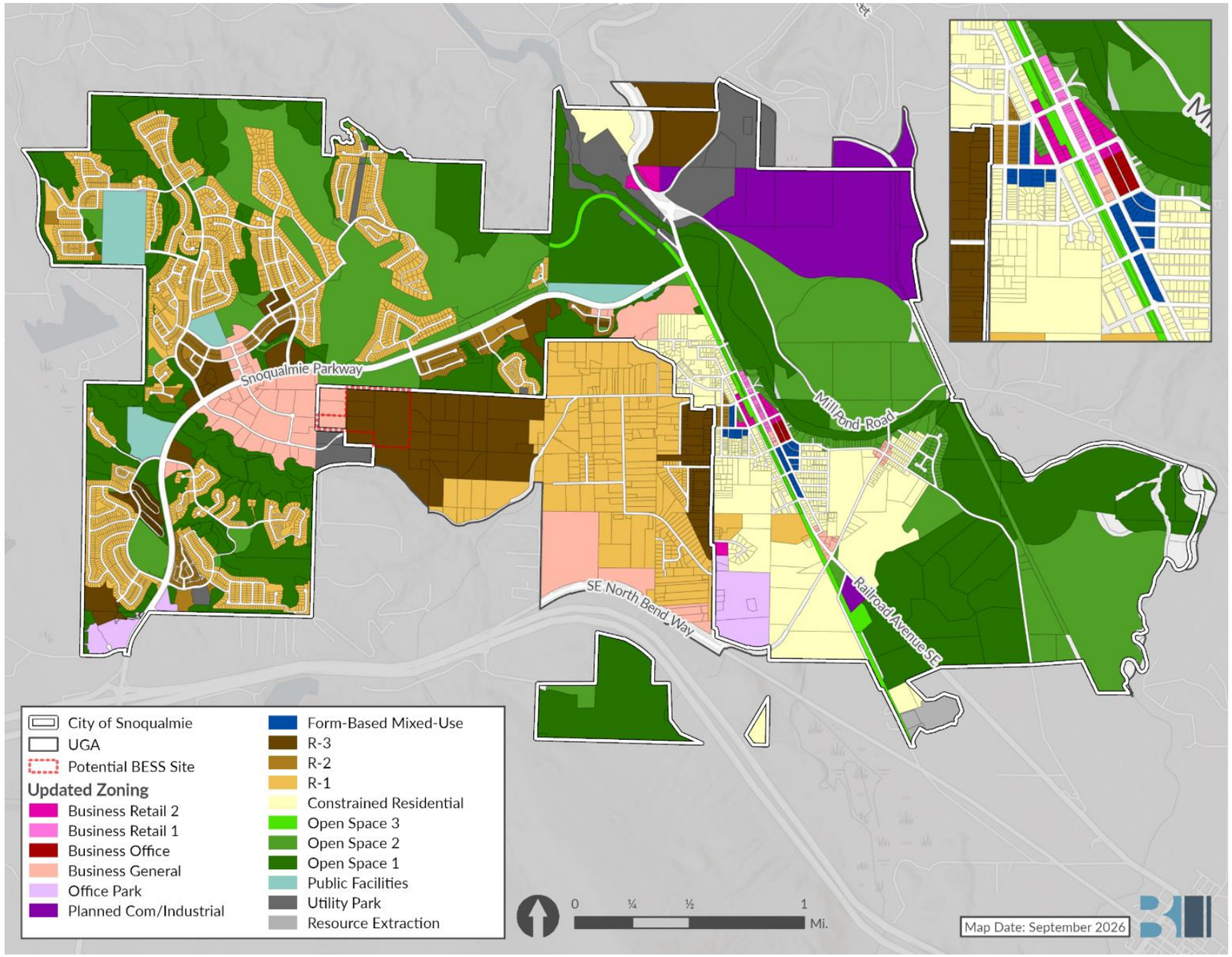
- Needs land use evaluation and infrastructure availability
- The PAAs are identified and designated under the GMA by King County



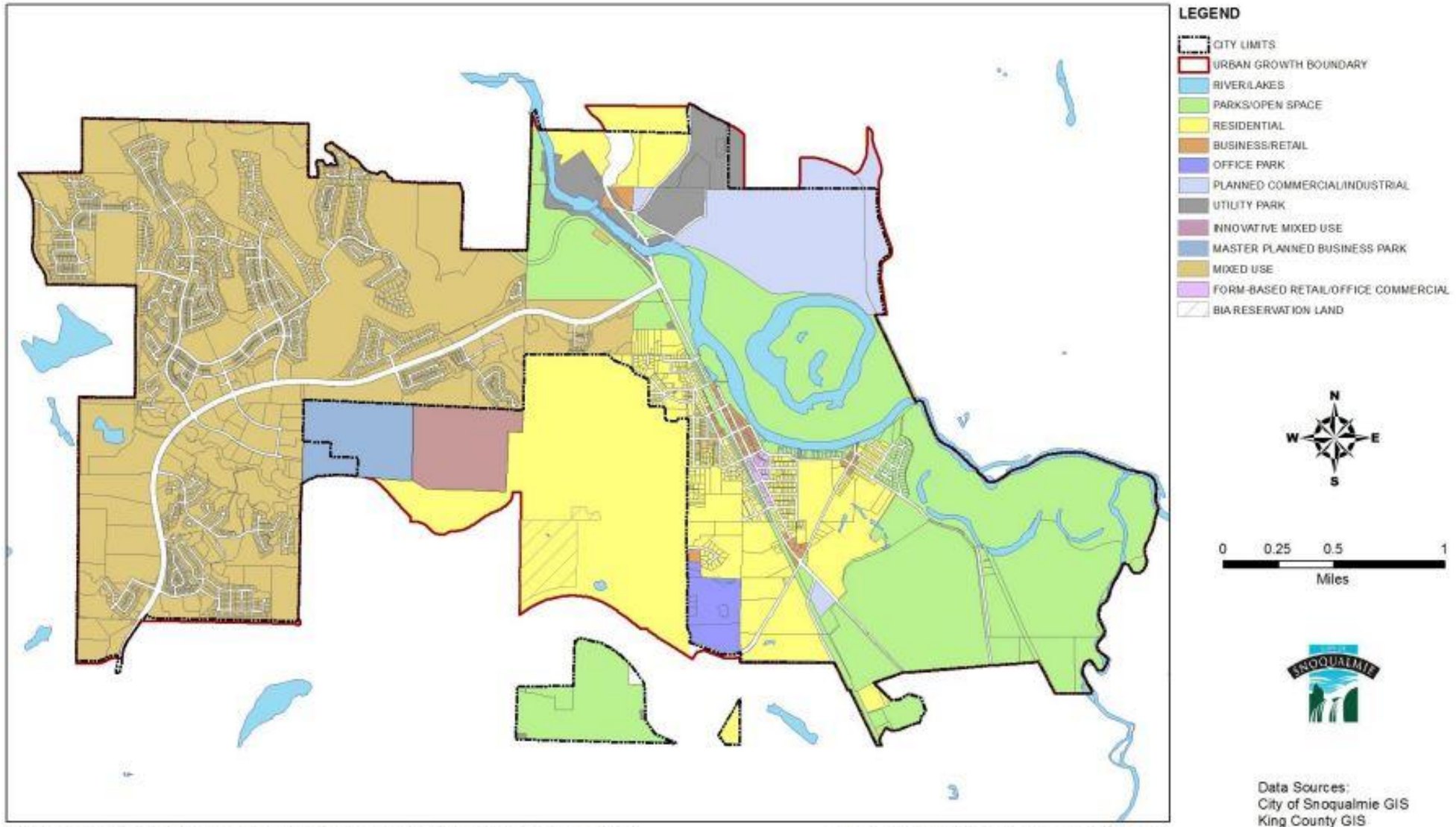
Prezoning Options

PAA	Current Land Use Designations	Potential Land Use Designations	Potential Pre-zoning
Weyerhaeuser West	Residential	Residential	R-3
Weyerhaeuser East	Utility Park	Utility Park	Utility Park
Mill	Planned Commercial/ Industrial	Planned Commercial/ Industrial	PCI
Southwest	Master Plan Business Park, Innovative Mixed Use, Residential	Residential, Business/ Retail	R-1 R-3 Business General

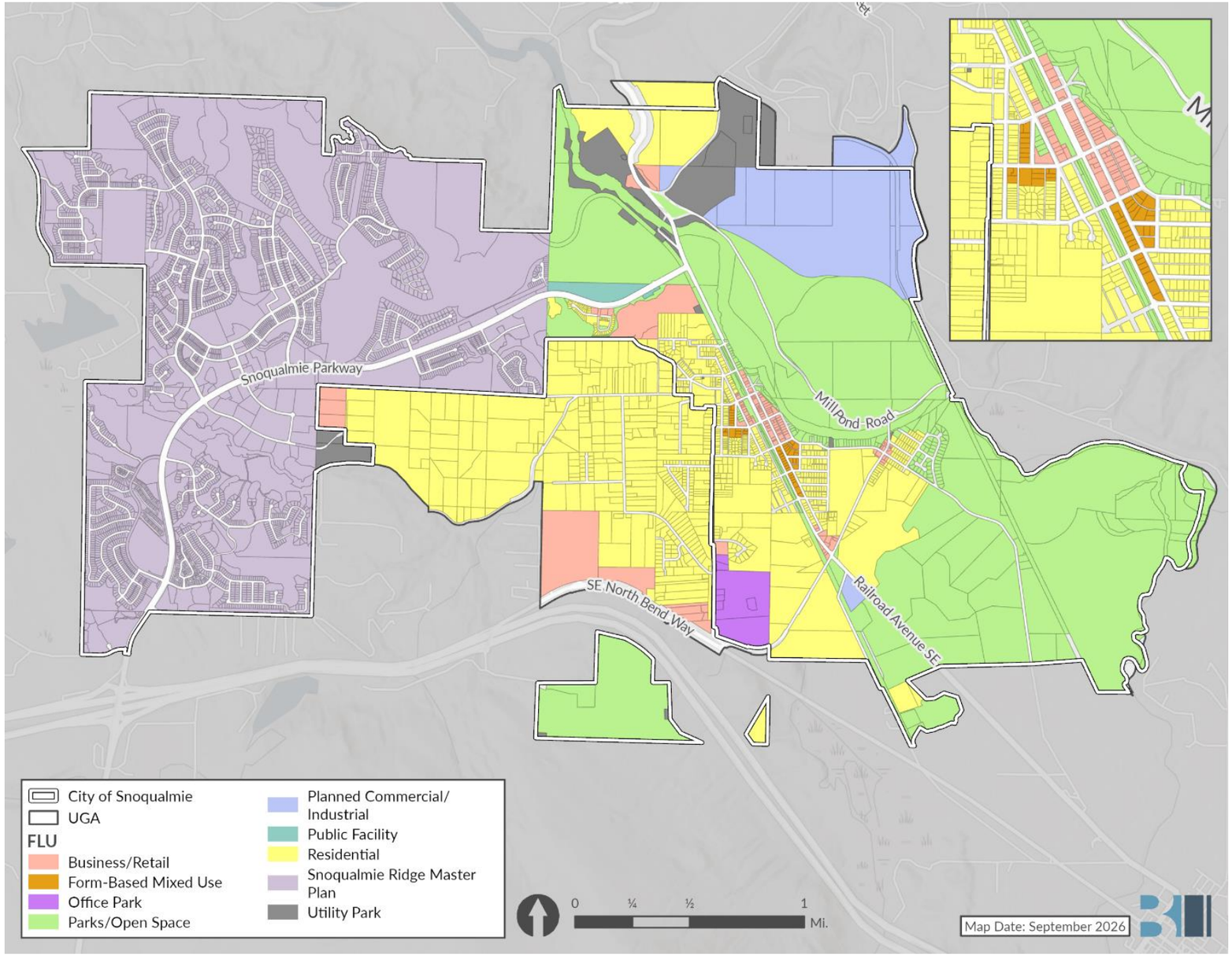
Potential Zoning Map



Existing Future Land Use Map



Potential Future Land Use Map



Code updates

Dependent on Scenario Selection, Code Updates Could Include:

- Updates for consistency with the zoning and land capacity
- Add clarity, combine various R-1 zones (R-1-4, R-1-7.5, R-1-10) into one for easy administration and promote housing development
- Consistency with proposed zoning and Snoqualmie Ridge's existing development regulations
- Update development standards for R-2 and R-3 zoning (e.g. lot size is currently limiting and not consistent with allowed density)
- Add new PF zoning district and regulations, new regulations and clarifying language according to new state requirements (e.g. parking requirements, unit lot subdivision)
- Consider incentives such as density/height bonus for religious organizations, non-profits, government agencies to promote affordable housing

Next Steps and Schedule

Next Steps

- Finalize Land Capacity Analysis
- Finalize Housing and Land Use Elements
- Finalize Development Regulations
- Consider annexation options
- Public hearing and Planning Commission recommendation
- SEPA review
- Submit to King County and Commerce
- City Council consideration and decision

Schedule and Legislative Review

