



PLANNING COMMISSION MEETING

Monday, May 18, 2026, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair:

Vice Chair: Ashleigh Kilcup

Commissioners: Simon Hurley, Darrell Lambert, Luke Marusiak, 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.*

MINUTES

NEW BUSINESS

1. Berk Presentation on Comprehensive Plan Amendment

OLD BUSINESS

COUNCIL LIAISON REPORT

DEPARTMENT REPORT

FUTURE AGENDA TOPICS (ITEMS OF COMMISSIONER INTEREST)

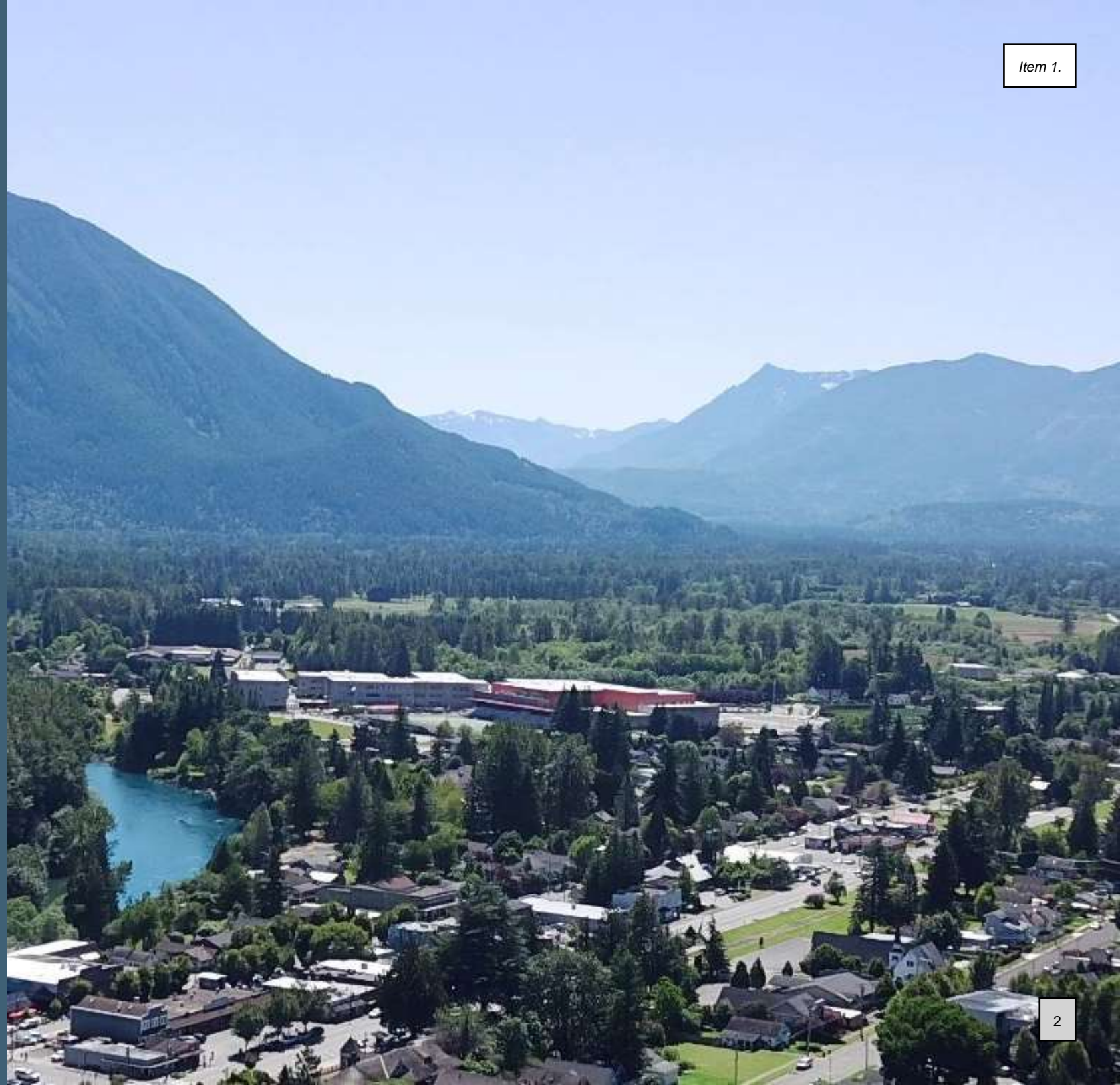
ADJOURNMENT



2026 Comprehensive Plan Updates

City of Snoqualmie

May 18, 2026



Outline

Objective:

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

Agenda:

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

Purpose of The Comprehensive Plan Updates

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

Key Issues in Adopted Plan

Issue #1: Housing Targets and Capacity



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

Issue #2: King County Review



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

Issue #3: Land Uses



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

Solutions - Issue #1: Housing Targets and Capacity

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

Solutions - Issue #2: King County Review

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

Solutions - Issue #3: Land Uses

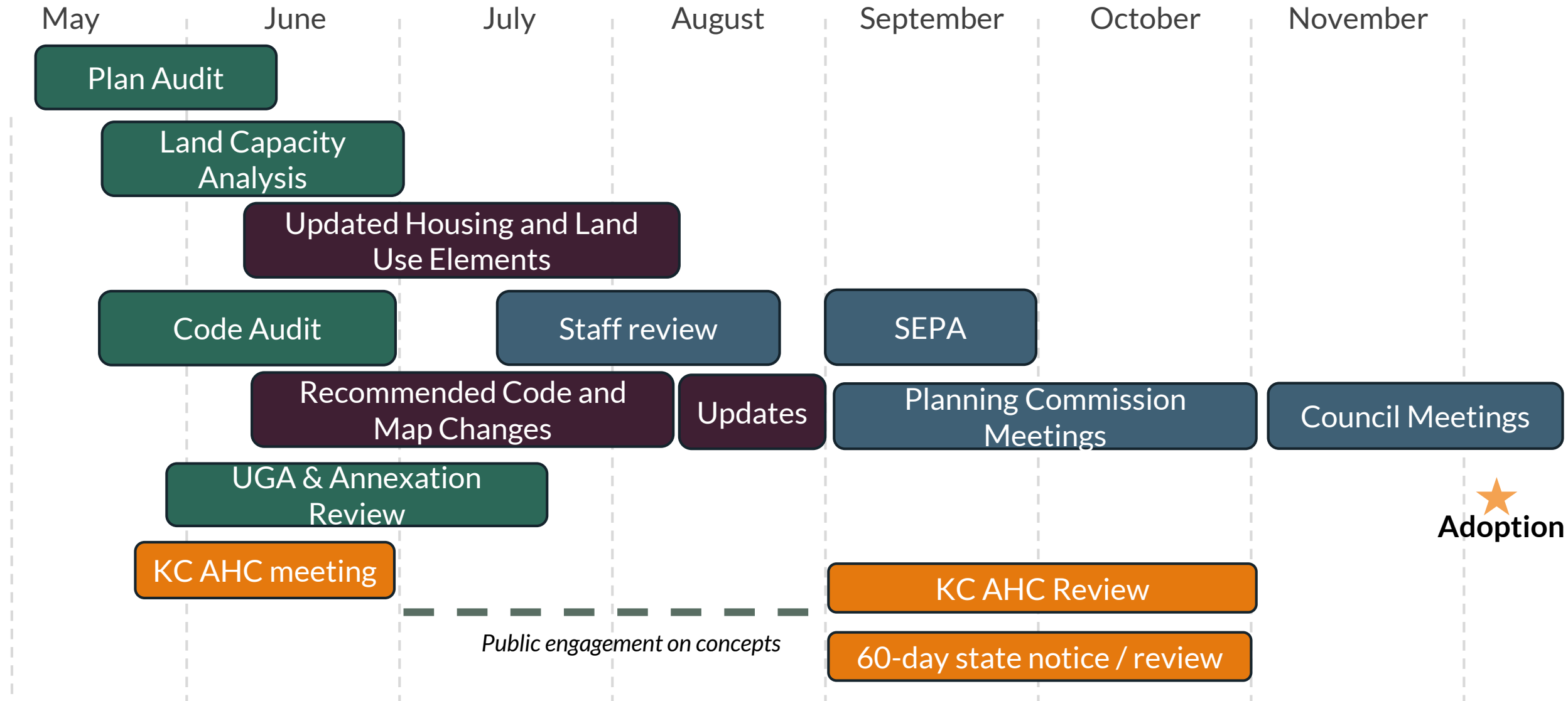
- **Review mixed use zoning regulations**
 - Update zoning map to reflect as-built conditions on **Snoqualmie Ridge** – which is currently mapped as mixed use – and to reconcile the reduced growth targets with a revised buildable-lands analysis
 - Where mixed use zones are retained, consider the potential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

Approach and Tasks

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

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

Schedule and Legislative Review



- Analysis
- Review
- Drafting
- Agency Review