

Local Comprehensive Plans

Certification Report

City of Snoqualmie Comprehensive Plan

August 28, 2025



The Puget Sound Regional Council conducted a certification review of the City of Snoqualmie comprehensive plan. Snoqualmie adopted its 2024 comprehensive plan update on December 9, 2024. PSRC staff reviewed draft policies starting in 2023 and provided comments on the draft plan in October 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council conditionally certifies that the transportation-related provisions in the City of Snoqualmie 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Conditional status is in place until the City of Snoqualmie updates its comprehensive plan to address revised growth targets adopted by King County and documents sufficient capacity for housing need allocations. The city acknowledges this and commits to addressing the conditions according to the following schedule:

1. Council adoption of work plan that addresses the conditions identified in the certification report by November 30, 2025.
2. Submission of a draft amended comprehensive plan and supporting documents that address the conditions to PSRC for review and comment in advance of adoption.
3. Once the conditions are adequately addressed, submission of the adopted amended comprehensive plan and supporting documents by December 31, 2026, for review and certification by PSRC.

Conditions for full certification are described in more detail in the body of this report. Specifically, conditions related to updated land use and housing element information are described on page 7. A conditionally certified plan will revert to “not certified” status if the jurisdiction fails to meet any of the conditions.



Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050: Implementation](#).



Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan includes policies to facilitate interjurisdictional cooperation and engage with jurisdictions, special purpose districts, agencies, and other stakeholders. The plan includes policies to consult with the Snoqualmie Indian Tribe and other affected tribes on cultural resources, housing, environmental policies and programs, economic development and other areas. The plan includes policies to support inclusive community planning that promotes diversity and inclusion, identifies the needs of diverse residents, and protects cultural resources.

Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.



Certification Findings

The Snoqualmie comprehensive plan effectively addresses many of the Regional Growth Strategy policies in VISION 2050. The plan's land capacity analysis documents sufficient capacity for the city's employment target. The plan has policies to promote a walkable downtown commercial district, including support for the development of mixed use, retail, restaurant and service uses.

The city should address the following comments in future updates to the plan:

- The plan must be amended to reflect revised housing growth targets and document capacity for allocated housing needs, including emergency housing. More information on applicable conditions is provided under the Housing section on p. 7 of this report.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes policies to manage development and conservation within the 100-year floodplain by acquiring properties to allow for a resilient river corridor, supporting programs that address potential displacement of commercial uses in the floodway, and applying development standards to protect people and structures from flood hazards.



Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan includes policies to consider the impacts of climate change when siting and building essential capital facilities and prioritize reduction of impacts to vulnerable populations that have been disproportionately affected by climate change. The city is continuing to work on a climate element, which they plan to adopt in 2025.

The city should address the following comments in future updates to the plan:

- The plan should address regional policy on climate change, including recognizing regional climate goals in the plan document. PSRC's [Climate Change and Resilience Guidance](#) provides this information and other resources. The plan should also reference the [King County Greenhouse Gas Emissions Analysis](#) or other local analysis of emissions.
- The city should identify hazards related to climate change, including mapping of these hazards and impacts to vulnerable populations. The [Puget Sound Hazards Map](#) is a resource for this. Policies to address resilience and identified climate hazards should also be included.
- The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.



Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan includes policies to pursue annexations with King County, support a unique sense of place through adaptive reuse of structures and limit incompatible uses adjacent to Tribal reservation lands.

Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.



Certification Findings

The Snoqualmie comprehensive plan addresses housing policy topics in VISION 2050. The plan includes policies to encourage low, very low, and extremely low-income housing through density bonuses, fee waivers, and partnerships with other government entities, non-profit housing organizations, and housing developers. The plan also includes a policy to support community land trusts, including considering offering favorable ground lease terms on city-owned land to community land trusts. The plan provides an analysis of displacement and racially disparate impacts. The city has also adopted a Housing Action Plan.

CONDITIONS FOR CERTIFICATION

The City of Snoqualmie will address the following provisions of the Growth Management Act and VISION 2050 in order to maintain certified status:

- **Update plan to reflect revised housing growth targets.** The city requested a revised housing growth target of 719 units through King County's growth target reconciliation process. The growth target revision is expected to be completed in fall 2025 with final ratification by King County jurisdictions. Snoqualmie's plan should be amended to reflect the updated housing growth targets and ensure internal consistency between all plan elements.
- **Document capacity to accommodate housing need allocations.** The Growth Management Act (see RCW 36.70A.070(2)) requires that the housing element document sufficient capacity for moderate, low, very low, and extremely low-income households. The adopted plan documents capacity for the total revised housing targets but does not document sufficient capacity to accommodate the city's housing need allocations under 80% area median income. The plan's land use designations and land use/zoning maps will be amended to provide capacity to accommodate allocated housing needs at all income levels, including emergency housing. The plan will be amended to clearly quantify land use capacity for the adopted housing need allocations, including emergency housing.

PSRC staff is available to consult with city staff as this work is completed by the schedule identified on p. 1 of this report. [Commerce](#) has developed detailed guidance that documents how to complete this work.

The city should address the following comments in future updates to the plan:

- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.



Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the economy policies in VISION 2050. The Economic Development element includes policies to foster a unique sense of place in Snoqualmie, including through promoting local assets such as the business park on Snoqualmie Ridge and historic downtown businesses. The plan also calls for maximizing parks and open spaces for public use, creating murals, promoting public art, and special events to bring the community together.



Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan includes policies to encourage walking, biking, and transit trips, and includes policies to provide a safe and welcoming environment for pedestrians and bicyclists. The plan seeks to improve air quality and reduce emissions by improving operation of the transportation system and employing transportation demand strategies.

The city should address the following comments in future updates to the plan:

- The plan includes a six-year transportation project list. PSRC encourages the city to develop a complete project list through 2044. Information on these requirements is provided in Commerce's [Transportation Guidebook](#) and [PSRC's Transportation Guidance](#).



- The Growth Management Act (RCW 36.70A.070(6)) requires that local comprehensive plans include a multiyear transportation financing plan for how the jurisdiction will meet the mobility needs identified for the planning period. The plan includes a list of funding sources and should also include estimated probable revenues available to the city and an analysis of the sufficiency of funding resources compared to estimated costs identified. Further guidance on how to address the financial analysis in the plan can be found in the Department of Commerce's [Transportation Element Guidebook](#) pages 202–212.
- The Growth Management Act (RCW 36.70A.070(6)) requires that the plan includes level of service (LOS) standards for state facilities. PSRC has maps and more information on [adopted LOS standards for state facilities](#).
- VISION 2050 calls for multimodal level of service standards, and the Growth Management Act will also require these standards by 2029 (MPP-DP-52– 53). The city includes many policies supportive of walking, biking and transit, and the city should work to develop policies, standards, and regulatory approaches that incorporate multiple travel modes. PSRC's [Transportation Element Guide](#) provides minimum standards for addressing multimodal level of service standards. Additional guidance may be available in the future to refine adopted standards.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Snoqualmie comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies that emphasize coordination with service providers to complement land use objectives and coordinate with neighboring jurisdictions on projects that cross city boundaries. The plan includes a policy to work with Snoqualmie Valley School District to meet existing and future needs, including walkable safe routes to schools. The plan also includes policies to reduce per capita rate of water consumption and support replacement of failing septic systems within the urban growth area with sanitary sewers.



Conclusion and Next Steps

PSRC found the City of Snoqualmie comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan, provided additional amendments are incorporated into the comprehensive plan. This report identifies conditions to ensure full consistency.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org or 206-464-6174.



