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.

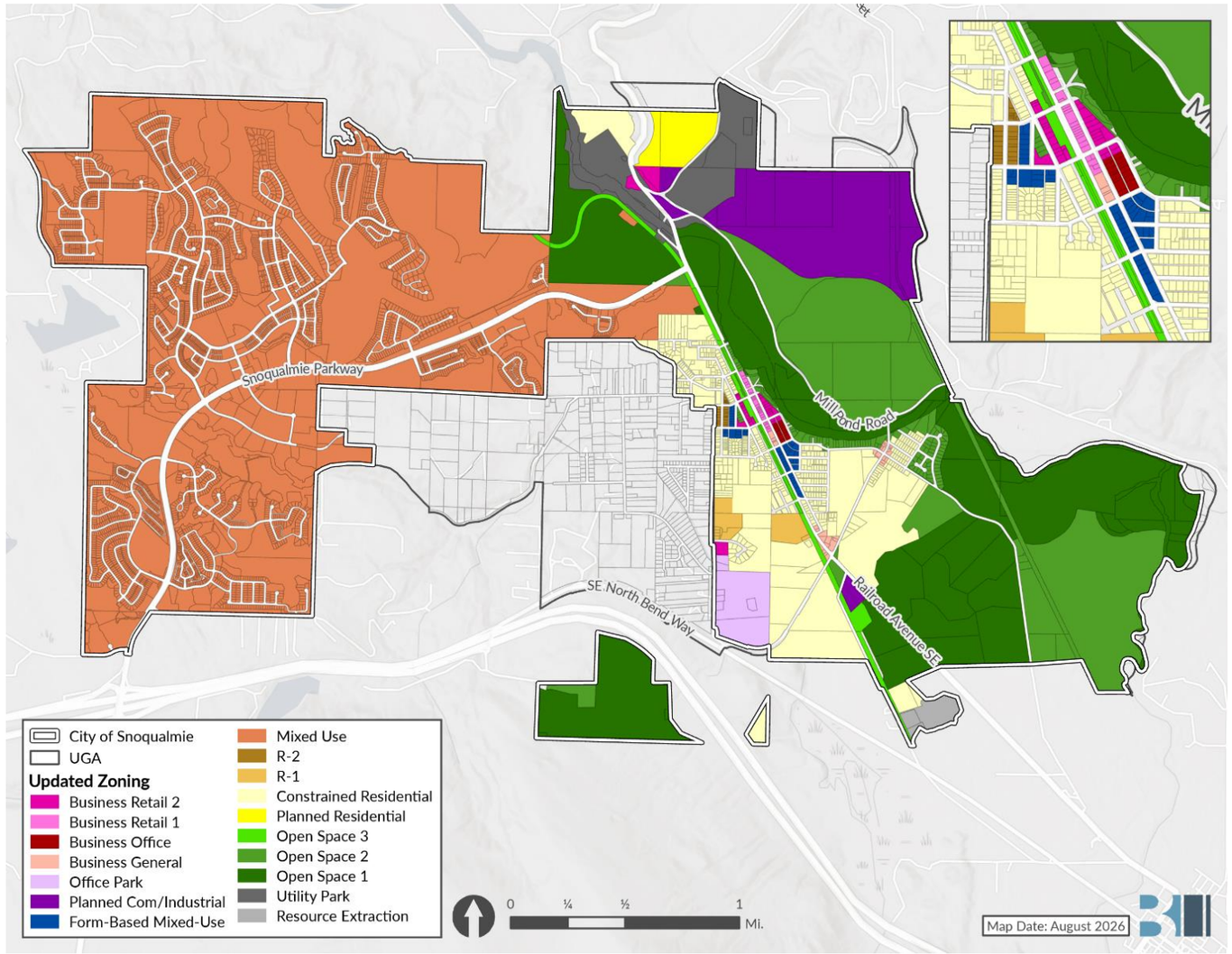
- Scenario 1 is a baseline existing zoning analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- Scenario 2 considers zoning and other policy changes to meet housing capacity targets.
- Scenario 3 adds the Potential Annexation Areas (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

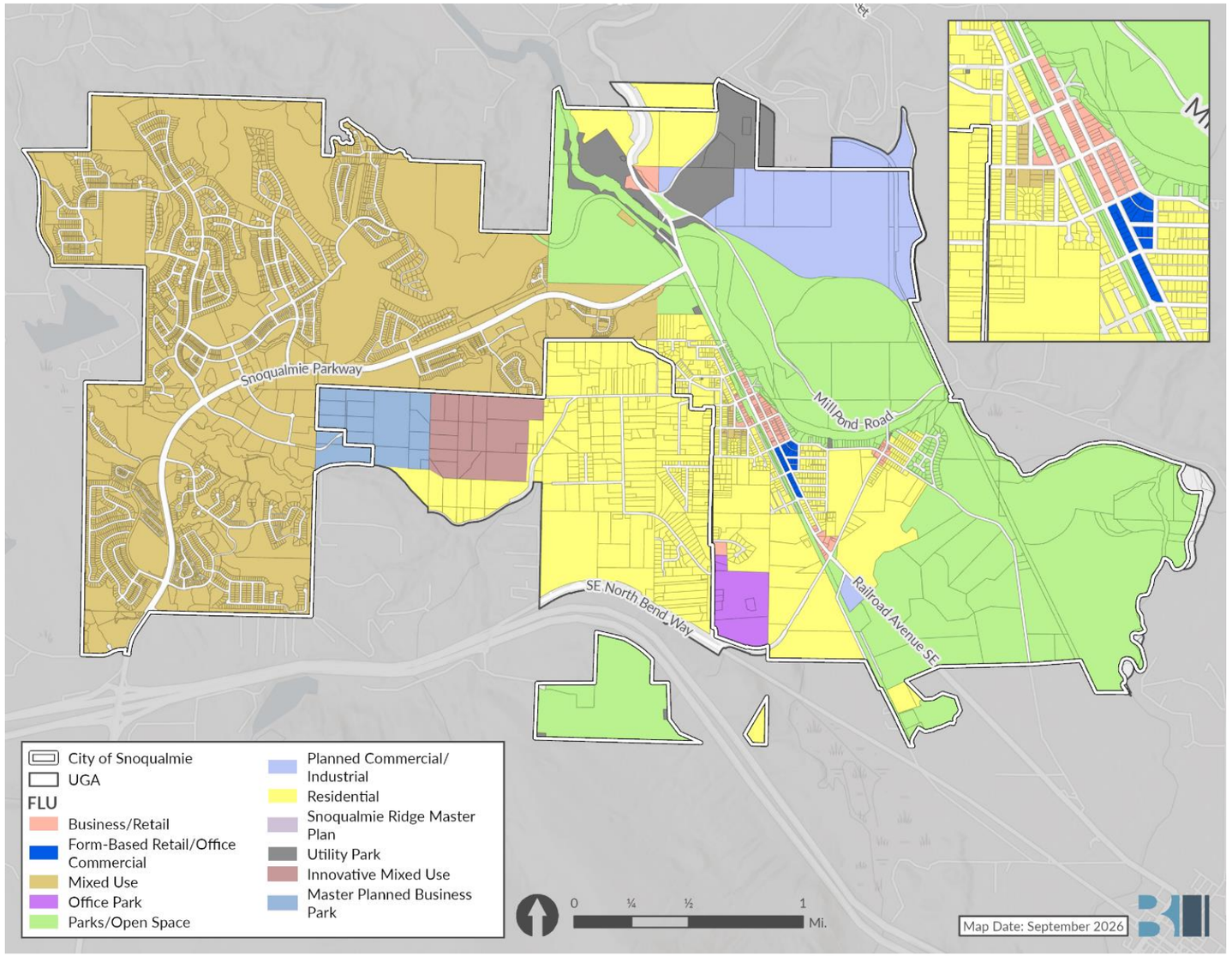
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	116	0	-619	735
50-80% AMI	Apartments*, ADUs	16	48	165	197	0
80-120% AMI	Multiplexes	0	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

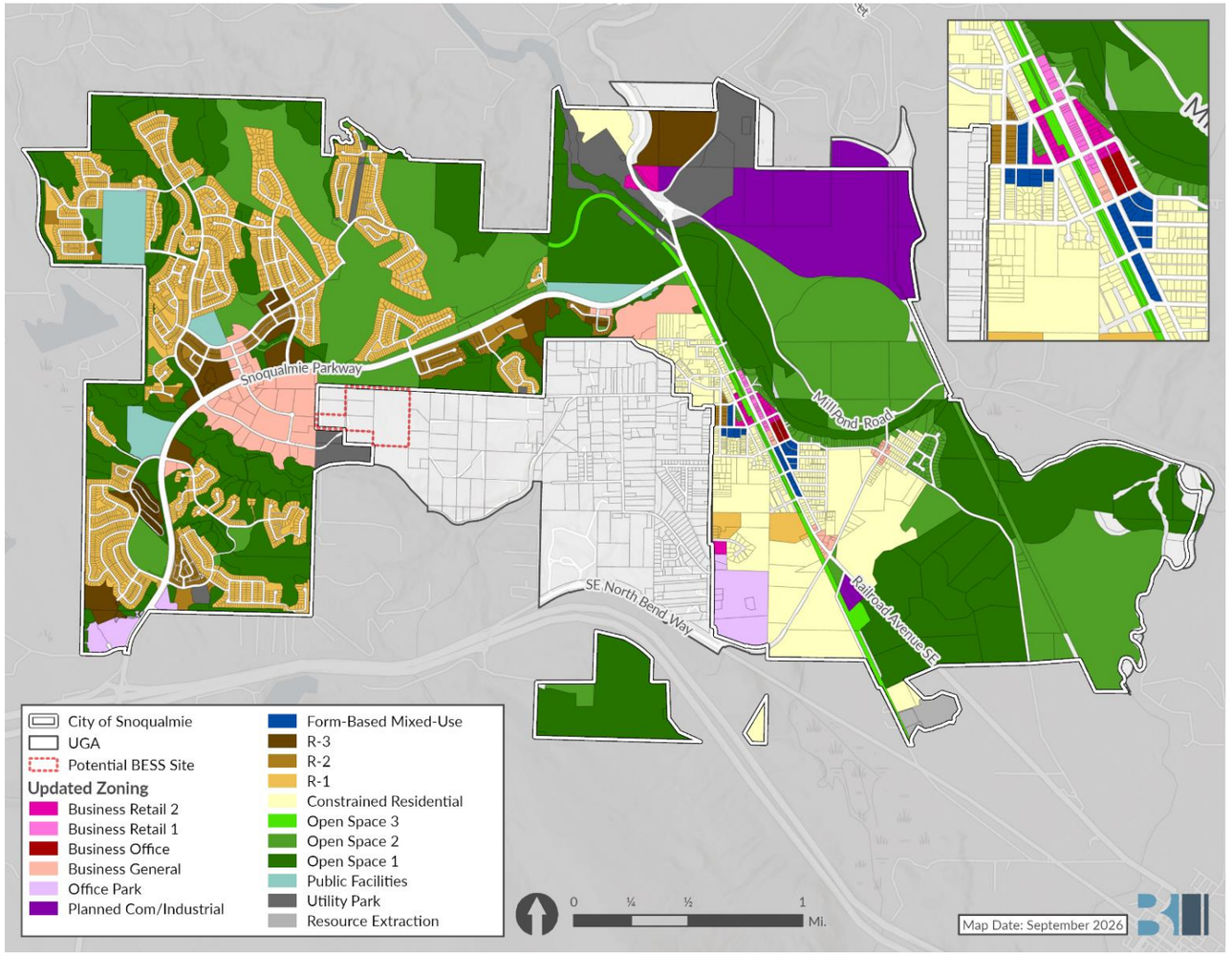


Land Capacity Analysis Scenarios

Scenario 2 –Snoqualmie Ridge Updated Zoning, no PAA

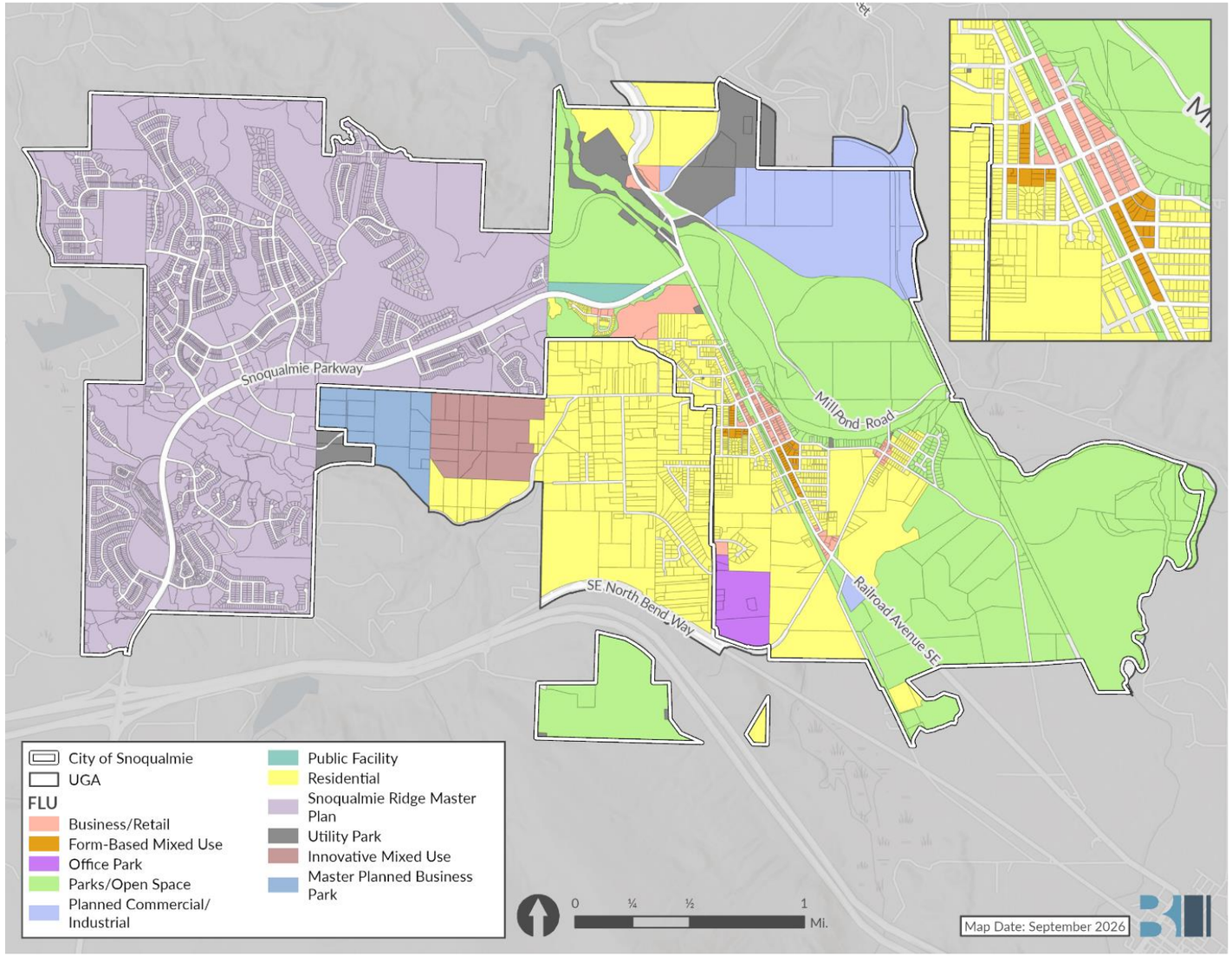
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit with BESS	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	592	0	-143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,080	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

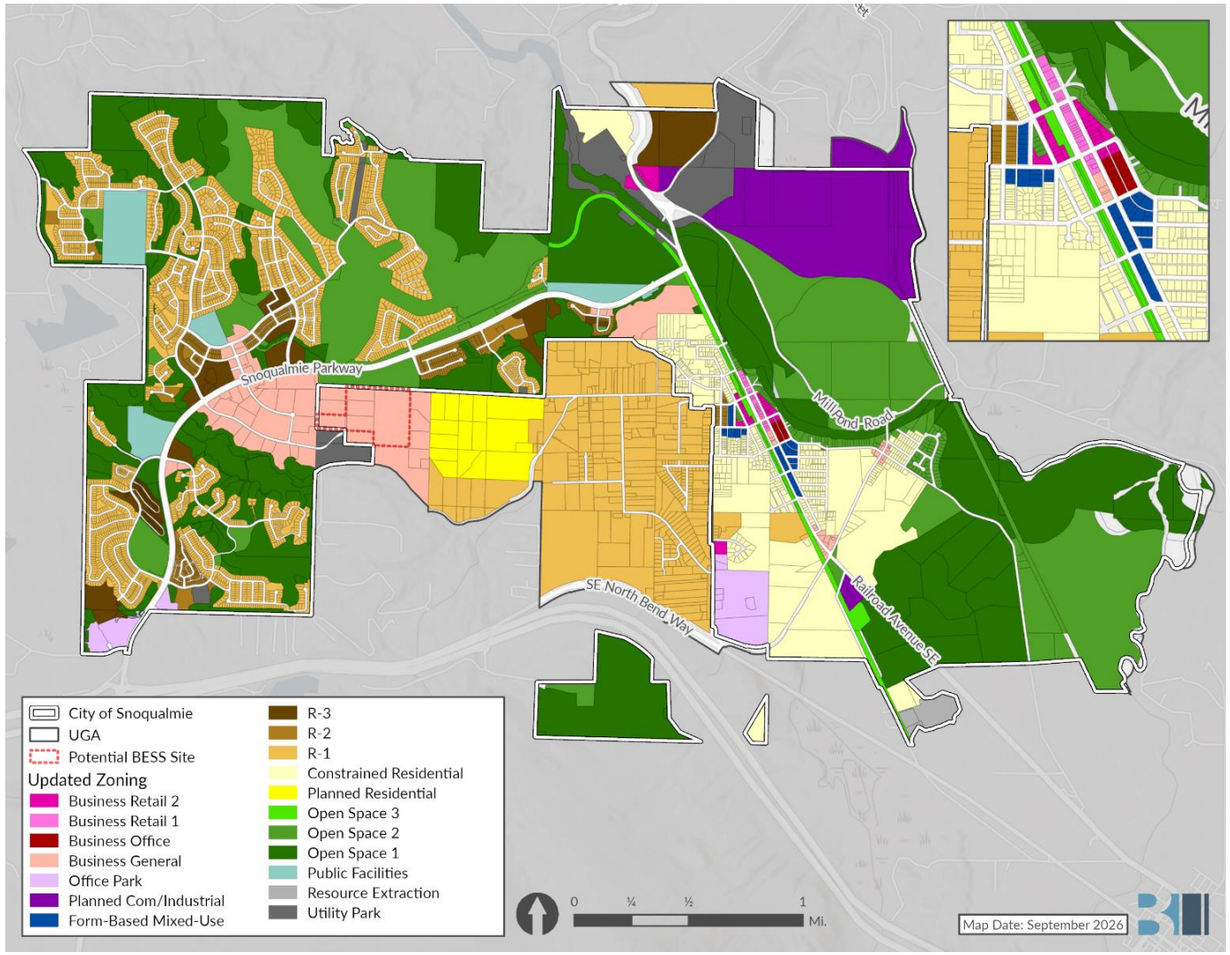


Land Capacity Analysis Scenarios

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

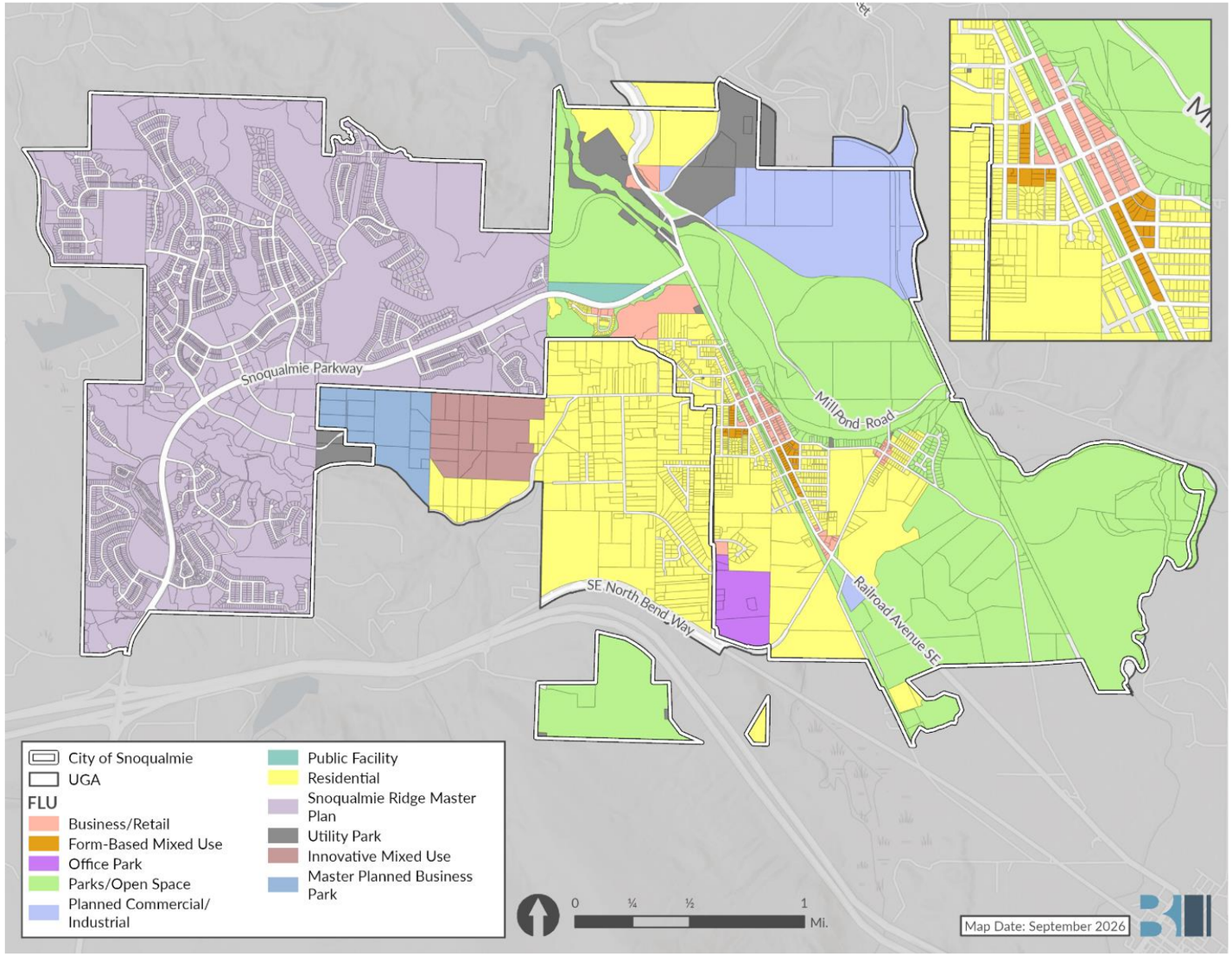
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	878	0	143	-250	735
50-80% AMI	Apartments*, ADUs	16	1,369–1,372‡	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

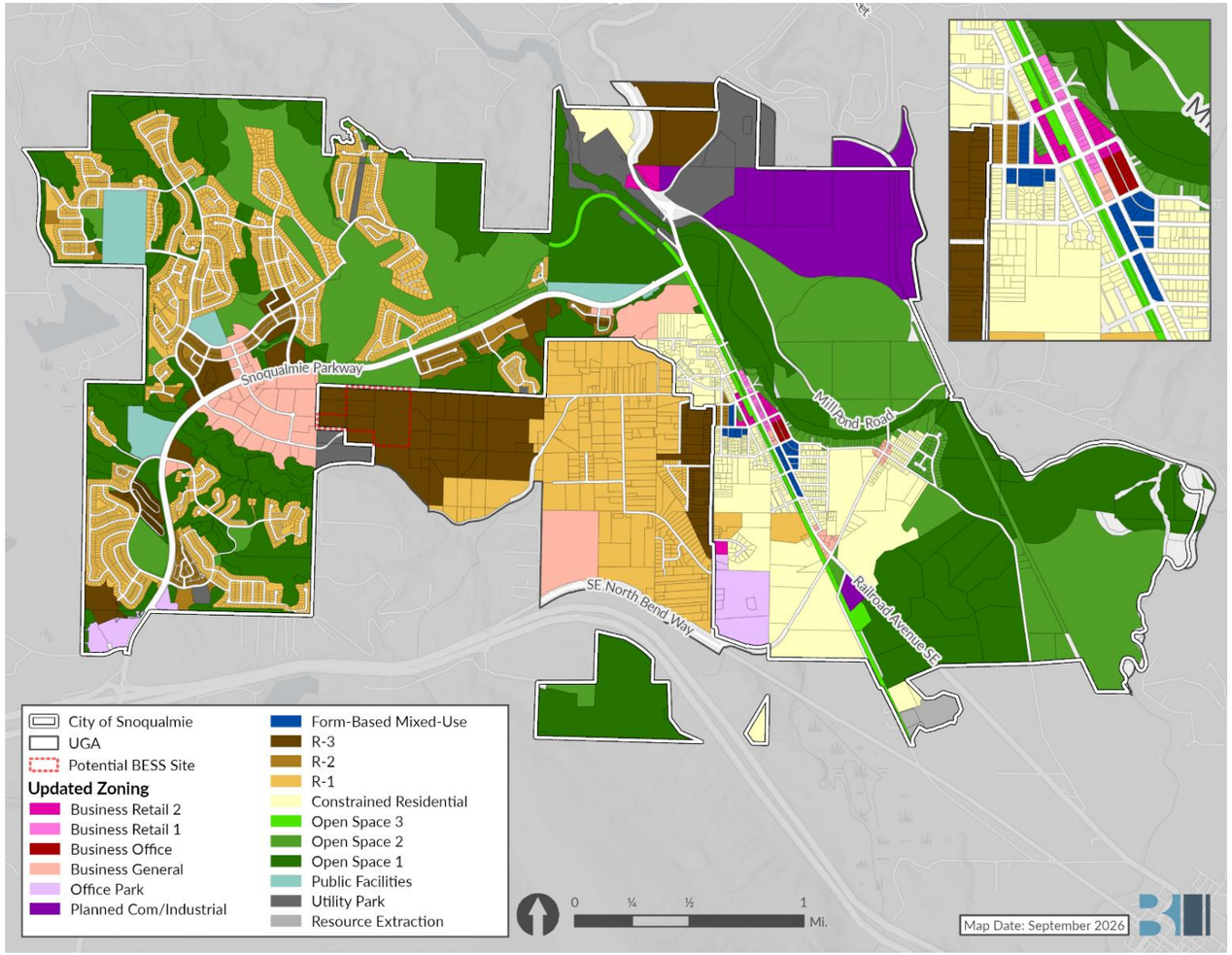


Land Capacity Analysis Scenarios

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

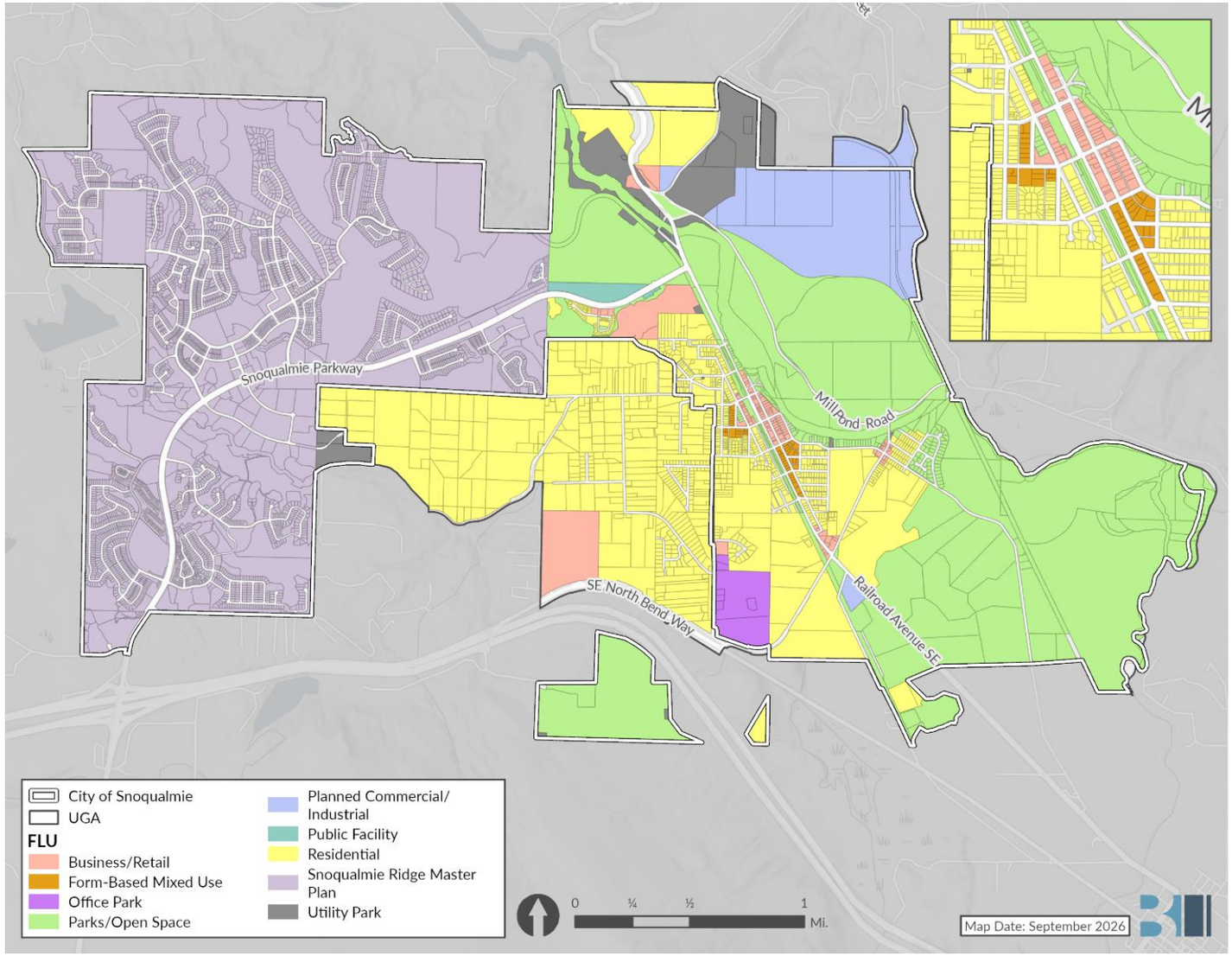
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	955	366	735
50-80% AMI	Apartments*, ADUs	16	5,474	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

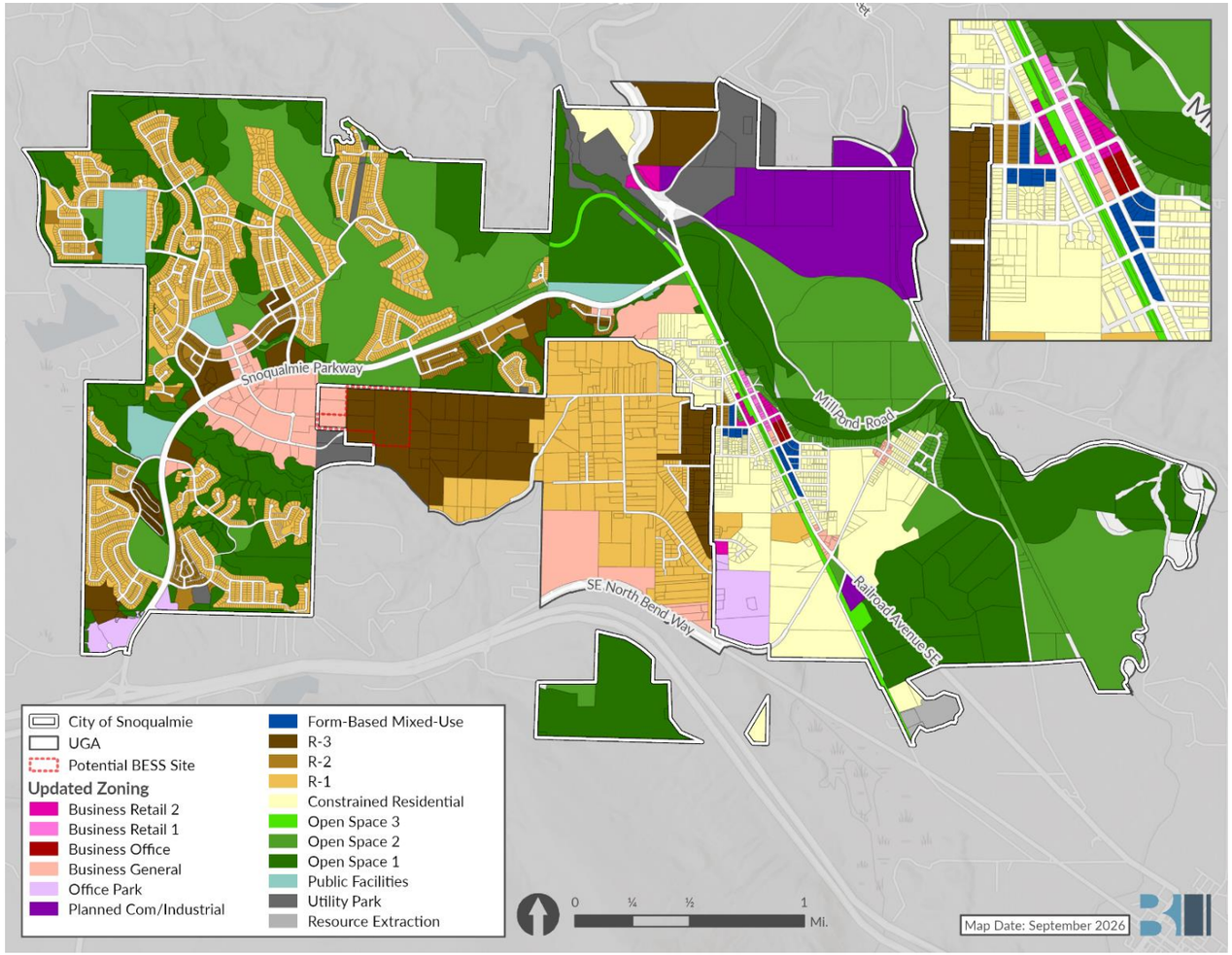


Land Capacity Analysis Scenarios

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

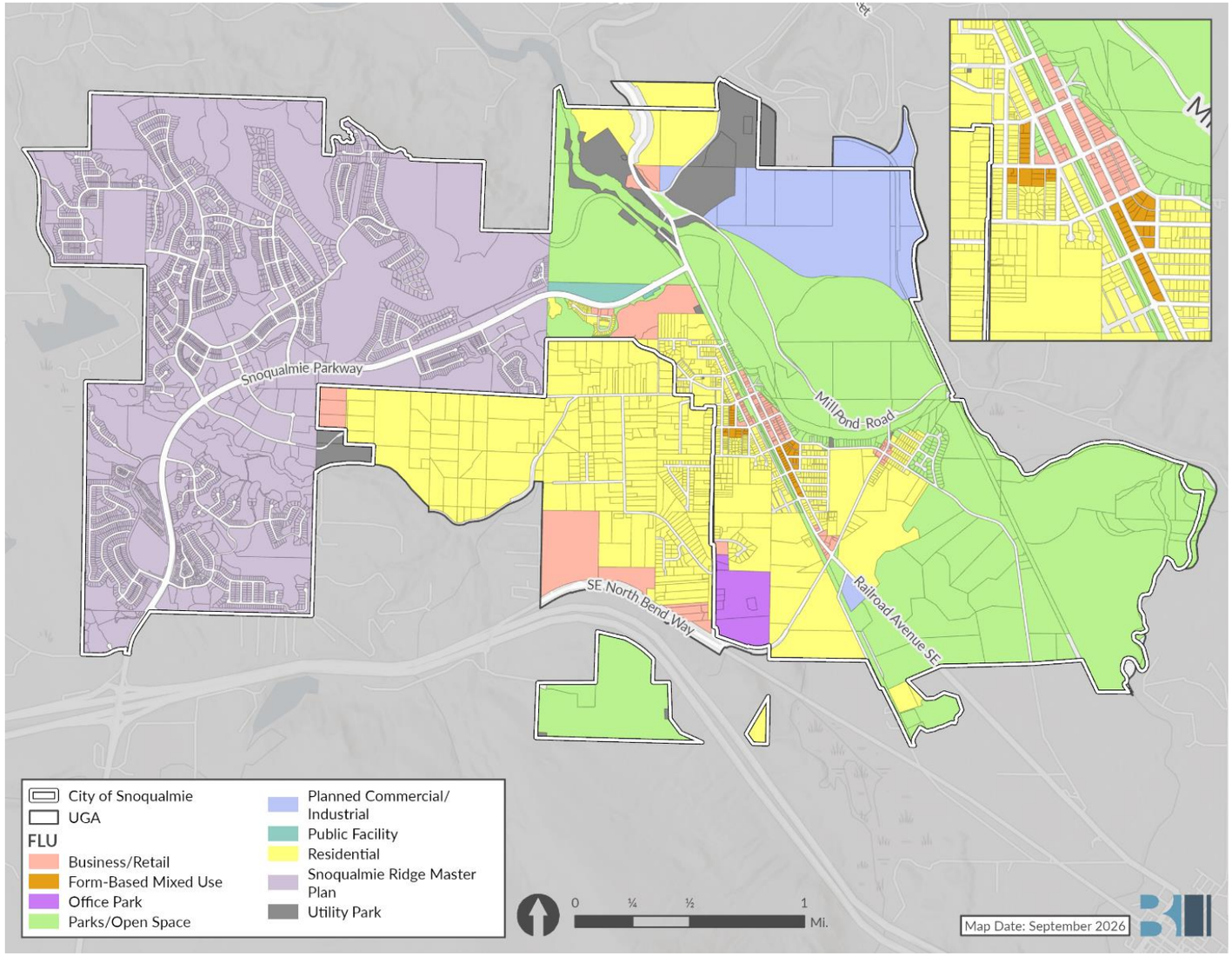
Income Bands	Housing Types	Growth Target (2019-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020-2026	Surplus or Deficit	Surplus or Deficit (with BESS)	Units Requiring Subsidies / Incentives
0-50% AMI	Apartments*	735	1,690	0	1,043	464	735
50-80% AMI	Apartments*, ADUs	16	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

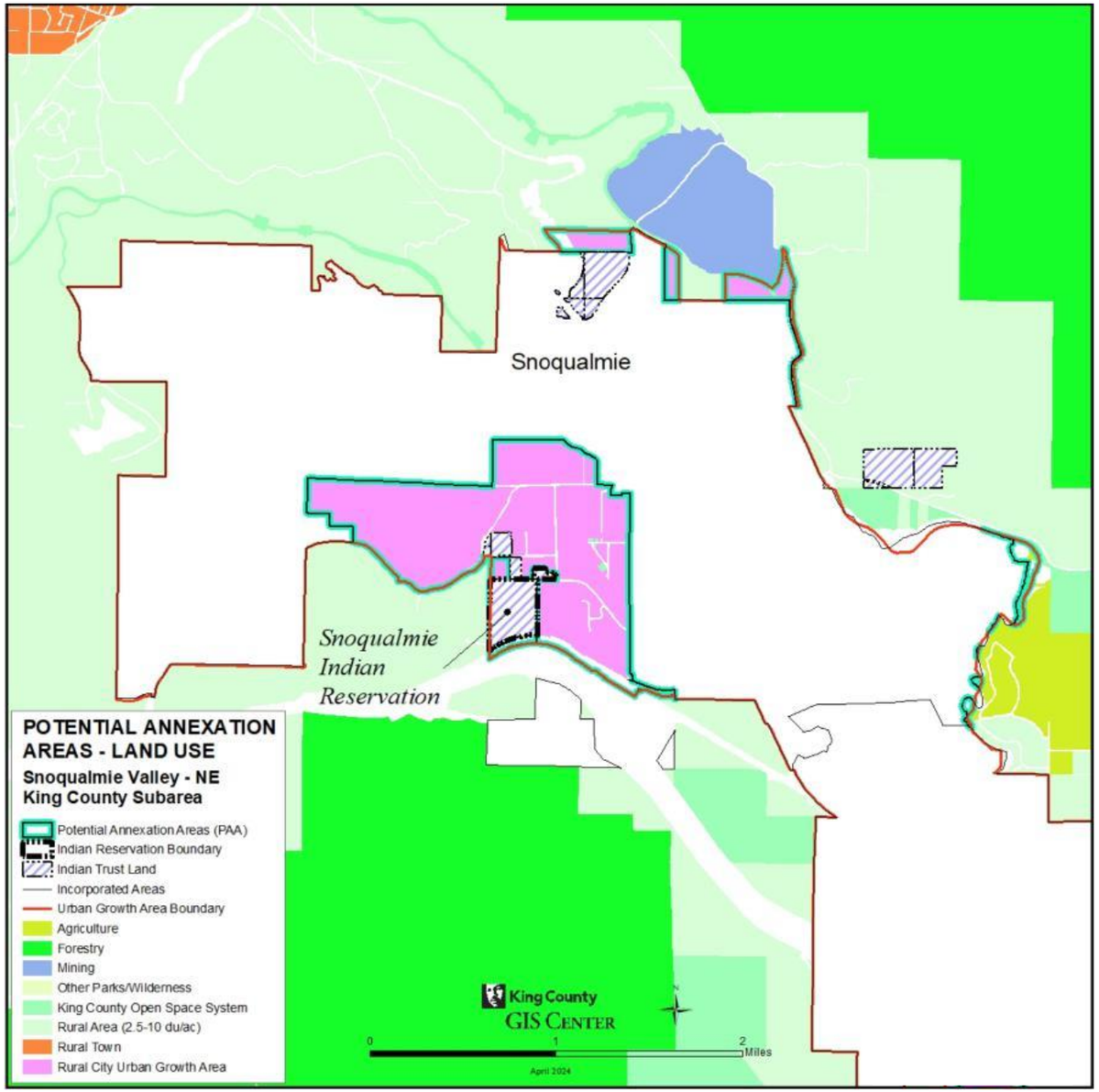
There are multiple methods of annexations:

- 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)

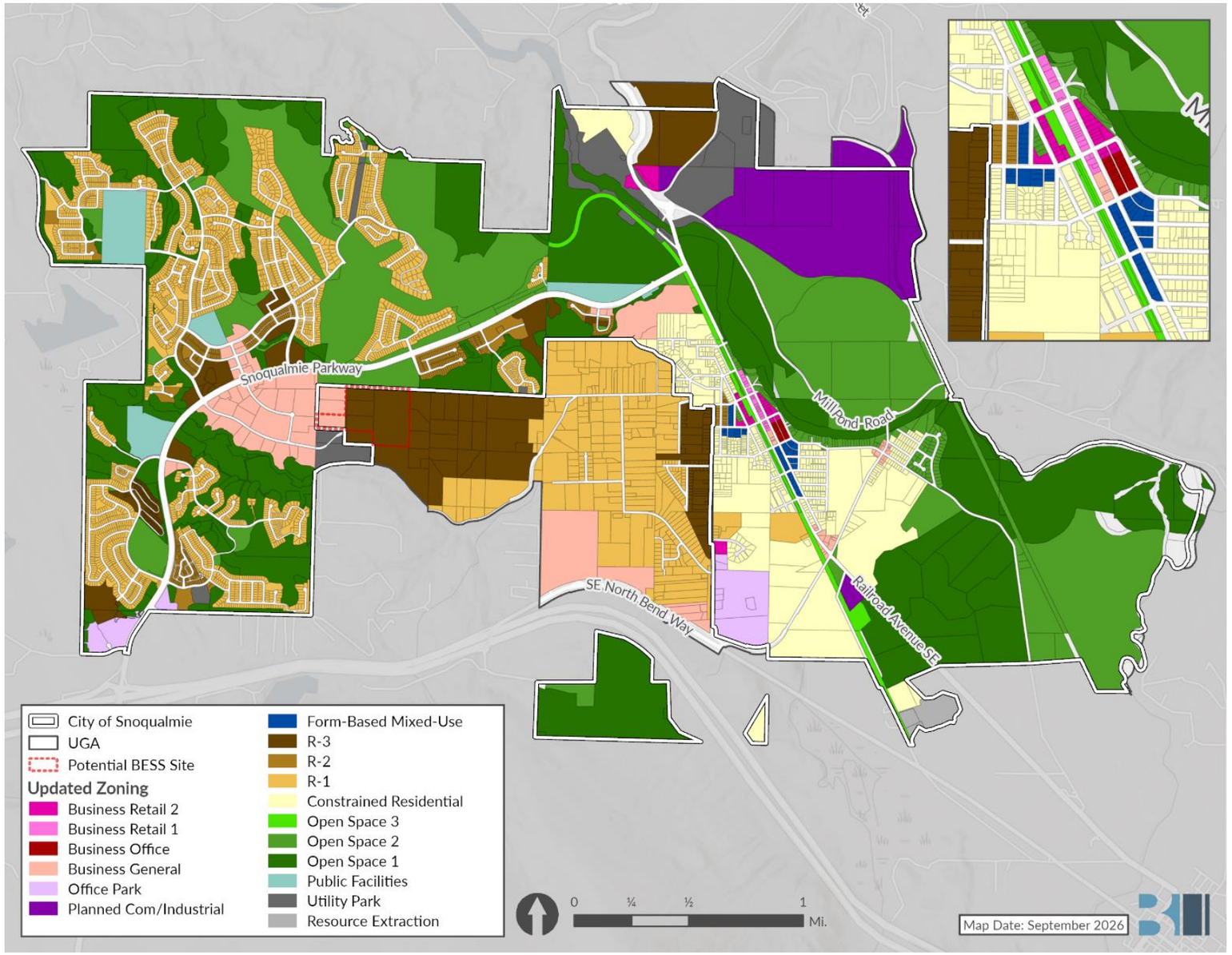
- Needs land use evaluation and infrastructure availability
- The PAAs are identified and designated under the GMA by King County



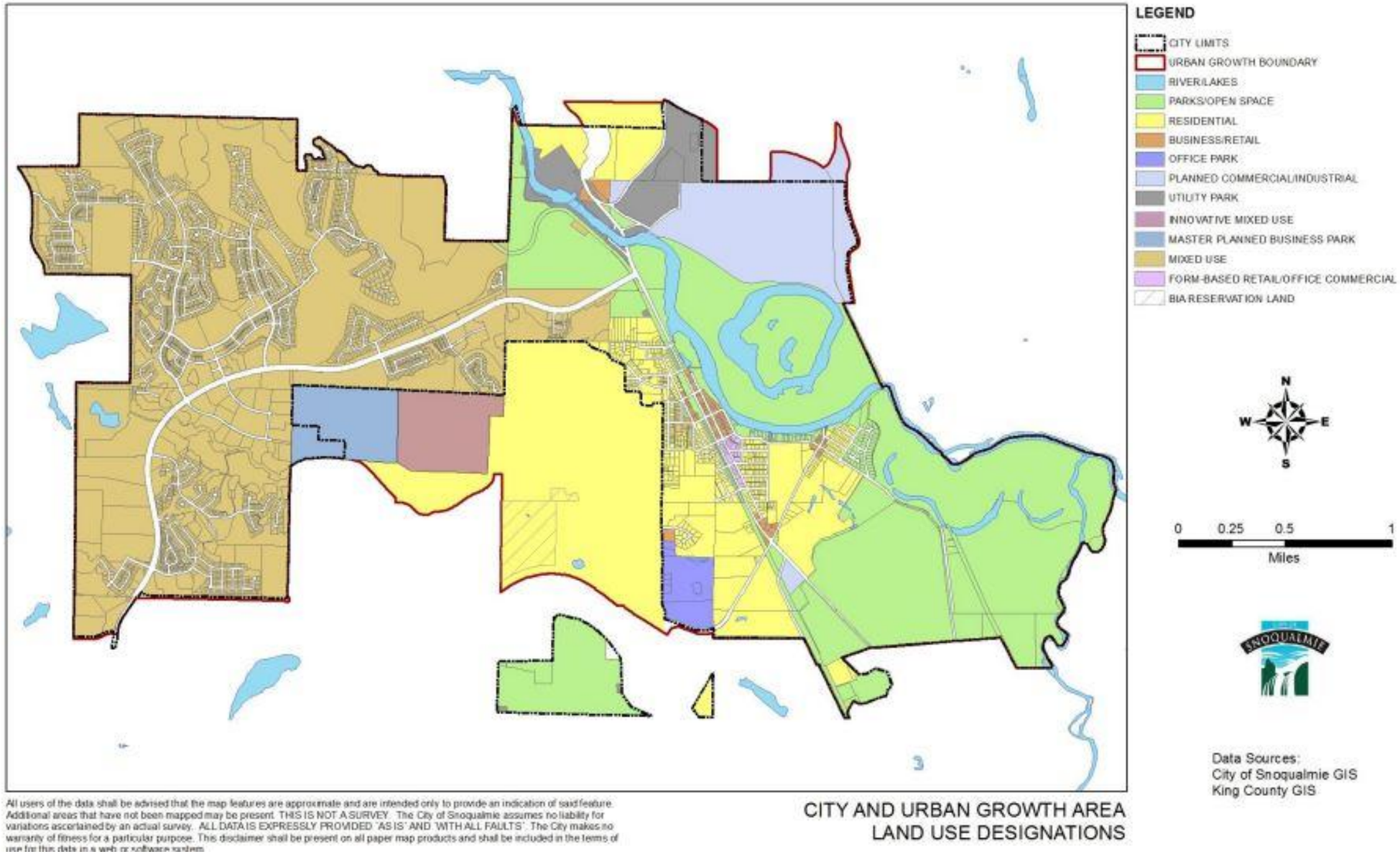
Prezoning Options

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

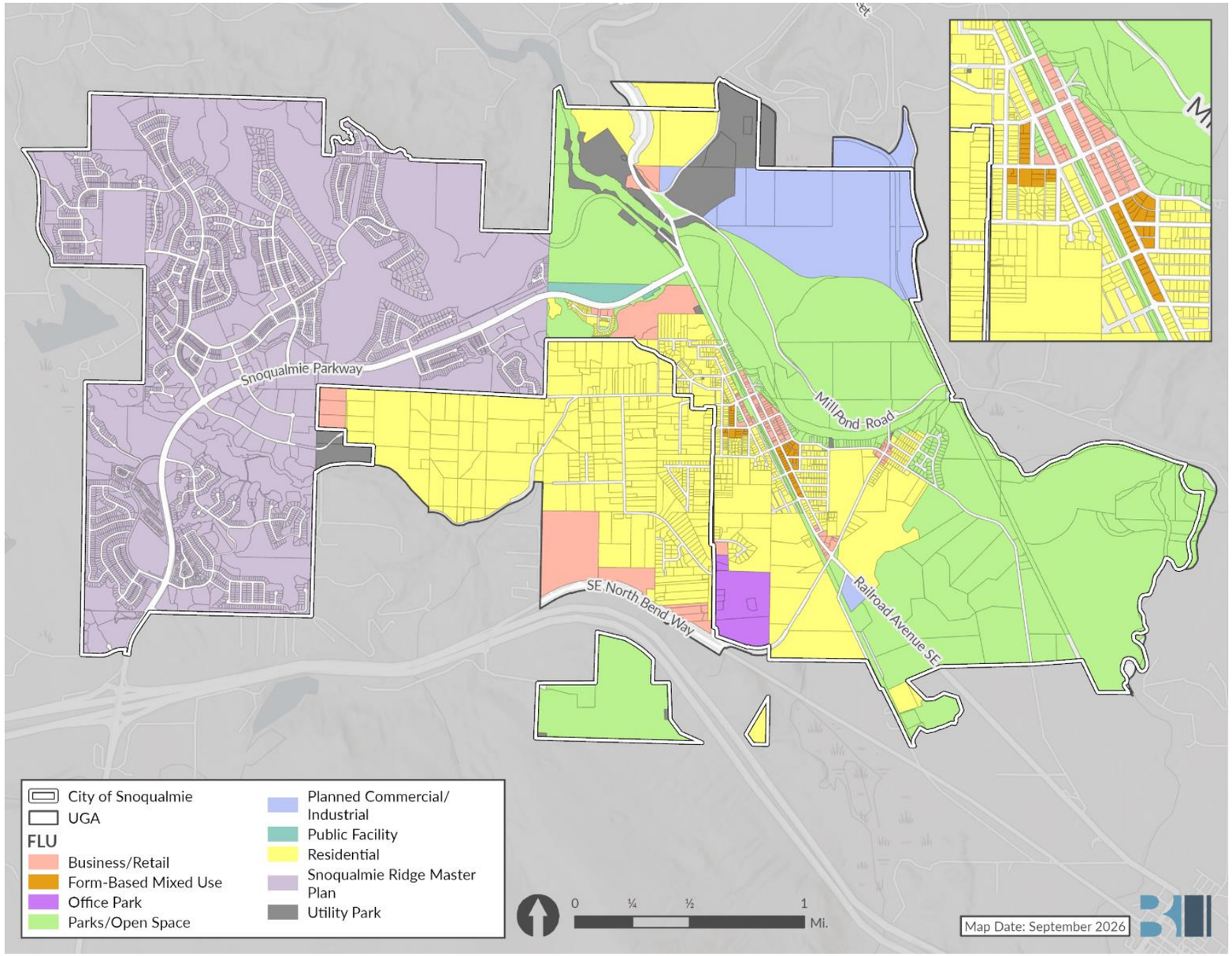
Potential Zoning Map



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

