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

Source: BERK Consulting, 2026.

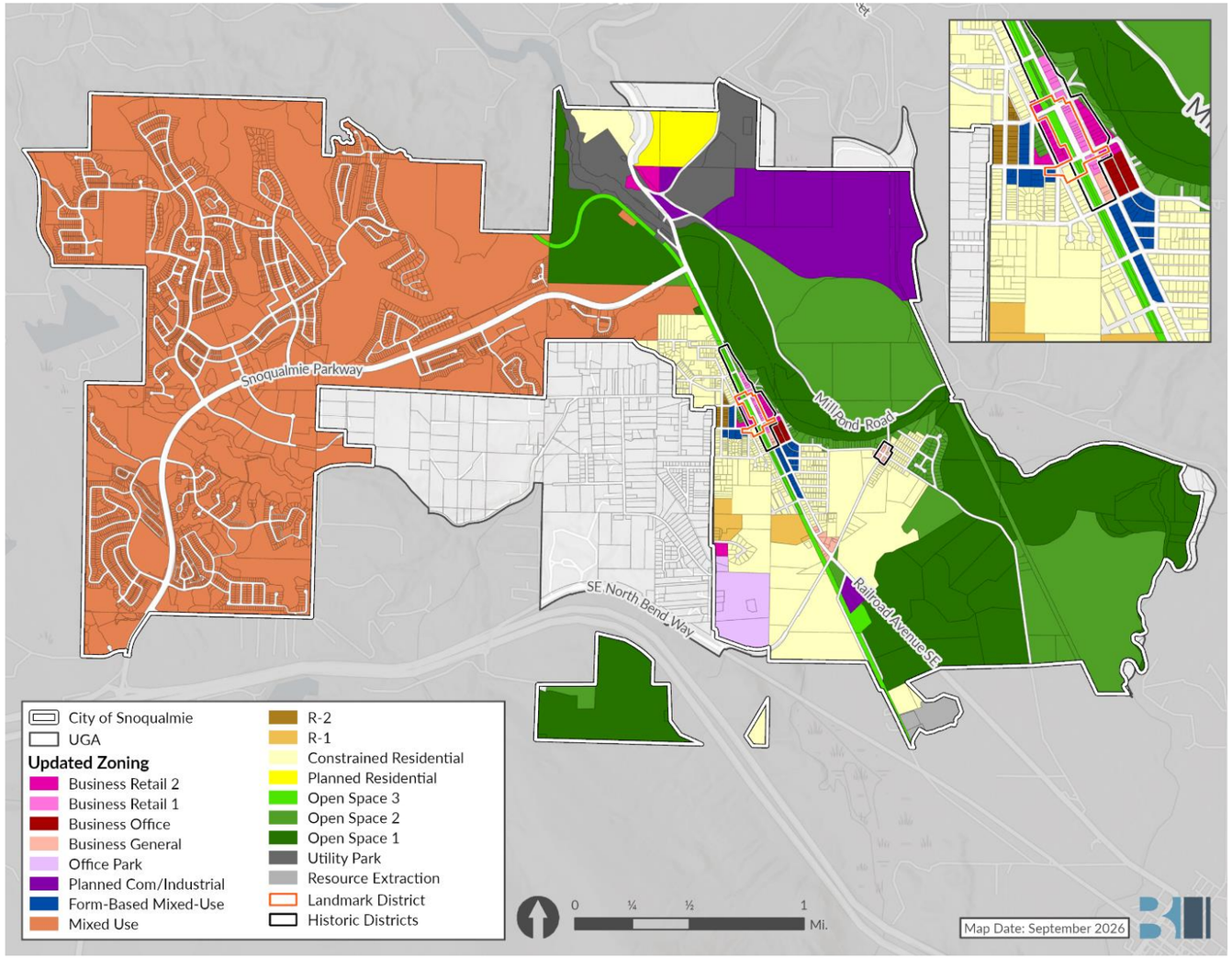
- Scenario 1 is a baseline existing zoning analysis using permit data and revised assumptions to understand base conditions with no zoning or other policy changes.
- Scenario 2 considers zoning and other policy changes to meet housing capacity targets.
- Scenario 3 adds the Potential Annexation Areas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

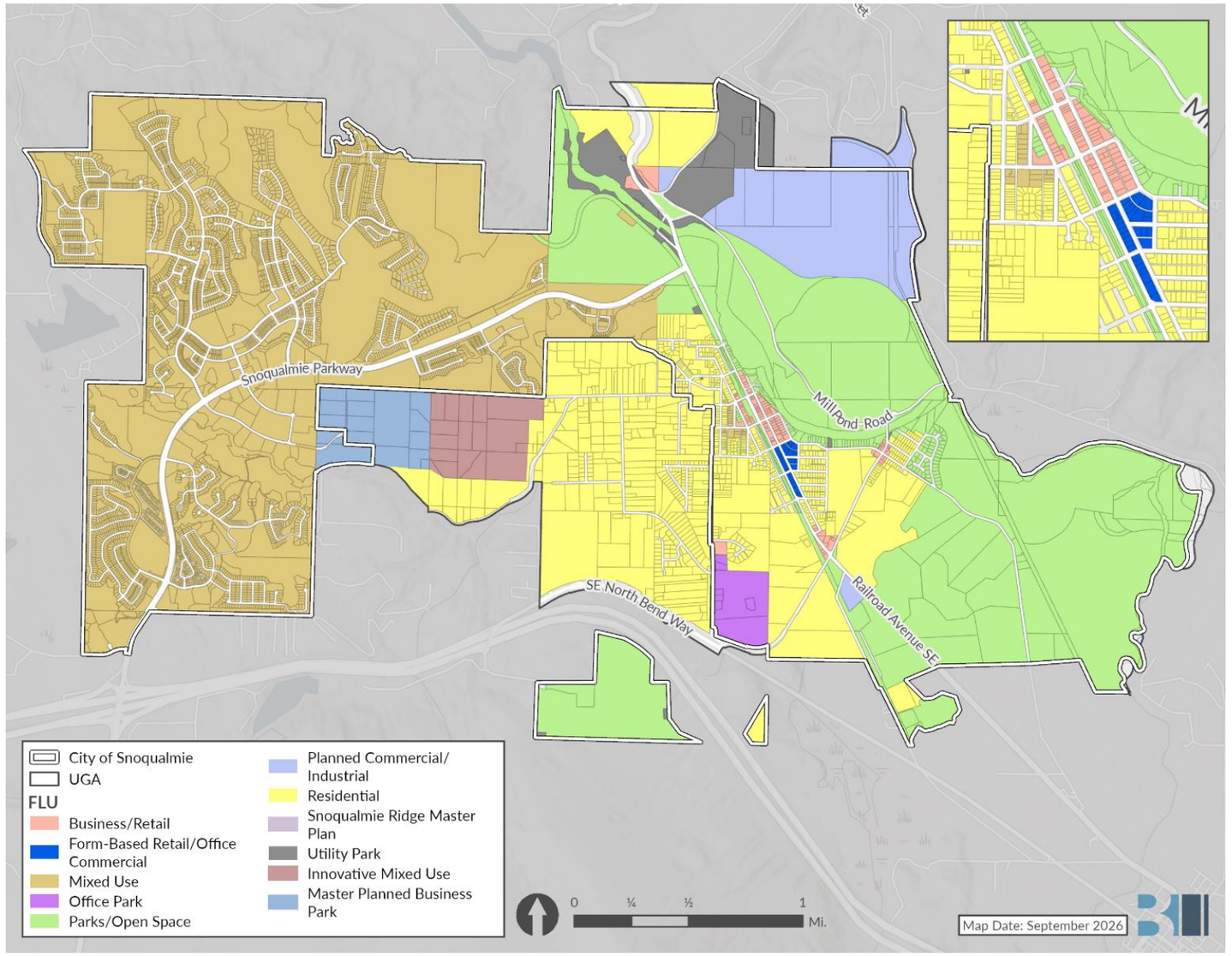
| Income Bands | Housing Types | Growth Target (2019-2044) | Buildable Land Capacity (2026) | Net new permitted and completed units 2020-2026 | Surplus or Deficit | Units Requiring Subsidies / Incentives |
|---|---|---|---|---|---|---|
| 0-50% AMI | Apartments* | 735 | 116 | 0 | -619 | 735 |
| 50-80%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

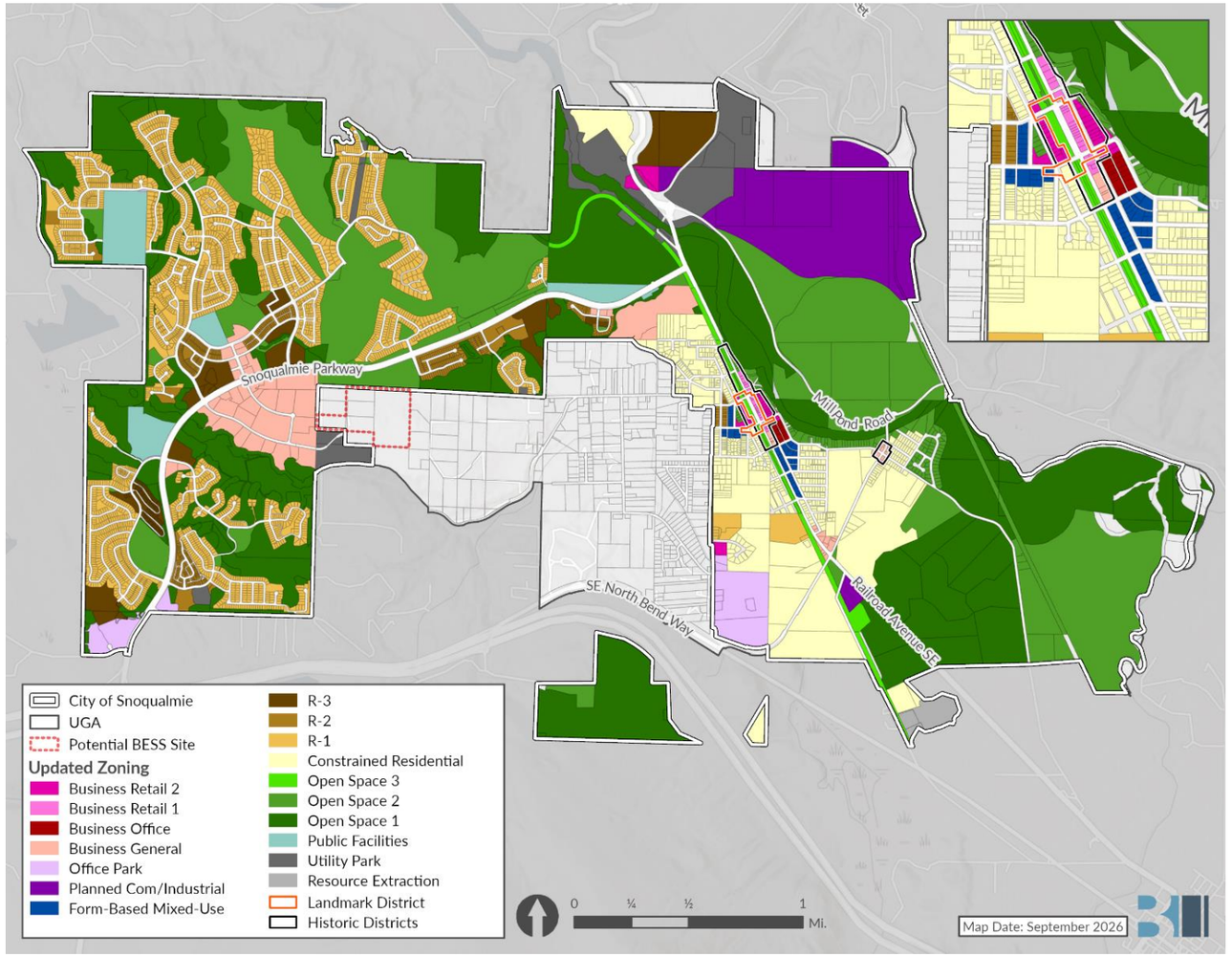


# Land Capacity Analysis Scenarios

## Scenario 2 –Snoqualmie Ridge Updated Zoning, no PAA

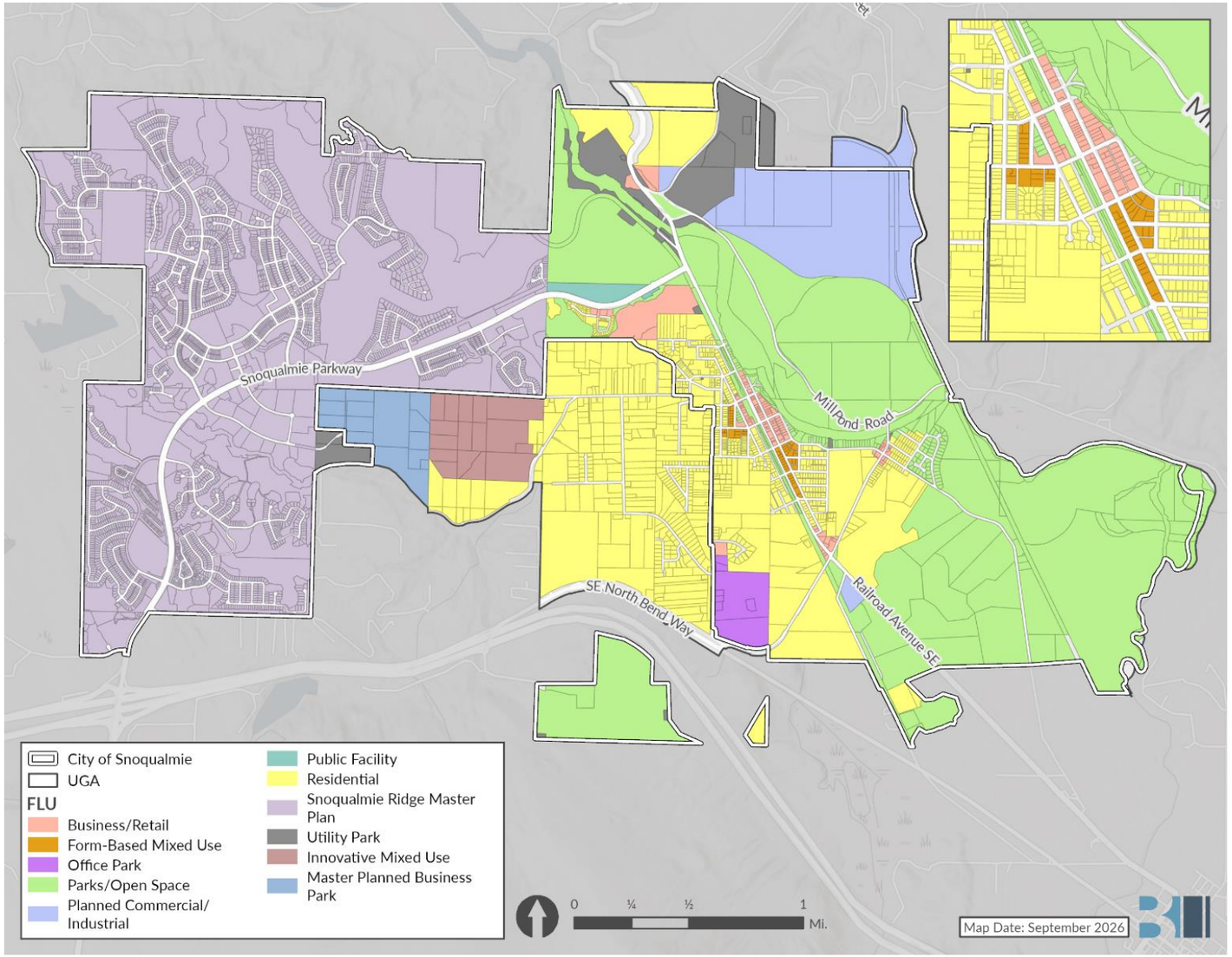
| Income Bands | Housing Types | Growth Target (2019-2044) | Buildable Land Capacity (2026) | Net new permitted and completed units 2020-2026 | Surplus or Deficit | Surplus or Deficit with BESS | Units Requiring Subsidies / Incentives |
|---|---|---|---|---|---|---|---|
| 0-50% AMI | Apartments* | 735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

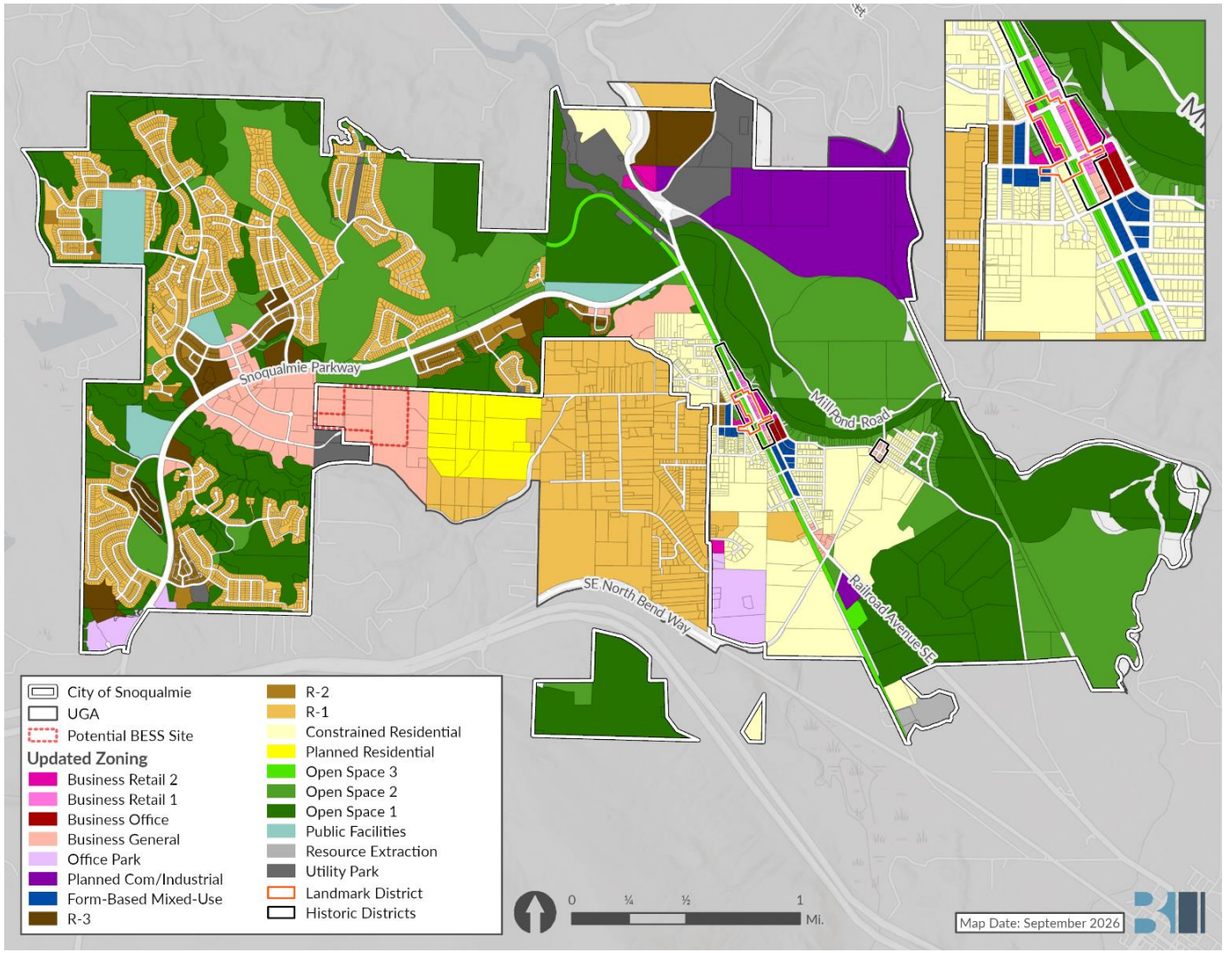


# Land Capacity Analysis Scenarios

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

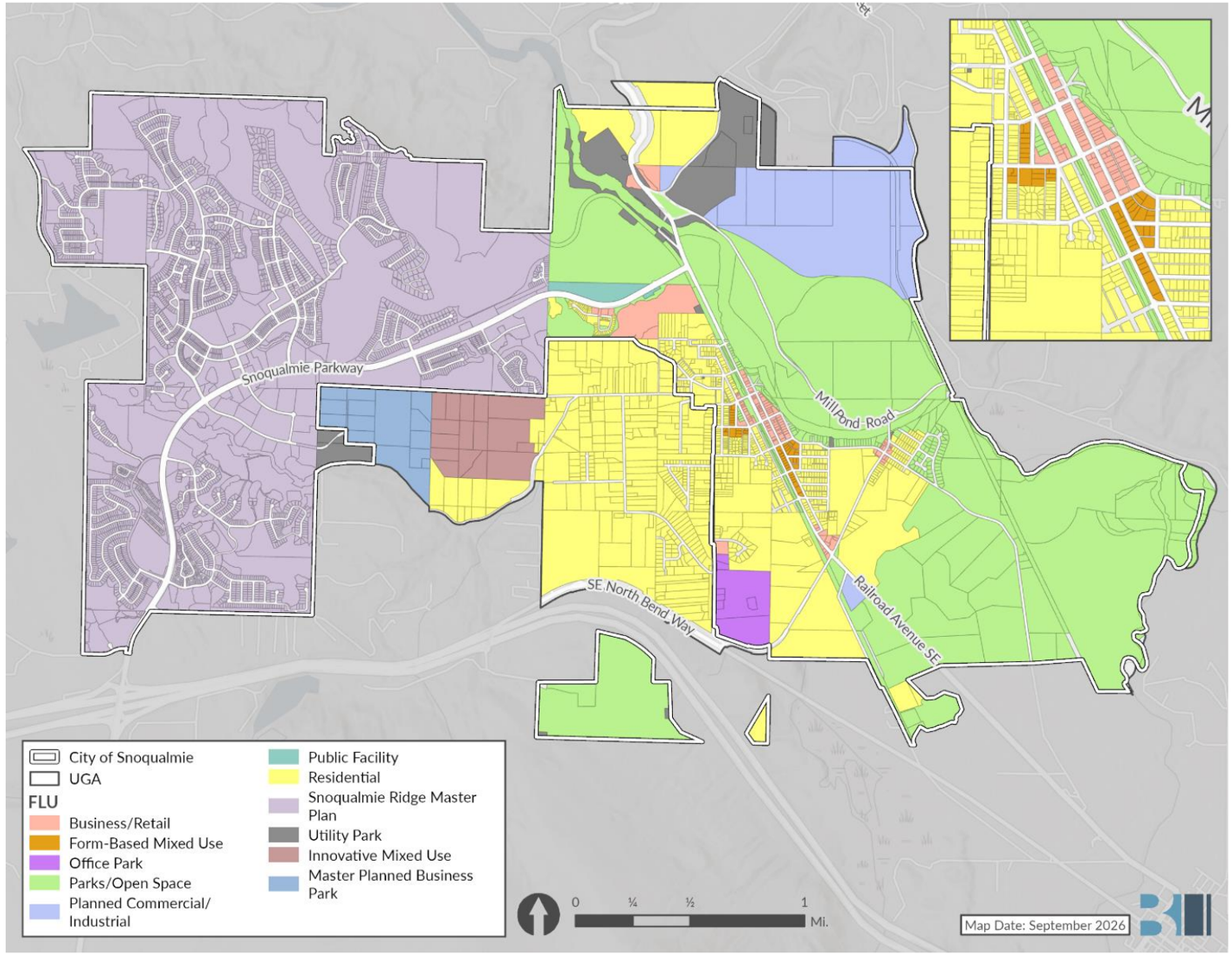
| Income Bands | Housing Types | Growth Target (2019-2044) | Buildable Land Capacity (2026) | Net new permitted and completed units 2020-2026 | Surplus or Deficit | Surplus or Deficit (with BESS) | Units Requiring Subsidies / Incentives |
|---|---|---|---|---|---|---|---|
| 0-50% AMI | Apartments* | 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

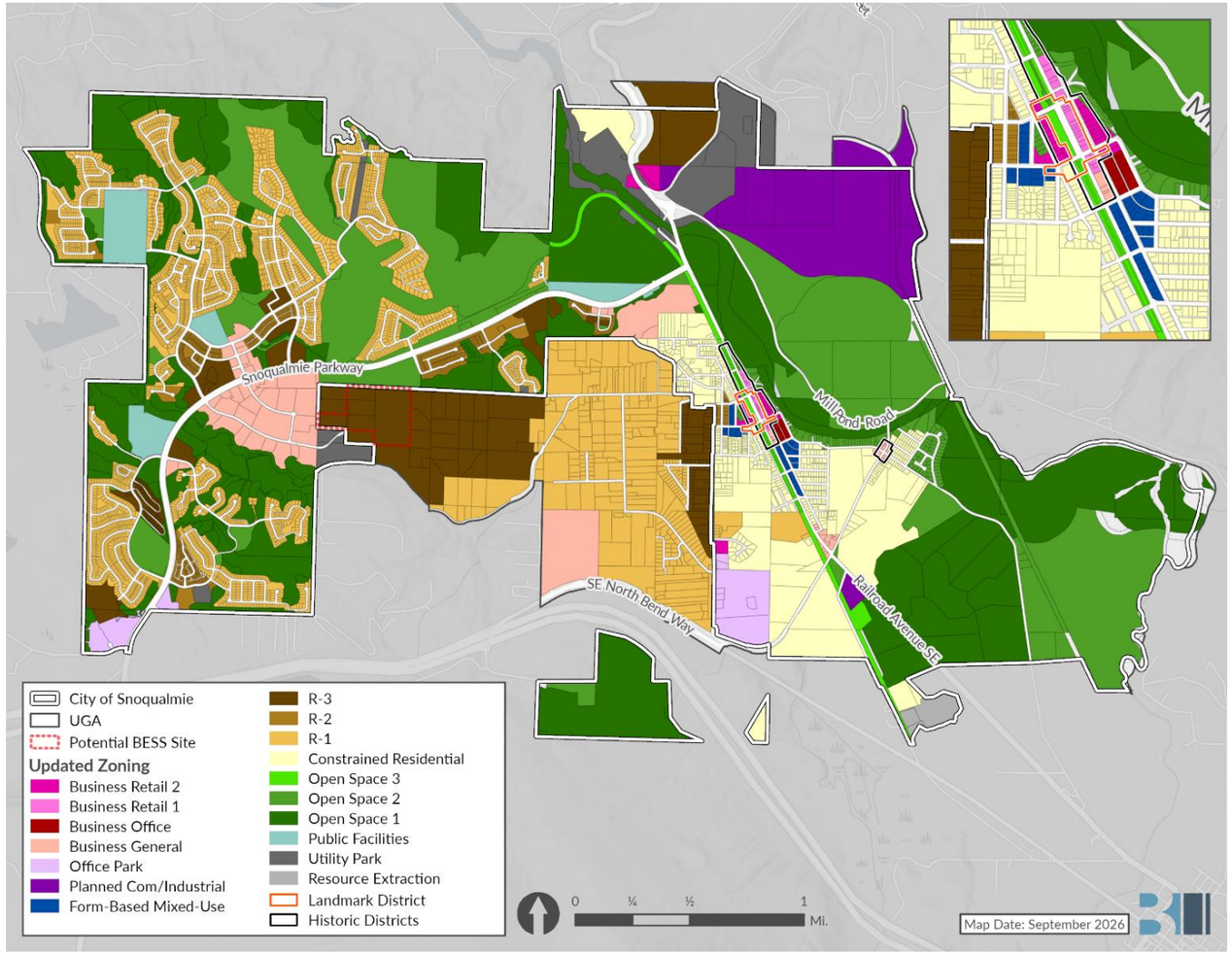


# Land Capacity Analysis Scenarios

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

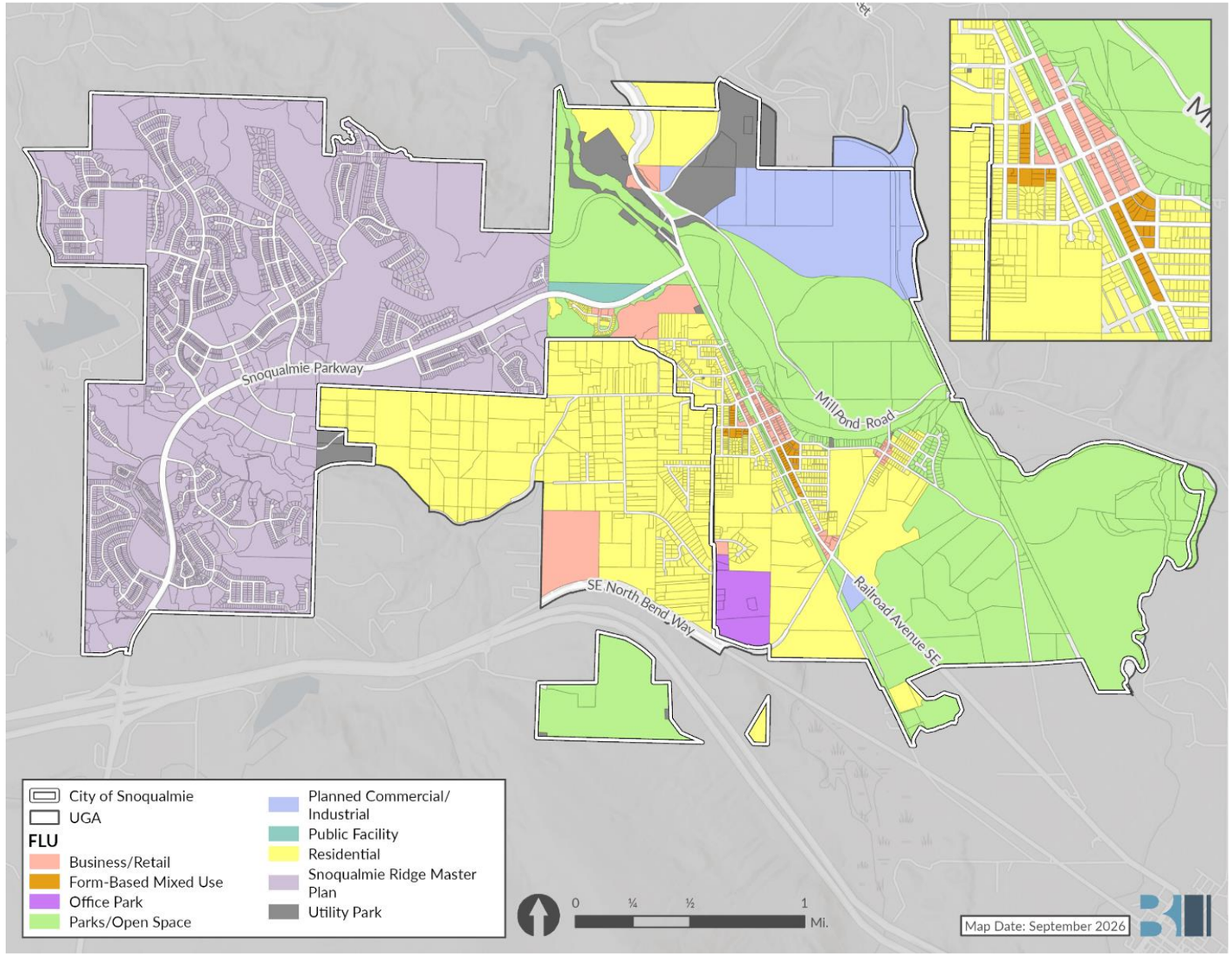
| Income Bands | Housing Types | Growth Target (2019-2044) | Buildable Land Capacity (2026) | Net new permitted and completed units 2020-2026 | Surplus or Deficit | Surplus or Deficit (with BESS) | Units Requiring Subsidies / Incentives |
|---|---|---|---|---|---|---|---|
| 0-50% AMI | Apartments* | 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

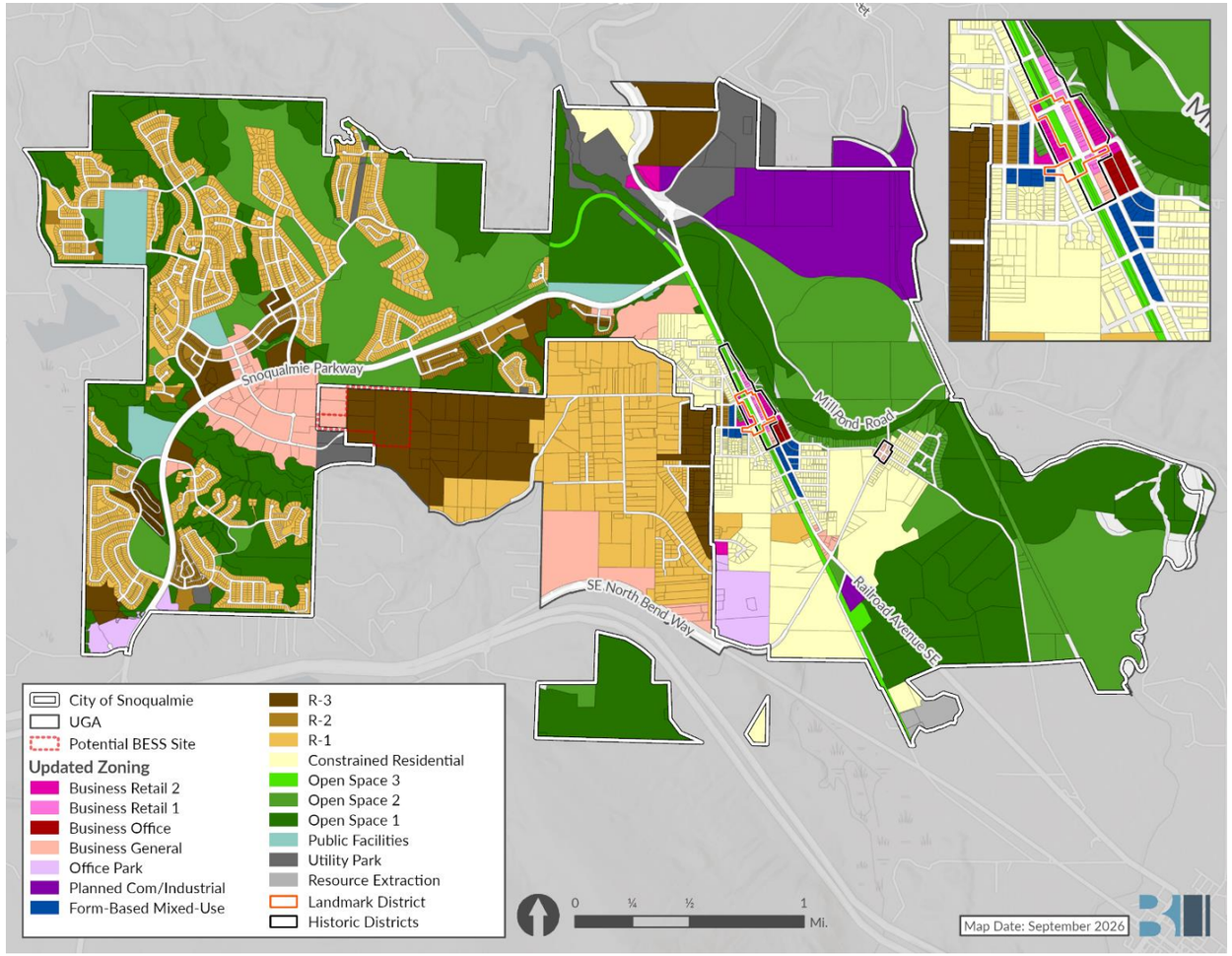


# Land Capacity Analysis Scenarios

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

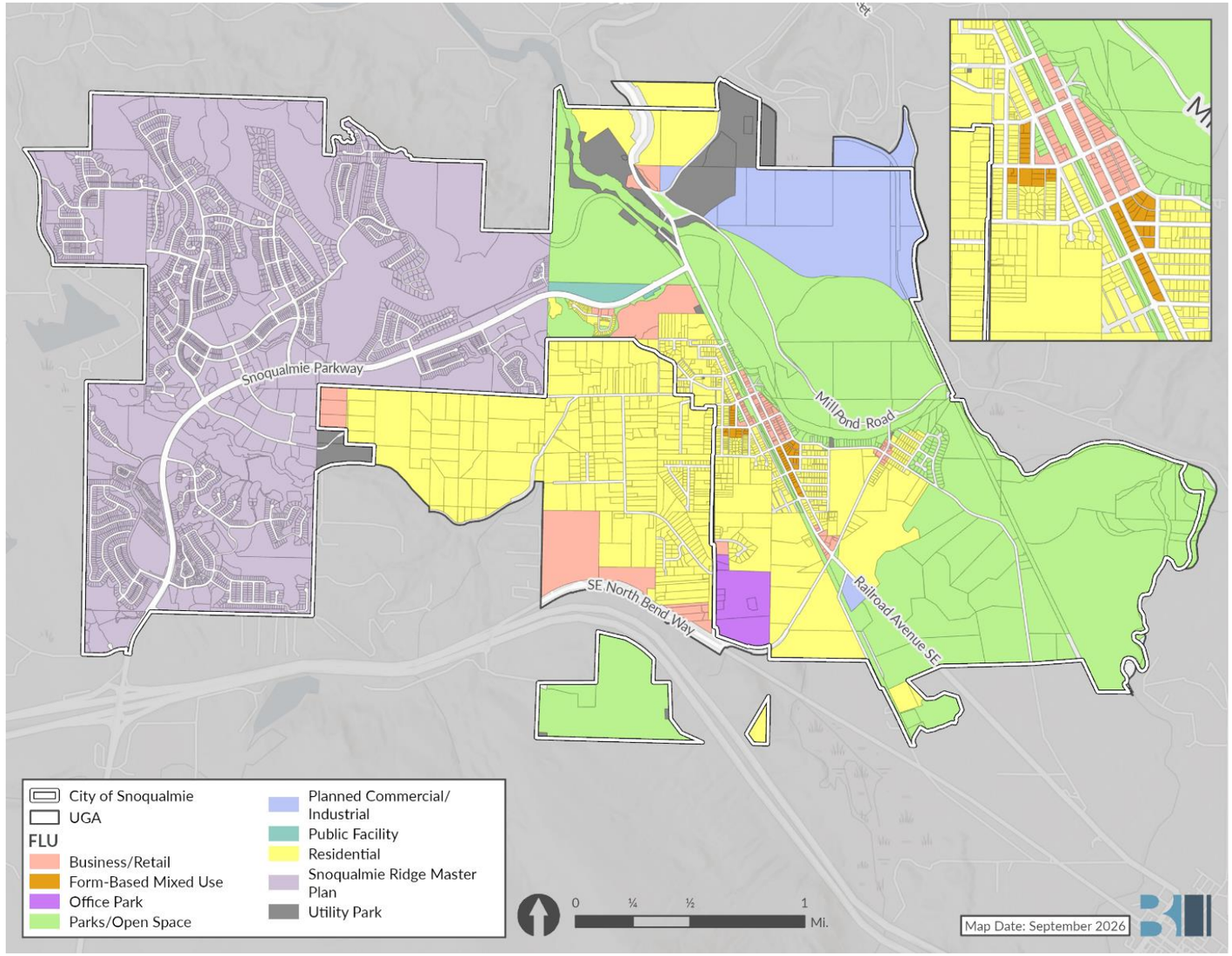
| Income Bands | Housing Types | Growth Target (2019-2044) | Buildable Land Capacity (2026) | Net new permitted and completed units 2020-2026 | Surplus or Deficit | Surplus or Deficit (with BESS) | Units Requiring Subsidies / Incentives |
|---|---|---|---|---|---|---|---|
| 0-50% AMI | Apartments* | 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

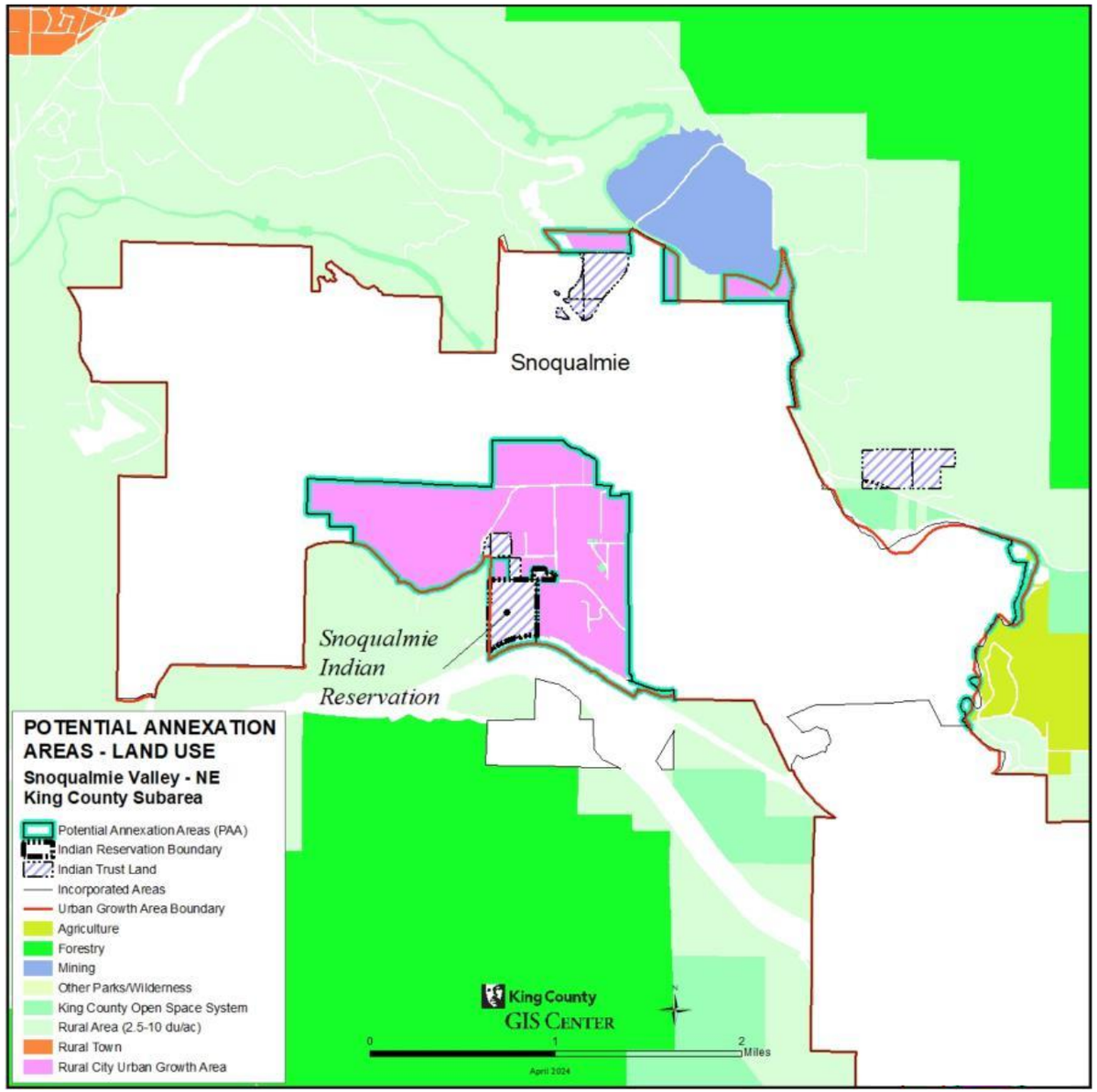
There are multiple methods of annexations:

- 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)

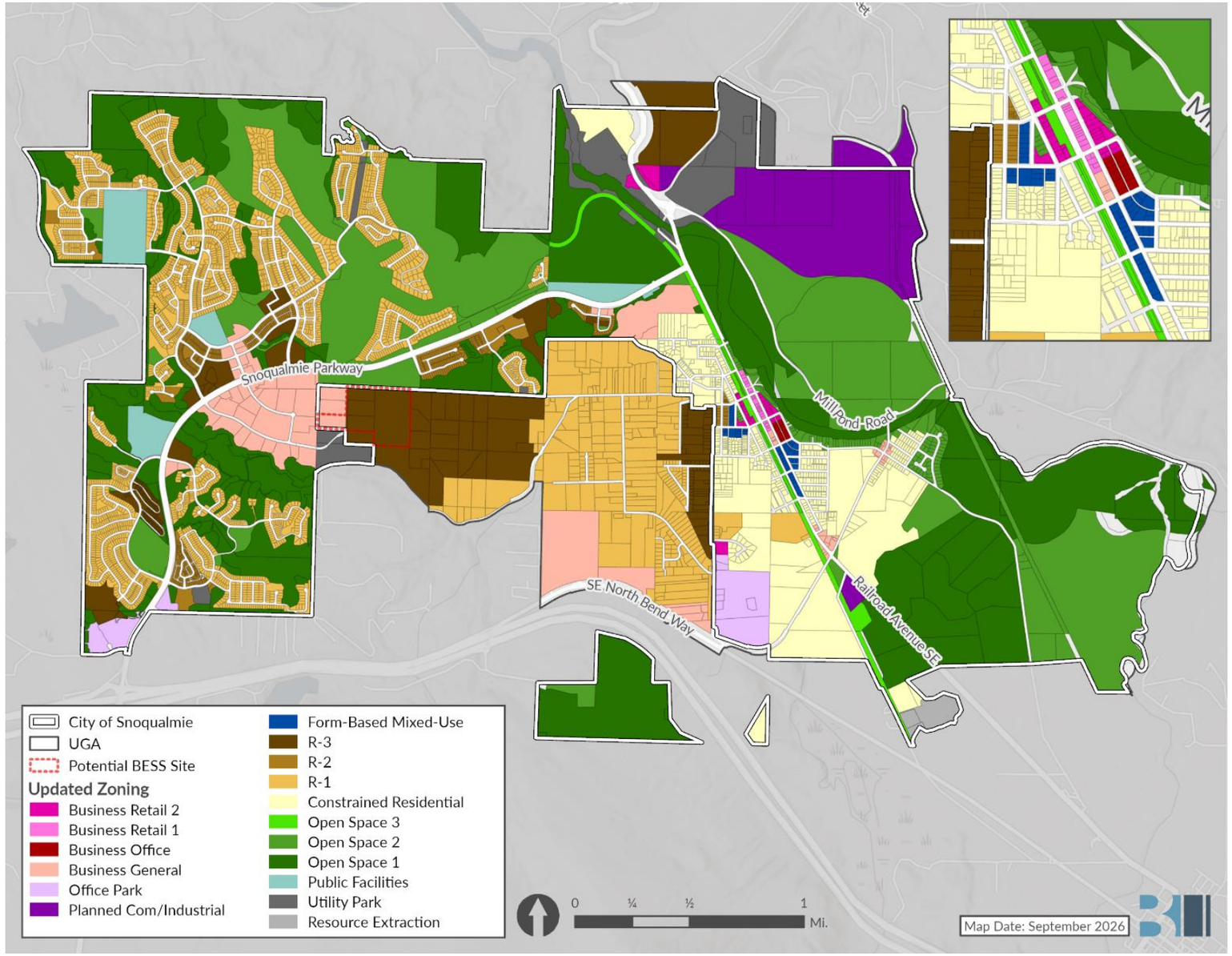
- Needs land use evaluation and infrastructure availability
- The PAAs are identified and designated under the GMA by King County



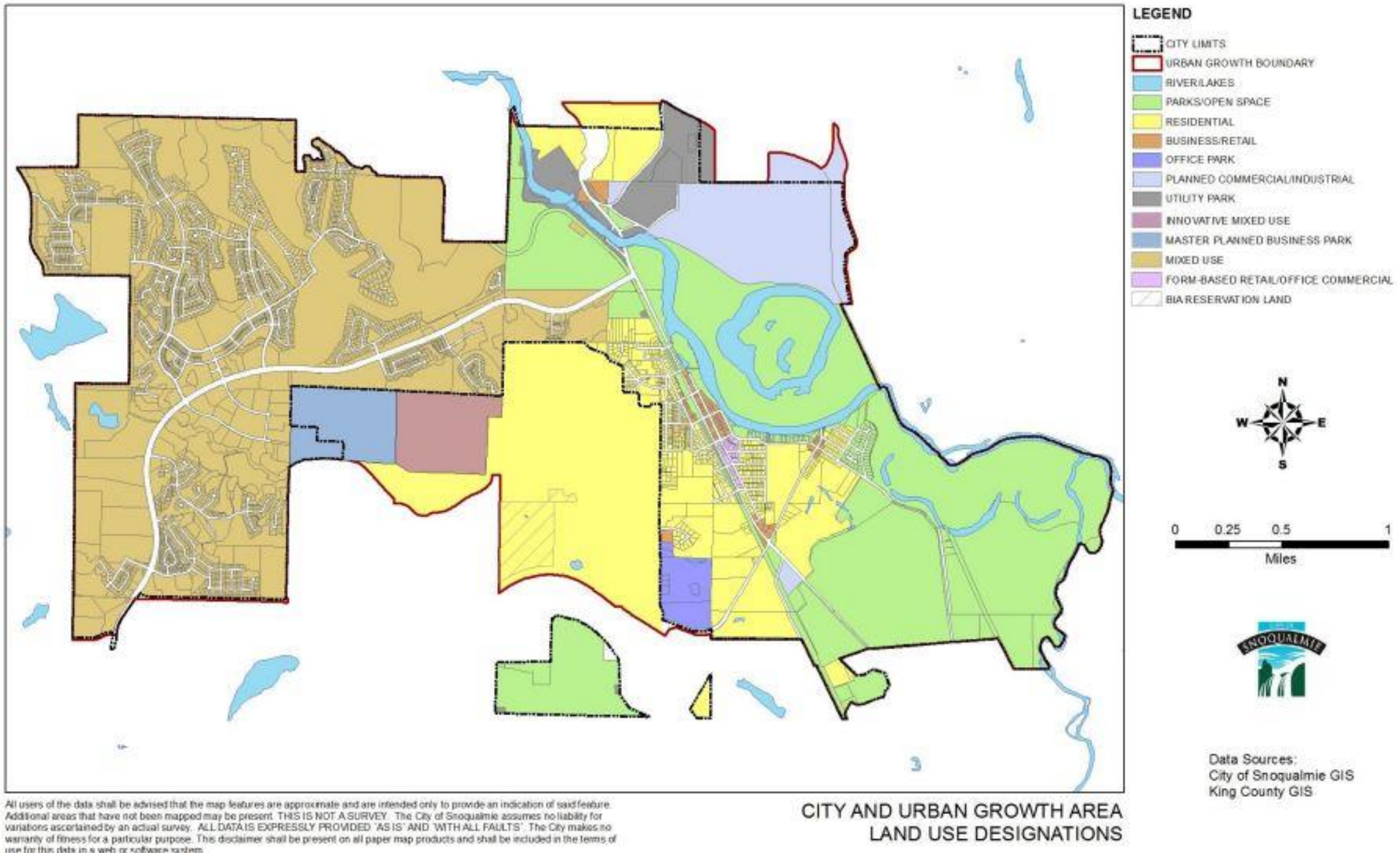
# Prezoning Options

| 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<br>R-3<br>Business General |

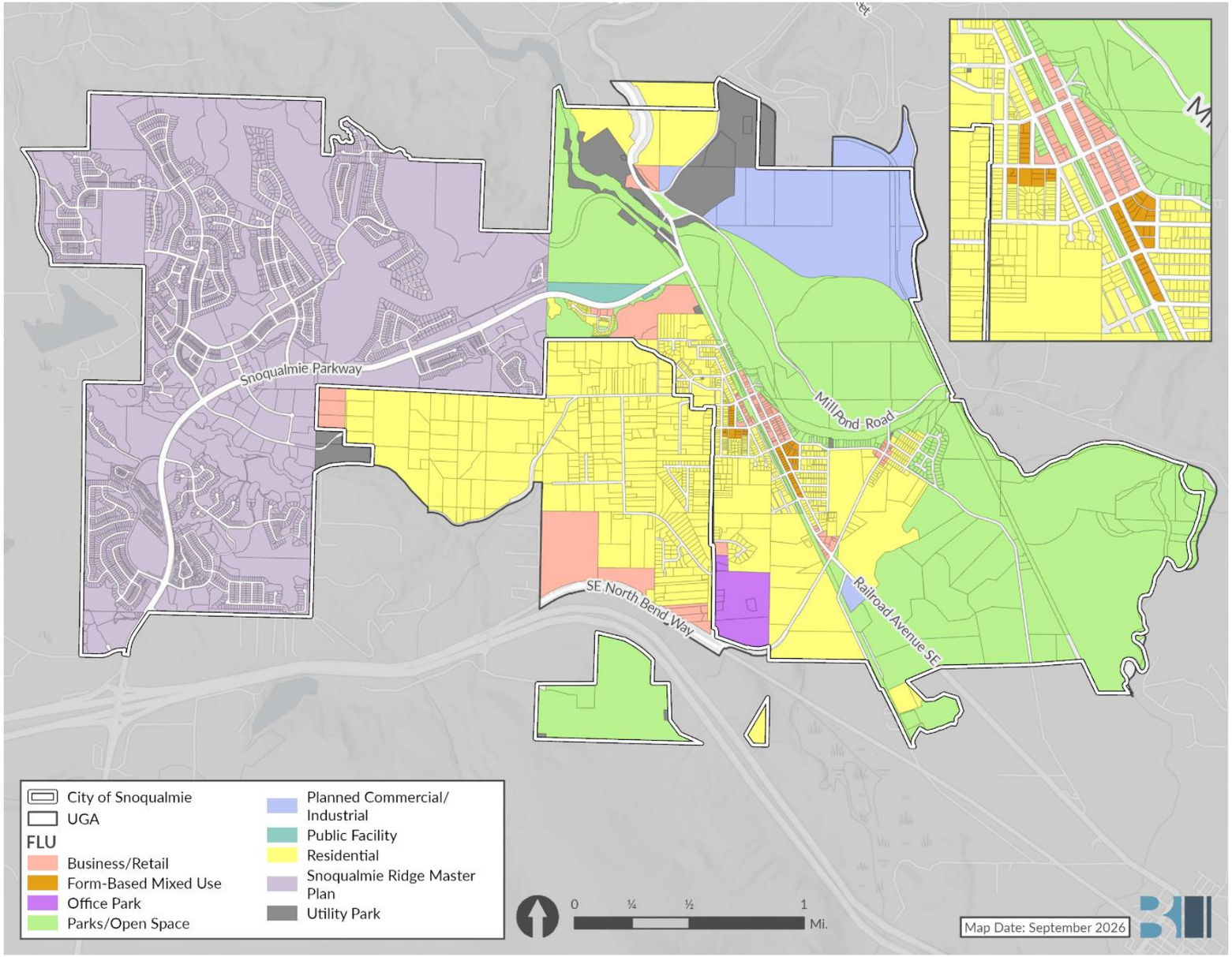
# Potential Zoning Map



# 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

