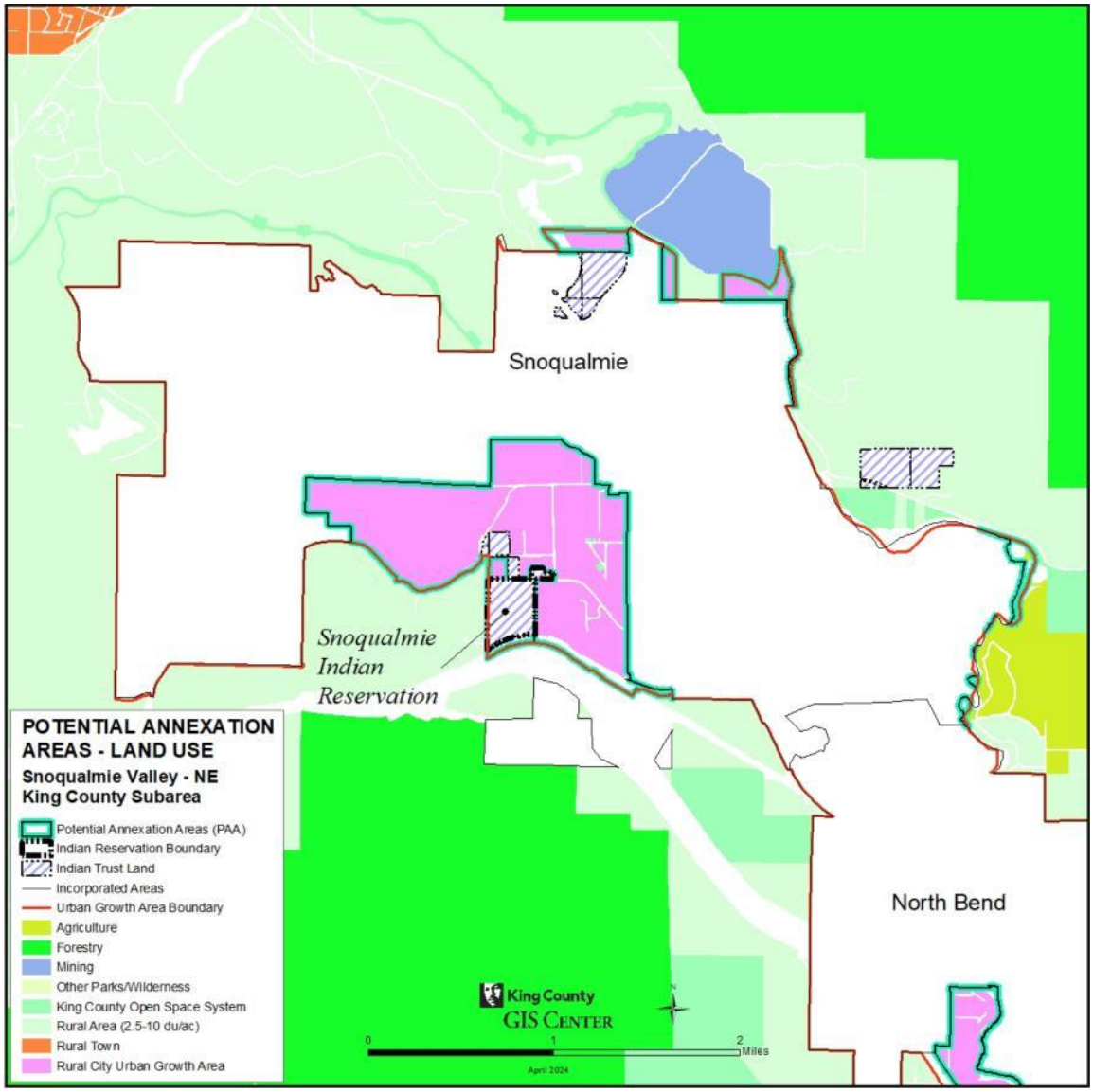
Snoqualmie Urban Growth Area – Preannexation Planning & Zoning

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.

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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.

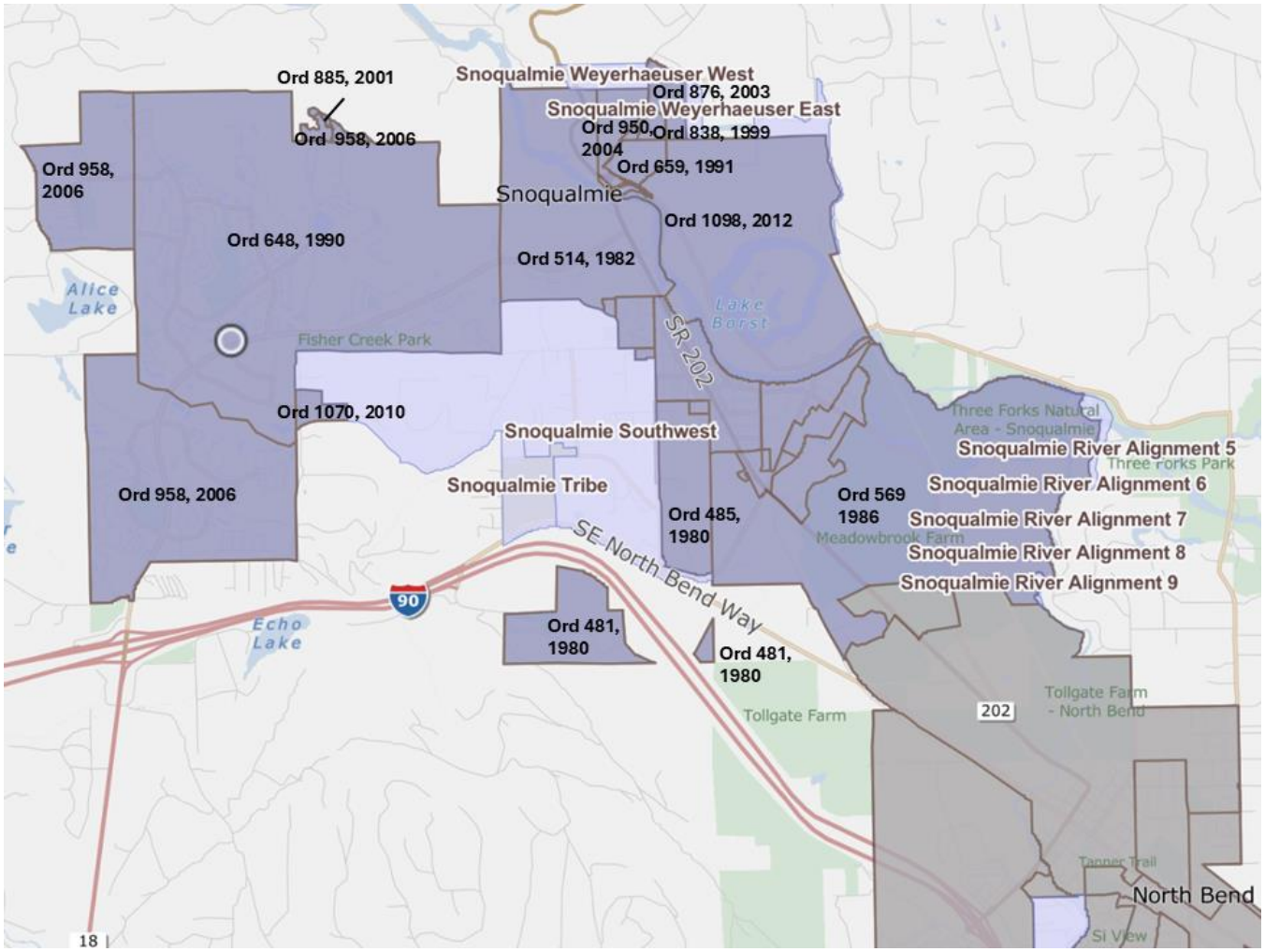
Note that other details of annexation specified through state law include:

- 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

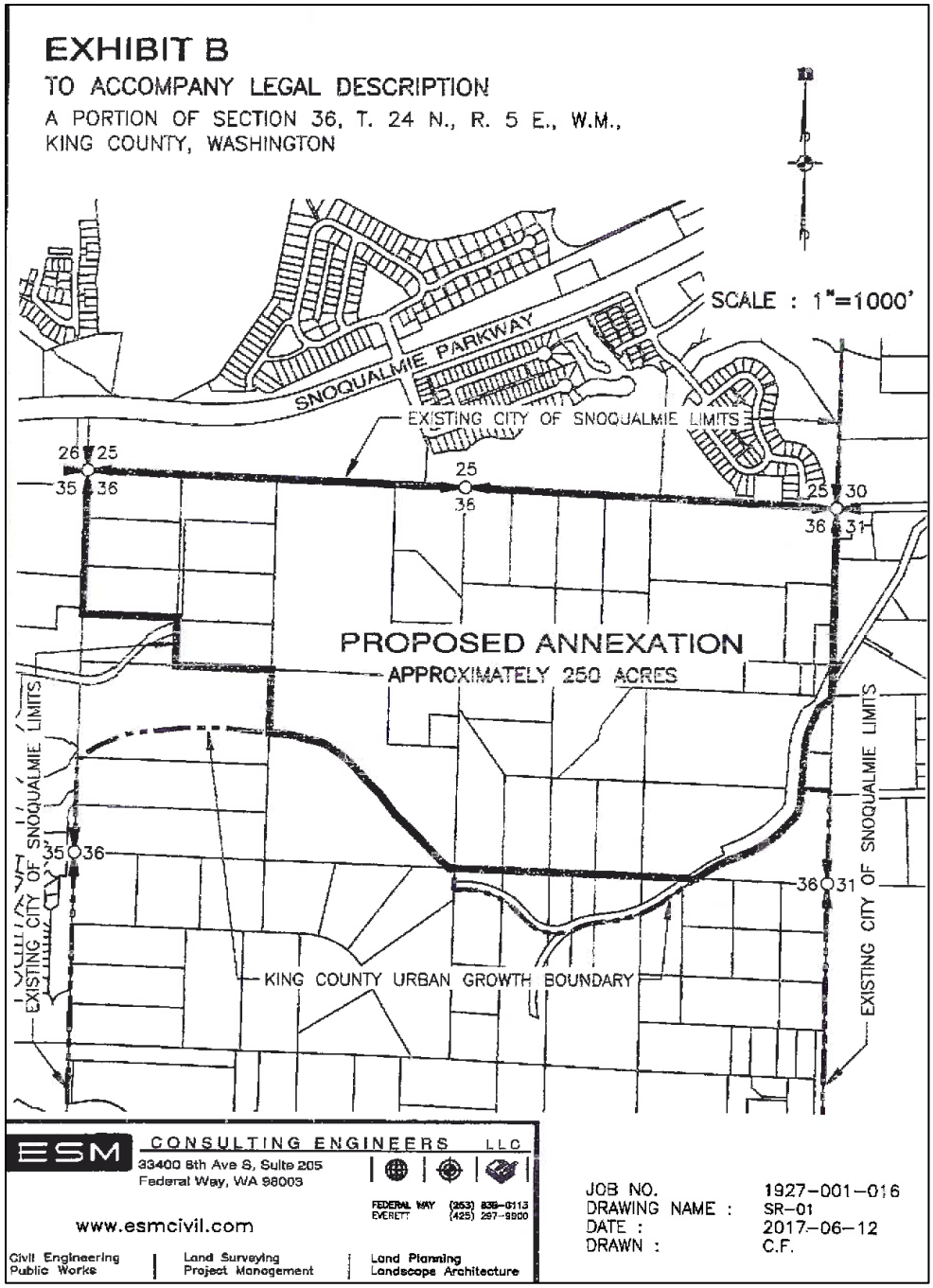


Source: (King County Boundary Review Board, n.d.)

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).

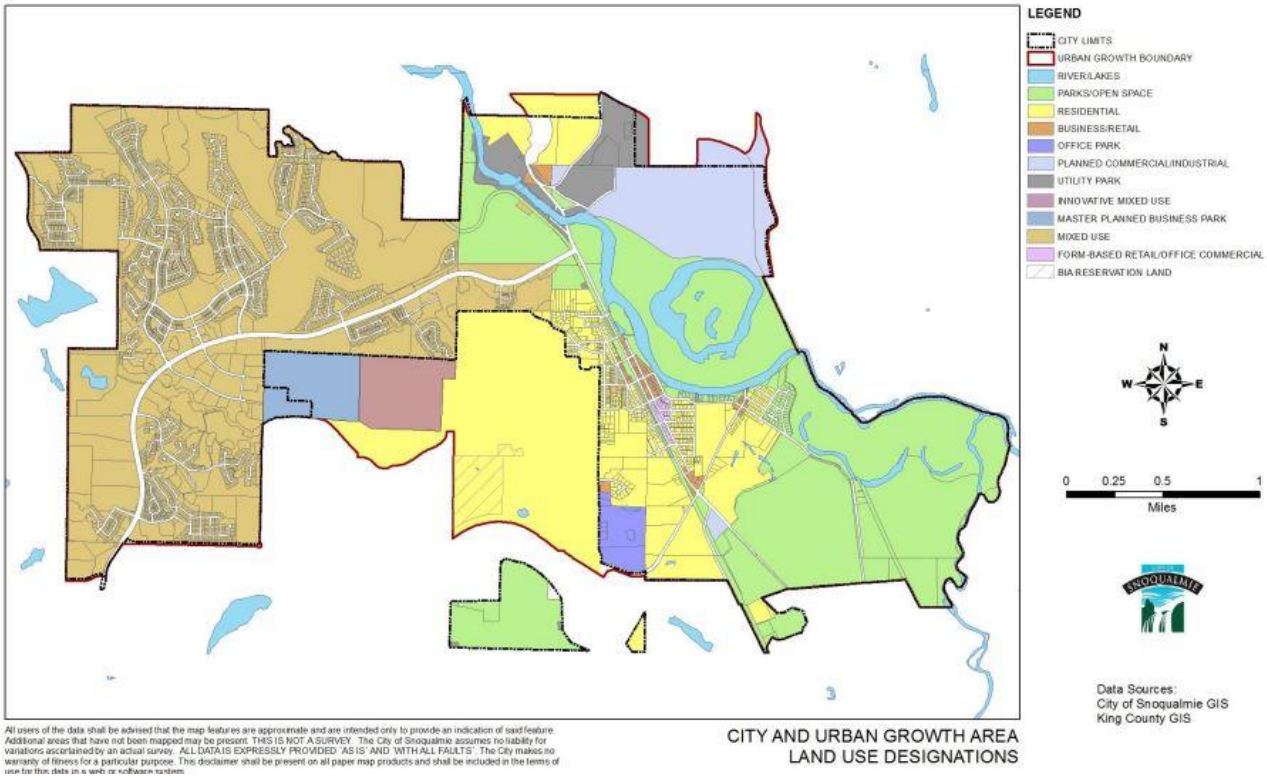
Current Plans & Zoning

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.

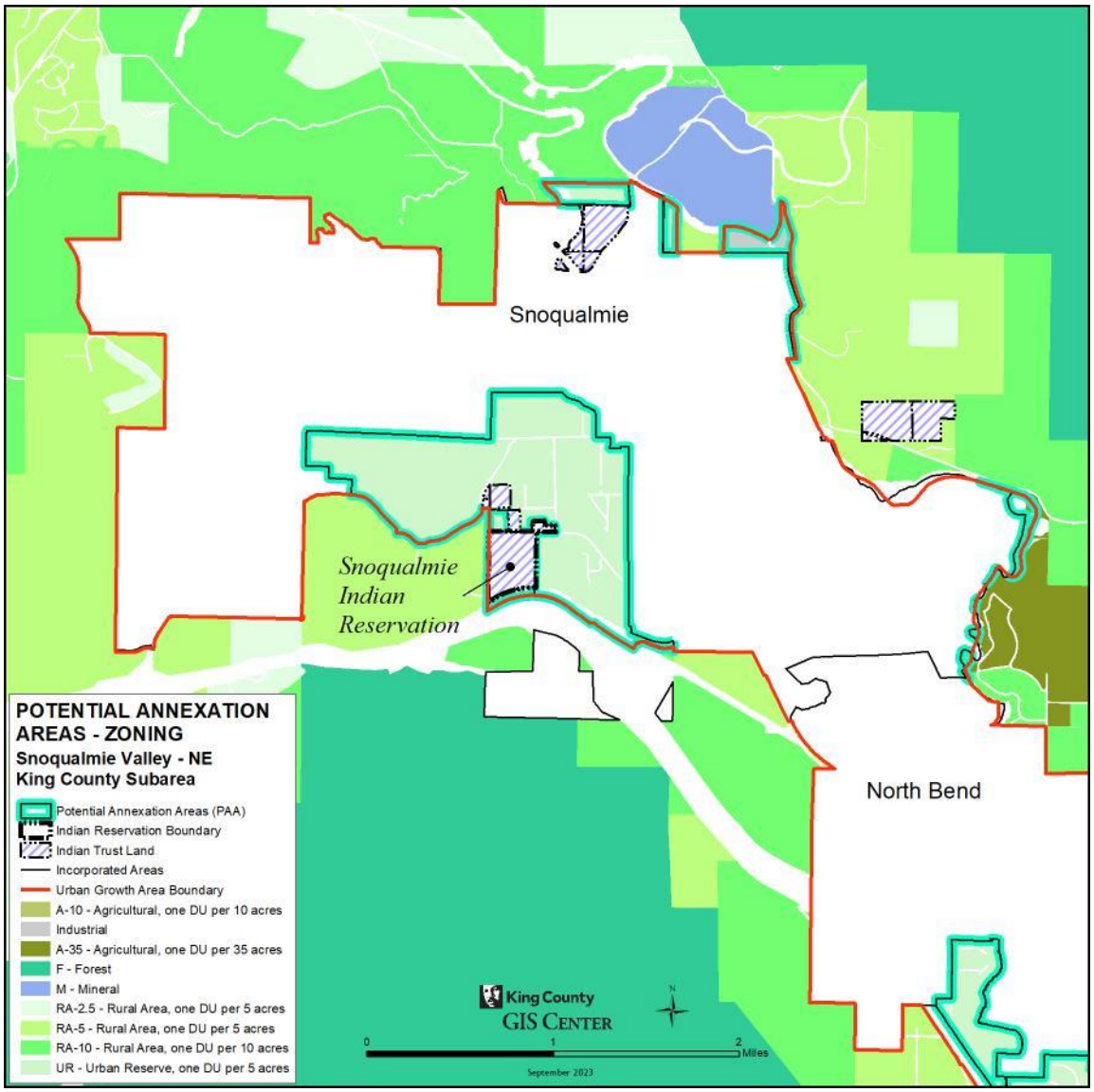
King County Land Use Designations & Zoning

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

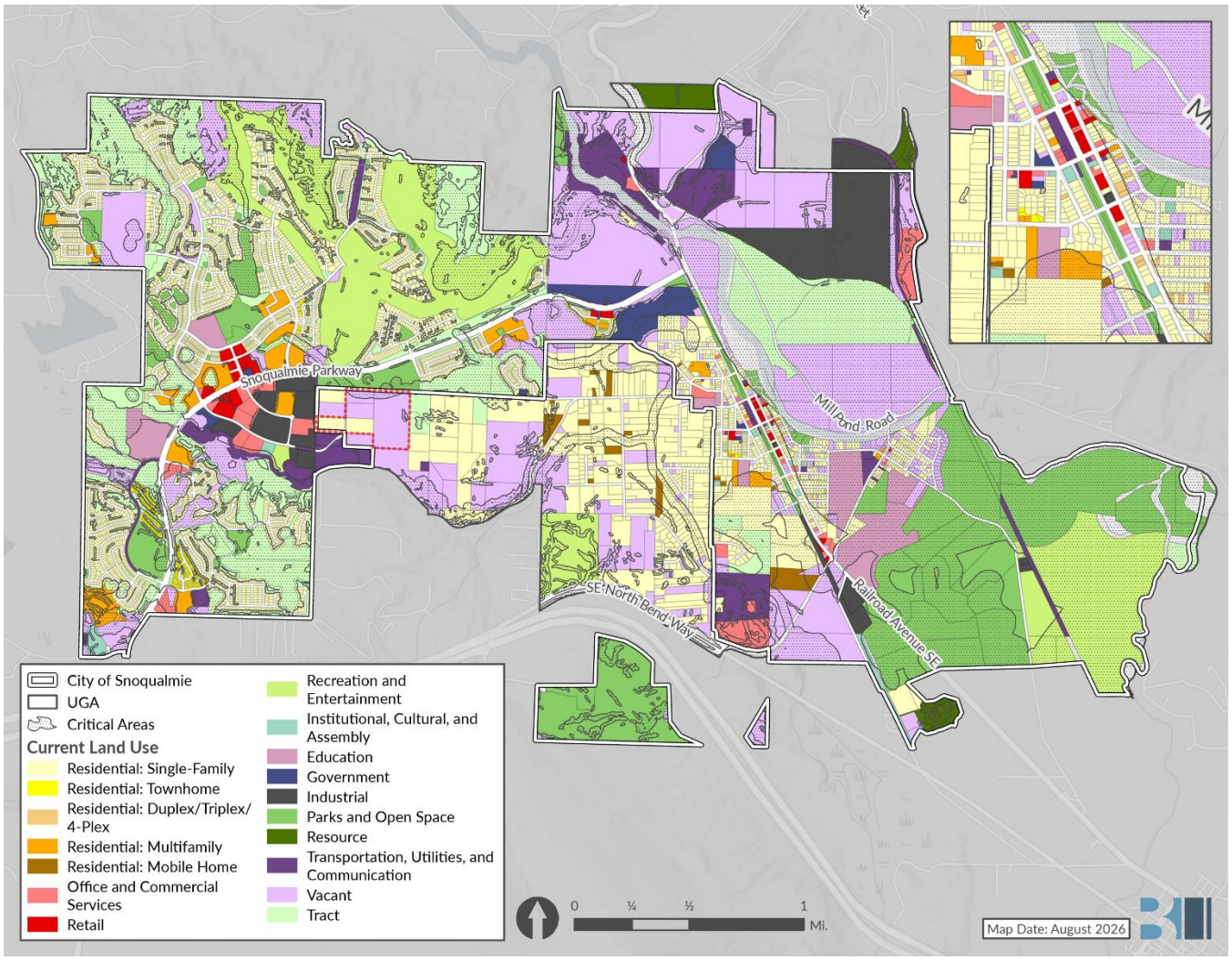
Source: BERK, 2026.

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]

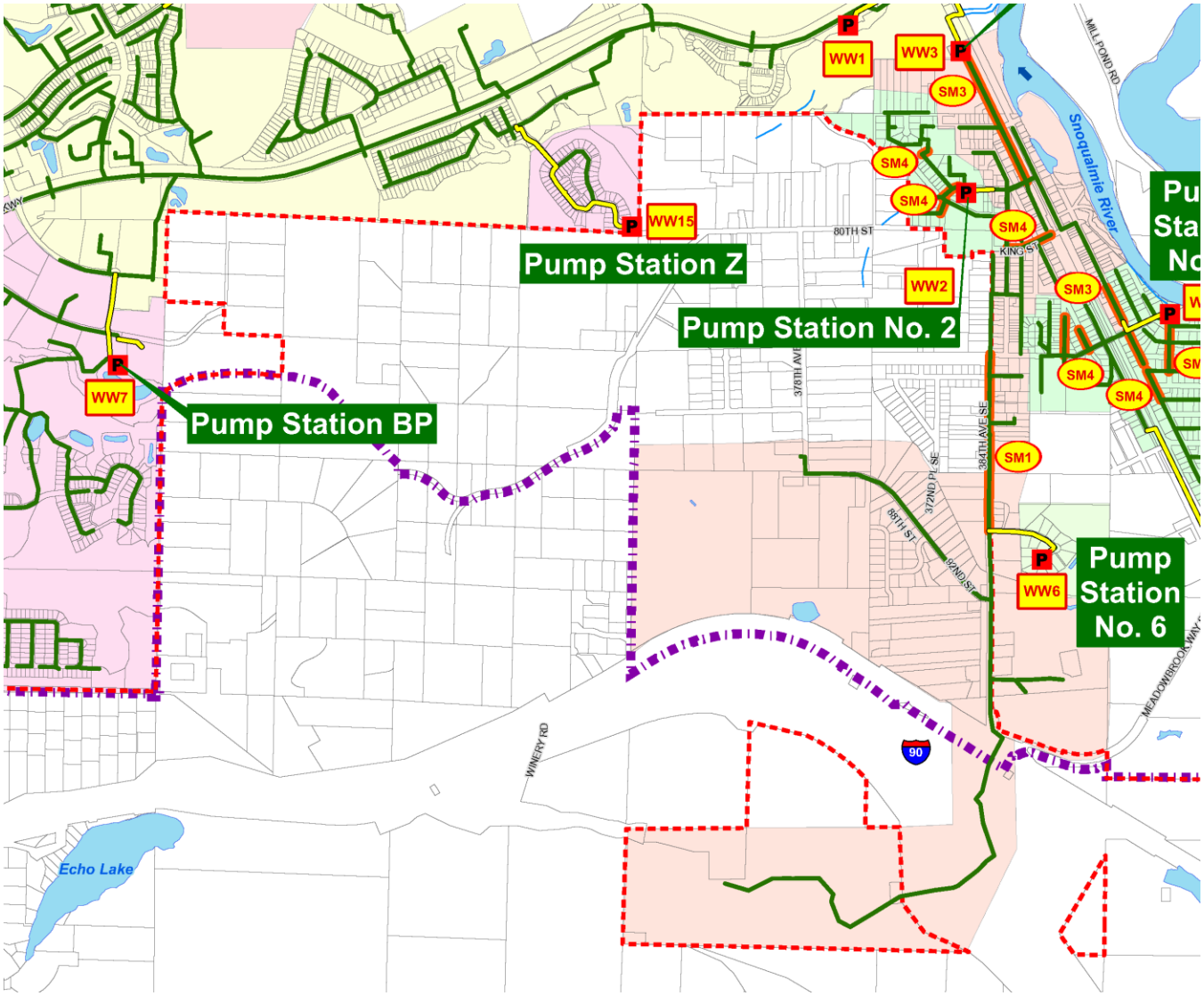
Infrastructure Availability and Plans

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.

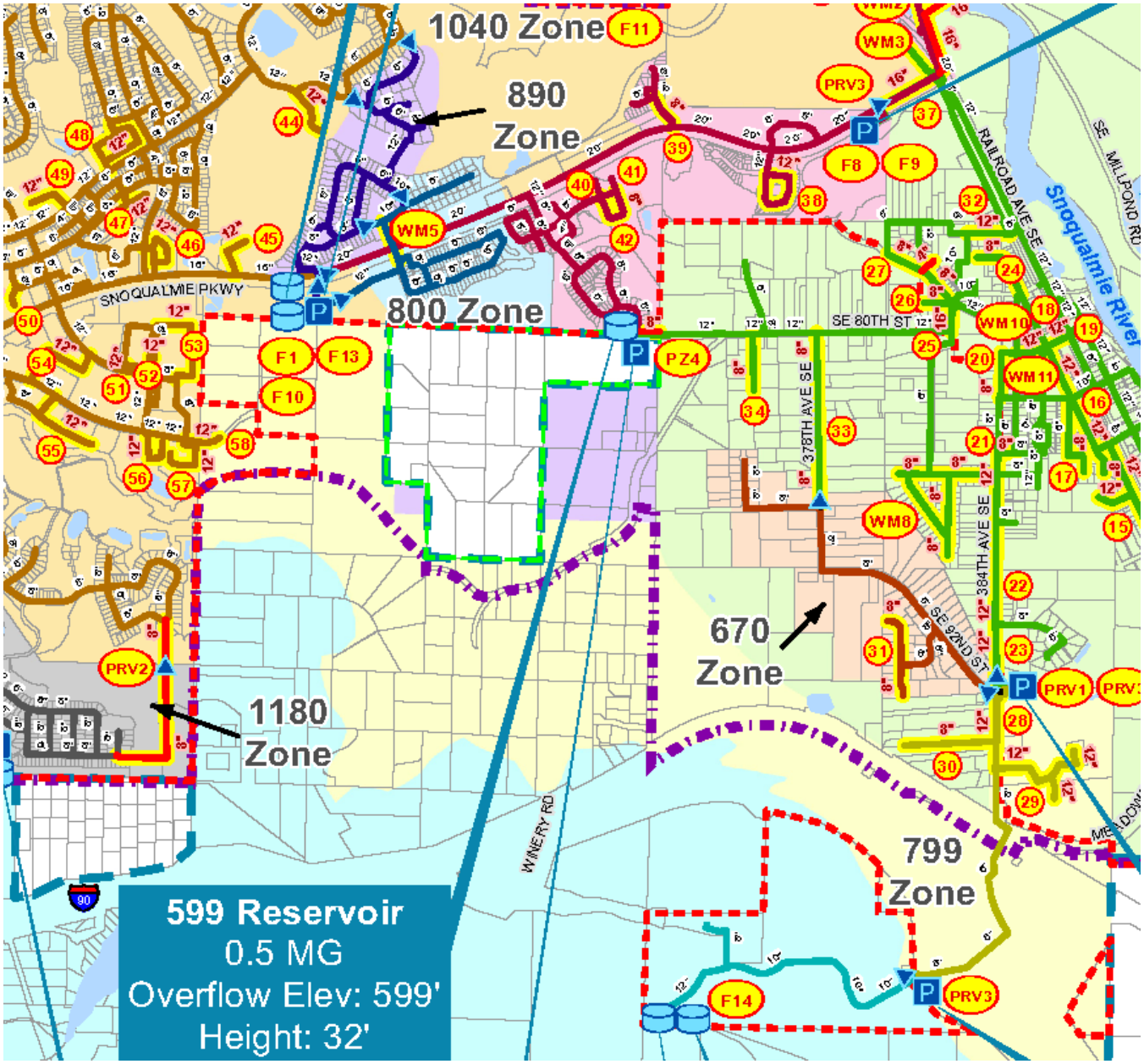
Exhibit 13: Planned Sewer Improvements – Southwest PAA Vicinity



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.

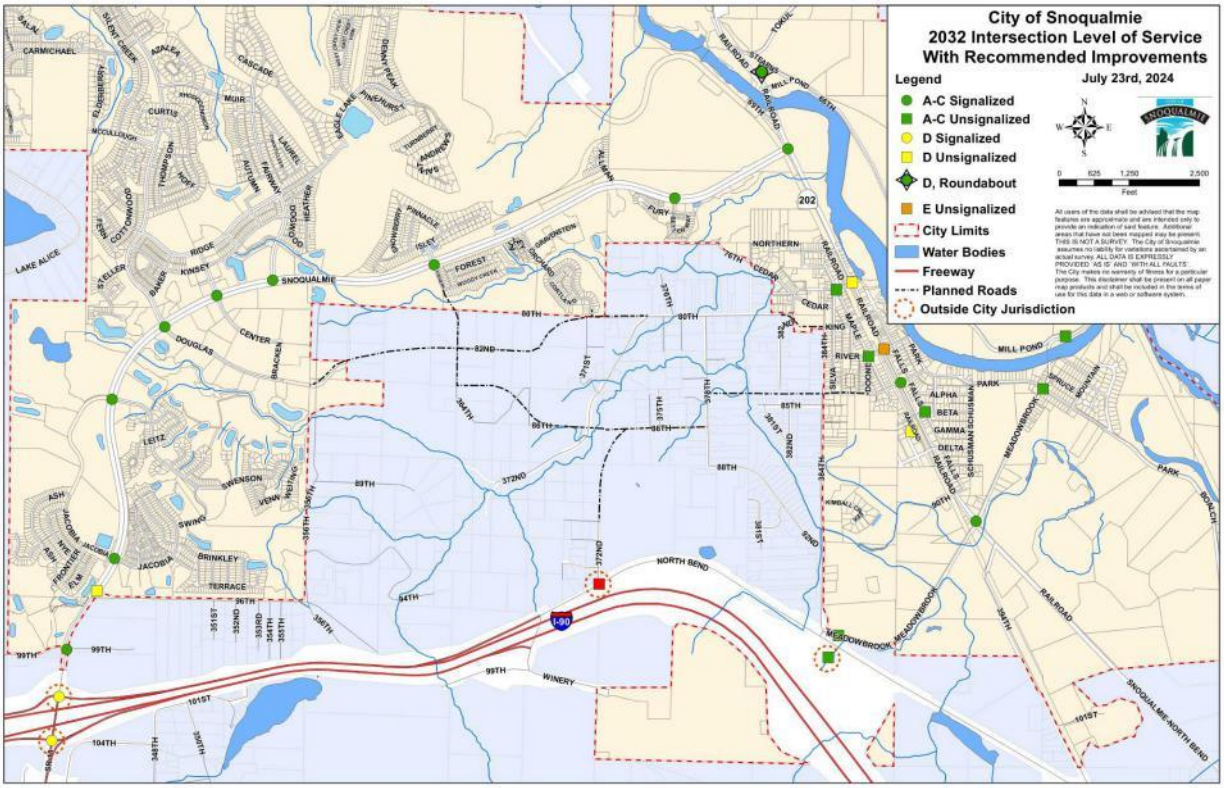
Exhibit 14: Snoqualmie Water System Plan Improvements – Southwest PAA



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)

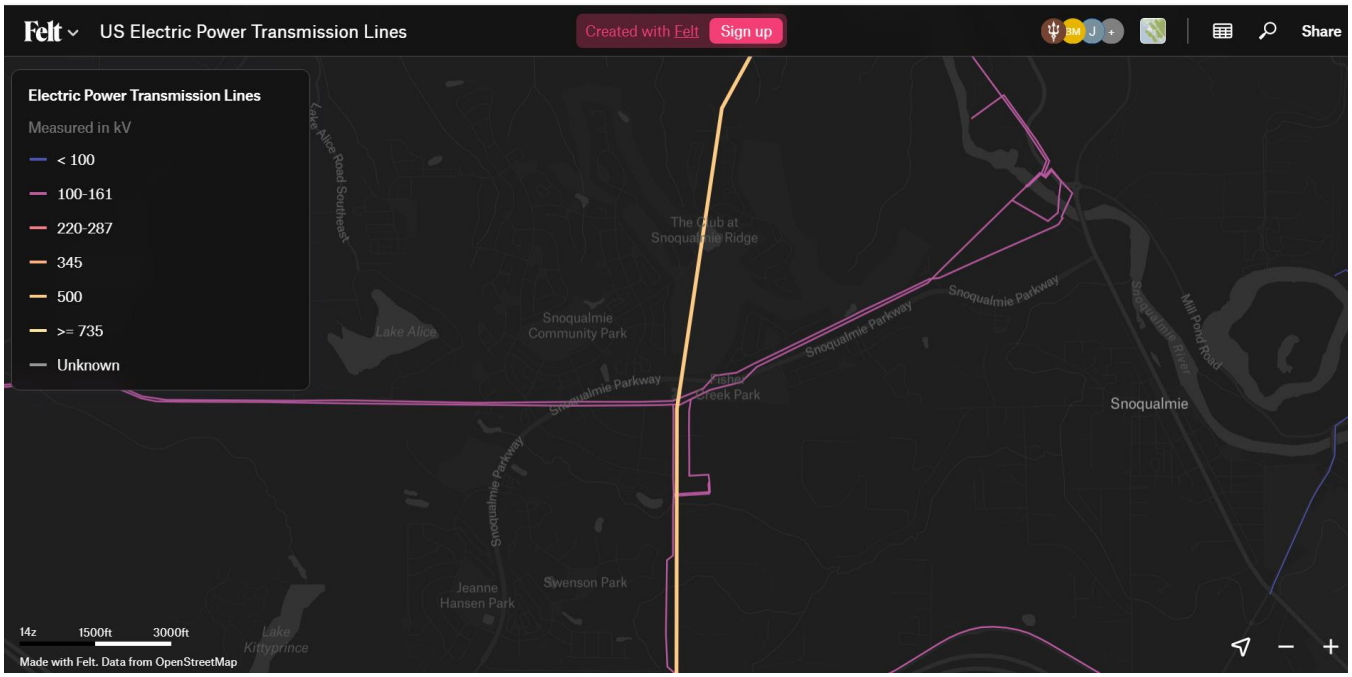
Power: There are major power lines and facilities in Snoqualmie including BPA power lines running north-south including along the PSE substation. See Exhibit 16.

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.

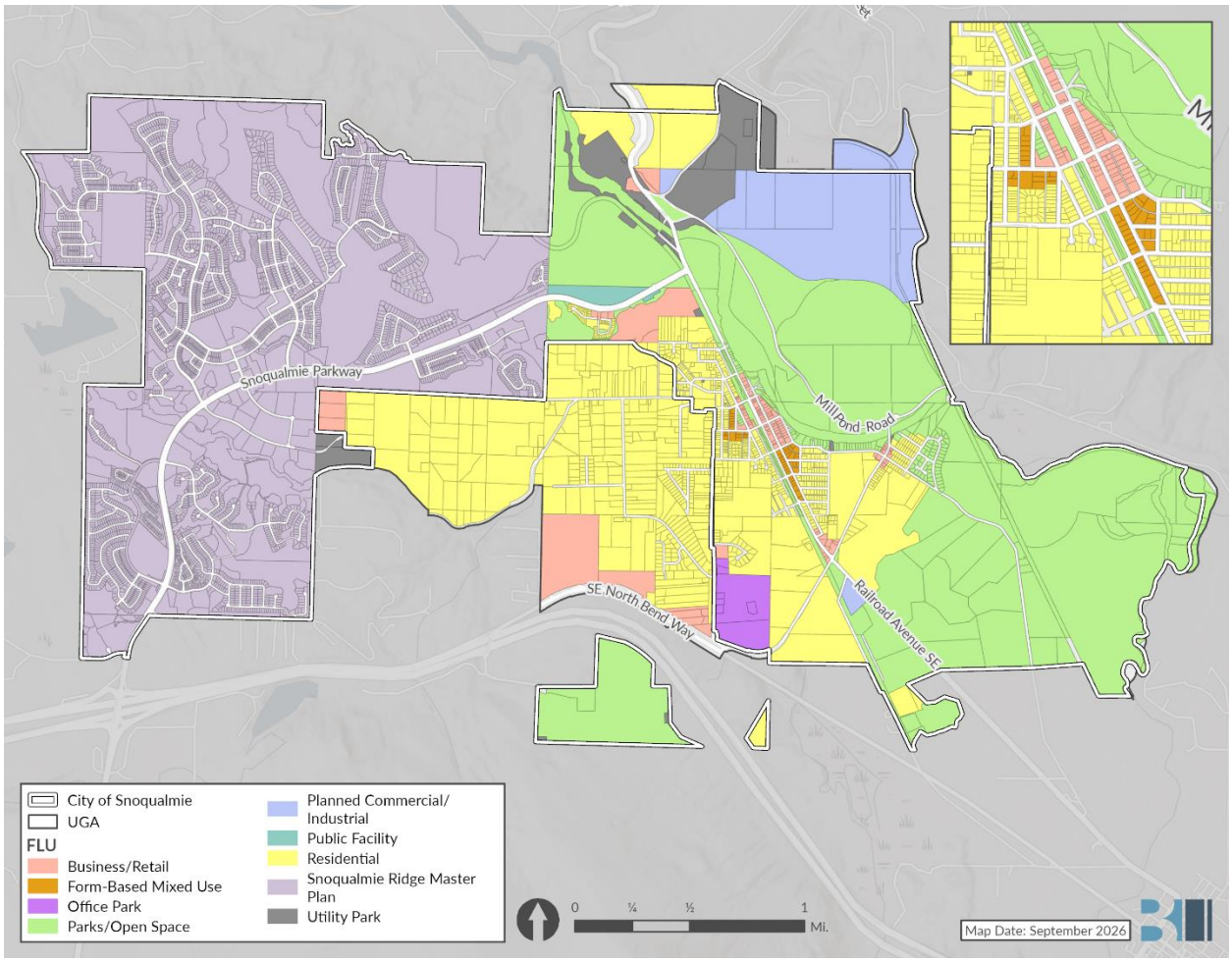
See Exhibit 17 for a Table of current and proposed land use designations and pre-zoning districts. Exhibit 18 provides a modified Future Land Use Map for the city limits and PAA, and Exhibit 19 provides a modified Zoning Map for the city limits and a Pre-zoning map for the PAA.

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

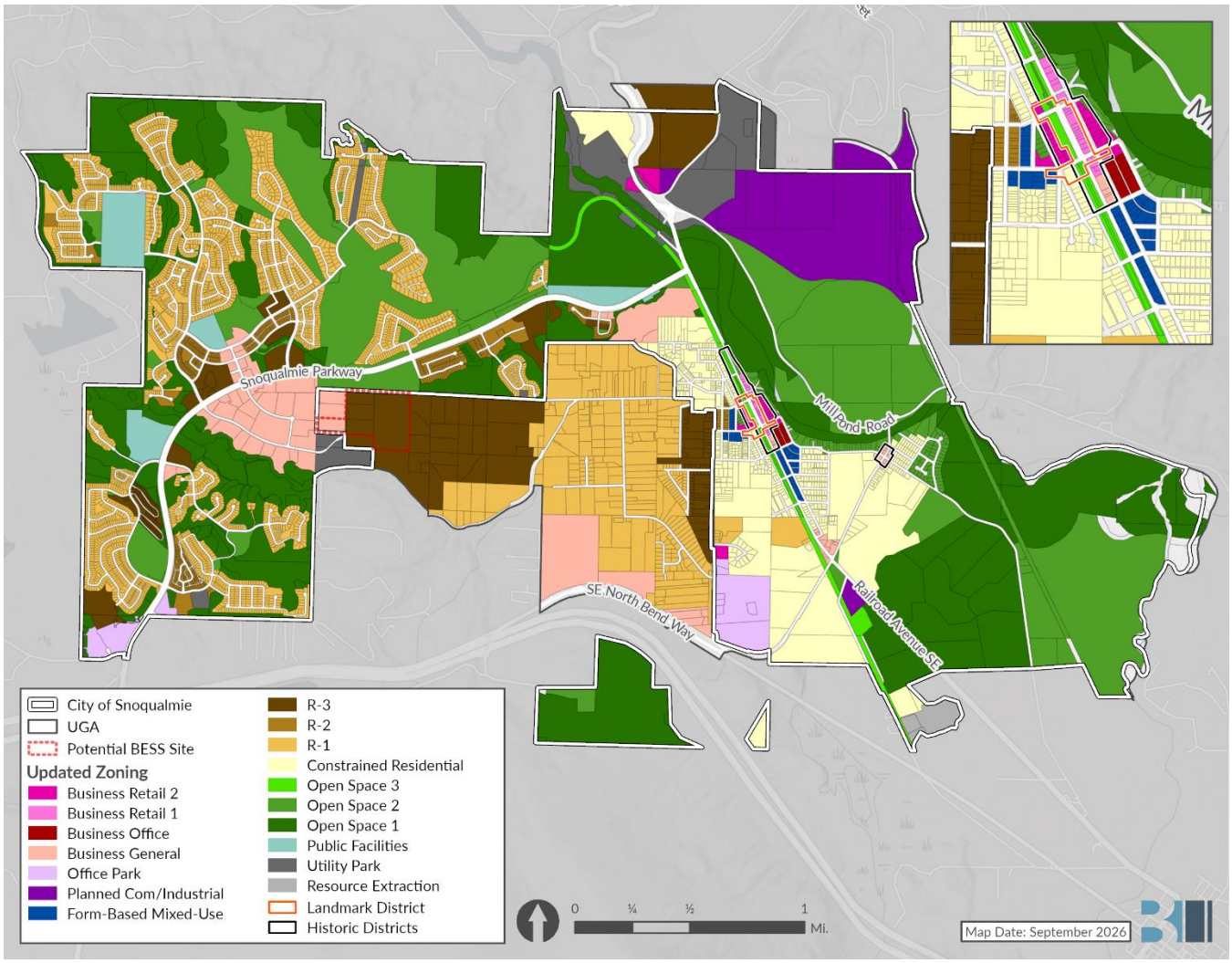
Source: City of Snoqualmie, BERK 2026.

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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