Land Use

INTRODUCTION

The Land Use Element of Snoqualmie's comprehensive plan is designed to shape the future development and land use within the city, preserving its high quality of life and distinct community character. This element harmonizes new growth with the city's natural features, promoting environmental protection and fostering open spaces that enhance community cohesion. By respecting both current and historical character, it ensures new developments integrate seamlessly with existing structures. Importantly, it emphasizes regional coherence, coordinating planning efforts with neighboring municipalities, special districts, and King County to create a unified approach to development. Compliance with the Growth Management Act (GMA) ensures Snoqualmie can accommodate 20 years of growth through appropriately zoned, buildable land, aiming to contain urban sprawl and promote sustainable, livable, and healthy communities.

To achieve these objectives, the Land Use Element sets forth goals such as maintaining Snoqualmie's unique character, promoting tourism and commerce, and reflecting the city's history through sustainable development. It supports annexations aligned with future land use maps, encourages compact, connected neighborhoods with balanced land uses, and manages floodplain development to protect against hazards while preserving the natural beauty of the Snoqualmie River shoreline. The plan also aims to provide diverse housing options for all economic segments, develop a robust local economy with living-wage jobs and a sustainable tax base, and ensure necessary institutional and utility land uses with minimal conflicts. These goals collectively guide Snoqualmie's growth and development, ensuring it remains a thriving, cohesive, and sustainable community.

LAND USE GOALS AND POLICIES

GOAL LU-1: Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows tourism and commerce to thrive.

> POLICY LU-1.1: Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts;

POLICY LU-1.2: Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships;

POLICY LU-1.3: Maintain the City's federally recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes reflect ~~are consistent with~~ historic design features ~~character~~ through appropriate design standards and other regulations;

POLICY LU-1.4: Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission;

POLICY LU-1.5: Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

GOAL LU-2: Tell the story of Snoqualmie's history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride.

POLICY LU-2.1: Work individually and cooperatively to identify and evaluate important aspects of historical, and cultural, environmentally sensitive, and open space heritage and adopt appropriate regulations or other strategies to protect these resources;

POLICY LU-2.2: Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and in concert with tribes;

POLICY LU-2.3: Consider local heritage when naming City streets and facilities;

POLICY LU-2.4: Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes;

POLICY LU-2.5: Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods;

POLICY LU-2.6: Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.

POLICY LU-2.7: As applicable, limit incompatible uses adjacent to Tribal reservation lands.

GOAL LU-3: Pursue annexations that implement the future land use map designations.

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;

POLICY LU-3.3: Ensure City proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements;

POLICY LU-3.4: Regularly evaluate the supply of vacant land and land suitable for re-development.

GOAL LU-4: Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.

POLICY LU-4.1: Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity;

POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other through zoning for mixed uses and neighborhood-scale retail;

POLICY LU-4.3: Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan;

POLICY LU-4.4: Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another;

POLICY LU-4.5: Support the transformation of redevelopable lands into viable uses that support the needs of the community.

POLICY LU-4.6: Ensure that land regulations promote a healthy and safe built environment;

POLICY LU-4.7: Promote ~~appropriate~~ infill redevelopment that provides a variety of housing options and reflects historic design features. ~~maintains or enhances neighborhood character;~~

POLICY LU-4.8: Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

GOAL LU-5: Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

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-5.2: Protect development from flood hazards through the application of residential lot coverage and impervious surface standards;

POLICY LU-5.3: Support commercial uses compatible in scale ~~and character~~ to existing single-family uses in residentially zoned districts within the floodway;

POLICY LU-5.4: Work with governmental agencies to acquire riverfront properties within the Snoqualmie River Trail and to naturalize them in order to allow for incorporation into a resilient river corridor;

POLICY LU-5.5: Continue to participate in the FEMA Flood Insurance Program and Community Rating System and implement measures to improve the City's flood insurance rating to benefit floodplain property owners;

POLICY LU-5.6: Support programs that address potential displacement of commercial uses in the floodway.

GOAL LU-6: Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

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, including middle housing and multifamily housing;

POLICY LU-6.2: Support inclusive community planning that promotes equity, diversity and inclusion, identifies the needs of diverse communities, protects cultural resources, and embraces cohesion;

POLICY LU-6.3: Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

GOAL LU-7: Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

POLICY LU-7.1: Allow for sufficient service, hospitality, and office uses in retail focused areas;

POLICY LU-7.2: Promote neighborhood-scale retail and service businesses within mixed-use developments.

GOAL LU-8: Provide needed institutional and utility land uses within the community with minimal land use conflicts.

POLICY LU-8.1: Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas;

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.

LAND USE DESIGNATIONS

Land use designations, which serve as guiding principles rather than legally binding regulations, inform future zoning considerations but do not directly alter zoning districts or their descriptions, which remain subject to a separate public process. The land use designations provide a general framework for the types of uses that may occur within each category, influenced by factors such as physical constraints, historical planning, existing

land use patterns, and infrastructure. The accompanying Future Land Use Map illustrates the proposed distribution, location, and extent of these uses across Snoqualmie's Urban Growth Area. The following table summarizes the predominant land use designations, providing a high-level overview of the types of uses envisioned within each category.

Residential	Covers a broad range of housing sizes and types, from low to high density housing as defined below: • High Density Residential (12-~~24~~ 30 dwelling units per acre) • Medium Density Residential (6-25~~12~~ dwelling units per acre) • Low Density Residential (up to 11~~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. Upper story residential uses are also allowed.
Form Based Mixed Use~~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, as well as upper story residential uses, but

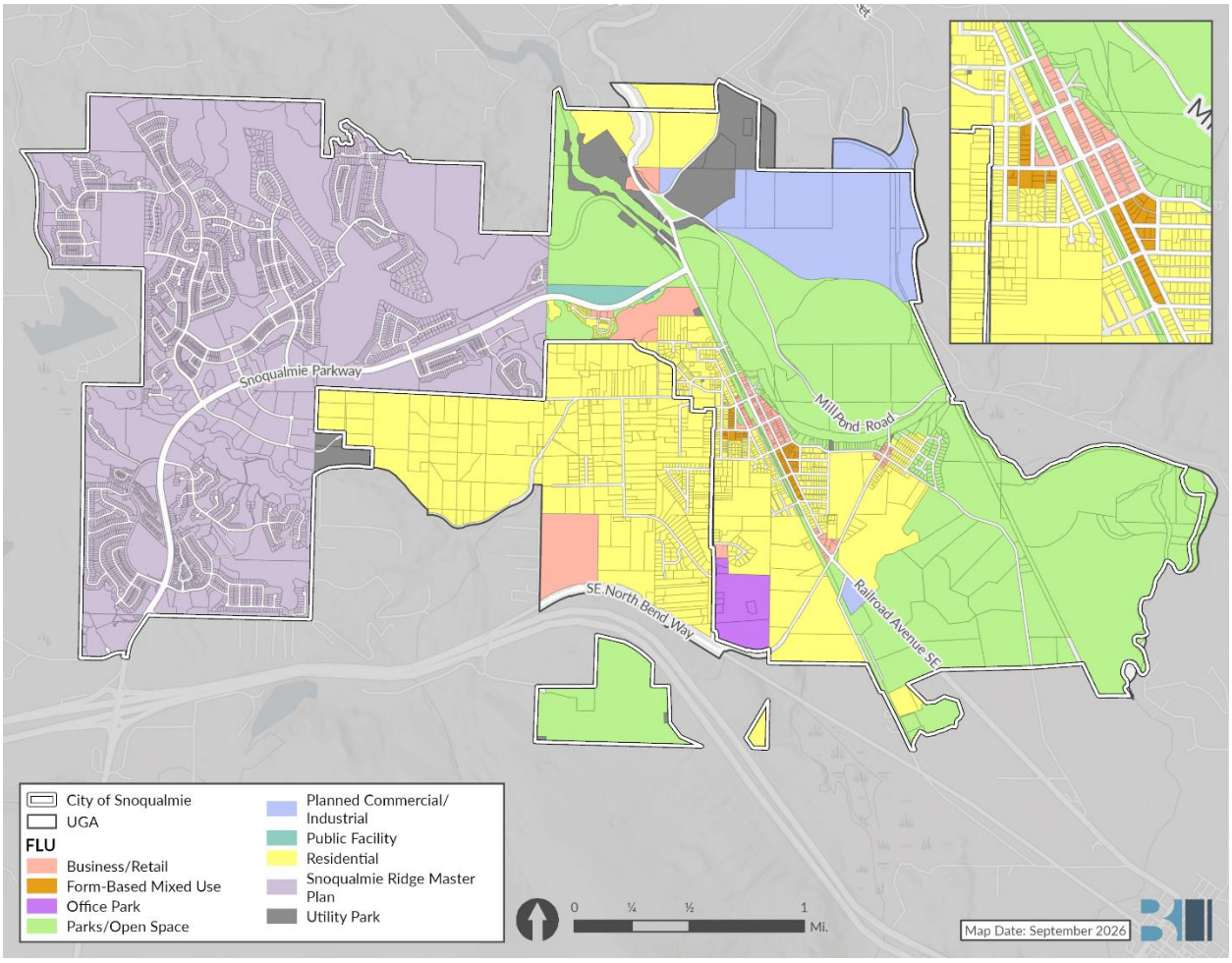
	development is driven by form rather than use.
Office Park	Predominantly office uses in a campus setting.
Planned Commercial/ Industrial	Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.
~~Mixed Use~~	~~A master-planned mix of residential, commercial, employment, institutional, utility and recreation use, excepting heavy industrial.~~
~~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.~~
Parks/Open Space	Active and passive recreation areas, allowing for museums, natural/cultural interpretive centers, community centers, golf courses and other commercial recreation uses in some areas, agriculture, along with natural open space and wildlife corridors.
Utility Park	Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, ~~and~~ open space uses, and accessory caretaker residential units.~~.~~
Public Facilities	Publicly owned land and facilities such as schools and fire stations.

FUTURE LAND USE MAP

The Future Land Use Map reflects desired uses and implements the land use goals and policies in this plan; it does not always represent existing uses. Decisions and implementation based on these designations should include consideration of the entire comprehensive plan and site-specific conditions. See the map below.

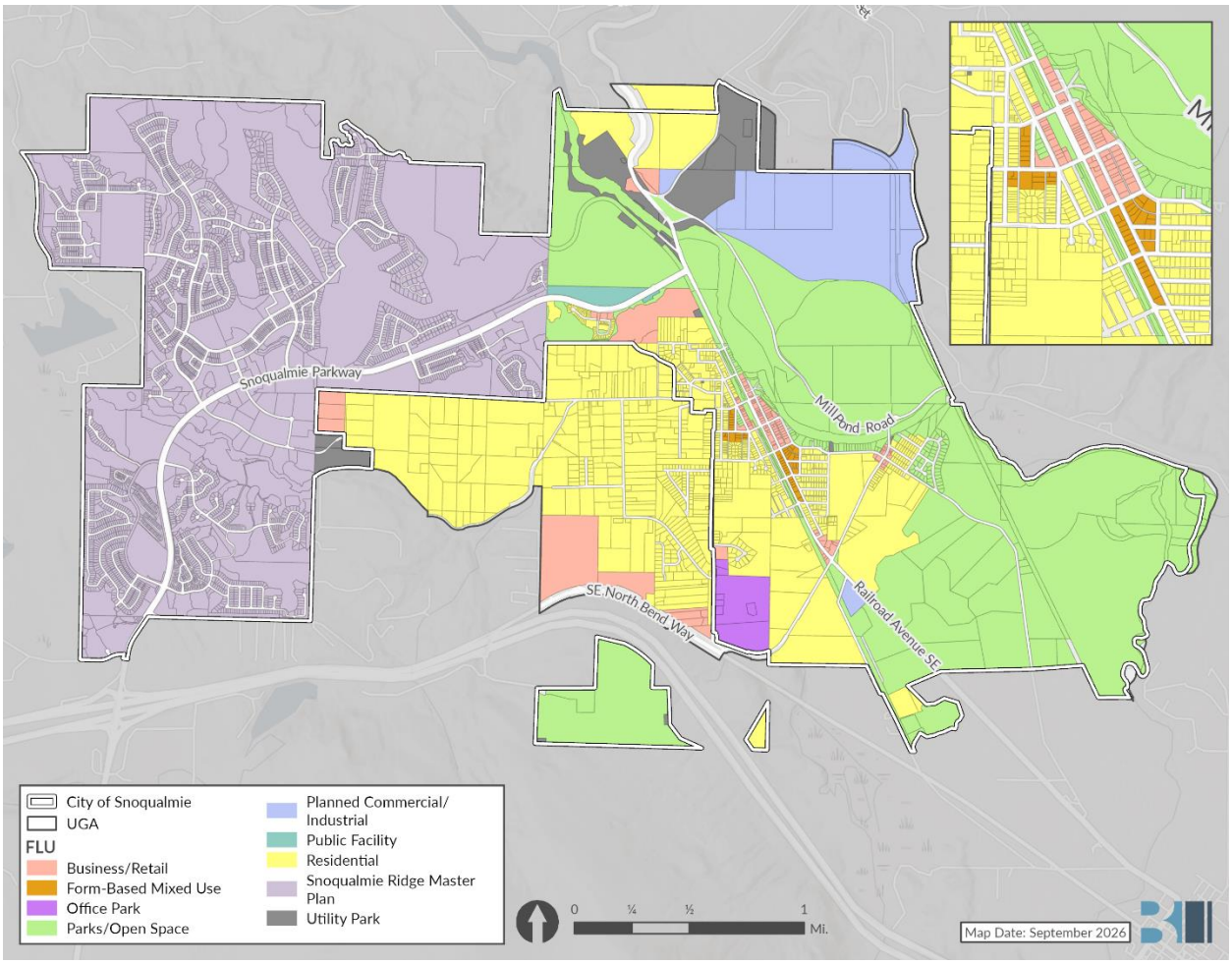
NOTE: City decision makers are in the process of selecting a future land use map option. Two options (A and B) are shown below. These are options 4 and 4b from the Housing Element – Supplement. Both options would provide enough capacity to meet growth targets.

Option A



Source: BERK Consulting, 2026; City of Snoqualmie, 2026.

Option B



Source: BERK Consulting, 2026; City of Snoqualmie, 2026.