



2026 Comprehensive Plan Updates

City of Snoqualmie

July 20, 2026



Agenda

- Comprehensive Plan audit - issues and options
- Land capacity analysis and zoning concepts
- Snoqualmie Ridge zoning map
- Public outreach



Issues and Options

Issues and Options from Audit

Key Issues

- Policy language needs update
- Deficit in land capacity for housing under current zoning (specifically for housing for 0-50% AMI / apartments)
- Land use and zoning code gaps

Options

- Update policy language and include additional analysis in plan / supporting documents
- Add clarity about allowed uses under residential zoning
- Adjust zoning to ensure adequate land capacity to meet housing targets for all incomes (including applying R-3 zoning)
- Consider updating R2 and R3 minimum lot size from 6000 sq-ft to ~ 2000 sq-ft to allow attached housing types
- Consider unit lot subdivisions per state requirements.
- Apply City zoning designations to Snoqualmie Ridge (using housing types from Development Agreement and Design Standards)
- UGA and potential-pre annexation planning. Mix of future land uses in the UGA (includes zoning and future land use maps)

Land Capacity Analysis

Land Capacity Analysis

City of Snoqualmie Housing Target and Capacity, 2020 - 2044

Income Bands	Housing Types	Growth Target (2020-2044)	Buildable Land Capacity (2026)	Net new permitted and completed units 2020- 2026	Surplus or Deficit
0-50% AMI	Apartments*	735	156	0	-579
50-80% AMI	Apartments*, ADUs	16	0	165	149
80-120% AMI	Multiplexes	0	1,426	15	1,441
120%+ AMI	Single-family detached	0	10	65	75

*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 band based on its potential to serve this group.

Source: King County, 2025; BERK Consulting, 2026.

Land Capacity Analysis

Land Capacity Methodology and Assumptions

- Excludes lands with restrictions such as critical areas (including floodways) or conservation easements
- Excludes public purpose, ROW, market factors
- Includes public parcels that have potential for development
- Considers maximum density per acre in the high-density zones
- FBMU zoning assumes 70/30 residential and commercial use
- Commercial areas that allow upper story residential assume 50/50 residential/commercial

Land Capacity Analysis

Additional review was performed resulting in little or no capacity

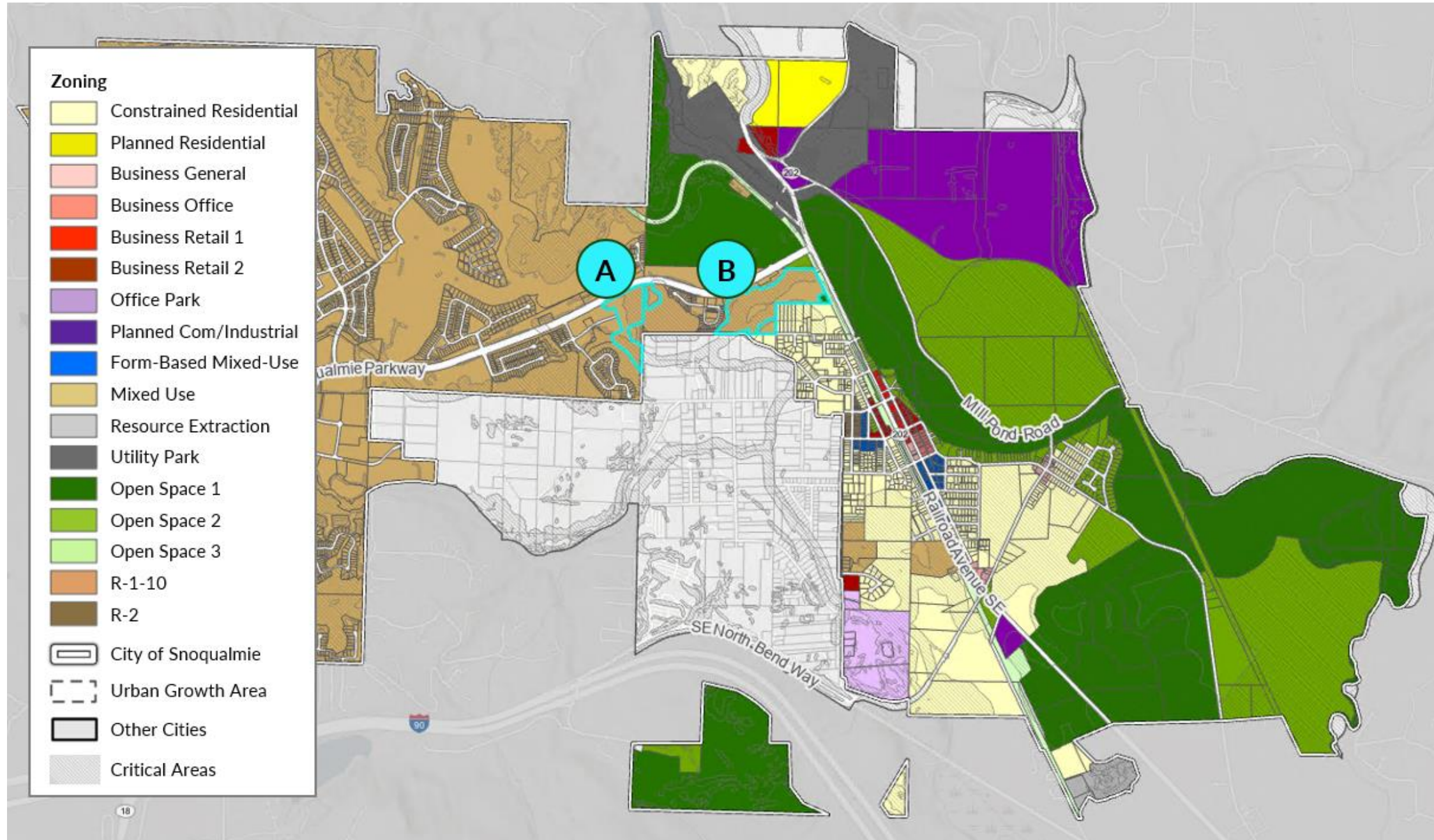
- Review of all vacant sites near public facilities unencumbered by critical areas
- Density bonus for religious organizations
- Expanded FBMU zoning near the existing zone

Initial Findings

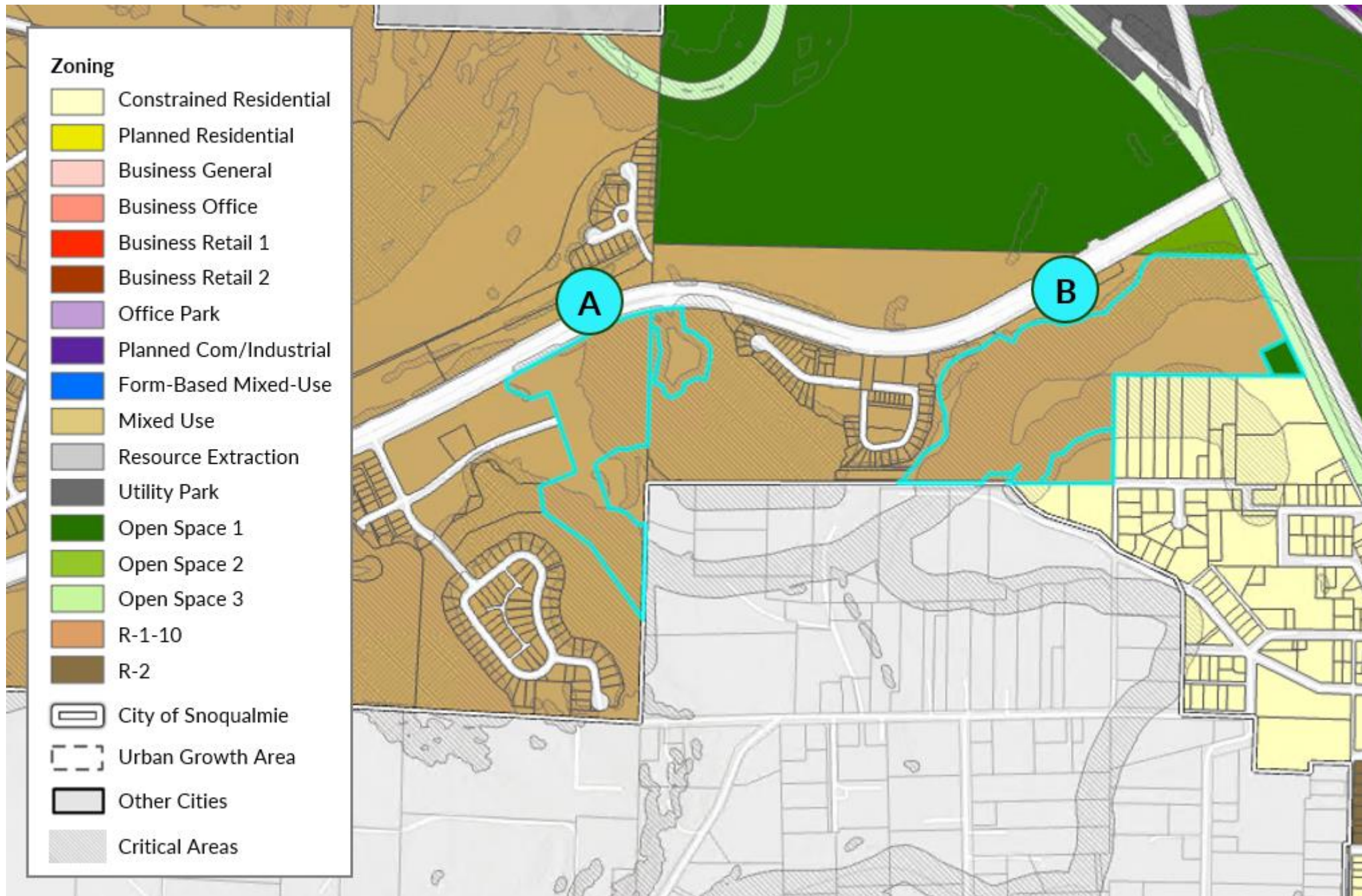
- Deficit of capacity for 579 units for 0-50% Area Median Income band (setting the regulatory environment to make low-rise apartment buildings possible for development)
- Options to rezone to add capacity

Rezoning Options

Land Capacity Analysis: Rezoning Options



Land Capacity Analysis: Rezoning Options



Areas A and B

- Area A:
 - MU to R-3
 - Potential capacity for **22 units**
- Area B:
 - MU to BG
 - Potential capacity for **91 units**

Other Options to Increase Capacity

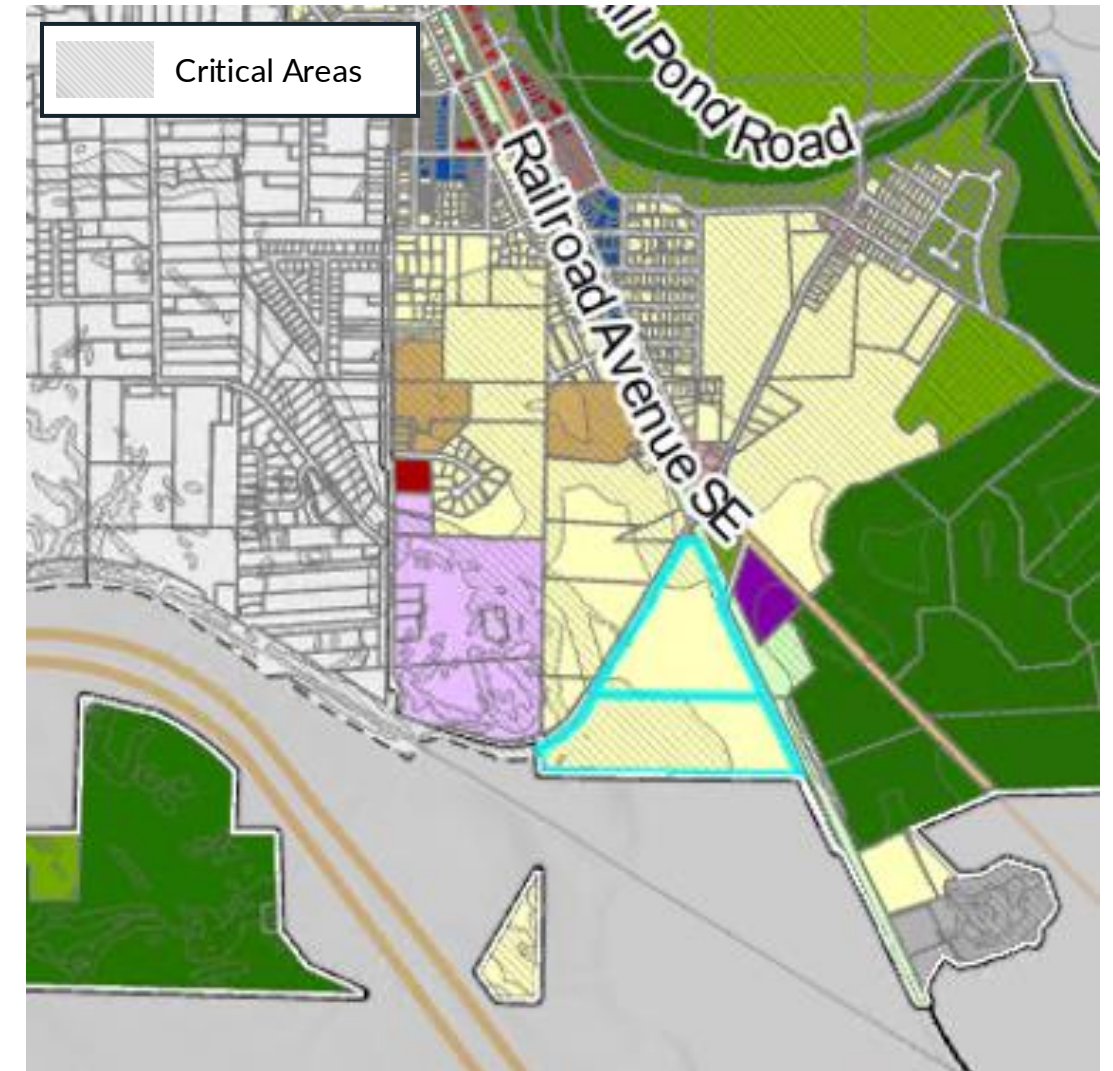
Increased Heights

Another strategy the City could use to increase capacity for multifamily housing would be increasing height limits in zones that allow multifamily housing (FBMU, BR, BG, BO).

The current height limit is 35 feet (up to three stories). If height limits were raised to 45-50 feet and four stories were possible, capacity for approximately 75-100 units could be added.

Changes to Residential Constrained Zoning

- The RC zone is applied to much of the west half of the city
- Within the floodplain, some sites have critical areas such as steep slopes or wetlands
- Allows very limited residential development (large lot single family and ADUs only)
- Other zones in the floodplain allow more intense development and upper story residential (BR, BO, BG, FBMU)
- Some sites in RC zone may be suitable for innovative approaches to multifamily if not fully encumbered by critical areas (see mapped example)

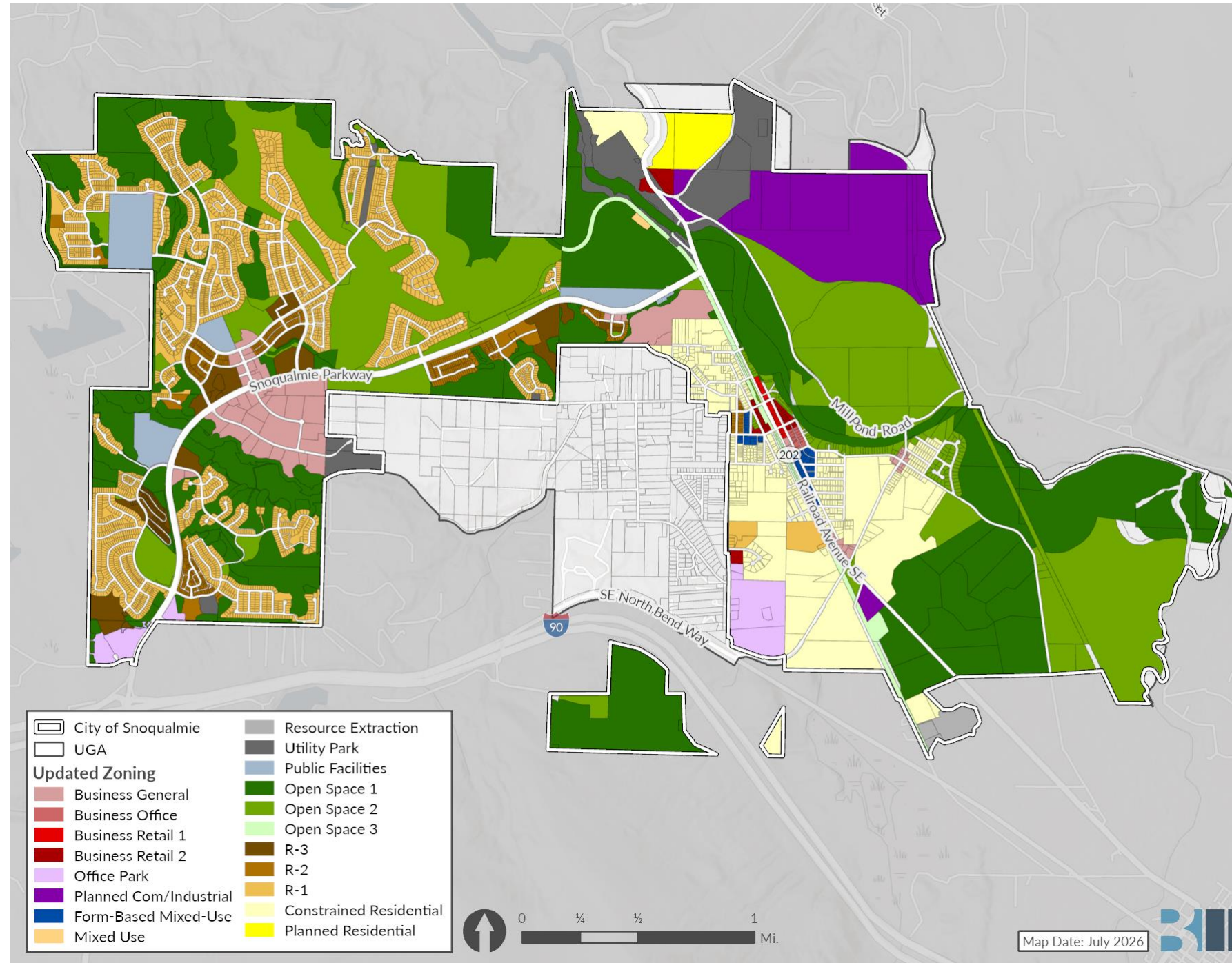


Snoqualmie Ridge Mixed Use Zone Change

Overall Approach

- Based on density identified in the Snoqualmie Ridge Development Agreement
- Based on existing critical areas
- Uses on the ground such as parks, schools etc. and uses planned for, e.g. hospital
- Match with the City's zoning
- Some code adjustments may be needed for consistency

Updated Zoning Map



- Includes Snoqualmie Ridge changes from Mixed Use zone to specific zoning designations for residential, commercial and public uses
- Includes potential changes in other areas where zoning is proposed under the land capacity analysis
- Mostly built out

Annexation

- The City could consider annexation of the unincorporated UGA if all options within City limits have been reviewed and deemed infeasible to meet the targets
- A land capacity analysis is being analyzed for the unincorporated UGA to understand potential capacity in that area
- The City may also consider changes to the land use map and pre-annexation zoning

Affordability Requirements

- The City could consider adding an affordability requirement to certain zones (for example, "10% of units in the FBMU have to be dedicated affordable to below 80% AMI")
- **Note:** imposing affordability requirements does not help with demonstrating capacity (it is already assumed in capacity analysis that low-rise apartments could potentially serve lower incomes). However, **strategies to improve affordability are still needed to reduce barriers.**
- **Pros:**
 - Dedicated affordable units
 - City's affordable units get distributed across multiple sites instead of concentrated in a few non-profit/public developments
- **Cons:**
 - May not "pencil" for developers and could create barriers to developing multifamily at all
 - Could result in higher rents for non-affordable units in same development
- This could be paired with Multi Family Tax Exemption
- An alternative option would be incentives for affordable units (ex. Height, density, or other flexibility)

Next Steps and Schedule

Next Steps

- Finalize Land Capacity Analysis
- Housing and Land Use Elements drafts
- Draft Development regulations
- Annexation preplanning
- Submit to King County

Schedule and Legislative Review

