



2026 Comprehensive Plan Updates

City of Snoqualmie

August 24, 2026



Agenda

- Updated land use, housing elements and analysis
- Updated zoning concepts and future land use map
- 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	Scenario 2 Revised Zoning Scenario	Scenario 3 Revised Zoning + PAA (Minimal Zone Change)	Scenario 4 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 <u>similar to current conditions</u>	- Revised zoning in City limits - High density R3 prezoning in part of PAA

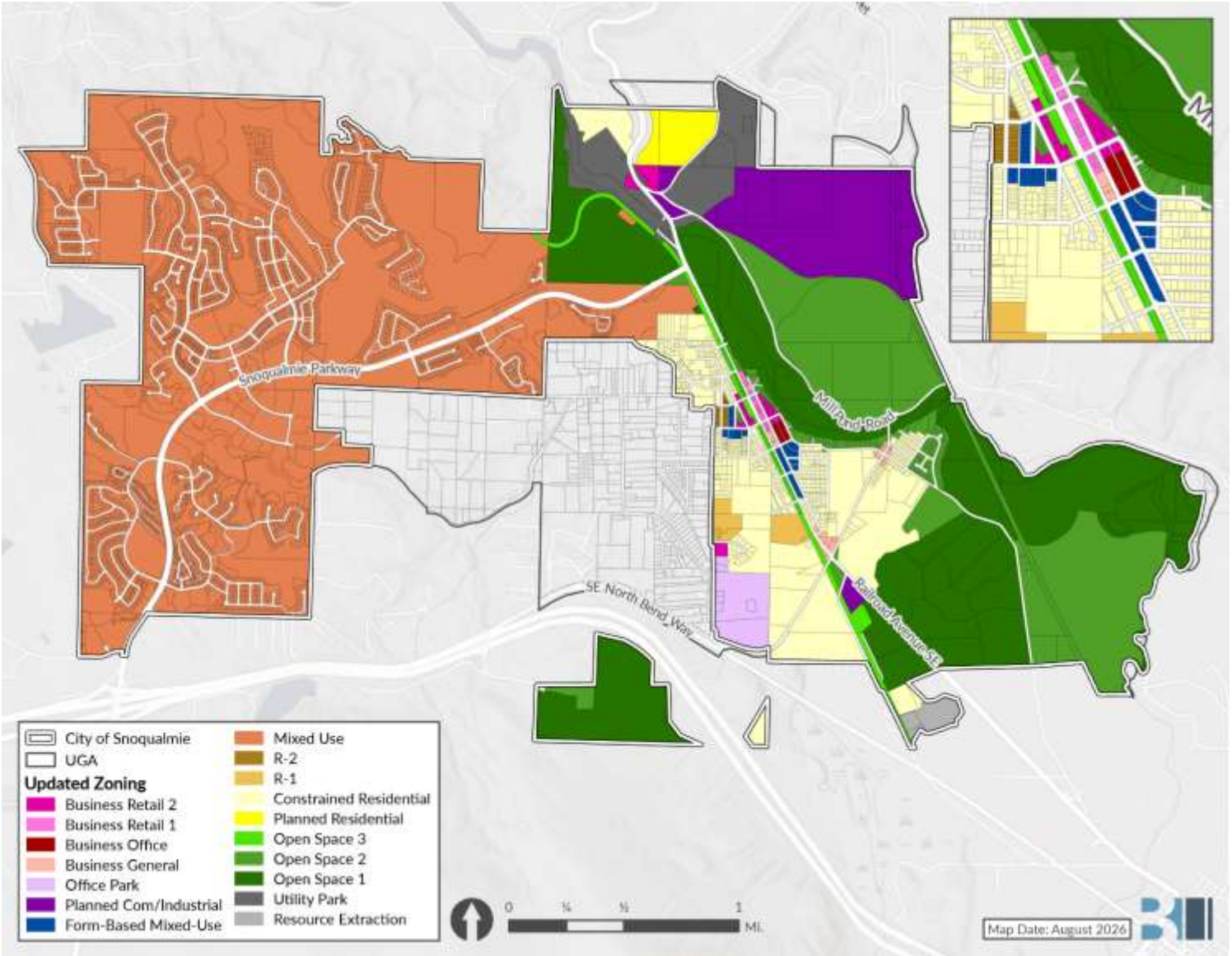
Source: BERK Consulting, 2026.

- 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

Land Capacity Analysis Scenarios

Scenario 1 – Existing Zoning, no PAA

Income Bands	Capacity Model Output			City Only
	City	Active Permits	Target	
0-50% AMI	116	0	735	-619
50-80% AMI	48	165	16	197
80-120% AMI	1,332	15	0	1,347
120%+ AMI	8	65	0	73



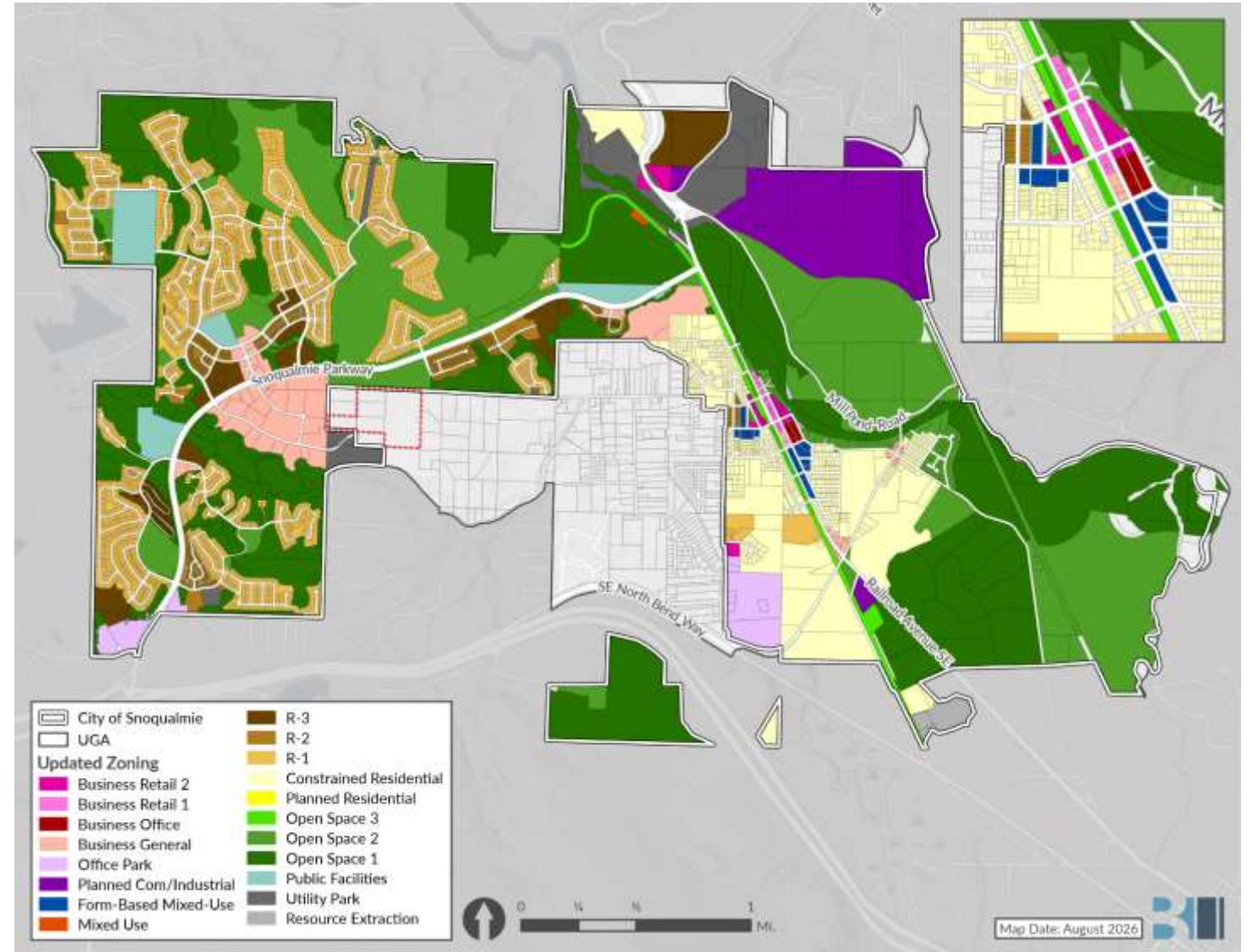
Land Capacity Analysis Scenarios

Scenario 2 – Example Snoqualmie Ridge Updated Zoning, no PAA No BESS

Income Bands	Capacity Model Output			City Only
	City	Active Permits	Target	
0-50% AMI	592	0	735	-143
50-80% AMI	1,080	165	16	1,229
80-120% AMI	513	15	0	528
120%+ AMI	123	65	0	188

With BESS

Income Bands	Capacity Model Output			City Only
	City	Active Permits	Target	
0-50% AMI	485	0	735	-250
50-80% AMI	970	165	16	1,119
80-120% AMI	455	15	0	470
120%+ AMI	120	65	0	185



Land Capacity Analysis Scenarios

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

No BESS, PAA R-1-10 zoning

Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	592	286	878	0	735	-143	143
50-80% AMI	1,080	293	1,372	165	16	1,229	1,521
80-120% AMI	513	817	1,330	15	0	528	1,345
120%+ AMI	123	791	914	65	0	188	979

With BESS, PAA R-1-10 zoning

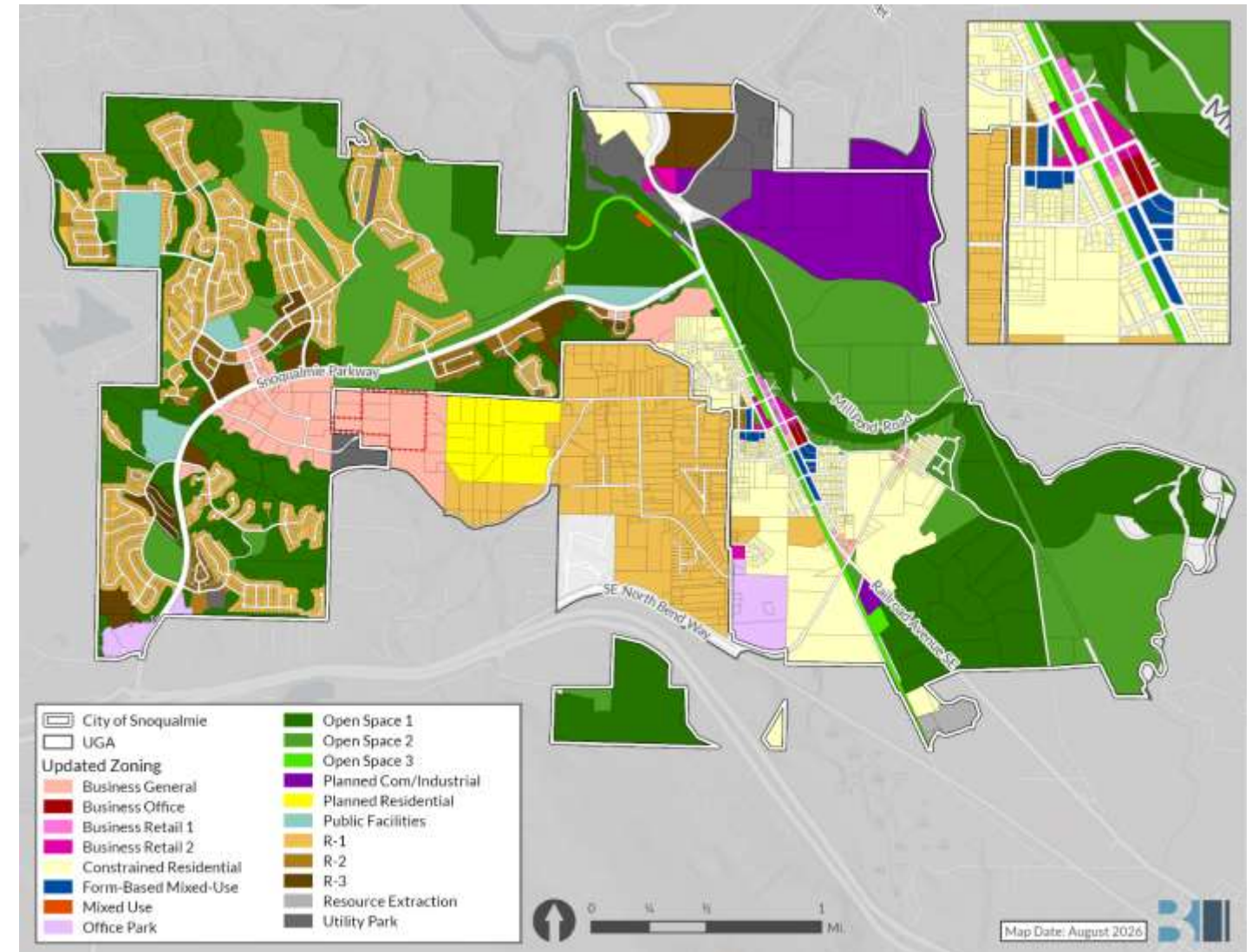
Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	485	0	485	0	735	-250	-250
50-80% AMI	970	7	977	165	16	1,119	1,126
80-120% AMI	455	565	1,020	15	0	470	1,035
120%+ AMI	120	791	911	65	0	185	976

No BESS, PAA R-1-4 zoning

Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	592	286	878	0	735	-143	143
50-80% AMI	1,080	290	1,369	165	16	1,229	1,518
80-120% AMI	513	817	1,330	15	0	528	1,345
120%+ AMI	123	2,212	2,335	65	0	188	2,400

With BESS, PAA R-1-4 zoning

Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	485	0	485	0	735	-250	-250
50-80% AMI	970	4	974	165	16	1,119	1,123
80-120% AMI	455	565	1,020	15	0	470	1,035
120%+ AMI	120	2,212	2,332	65	0	185	2,397



Land Capacity Analysis Scenarios

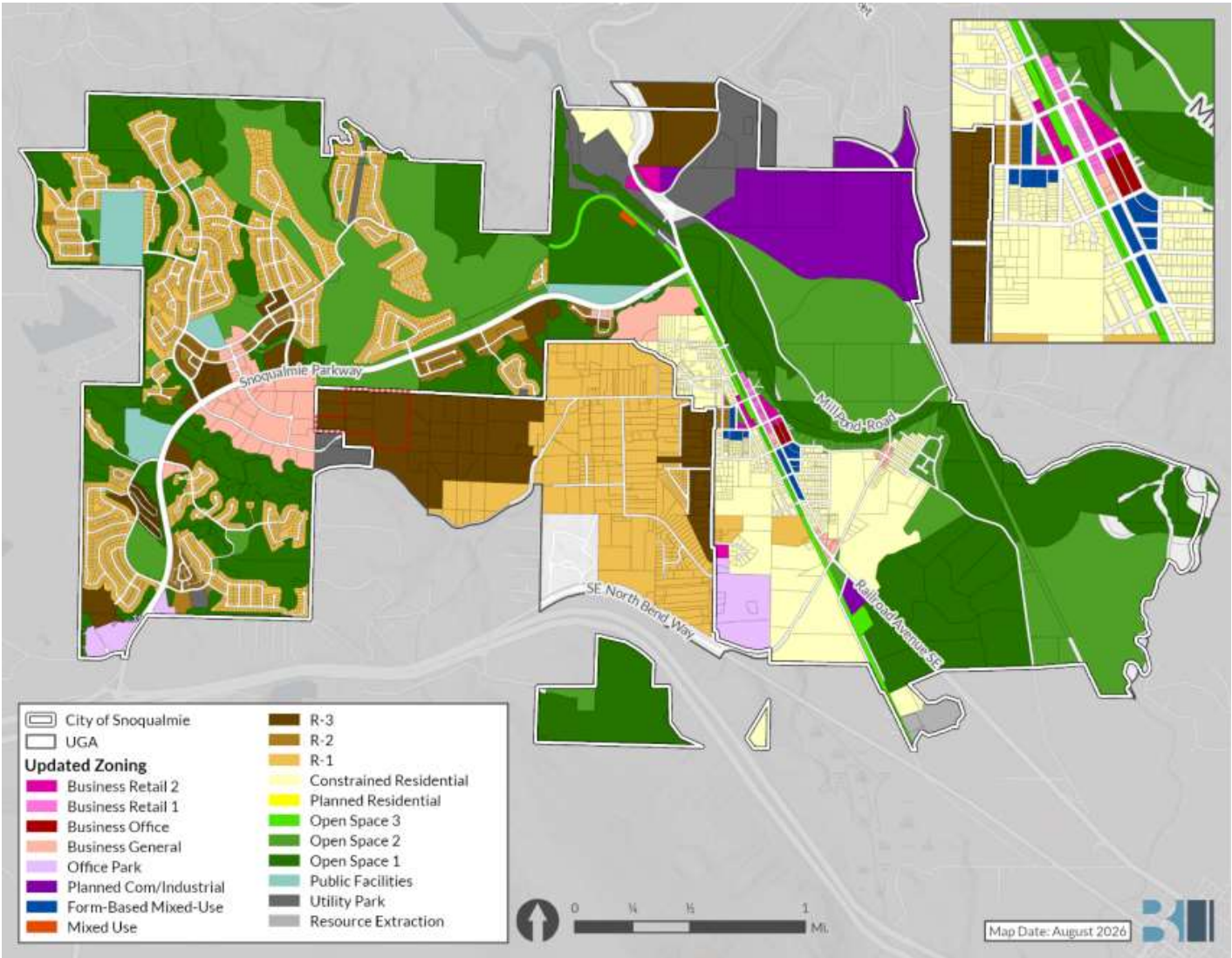
Scenario 4 – Example Snoqualmie Ridge Updated Zoning + PAA zoning (Existing FLUM)

No BESS

Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	592	1,098	1,690	0	735	-143	955
50-80% AMI	1,080	4,394	5,474	165	16	1,229	5,623
80-120% AMI	513	0	513	15	0	528	528
120%+ AMI	123	1,846	1,969	65	0	188	2,034

With BESS

Income Bands	Capacity Model Output			Active Permits	Target	Deficit	
	City	Unincorp. UGA	Combined			City Only	City + UGA
0-50% AMI	485	616	1,101	0	735	-250	366
50-80% AMI	970	2,465	3,435	165	16	1,119	3,584
80-120% AMI	455	0	455	15	0	470	470
120%+ AMI	120	1,846	1,966	65	0	185	2,031

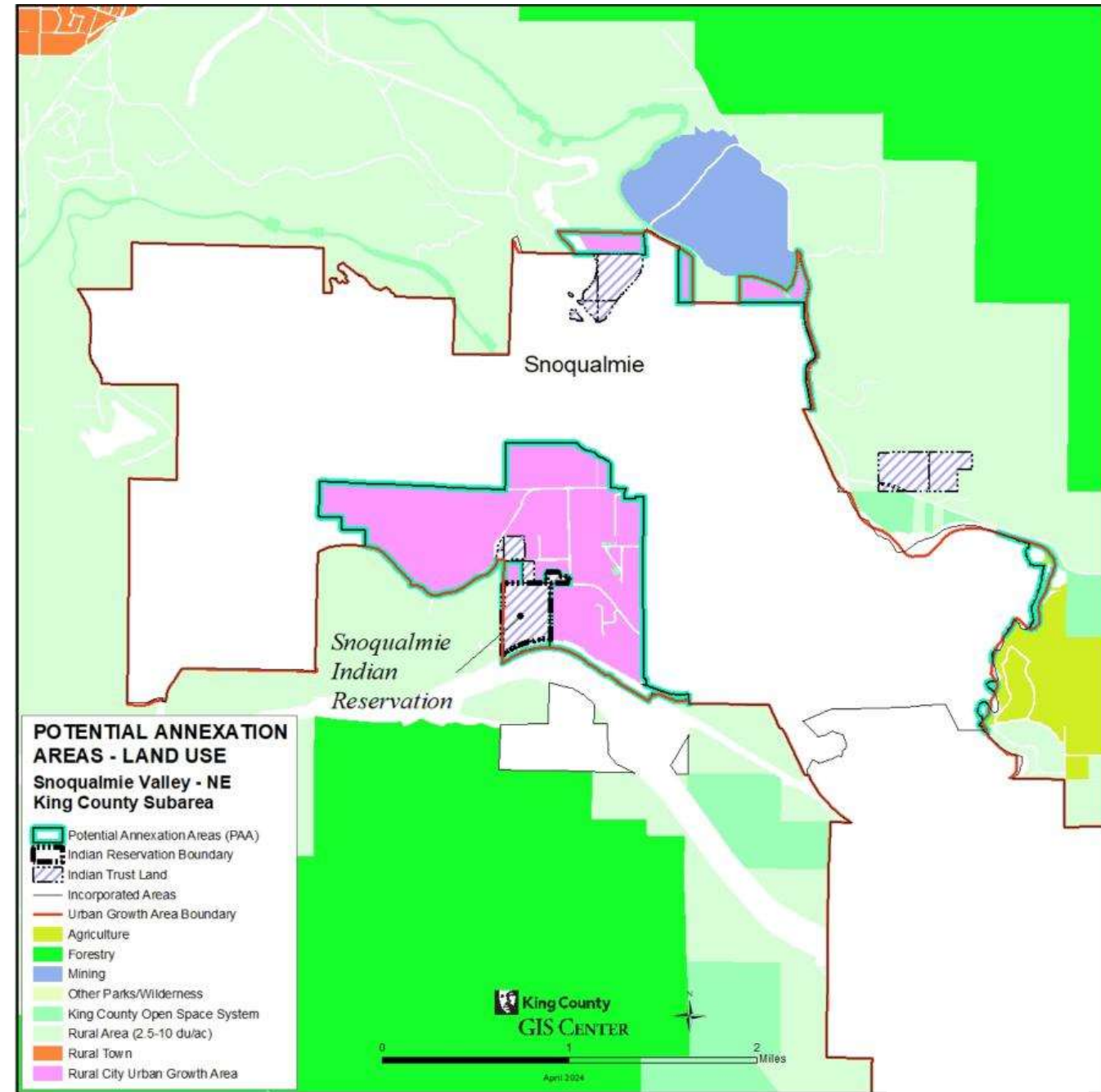


Scenario Comparison / Preliminary Analysis

Income Band	Scenario 1 <i>Baseline</i>	Scenario 2 <i>Revised Zoning</i>	Scenario 3 <i>Revised Zoning + PAA (Minimal Zone Change)</i>	Scenario 4 <i>Revised Zoning + PAA (Proposed Zone Change)</i>
0-50% AMI	No	No	Yes, with BESS: No	Yes, with BESS: Yes
50-80% AMI	Yes	Yes	Yes	Yes
80-120% AMI	Yes	Yes	Yes	Yes
120%+ AMI	Yes	Yes	Yes	Yes

Potential Annexation Areas (PAA)

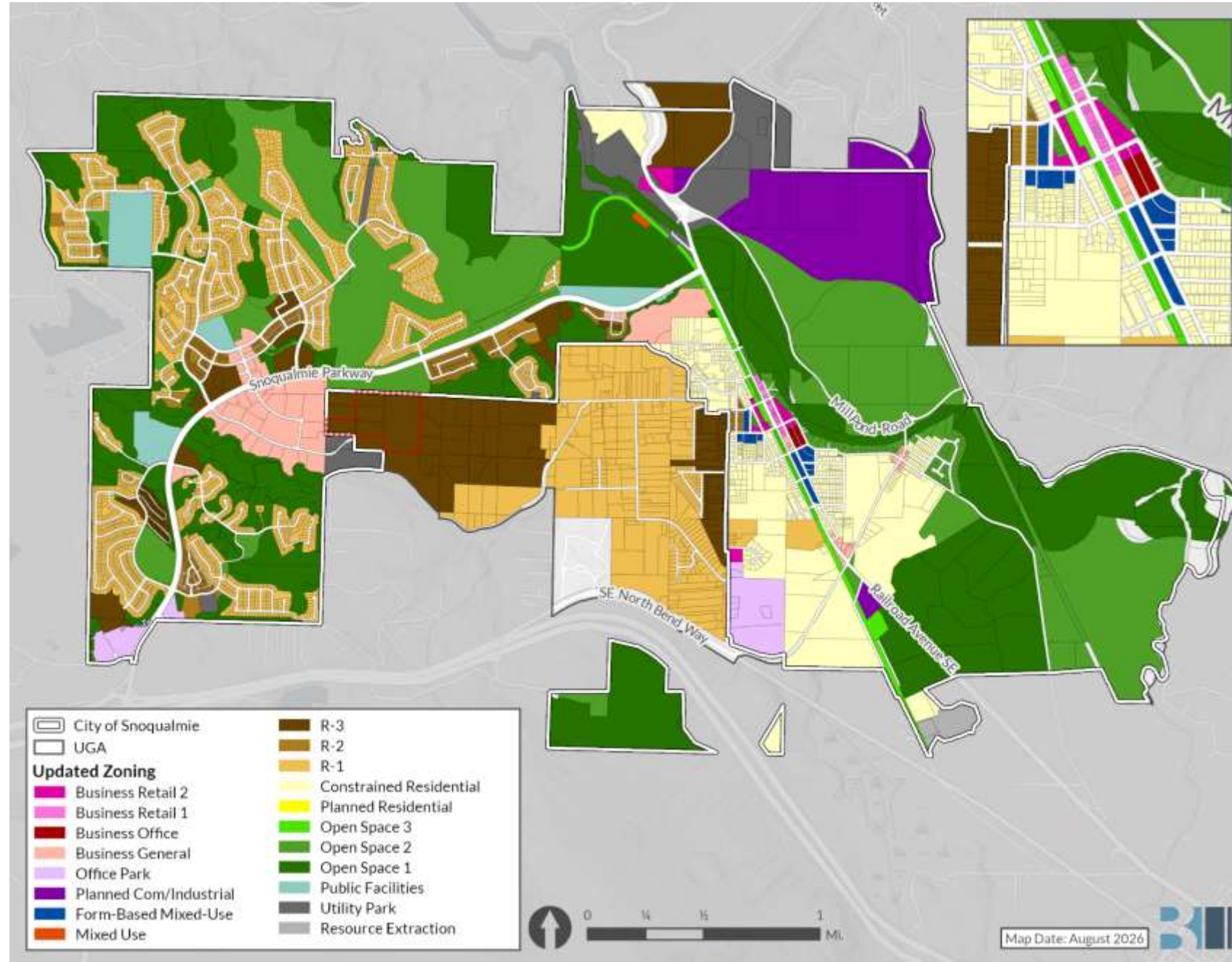
- Needs land use evaluation and infrastructure availability
- The PAAs are identified and designated under the GMA by King County



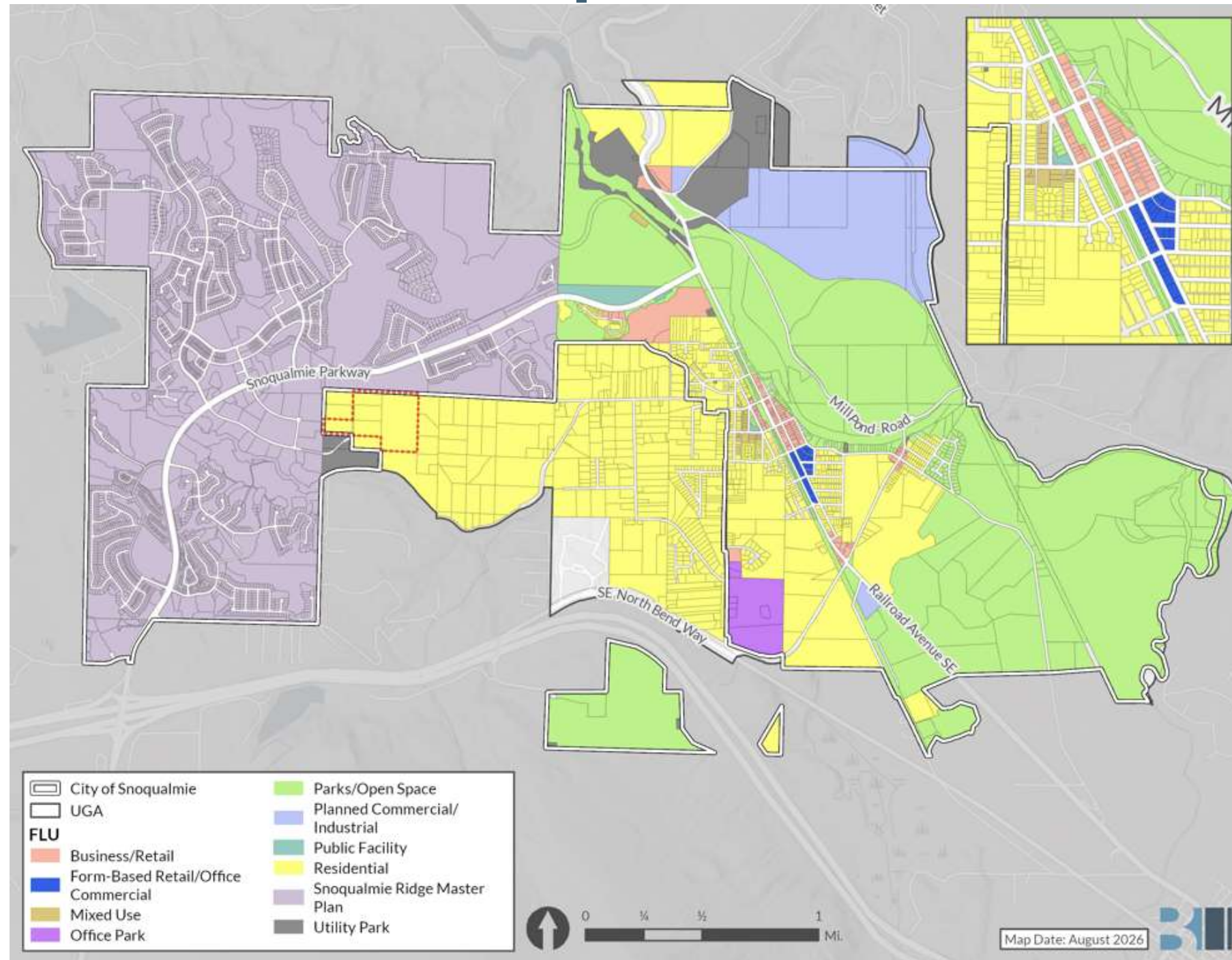
Prezoning Options

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



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 regulations and clarifying language according to new state requirements (e.g. parking requirements)
- Consider incentives such as density bonus for religious organizations to promote affordable housing

Next Steps and Schedule

Next Steps

- Draft Land Capacity Analysis in process
- Draft Housing and Land Use Elements
- Draft 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

