



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-021
February 13, 2023
Committee Report

AGENDA BILL INFORMATION

TITLE:	AB24-021 Snoqualmie Housing Target	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	A Motion to Approve a Revised 2044 Snoqualmie Housing Target and Request King County Reconciliation of Established Target	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

REVIEW:	Department Director	Emily Arteche	1/22/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	1/22/2024
	City Administrator	Mike Chambless	1/30/2024

DEPARTMENT:	Community Development		
	STAFF: Emily Arteche		
	COMMITTEE: Community Development		COMMITTEE DATE: February 5, 2024
	EXHIBITS: 1. AB24-021x1 Resolution of Housing Growth Target 2. AB24-021x2 Snoqualmie Growth Targets Analysis: Appendix A - Snoqualmie Land Capacity Analysis Memo Appendix B - Snoqualmie LCA Critical Areas Memo Appendix C - Snoqualmie Final Housing Strategy Plan Appendix D - Final Snoqualmie Housing Needs Assessment Appendix E - Snoqualmie Valley Housing Needs Assessment		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

This proposed resolution is to approval a revised 2044 Snoqualmie Growth Target for Housing.

LEGISLATIVE HISTORY

N/A

BACKGROUND

In December of 2021 the King County Council adopted assigned growth targets for the City of Snoqualmie including 1500 units of housing. On June 12, 2023, the City Council held a Roundtable meeting to discuss a

Housing Policy Strategy to address the housing growth target. At that time, the City discussed the desire to complete current housing efforts including a Valley wide Housing Needs Analysis, City-wide Housing Needs Analysis, a Middle Housing Analysis, a lands capacity analysis (buildable lands), a Housing Strategy Plan and a draft Housing Element (see Exhibit 2, Snoqualmie Growth Targets Analysis and Attachments A-E).

ANALYSIS

Upon completing a Valleywide Housing Needs Analysis, Citywide Housing Needs Analysis, a Middle Housing Analysis, a lands capacity analysis (buildable lands), a Housing Strategy Plan and a draft Housing Element and nearing the completion of a Comprehensive Plan periodic update the City and King County are working jointly to reconcile the City's assigned 2044 growth target for housing.

A recently completed a Growth Targets Analysis; Exhibit 1 demonstrates that the City has sufficient capacity for employment growth but insufficient capacity for high, very low, and extremely low-income housing growth projections. This shortage is due to the lack of available developable land for single-family housing and low-income serving housing solutions and would require the City to plan to provide an additional 1,118 residential units by 2044.

The majority of land in the city is either built-out or undevelopable due to the presence of environmentally sensitive areas, including the floodplain. The analysis found that approximately 49% of land in the City is impacted by local regulations governing and protecting environmentally sensitive areas. Additionally, existing lots associated within the Ridge Owners Association are unlikely to see future development, including Accessory Dwelling Units (ADUs), given regulations against such development set forth in their Covenants, Conditions, and Restrictions.

BUDGET IMPACTS

N/A

NEXT STEPS

The next steps are for the Council to make a motion to move and adopt the proposed resolution at the February 12, 2024, Council meeting.

PROPOSED ACTION

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