



# Community Development Department

---

**Ashley Wragge, Planning Technician**

38624 SE River St. | P.O. Box 987

Snoqualmie, Washington 98065

(425) 888-5337 | [awragge@snoqualmiewa.gov](mailto:awragge@snoqualmiewa.gov)

## MEMORANDUM

To: Community Development Committee  
From: Ashley Wragge, Planning Technician  
Date: January 30, 2024  
Subject: Comprehensive Plan – Housing Element Policy Review Including PSRC Comments

---

### Introduction

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The housing chapter (referred to as an “element”) is the core of the Comprehensive Plan and must incorporate updated growth targets and show how the City is planning to grow and change over the planning horizon of 20 years.

### Background

Two primary pieces of legislation listed below were adopted to guide the development of Housing Elements. The City has already made great strides in addressing both bills with the completion of a Valley-wide Housing Needs Analysis, a City Housing Needs Analysis, a Housing Strategy Plan and a Middle Housing Analysis. Draft accessory dwelling units code amendments were reviewed by the Planning Commission in August 2023.

- HB 1220 - Supporting emergency shelters and housing through local planning and development regulations. The law also directs the Department of Commerce to project future housing needs for jurisdictions by income bracket and made significant updates to how jurisdictions are to plan for housing in the housing element of their comprehensive plans. These new changes to local housing elements include planning for sufficient land capacity for housing needs, providing for moderate density housing options inside the urban growth area, making adequate provisions for housing to existing for projected needs of all economic segments of the community and identifying racially disparate impacts, displacement and exclusion.
- HB 1337 - Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

The City’s housing element provides for policies in Affordable Housing, Sustainable Design and Constructions, and Diverse Housing to address the legislation. On September 5th, staff presented an introduction to the Housing element including about half of draft policies in all three areas for the Planning Commission to review and discussion. A large factor contributing to draft policies are the findings and recommendations from Snoqualmie’s Housing Strategy Plan, Middle Housing Analysis, and Housing Needs

Assessment. At the proceeding meeting, staff presented the remaining draft policies for discussion including draft goals for the three sections. At the December 4, 2024 meeting, the goals and policies approved by the Planning Commission were reviewed.

The draft recommended goals and polices were reviewed at the state and regional level for GMA and Vision 2050 consistency. Review comments received from the Puget Sound Regional Council (PSRC), Liz Underwood-Bultmann Principal Planner, Growth Management Planning dated December 21, 2023 are included in Attachment 5. Staff recommended edits shown in ~~strikeout~~ and underline include the following:

*Draft Goal 1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens ~~from a wide range of all~~ economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.*

And,

*Draft Policy 2a. Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing ~~as a percentage of projected overall household inventory~~ and for emergency housing, emergency shelters, and permanent supportive housing.*

## **NEXT STEPS**

Discuss policy recommendations and make a motion to move the revised draft Housing Element goals and polices to a future City Council meeting for review and approval.

Attachment 1: Key Definitions

Attachment 2: Housing Element Evolution Spreadsheet

Attachment 3: Recommended Housing Element Draft Goals and Policies

Attachment 4: PSRC Comments Snoqualmie Draft Housing Element