



# 2026 Comprehensive Plan Updates

City of Snoqualmie

May 18, 2026



# Outline

## Objective:

Provide background and project overview for the City's 2026 Comprehensive Plan updates.

## Agenda:

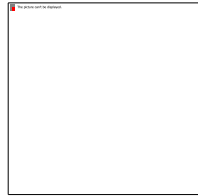
- Purpose of Comprehensive Plan Updates
- Key Issues in the Adopted Plan
- Solutions
- Approach and Tasks
- Schedule and Legislative Review

# 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
- Complete required review by the King County Affordable Housing Committee
- Review local land use and zoning issues cumulatively
  - 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
  - Mix of future land uses in the UGA and potential-pre annexation planning (includes zoning and future land use maps)

# Key Issues in Adopted Plan

## Issue #1: Housing Targets and Capacity



The adopted plan does not document capacity to accommodate housing targets for all income bands, including households making under 80% area median income (AMI) and emergency housing. The overall target number in the plan also needs to be updated.

## Issue #2: King County Review



The plan needs to comply with King County Affordable Housing Committee review requirements.

## Issue #3: Land Uses

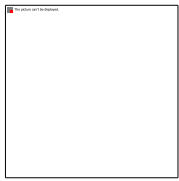


There are remaining questions about the best mix of uses in the city and UGA to meet regional, state, and local requirements and community needs.



# Solutions - Issue #1: Housing Targets and Capacity

- **Revise housing growth targets.**
  - Revise housing targets in Snoqualmie's plan to match updated county targets. County targets were amended in response to a City request.
- **Amend land use designations and land use/zoning maps.**
  - Ensure and demonstrate that Snoqualmie has enough capacity to accommodate housing needs at all income levels, including emergency housing



# Solutions - Issue #2: King County Review

- **Review and update housing and land use policies**
  - Complete King County housing review checklist and adjust policies for alignment with King County Countywide Planning Policies
  - Review and recommend policy and code revisions that address “adequate provisions” for housing for all income bands and other requirements of HB 1220

# Solutions - Issue #3: Land Uses

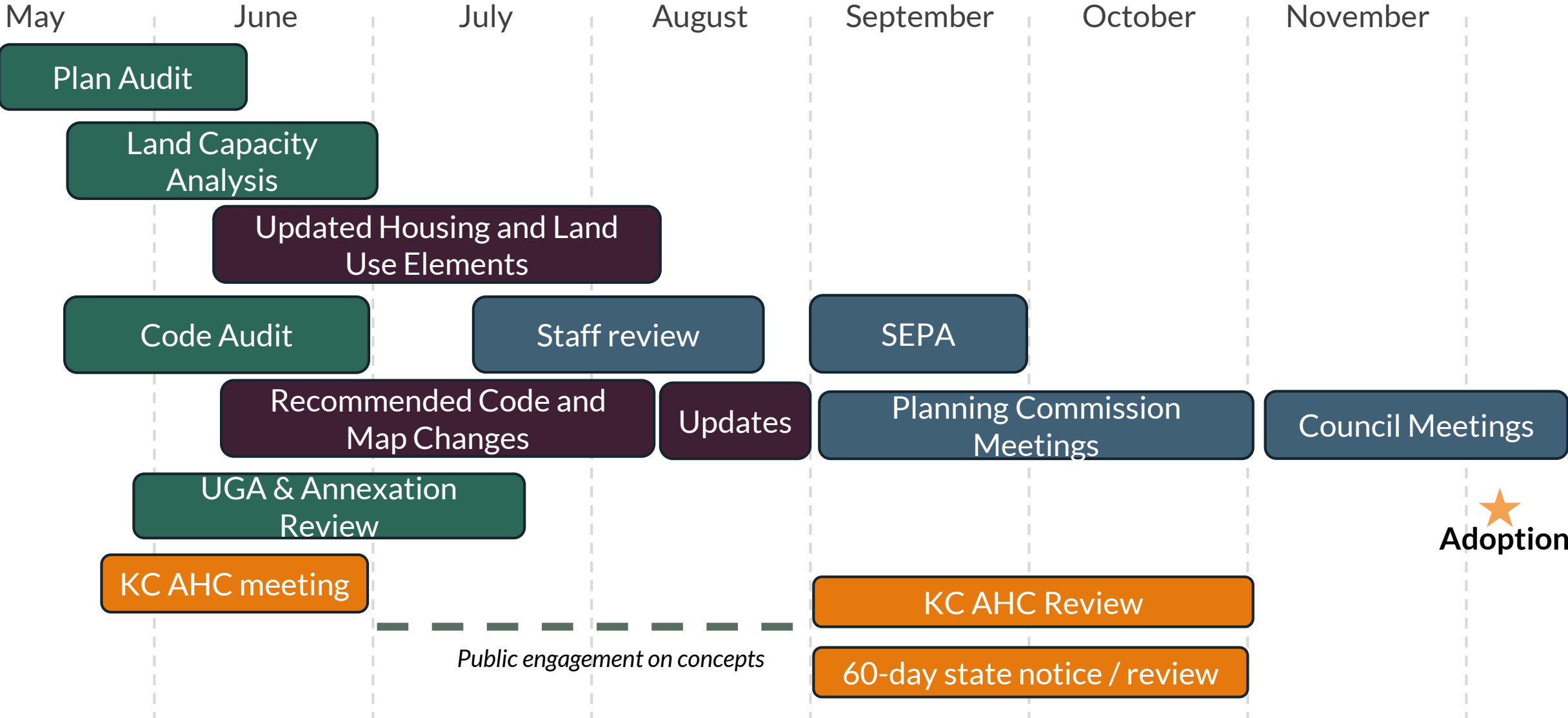
- **Review mixed use zoning regulations**
  - Update zoning map to reflect as-built conditions on **Snoqualmie Ridge** – which is currently mapped as mixed use – and to reconcile the reduced growth targets with a revised buildable-lands analysis
  - Where mixed use zones are retained, consider the potential of mixed use zoning to accommodate housing needs under 80% area median income
- **Review UGA and mix of residential and non-residential land uses, and conceptual planning for annexation.**
  - Review the characteristics and land uses of the UGA and options for pre-annexation planning and zoning
  - Review potential mix of uses in support of growth targets and community needs
  - Identify conceptual approaches to annexation planning

# Approach and Tasks

- Audit Adopted Comprehensive Plan
- Conduct Land Capacity Analysis
- Audit Land Use Code
- Update Land Use Element
- Update Housing Element
- Support adoption of ordinance, zoning changes and housing implementation
- UGA and Annexation Review
- SEPA

*Adoption due end of 2026, plan to adopt in November 2026*

# Schedule and Legislative Review



- Analysis
- Drafting
- Review
- Agency Review