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A. INTRODUCTION

The Land Use Element is a long range guide to the physical development of the City and its urban growth area. It translates the City vision into a physical plan describing where and how to develop, redevelop and preserve the city through general land use designations. Land use designations provide residents and property owners predictability about the nature of land use planned in Snoqualmie, helping guide future land use development applications.

Goal 3: A balanced mix and arrangement of land-uses that advance the City's vision and goals for economic development, sustainability, community distinctiveness and active, healthy living.

The Growth Management Act (GMA; RCW 36.70A.070) requires that the Land Use Element of the City's Comprehensive Plan include a plan, scheme or design for each of the following:

- The proposed general location and extent of land uses, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities & facilities, and other uses;
- Population densities, building intensities, and future population growth estimates;
- Protection of the quality and quantity of ground water used for public water supplies;
- Urban planning approaches that promote physical activity (per ESSB 5186 passed in 2005); and
- Review of drainage, flooding and storm water run-off in the area and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse discharges that pollute waters of the state, including waters entering the Puget Sound.

GMA also requires adjacent jurisdictions to cooperate in comprehensive plan development, as comprehensive plans are to be coordinated and consistent with those of adjacent jurisdictions and with the countywide planning policies.

B. DRIVING FACTORS

All Comprehensive Plan elements are interconnected, which means that the issues underlying one element often overlap with other elements as well. For Land Use, issues frequently affecting housing and economic development also apply. A primary driver for Land Use planning is the suitability of land for different Comprehensive Plan goals, namely job generation for jobs-housing balance, as well as the provision of goods and services.

Jobs-housing balance, or the attempt to match jobs and housing within City limits in quantitative and qualitative terms, is a primary concern for land use planning; it is also discussed in Sections H & I of the Economic Development and Housing elements. Jobs-Housing balance requires that estimated employment types and jobs generation from land designations will sufficiently balance projected residential growth, in turn requiring diverse housing to accommodate different family types.

The suitability of land for developing retail, institutional and service-related uses to accommodate population projections is also a key concern for land use planning. One issue for the City is that there is not enough suitable land to meet current and future population needs, especially for retail uses. According to the 2011 Urban Growth Area analysis by CollinsWoerman, the City currently leaks an estimated 73% of its residents' retail spending to other communities, and capturing even two-thirds of the city's future retail leakage would require an additional 35 acres suitable for retail. While approximately 9.8 existing acres in the City and its UGA could be suitable for retail conversion, an additional 25.3 acres would still be required to accommodate projected 2032 demand.

A Broad Range of Uses

In 2009 under SHB 1825, the State legislature amended the Growth Management Act RCW 36.70A.110 to require that each city's urban growth area (UGA) include sufficient area for the broad range of uses needed to serve the projected population. The Final Bill Report noted the following for Comprehensive Plan amendments:

"Such amendments must include sufficient land capacity to accommodate medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, when appropriate under the circumstances existing within the planning jurisdiction."

A complication to Land Use suitability, and many land uses in the Historic Downtown, is the extensive flood plain and flood way area in the City, as well as water rights; both of these topics and their Land Use impacts are discussed in this element.

C. LAND USE OVERVIEW

The city is approximately 4,750 acres in size with roughly 878 acres remaining in the urban growth area (UGA). Due to constraints from wetlands, steep slopes, streams and stream buffers, there are 960 developable and re-developable acres remaining in the City and its current designated UGA. Approximately 7% of this area is considered re-developable; about a third of this land is planned commercial industrial area, while another 40% is designated for various residential uses. Table 3.1 summarizes City and UGA acreages; Table 3.2 gives land use designation acreages.

Table 7.1
URBAN GROWTH AREA ACREAGE

	ACRES					
	Total	Developed*	Constrained	Developable	ROW	Other
City of Snoqualmie	4,750	1,056	2,958	327	401	8.5
Urban Growth Expansion Area	878	421	116	267	66	8.5
Total	5,628	1,477	3,074	594	467	17

*In Table 7.1, "Developed" includes the parcels classified as both developed and re-developable from in Table 7.2 below. Developable includes floodplain and unconstrained developable properties.

Table 7.2
DEVELOPABLE LAND BY LAND USE DESIGNATION

Land Use Designation	Total Acres	Developed Acres	Sensitive Undevelopable	Re-developable (Occupied)	Vacant Fldpln. Developable	Vacant Developable	ROW/Other	Total Developable & Re-developable
Single Fam.Res.	173	18	25	87	0	43	-	130
Constrained Res.	637	299	221	38	39	41	-	118
Planned Res.	189	56	4	33	0	96	-	129
Commercial	37	32	1	4	1	0	-	5
Office Park	148	69	6	20	0	54	-	74
Mixed Use	2,046	563	1,167	64	0	253	-	316
Open Space/Park	1,482	52	1,430	0	0	0	-	-
Utility Park	136	3	133	0	0	0	-	-
Plan. Comm/Ind	276	0	83	126	34	33	-	192
Resource Extract. (ROW/Other)	19	15	5	0	0	0	-	-
Grand Total	5,627	1,104	3,074	371	74	520	484	965

Totals may differ between tables due to fractions. Blue text indicates land area with development and re-development potential. The location of land use designations are identified in Figures 7.3 through 7.6.

C.1 GROWTH MANAGEMENT BACKGROUND

The Growth Management Act requires participating counties to establish household and employment growth targets for each city, representing the minimum number of households and jobs a city must accommodate in its 20-year planning period. Cities demonstrate through the Buildable Lands Program that they have sufficient land in their Urban Growth Areas to accommodate the target. In 2009, the King County Growth Management Planning Council (GMPC) updated municipal targets, establishing a target of 1,615 minimum housing units and 1,050 jobs that Snoqualmie must demonstrate it can accommodate by 2031.

To demonstrate compliance via the Buildable Lands Program, a City counts the developable and re-developable acreage within the City and UGA, makes deductions for sensitive areas and their buffers, and public uses such as roads, utility right-of-ways and parks. The quantity of available land designated within each district is then assigned assumed housing densities or employment ratios to calculate the total number of housing units and jobs that may be accommodated.

While the City of Snoqualmie conducted a Buildable Lands analysis of residential land uses for its own planning purposes (see Land Use Tables 7.1 through 7.6), that analysis is unnecessary to demonstrate capacity to meet the housing target. Snoqualmie Ridge II, while approved in 2004, did not begin selling homes until 2006; its trajectory of 1,850 to 2,150 homes will more than accommodate the City housing target.

Snoqualmie has grown tremendously in the past fifteen years, primarily due to the Snoqualmie Ridge developments. Between 1960 and 1995, the City grew an average of 11 persons a year, but the 1996 population of 1,550 when Snoqualmie Ridge I homes started selling has since swelled to a 2010 census population of 10,670. The latest Office of Financial Management (OFM) April 1, 2013 City population estimate is 11,700 persons.

C.2 2032 GROWTH TARGETS AND CAPACITY

As the City population has not grown at a steady rate over the last 20 years, and because the up to 2,150 homes to be built in Snoqualmie Ridge II via development agreements will – by itself – outstrip city GMPC growth targets, it would not make sense to estimate the 2032 city population based on growth rates or assigned housing targets. Planning that ignores the growth implied by Snoqualmie Ridge II, along with Snoqualmie's Urban Growth Area development capacity, would be irresponsible to the development realities of the City – especially given its existing, executed, in-progress development agreements.

To plan reasonably and responsibly, and consistent with its development agreements, the city has determined Snoqualmie's expected 20-year population based on household capacity as shown in Table 7.3.¹ **The middle population estimate is used throughout this document.**

Table 7.3
2022 & 2032 PROJECTED POPULATION

	Interim Year 2022			Total Year 2032		
	Low	Middle	High	Low	Middle	High
2010-2032 Est. Population Gain	3,256	3,554	3,554	4,012	4,882	5,171
<i>2010 Census Base Population</i>				<i>10,670</i>		
Total Population	13,926	14,224	14,224	14,682	15,552	15,841

See Table 7.6 for all population projection assumptions.

Like the Population Growth Target, Counties planning under GMA must establish employment growth targets for each city, representing the minimum number of new jobs the city must accommodate with land designations in the 20-year planning period. The GMPC set a 2006-2031 target of 1,050 new jobs for the Snoqualmie; Table 7.4 indicates the total employment capacity for the existing city and urban growth area and demonstrates that sufficient land is available to accommodate the 2031 minimum job target. According to local and Puget Sound Regional

Population Counts

Snoqualmie challenged the 2000 Census when population reports did not align with recent building trends. The City contracted with Calm River Demographics for a special census that showed 2,345 persons in the City, which the Office of Financial Management (OFM) certified as the City population in 2001.

Housing & Jobs Targets

The 2006-2031 GMPC targets for Snoqualmie are 1,615 new housing units, and 1,050 new jobs. Assuming 2.5-3.0 persons per household, this implies a population gain of between 4,037 to 4,845 persons to the 2006 City population.

Cities must demonstrate capacity to meet GMPC targets though a target does not represent a ceiling. This was noted in the July 15, 2009 [presentation](#), "King County Housing and Employment Growth Targets, 2006 – 2031 Planning Period," to the King County Growth Management Planning Council.

New Jobs Since 2006

New Businesses in Snoqualmie since the issuance of the GMPC 2006-2031 jobs target include SpaceLabs; Chase Bank; DirtFish; King County DPER; Motion Water Sports; Snoqualmie Library; Square One Distribution; Technical Glass; and Zetec.

¹ See Section 7.I. Methodology on the Distribution & Extent of Land Uses.

Council data, Snoqualmie has already added between 650-750 jobs from new businesses since 2006, and will likely exceed the GMPC target by 2022.

Table 7.4
2022 & 2032 PROJECTED EMPLOYMENT, BY PLANNING AREA

	2012 Existing Jobs	2012-2021 Est. Additional Jobs	2022-2032 Est. Additional Jobs	2032 Est. Total Jobs
Historic, Meadowbrook PA & Other	859	157	0	1,016
Snoqualmie Ridge I & II PA	1,830	445	0	2,275
Snoqualmie Hills West PA	15	0	1,000	1,015
Snoqualmie Falls PA	257	300	0	557
Mill PA	45	84	743	872
Total	3,006	986	1,743	5,735

See Table 7.7 for all employment projection assumptions.

The full methodology for city job and population projections is detailed in Section 7.I. Methodology on the Distribution & Extent of Land Uses, including 75 assumptions to logically shape projections throughout the City and by sub-section. This methodology provides details on sensitive area buffers, market assumptions, dwelling units assumed per acre and acreage subtractions from known development barriers and commitments.

Among these assumptions are some main themes that help in understanding City housing growth assumptions.

- First and foremost is the Snoqualmie Ridge II development agreement which, while approved in 2004, did not begin selling homes until 2006; its trajectory of 1,850 to 2,150 homes by itself exceeds the GMPC 2006 housing target of 1,615 new housing units. At the time of the inventory from 2011-2012, approximately 1,000 units remained to be occupied in the development. These unit commitments, infrastructure and financing to support this development, were established via developer agreement.
- Similarly, the housing capacity, infrastructure and financing to support 239 housing units attributed to the Snoqualmie Falls Planning Area is established via the Salish Development Agreement (175 units; see Methodology Assumption #43) and the Kimball Creek development agreement (64 remaining from 125 units; see Methodology Assumption #44). Additional units come from the planning area north of the City boundary, in the UGA; financing would be established with the developer upon an annexation proposal to the City.
- The largest remaining housing contributors are the Snoqualmie Hills East & West Planning areas in the UGA. Combined, these areas represent lower projected growth of 738 units. The Snoqualmie Tribe has purchased several parcels in Snoqualmie Hills East, with a probable intent to add them to tribal reservation lands. In contrast, Snoqualmie Hills West is predominantly larger lots with low-density improvements and a high probability for re/development; one exception are the parcels in this area with expensive homes, where private, high-income landowners may be uninterested in selling to potential developers. As this area is not yet developed, financing would be established with the developer upon a proposal for annexation to the City.

Removing the effect of Snoqualmie Ridge, whose planned numbers have naturally reduced due to development, this plan's housing forecast is 488 housing units lower than in the 2009 Land Use element in the Comprehensive Plan.

There are three main drivers that help in understanding City employment growth assumptions.

- Based on the uses and lower employment density of development in Snoqualmie Ridge I & II to date, the total projected employment capacity of these areas was reduced by 1,357 positions compared to previous years.
- A portion of Snoqualmie Hills West was designated for an expansion of the business park, helping to recapture some of the reduced job projections in other areas. This helps maintain an in-city jobs/housing balance (see Economic Development Table 3.1), which reduces regional commuting and regional infrastructure pressures. As stated above, financing would be established with the developer upon a proposal for annexation to the City.
- Snoqualmie Falls employment projections were reduced by 156 positions due to developer predictions for remaining capacity, and hospitality industry estimates for the proposed hotel in Salish Development Agreement.

Including the effect of Snoqualmie Ridge, whose planned capacity has not provided as many jobs as predicted, this plan's employment forecast is 1,547 employment units lower than in the 2009 Comprehensive Plan Land Use element.

The capacity that Snoqualmie has evidenced for housing and employment growth is noted in the surplus projections of the City of the 2014 King County Buildable Lands Report, approved by King County GMPC, on July 23, 2014.

D. BALANCED, HEALTHY DEVELOPMENT PATTERN

For many years Snoqualmie existed as a compact small town, located in a rural landscape of farms and forests, separated from other nearby communities by open space. Older Snoqualmie neighborhoods were built when people had fewer cars, so its compact development pattern enabled residents to walk from their homes to their daily needs. Homes were located close to jobs, stores and services, and the traditional grid street pattern allowed pedestrians and motorists easy access most city areas. Today, in response to greater mobility and demands for affordable housing, many small towns have been filled with placeless housing, or ‘sprawl’ that increasingly chokes roads with more cars. Auto-oriented development has posed myriad issues: air pollution, long commutes that separate parents and children, towns that lack character, while consuming farmland, wildlife habitat and open space. This pattern of growth has upset the social and physical structure of our communities.

In 2005, ESSB 5186 modified the GMA to require that, “Wherever possible, the Land Use Element should consider utilizing urban planning approaches that promote physical activity.” While the City has long supported pedestrian orientation, the below techniques are examples of development that encourages physical activity:

Mixing Residences and Work Sites

A mix of residences and work sites provides people the option to live closer to work, making walking, biking and transit easier to use.

Shops and Services within Walking Distance

In the past, shopping and commercial spaces were concentrated in large centers oriented to a freeway or major arterial, designed for cars rather than pedestrians. Locating shopping and services within walking distance (up to ½ a mile away) of homes makes walking and bicycling more attractive, reducing the need for automobiles.

Housing, Jobs and Transit

Many residents of the upper Snoqualmie Valley commute by car to jobs in urban, metropolitan King County. They do so because it is more convenient than using current transit service. Encouraging new housing and jobs to be developed in proximal to each-other and to transit stops, and working with METRO to improve transit service, can increase the likelihood of residents commuting via transit rather than their single-occupant vehicles.

Appropriate Land Use Designations

Focusing growth in areas that have capacity to absorb additional development, such as areas where there is unconstrained, vacant or underutilized land, and infrastructure is in place or nearby, is an efficient use of land. Encouraging sensitively designed infill in these areas can promote pedestrian circulation, protect open spaces and minimize adverse environmental impacts.

Recent Snoqualmie Ridge neighborhoods were planned to provide compact, pedestrian-oriented development, with high density residential located close to retail, recreation and employment in the neighborhood center. Development has generally followed a modified grid pattern of narrower streets with separated sidewalks, pedestrian linkages and smaller lots served by alleys with porches in the front. While the business park represents a large-scale commercial use not present in the historic city, it also emphasizes pedestrian circulation to provide neighborhood center access, supporting resident ability to live and work in close proximity. While Snoqualmie expects to continue growing over the next 20 years, the City will continue pursuing neighborhoods that are compact, have mixed uses and are pedestrian-oriented. By drawing on the best features of historic Snoqualmie, and the innovations of planners, architects, developers and citizens, the City can improve its physical and social environment, encourage people to use cars less, and reduce sprawl.

Local Centers

Regional and local growth centers are one of the key foci of the **Vision 2040** Regional Growth Strategy articulated by the Puget Sound Regional Council (PSRC). In **Vision 2040** Snoqualmie is characterized as a Free-Standing Small City, serving as a hub for relatively higher density housing choices and as job service centers for surrounding rural areas. Local city centers also provide service and cultural amenities (pg 12; 22; 23).

As stated in PSRC's **Vision 2040**,

Centers are locations characterized by compact, pedestrian-oriented development, with a mix of different office, commercial, civic, entertainment, and residential uses... Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth.

The Historic Downtown Snoqualmie & the Snoqualmie Ridge Neighborhood Center and Business Park are two existing City centers, with the Mill Site as a planned Local Center. Given the regional tourist attraction of Snoqualmie Falls, and the existing and future hotels proposed in the Falls Planning Area, the Falls may be considered another local center.

E. THE UGA & PLANNING AREAS

The Growth Management Act requires the establishment of an urban growth area (UGA) around each city, from which land can be annexed and provided with urban services. The urban growth area is to include sufficient land area to meet a twenty-year projection for population and employment growth, with properties outside of the UGA to remain rural. The current City UGA is largely determined by physical features:

- **Northern Boundary.** The steep slopes of the Lake Alice Plateau form the northwest city boundary, along with the area around Snoqualmie Falls and mining operations to northeast above the Mill Planning Area.
- **Eastern Boundary.** Snoqualmie's Eastern boundary is formed by the Snoqualmie River and forest land.
- **Southern Boundary.** With the exception of the City owned property on Rattlesnake Ridge creating a municipal island, the I-90 corridor and North Bend form the city's southern boundary.
- **Western Boundary.** The steep slopes of the Lake Alice Plateau and Lake Alice form the western city edge.

The City and urban growth area is divided into seven planning areas, as depicted on Figure 7.2: *Planning Areas*, determined by parcels with similar characteristics or geographic congruity. Each planning area sub-section below describes its significant attributes and issues. For planning areas located entirely or partially outside existing city limits, consistency with the Comprehensive Plan and its policies must be addressed prior to annexation, with the preparation and adoption of an "Annexation Implementation Plan" to address site-specific policies and development requirements.

Annexation implementation plans can be initiated by the City directly or by property owners proposing annexation. These plans must be reviewed and adopted pursuant to the RCW 35A.14.330 and 340 pre-annexation planning process. Development approvals required by other city ordinances require substantial but not literal compliance with annexation implementation plan policies, allowing flexibility to respond to unanticipated circumstances.

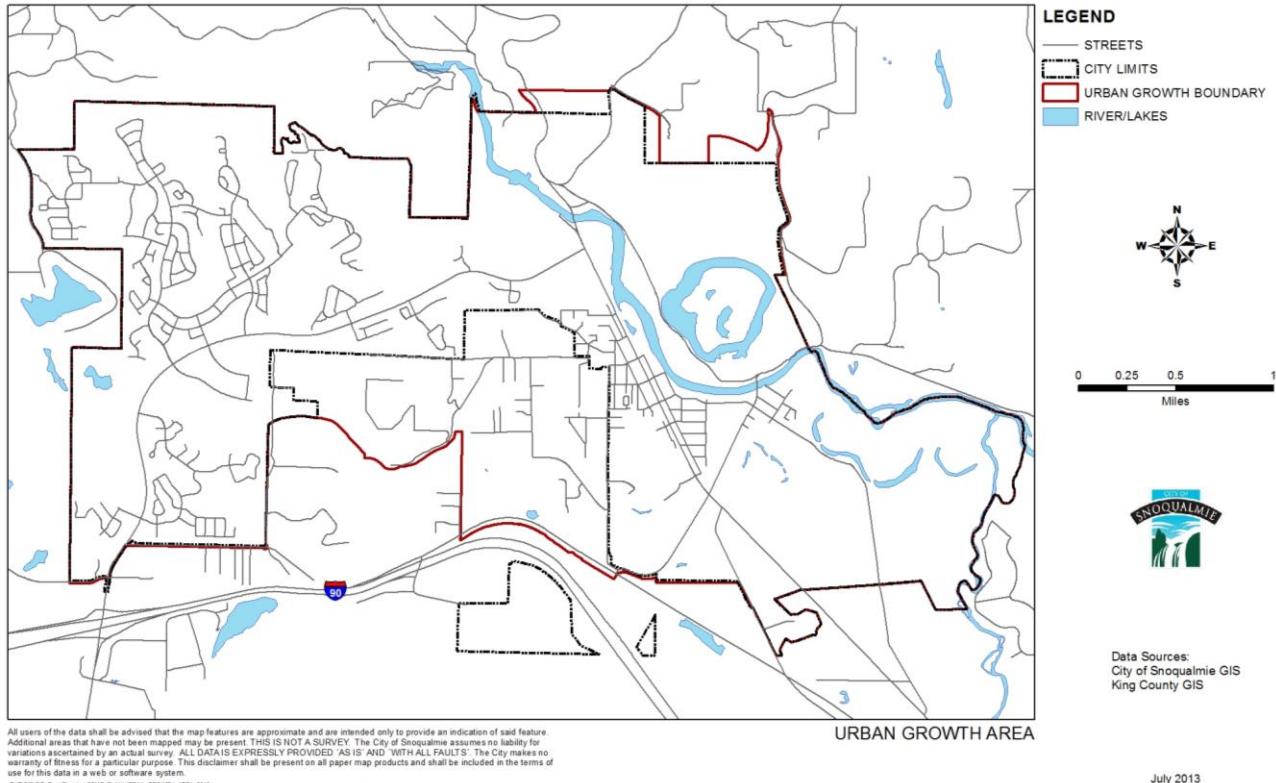
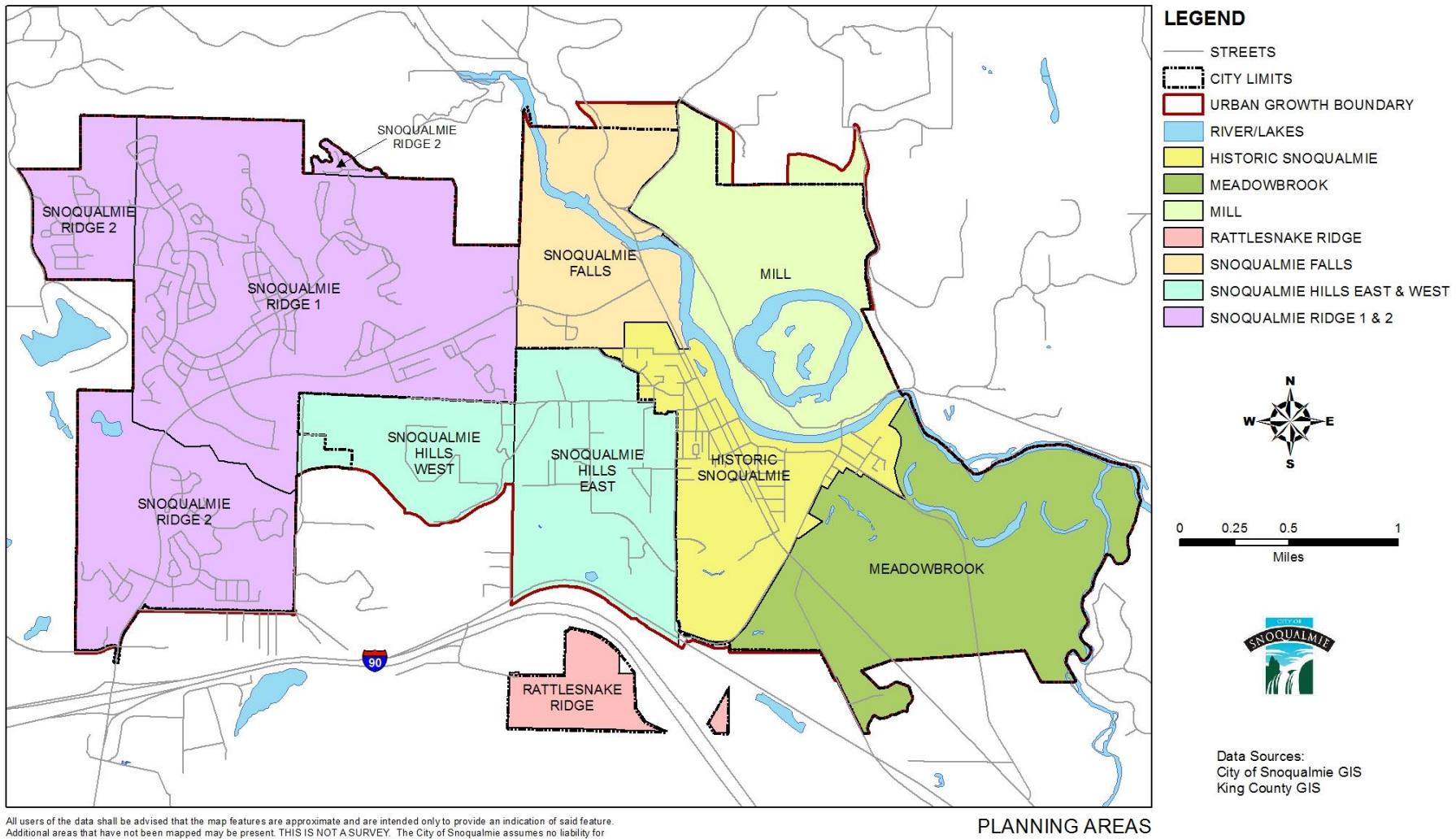


Figure 7.1 Snoqualmie City Boundary & Urban Growth Area



All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.

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Figure 7.2 Planning Areas

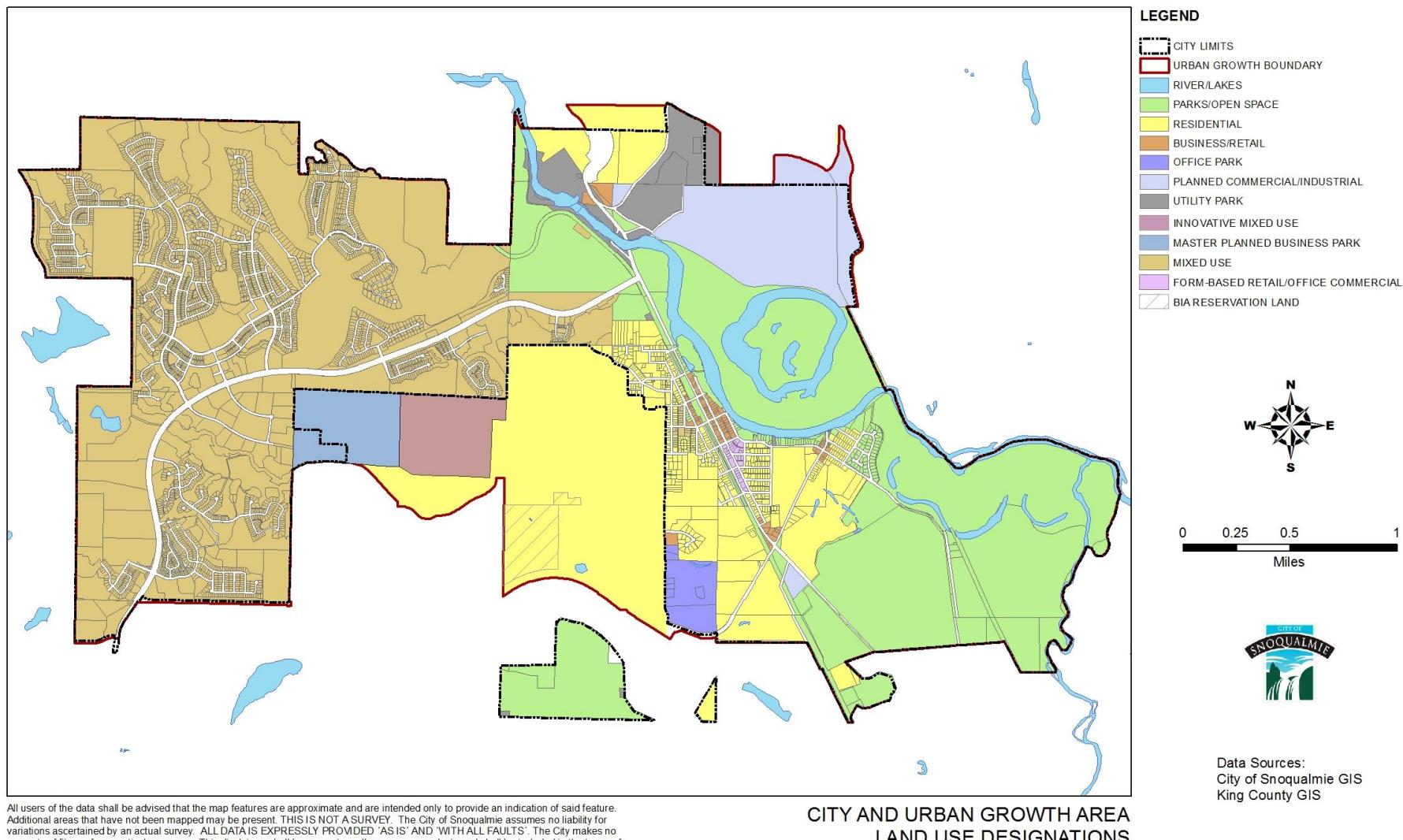


Figure 7.3 Land Use Designations

E.1 SNOQUALMIE HILLS EAST & WEST PLANNING AREA

Significant Features:

1. Moderate-density residential development, especially in the northeast.
2. Area serves as Coal Creek drainage basin.
3. Moderate to steep slopes.
4. Existing city services, primarily water supply, extended to large sections of the area.
5. Transportation links largely toward existing city.
6. Historic resistance to annexation expressed by residents.
7. Areas of poor soils, limiting the capacity to sustain numerous septic systems.
8. Old I-90 scenic corridor in context with the Mountains to Sound Greenway.

The William's Addition neighborhood in Snoqualmie Hills East contains many of the homes moved from the old Snoqualmie Falls Town site near the old Weyerhaeuser Mill. For information on this neighborhood, see Community Character Element Section E.11.

Snoqualmie Hills East and West are located outside of the current city limits, within the City's urban growth area. While currently unincorporated, these areas have always identified with the City – most households have a Snoqualmie address and are served by City water. Developed portions of this planning area include the William's Addition, Johnson Heights, Weathervane Heights, and Coal Creek neighborhoods, all characterized by a mixture of older and newer homes; some small agricultural uses still exist in the Coal Creek area. This planning area is currently un-sewered, with septic system drainage that may have contributed pollutants to Kimball Creek, which drains most of the area. To the east, the Snoqualmie Hills Planning Area is predominantly divided into single family residential lots, and is best suited to largely remain as this type of use in the future. However, Snoqualmie Hills West is characterized by larger parcels held by fewer owners and with fewer physical constraints; designated land uses to the west are for an extension of the business park, and for innovative mixed-use development, as further described in Section H. Glossary of Proposed Land Uses. Future development throughout Snoqualmie Hills will need to incorporate transportation corridors through Snoqualmie Hills between eastern and western portions of the City, to support both emergency preparedness and general residential needs; for more information on this topic, please see Element 8 Transportation, Section E. It should also be noted that approximately 19 acres in Snoqualmie Hills East and 22 acres in Snoqualmie Hills West have been purchased by Tribal entities in addition to the existing 56 acres of reservation land mostly occupied by the Snoqualmie Casino; future land uses in these areas may be impacted by the development plans of these parcels.

E.2 SNOQUALMIE FALLS PLANNING AREA

Significant Features:

1. Snoqualmie Falls is a major scenic tourist attraction.
2. Majority of the planning area is within city limits.
3. Viewshed considerations from Snoqualmie Falls.
4. Aesthetic designs of SR 202 as a gateway to historic downtown.
5. Salish Lodge, located west of SR 202 at Snoqualmie Falls.
6. Location of proposed regional trail linkages.
7. Large tracts of undeveloped land.

The predominant feature of this area is Snoqualmie Falls, along with the Salish Lodge and Puget Sound Energy's generating plant and substation. This area also includes the Kimball Creek development, which has multifamily housing, office and retail/services space. A majority of this planning area is now owned by the City of Snoqualmie due to the Snoqualmie Preservation Initiative, including land north of the Snoqualmie Parkway and land between SR-202 and the Snoqualmie River. Remaining developable portions of this planning area include the Salish Development Agreement properties northeast of SR-202. Perhaps more than any other, this area requires careful planning to protect the scenic character of Snoqualmie Falls, such that most of the property has been designated mixed use or planned residential to provide the City the greatest opportunity for discretionary review. There is additional property adjacent to the Salish development agreement area, outside City limits but within the UGA, not currently covered by a developer agreement.

E.3 MILL PLANNING AREA

The primary land use in this area from 1917 to 2003 was the Weyerhaeuser Mill, though due to the constraints of its partial floodplain location, continued heavy industry uses are not appropriate for the area. A large portion of this area was annexed in 2012, subject to a pre-annexation agreement.

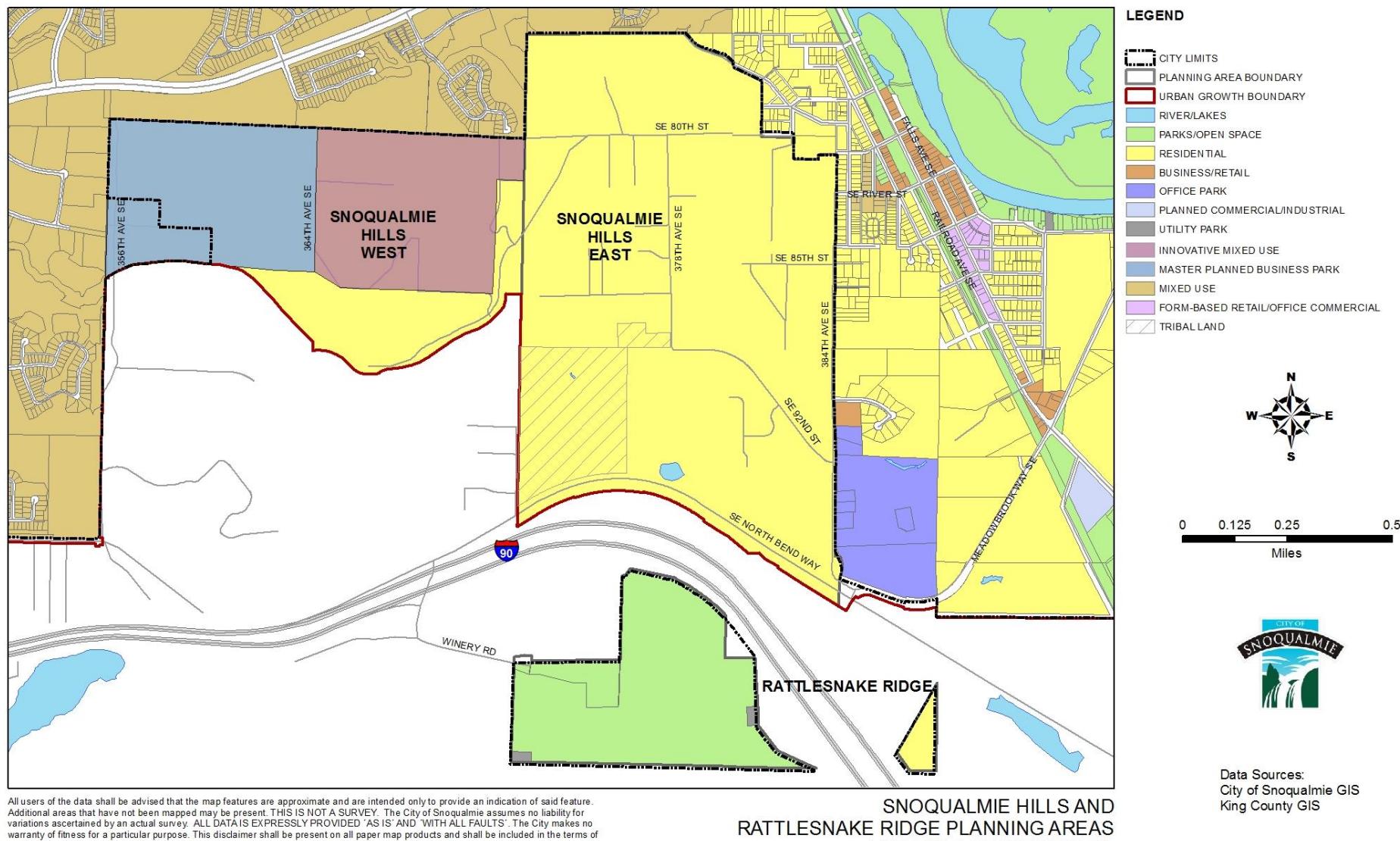


Figure 7.4 Rattlesnake Ridge, Snoqualmie Hills East & West, Planning Areas & Land Use Designations

August 2013

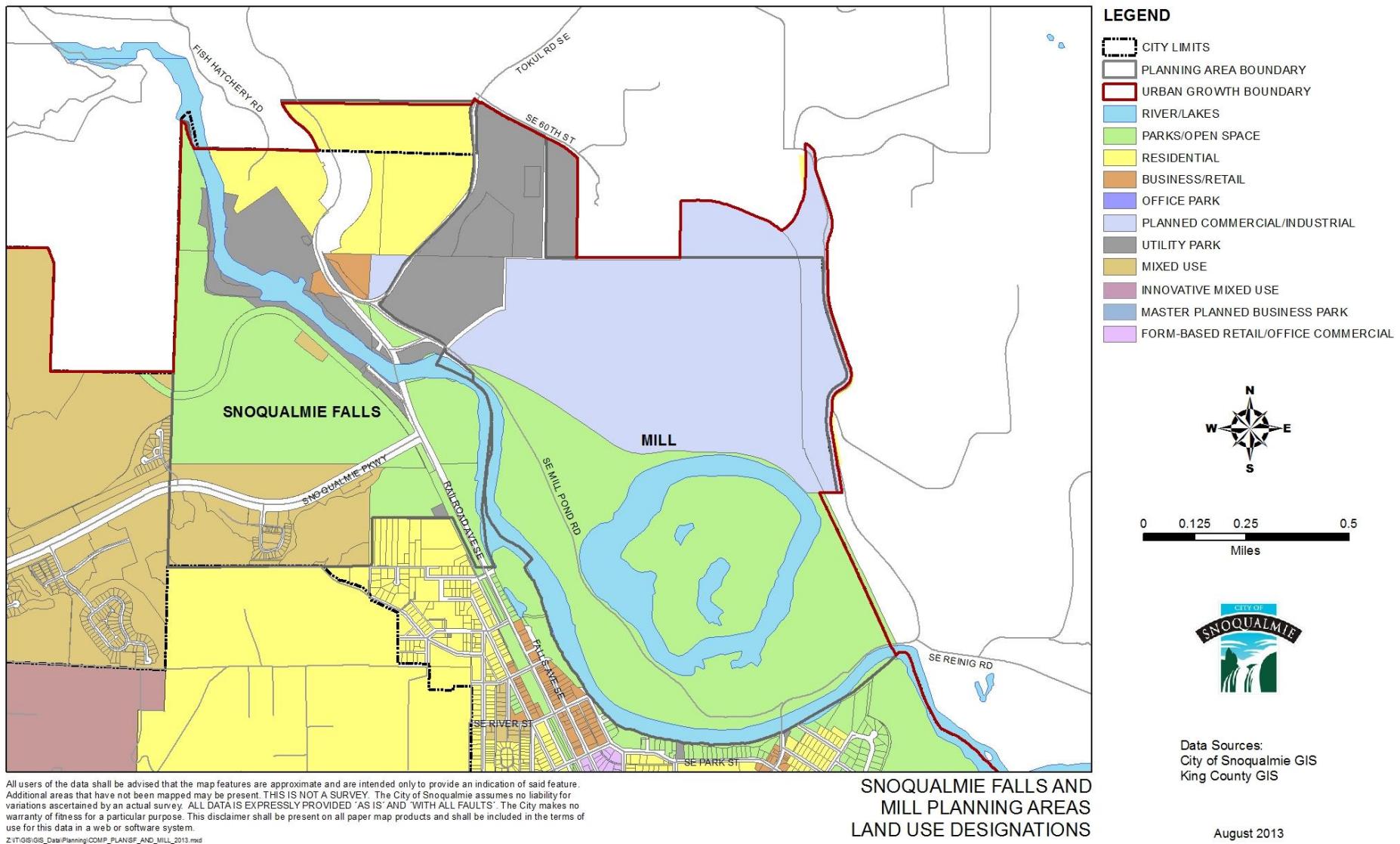


Figure 7.5 Snoqualmie Falls and Mill, Planning Areas & Land Use Designations

Significant Features:

1. Large redevelopable site of the former Weyerhaeuser Lumber Mill.
2. Potentially the most significant regional economic stimulant.
3. Poor road links to major highway.
4. Large portions in floodway/floodplain, with areas of prior unpermitted fill.
5. Areas of potential soil contamination due to former lumber mill activities.
6. Large segment of Snoqualmie River frontage.
7. Large Class I wetland –Borst Lake, or the former mill pond.
8. Location of the City's wastewater treatment, water treatment, & Public Works Dept. facilities.
9. Location of City's north well field.
10. Location of proposed regional and local trail linkages.

Aside from Mill site flood impacts, one concern that has been raised for the area is possible remaining soil contamination from previous mill operations. Weyerhaeuser conducted a number of site assessments for contaminants in 1993 and 2004, which were followed by several voluntary clean-ups, some of which were completed pursuant to a 2006 King County clearing and grading permit. Department of Ecology records show the former lumber mill site is awaiting a Site Hazard Assessment; a “no further action” letter from DOE was not obtained for the site, reportedly due to legal costs. Overall, the site is a brownfield or, “an abandoned, idle or under-used real property.” Such designation means the site may qualify for various brownfield grants.

E.4 OTHER PLANNING AREAS

Other planning sub-areas are as follows:

Historic Snoqualmie Planning Area. The Historic Snoqualmie Planning Area

essentially includes areas residential and commercial areas developed in the city from the 1900's to the 1980's, including the original Snoqualmie Falls plat. It is bounded to the north by the Snoqualmie River and Snoqualmie Falls; to the west by 384th Ave; to the east by Meadowbrook Way and the Mount Si Golf Course; and to the south by I-90. Modest changes are anticipated for this planning area; it is characterized by older homes on a pedestrian-friendly grid pattern located in the Downtown, Railroad West, Greek and Northern-Cedar neighborhoods. Due to prevalent floodplain constraints and few remaining property options, there is little opportunity for intensive future development in this planning area. Some increase in residential density is envisioned to allow for additional choice in residential type, density and location, including zoning changes to allow for lower density subdivisions where appropriate, and additional medium density attached housing near the downtown.

Meadowbrook Planning Area. The majority of this planning area is characterized by institutional and open space uses in public ownership including the Snoqualmie Middle School, Snoqualmie Elementary School, Centennial Park, a large portion of the historic Meadowbrook Farm property, and the privately-owned recreation area of Mount Si Golf Course. Most of the area lies within the floodway portion of the Snoqualmie River floodplain, where new residential development is prohibited by State law. The residential designation within this subarea reflects the desire to maintain the existing residential neighborhoods, while acknowledging the floodway constraints. The Meadowbrook Farm property, acquired as public open space, provides a scenic foreground to views of Mt. Si and Rattlesnake Ridge, and provides an urban separation between Snoqualmie and North Bend. Some smaller properties located at the edge of this area are designated for light industrial uses.

Rattlesnake Ridge Planning Area. This planning area contains the City-owned property Snoqualmie Point Park, formerly used as a city water source, and subleased to a winery that burned down in 1998. Due to the need to balance the amount of land in the City UGA resulting from the addition of lands for Snoqualmie Ridge Phase II, (called for in the UGA Sub-Area Plan for the Snoqualmie Preservation Initiative), unincorporated portions of the Rattlesnake Ridge Planning Area were removed from the UGA. The remaining planning area consists of Snoqualmie Point Park, the Department of Natural Resources Rattlesnake Ridge trailhead and parking area, adjacent U.S. Forest Service lands to be managed for viewshed protection, and an isolated Department of Transportation property.

Mill Site Berm & Fill

To protect the former mill site, Weyerhaeuser constructed a berm along Mill Pond Road with fill later added behind the berm, some without the proper permits; about 93,900 cubic yards of fill were added to the floodplain. The King County Flood Hazard Reduction Plan identified the berm as a hazard that displaced floodwater, potentially impacting conveyance & storage capacity. Weyerhaeuser was issued a permit in 2006 by King County to remove about 49,000 cubic yards of the fill; the berm was breached and most of it removed. The City pursued an action against the County to compel removal of remaining fill. The County prevailed. The Mill property pre-annexation agreement requires removal of floodplain fill as part of future development.

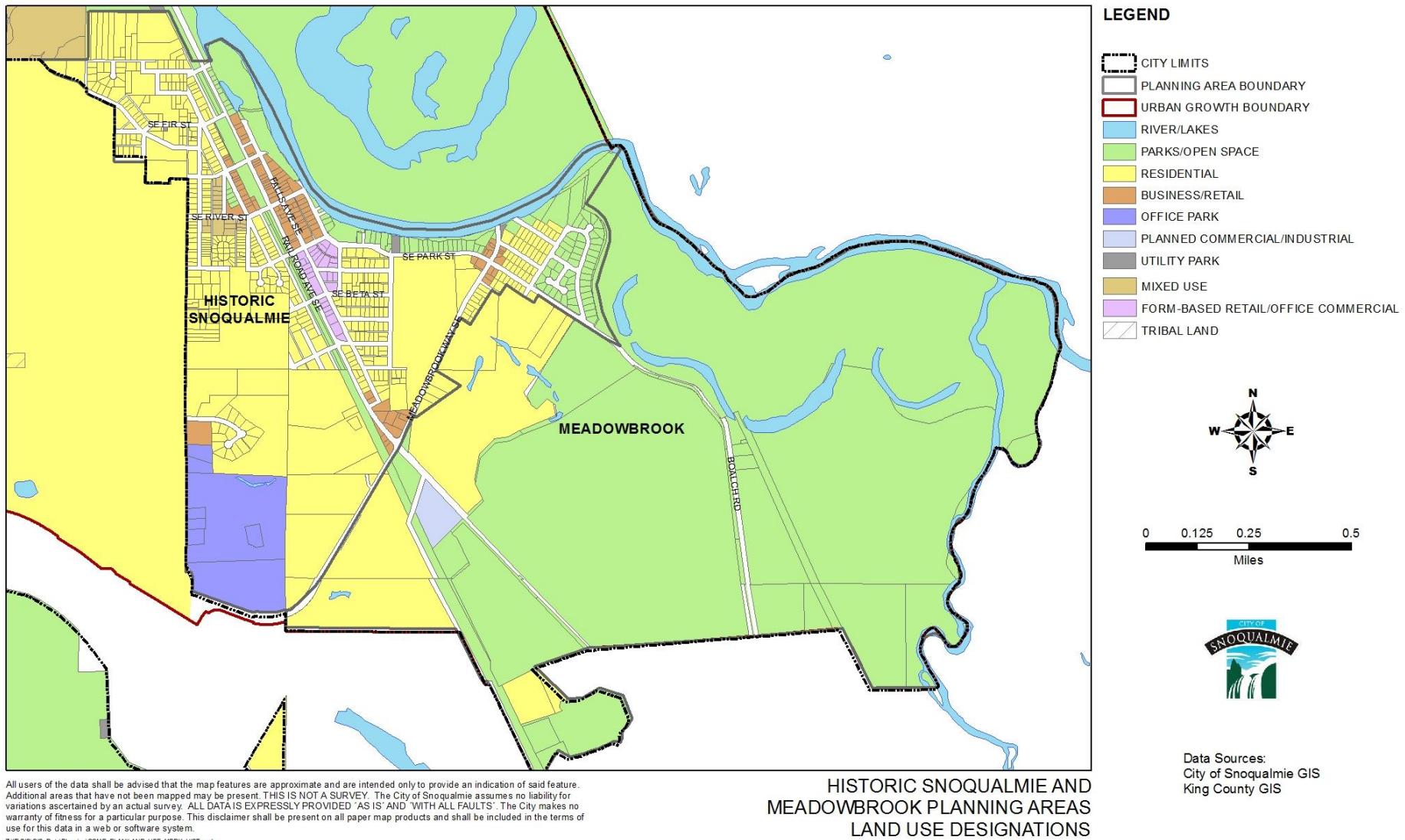


Figure 7.6 Historic Snoqualmie and Meadowbrook, Planning Areas & Land Use Designations

Snoqualmie Ridge I & II Planning Area. Snoqualmie Ridge was a 1,300-acre development annexed to the City in 1990, with a Mixed Use Final Plan approved in 1995 that brought 2,300 homes to the city as well as a 130-acre business park, neighborhood retail area, a tournament players' golf course, elementary school and numerous parks and trails. The 736-acre Snoqualmie Ridge II project was added to the City's Urban Growth Area as one of the Snoqualmie Preservation Initiative components, with plans for another 1,850 – 2,000 homes. The SRII Mixed Use Final Plan provided for primarily single and multi-family residential, with some commercial office, retail, parks and open space, and new schools. Snoqualmie Ridge I is built out and the initial build out of Snoqualmie Ridge II is projected to occur by 2018.

E.5 HISTORY OF THE URBAN GROWTH AREA

Although designation of the City UGA was a requirement of the 1990 Growth Management Act, the City has considered the shape and extent of its eventual boundaries before GMA, since the mid 1980's. In 1986 the City prepared a Potential Annexation Area Study and Environmental Impact Statement, used to develop annexation policies and a Snoqualmie Annexation Plan Map adopted by Council Resolution No. 267 in March, 1987 and added to the Comprehensive Plan. The Annexation Policies anticipated many GMA provisions, including requirements to assess and mitigate for infrastructure, and consideration of the city's long-term expansion needs. Two principal actions have shaped the UGA since, the Snoqualmie Point Land Transfer and the Snoqualmie Preservation Initiative.

Snoqualmie Point Land Transfer: To promote economic development in the early 1980's, the City entered into a long-term lease agreement with a commercial developer for incorporated land in the Rattlesnake Ridge Planning Area, and a winery was subsequently built on the site. Through participation with the Mountains to Sound Greenway, it became apparent that continued commercial use of the site could impact a significant viewpoint and forested promontory of the Greenway corridor. When the winery burned down in 1998, the future of the site came into question. The City teamed up with the Greenway and Trust for Public Land (TPL) in 1999 to secure funding to protect the land and, through generous Federal Forest Legacy funding, the TPL purchased the 60-acre commercial property leasehold interest. The City retained approximately 9 acres for development of Snoqualmie Point Park and a water reservoir, selling its fee interest in the remainder of the 70 city-owned acres to TPL for conveyance to the National Forest Service. This land transfer protected a key site within the Greenway corridor as a spectacular open space resource for Snoqualmie and the region.

Snoqualmie Preservation Initiative: In March 2001 the City of Snoqualmie, King County, the Weyerhaeuser Real Estate Company, and Cascade Land Conservancy (now Forterra) entered into the Snoqualmie Preservation Initiative (SPI) agreement, to preserve undeveloped land north of Snoqualmie Falls. In the SPI agreement, approximately 150 acres of the former Falls Crossing site west of Snoqualmie Falls was purchased from the developer by the City, to be set aside as preserved forested open space with the exception of a municipal campus reserve that now hosts the City Fire Department. In exchange for the Falls Crossing purchase and for conservation easements permanently protecting up to 2,800 acres of Raging River watershed land (outside the City UGA) from development, 736 acres to the west and south of Snoqualmie Ridge I development were brought into the City UGA for future annexation. To balance the total amount of land within Snoqualmie's UGA, unincorporated land in the Rattlesnake Ridge Planning Area was removed from the UGA. This action was consistent with the intent of the Snoqualmie Point Land Transfer described above, eliminating the site's commercial potential and making its inclusion in the City UGA unnecessary.

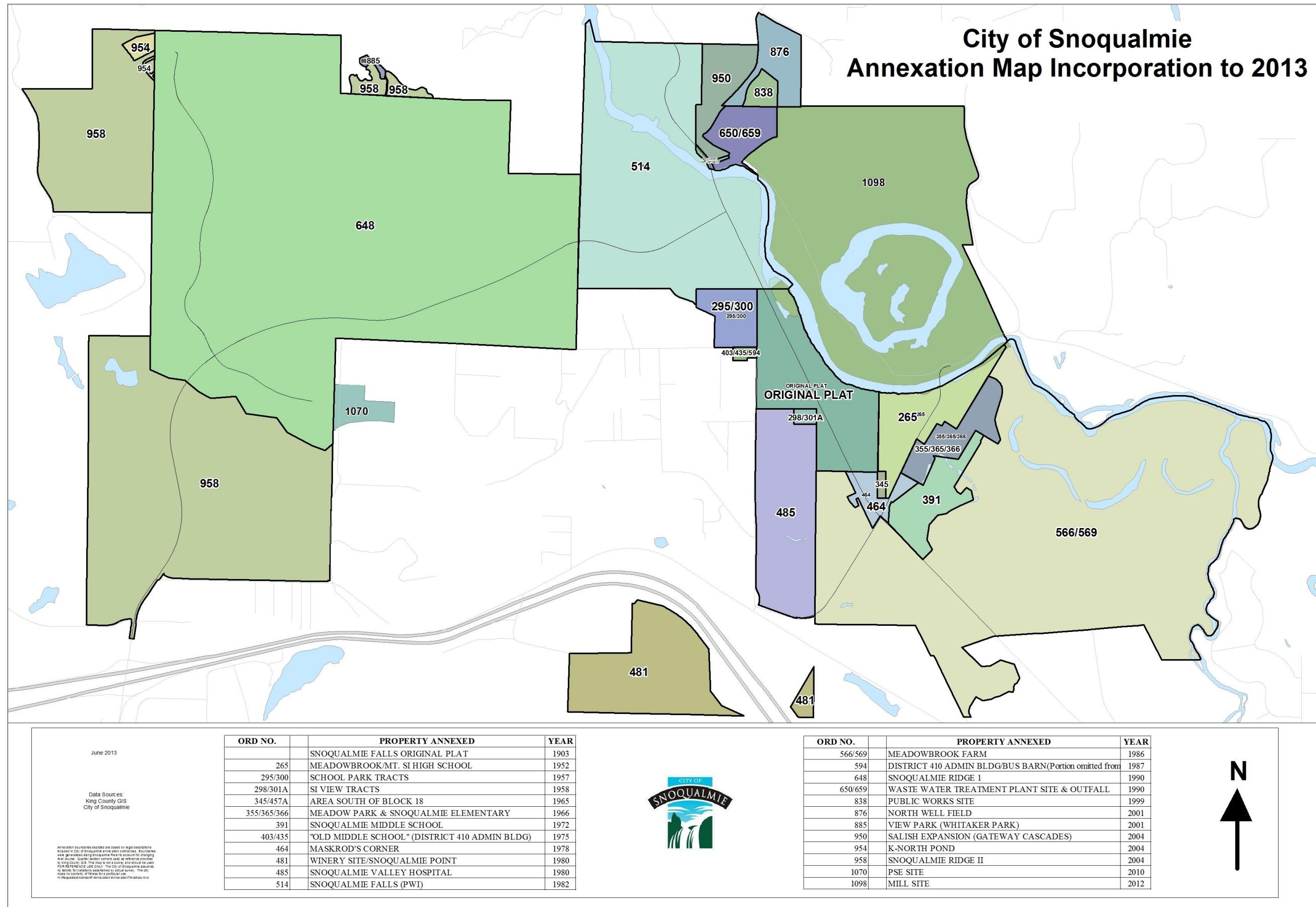
F. FLOODPLAIN LAND USE

GMA directs cities to reduce low-density development and its consequent consumption of land, though it also directs cities to limit development in environmentally sensitive or constrained areas, including flood hazard areas. The Historic Snoqualmie planning area, along with certain portions of the Snoqualmie Hills East, Meadowbrook, and Mill Planning Areas, lie substantially within the 100-year Snoqualmie River floodplain, and are subject to frequent inundation. In addition, much of the vacant land within the Historic Snoqualmie and Meadowbrook Planning Areas is located within the FEMA 100-year floodway, wherein new residential construction is prohibited by state law. Current FEMA Flood Insurance Rate maps show floodplain areas having 100-year flood depths ranging from 2 to 15 feet; wetlands from tributary streams and topographic depressions are also common.

Flood impacts are also discussed in Element 4 Housing Section F, *Floodway and Floodplain Housing*, and Environment Element 6, Section G.3 *Frequently Flooded Areas*.

City of Snoqualmie Annexation Map Incorporation to 2013

Figure 7.7 Annexation History



To address the potential for flood damages, the National Flood Insurance Program (NFIP) provides disaster assistance to public agencies and makes flood insurance available to private landowners; participating communities must adopt regulations intended to reduce flood hazards to qualify residents for flood insurance. Under the NFIP, the City participates in the FEMA Community Rating System (CRS) program, by adopting regulations that meet or exceed federal minimum standards and implementing other measures to reduce or minimize flood hazards, including requirements for home elevations. Participation in the CRS Program also qualifies City residents for flood insurance premium discounts. Current studies show that potential projects to reduce flood hazards could alter the floodway, floodplain and high-risk areas. Given the complexity of these issues, the City has determined that floodplain land use policies should be reevaluated every three years as new information becomes available or actual flooding conditions change due to flood control projects.

Residential Uses

Within the floodway portion of the 100-year floodplain, state law prohibits new residential construction or expansion, which conflicts with the predominant existing use and current zoning. For this reason, a Floodway Overlay District (SMC 17.40) was created in 1995 to allow for certain commercial uses that are compatible in scale, character and impacts with single-family residences to be developed on residentially zoned floodway lots. The City has also zoned the more hazardous area along the Snoqualmie River as Open Space, and has been acquiring riverfront residential properties with FEMA and other grant funds when properties come on the market.

As floodplain properties are less suitable for intense development, it is more appropriate to direct most new higher density and higher intensity uses to higher ground in the city and UGA. Most of the platted lots within the Historic Snoqualmie Planning Area are small (3600 sq. ft.), created before 1937 subdivision laws. These are existing legal lots, which can accommodate new homes if vacant or redeveloped. With current flood hazard regulations in place, all new construction and substantial improvements must have the first floor elevated a minimum of one foot above the base (100 year) flood elevation. As new homes must be elevated to mitigate against potential flood hazard, it would be reasonable to allow for limited areas of higher density townhomes or apartments in close proximity to the historic downtown commercial area, to support both housing diversity and economic development. Other floodplain areas in the city and UGA contain lots ranging from 4,000 square feet to over 5 acres that are currently undeveloped or contain only one residence. Maintaining lower-density zoning in these areas is appropriate to allow for some new residential development but prevent extensive subdivision.

Losing housing in the floodway may impact downtown retail. The city may offset these impacts through limited density increases in the floodplain, though research is needed to determine how such density would impact the City's Community Rating System (CRS) score with FEMA.

Commercial Uses

The historic development of the City began along the Snoqualmie River. The first underground hydroelectric power plant was built at Snoqualmie Falls, and a new railway led to development of a railway depot and commercial center along what is now State Route 202. The city grew up around the downtown and Meadowbrook commercial areas. In 2010, FEMA approved a revision to the Flood Insurance Rate Map for the downtown area, which moved the historic commercial area from floodway to floodplain designation. In 2010, the city constructed a new City Hall just one block from the commercial district. Commercial uses are allowed within the floodplain and floodway under state and federal laws, but must also comply with regulations to reduce flood hazards. The comprehensive plan designations and current zoning provide for expansion of the downtown commercial area through infill and redevelopment to support economic development and retain the character and vitality of the historic downtown commercial area. They also provide for small nodes of commercial uses along SR202 within the floodplain.

G. WATER RIGHTS

The waters of Washington State collectively belong to the public and cannot be owned by any one individual or group. Instead, individuals or groups may be granted rights to use them. A water right is a legal authorization to use a predefined quantity of public water for a

*“Water, water, every where
Nor any drop to drink.”*
— Samuel Taylor Coleridge

designated purpose... State law requires certain users of public waters to receive approval from the state prior to using water - in the form of a water right permit or certificate. – Washington Department of Ecology²

According to the 2013 City of Snoqualmie Water System Plan, the City of Snoqualmie has water rights from multiple sources to support its current potable water needs, including the sources of Canyon Springs, South and North Wellfields, and groundwater well claims, some of which may be further developed for an additional small gain. Current water rights allow the city a total Instantaneous Withdrawal of 3,328 gallons per minute (gpm), and an Annual Withdrawal of 2,372 acre-feet per year (ac-ft/yr);³ water system planning must meet instant, daily and annual water needs. The city currently has adequate Annual Withdrawal water rights through the 20-year planning period, and to serve Lake Alice if necessary;⁴ however, when accounting for full build-out beyond 2032, there is a deficit or need for 461 ac-ft/yr in Annual Withdrawal water rights. Conversely, the City does *not* have sufficient Instantaneous Withdrawal water rights through its 20-year planning period, requiring an additional right of 54 gpm by 2032; or 113 gpm if Lake Alice is added; or 868 gpm additional needed water rights if there is full city build-out.⁵

Instantaneous right is the maximum pumping capacity or diversion rate of a well, spring, or water source, whereas annual right is the total quantity that may be withdrawn over an entire year.

The City is in discussions with different water right holders to supplement its current Annual and Instantaneous Withdrawal rights; this will allow additional expansion of its developable area to beyond the current Retail Service Area (RSA), the area in which the City currently provides potable water service. The RSA currently includes the incorporated city limits, a section of the Snoqualmie Hills East UGA planning area, as well as some sections outside the UGA including development along Reinig Road and an easterly prong of development clusters along North Fork Road SE. Aside from the Salish Expansion Agreement that guarantees water rights upon further development in the Snoqualmie Falls Planning Area, any substantial development of the Mill Site or the Snoqualmie Hills UGA would require additional water rights to be secured by the city or private developers.

Another way to assist in the future development capacity of the City is to reduce individual residential and business water consumption; although this cannot likely make up for all water needs, the average household water use does factor into production projections. Since the Conservation Program was enacted in the 2004 Water System Plan, the average household or Equivalent Residential Unit (ERU) water consumption decreased from a 2006 peak of 227 gallons per day (gpd) to 174 gpd/ERU in 2010; this represents a 23% reduction in the average daily water use. Current planned Water Plan conservation measures include reducing distribution system leakage from its average of 13% to 6% by 2018, and to reduce summer use through refined irrigation management

H. GLOSSARY OF PROPOSED LAND USES

The following list provides general descriptions of the predominant types of uses that may occur within each land use designation. It is not an exhaustive list of uses envisioned within each designation. The development regulations adopted pursuant to this plan will identify more specific zoning districts with corresponding permitted uses, conditional uses and unclassified uses, density allowances and other requirements. Land use designations are influenced by multiple factors, including physical constraints, former planning designations, the existing land use pattern, and existing and planned infrastructure. Land Use Designation Maps (Figures 7.4 - 7.8) depict the proposed distribution, location and extent of land uses within each planning area. The general land uses to be allowed in each land use designation are as follows:

² Water Rights Homepage, www.ecy.wa.gov/programs/wr/rights/water-right-home.html, accessed May 10, 2013.

³ Or 2,172 (ac-fe/yr) Annual Withdrawal & 3,148 (gpm) Instantaneous Withdrawal when less the undeveloped groundwater claims, per p. 3-18.

⁴ Note: Lake Alice service is not necessarily anticipated; the City provided their Community Association with a letter assuring that the City would provide them with service if the Snoqualmie Ridge development adversely affected their water supply. Monitoring has shown no impact.

⁵ Pages 3-17 through 3-19.

<u>Residential</u>	Covers a broad range of housing sizes and types, from low to high density housing as defined in Table 1.1.
<u>Business/Retail</u>	A broad variety of retail and other commercial uses with pedestrian-oriented retail and service uses centered in and around the historic downtown core and other general commercial uses centered near the SR202/Meadowbrook Way and Park St./Meadowbrook Way intersections. Current zoning district classifications within this designation include Business Retail I and II and Business General
<u>Form Based Commercial</u>	Allowing for infill and re development with an emphasis on pedestrian-oriented form and development pattern compatible with the Downtown Historic and Landmark District. A range of retail, commercial and office uses could be allowed, but development is driven by form rather than use.
<u>Office Park</u>	Predominantly office uses in a campus setting.
<u>Planned Commercial/Industrial</u>	Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.
<u>Mixed Use</u>	A master-planned mix of residential, commercial, employment, institutional, utility and recreation uses, excepting heavy industrial.
<u>Innovative Mixed Use</u>	Requires a master planned development plan to include a mix of residential types, sizes, costs, and living arrangements to expand the range of housing choices within the City, and may include small-scale or compatible retail and service uses. Could include age restricted, independent or assisted-living housing for seniors; forms of cooperative housing; or plan for exceptional environmental outcomes.
<u>Master Planned Business Park</u>	Envisioned as an extension of the Snoqualmie Ridge Business Park, allowing office, research and development, and light manufacturing/industrial uses, but limiting warehouse and distribution uses.
<u>Parks/Open Space</u>	Active and passive recreation areas, allowing for museums, natural/cultural interpretive centers, community centers, golf courses and other commercial recreation uses in some areas, agriculture, along with natural open space and wildlife corridors.
<u>Utility Park</u>	Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, and open space uses.

Various plans affect land use designations, such as the *2013 Meadowbrook Farm Master Plan Update*, and the City Shoreline Master Program, adopted by reference into this Comprehensive Plan as stated in Policy section 6.3.

H.1 RESIDENTIAL LAND USE

Residential land use consists of single-family and multifamily dwellings, including manufactured housing, foster care facilities, group quarters, senior housing, assisted housing and cooperative housing. Other land uses found in residentially-designated areas include schools, churches, parks and open space, and undeveloped platted lands. To allow for zoning flexibility, the comprehensive plan applies the “Residential” land use designation to identify existing and future residential areas within the City. Residential uses are also allowed within Mixed Use designated areas. Second story residential uses may also be appropriate in some commercial areas. Lower density residential zoning districts will generally be applied to areas constrained by sensitive areas. Larger, large-lot undeveloped residential areas lend themselves to zoning that requires master-planned residential development to encourage an appropriate mix of housing types and densities. The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.

H.2 COMMERCIAL & INDUSTRIAL LAND USE

Commercial land uses support the daily retail and service needs of the community and can provide local employment. There are six designations to accommodate commercial uses, including General; Office; Retail; Office Park; Planned Commercial/ Industrial and Mixed Use. The General designation may accommodate a broad range of retail and commercial uses, including those that are larger-scale or that are inappropriate for the core downtown. Such uses include automotive repair, warehouses, limited light-industry or commercial storage. The Office district is intended principally for offices, but also includes retail and services. The Retail designation is intended for core shopping needs in Snoqualmie, with uses serving as shopping catalysts to other businesses in the district; ground floor retail and services are encouraged for this area with offices and professional services on upper floors. The Planned Commercial/Industrial designation may accommodate manufacturing, office and light industrial development planned in a comprehensive manner. The Office Park designation is intended to accommodate coordinated medical, dental and professional services development in a planned campus setting. Second story residences may be appropriate in some commercial areas.

The City's proximity to the major transportation routes of Interstate 90 and State Route 18 make Snoqualmie a convenient location for industrial uses, which provide jobs and contribute to the local tax base. Two designations accommodate industrial land uses, including Industrial and Planned Commercial/Industrial, including land used for manufacturing, processing, warehousing, storage and related uses. Heavy industrial uses should be limited in the floodplain to prevent additional flood hazards associated with such uses.

H.3 MIXED USE

Mixed use development is intended for comprehensively planning large properties with a mix of residential, retail, commercial, public and open space uses. Mixed use projects should be developed to accomplish the following:

- * Enable imaginative site and building design with a compatible mix of uses that will encourage pedestrian and non-motorized access to employment, retail goods, services and public facilities.
- * Ensure land use and design is sensitive to adjacent land uses, and avoid the creation of incompatible uses.
- * Ensure that all development adequately considers and mitigates its impacts to transportation, public utilities, open space, recreation, public facilities & services, and that circulation, solid waste disposal and recycling, water, sewer, and storm water systems are designed to adequately to serve future adjacent development.
- * Ensure that development protects and preserves the natural environment to the maximum extent possible, including but not limited to protecting Snoqualmie River water quality and its tributaries, contributing to long-term flooding solutions, protecting of wetlands and sensitive areas, and protecting view-sheds.
- * Ensure that development considers and promotes access to existing or comprehensively planned local and regional trail systems in the vicinity of the development.

Innovative Mixed Use will be especially sought after in future new development proposals in the City and its UGA. These are developments that intend to holistically meet comprehensive plan goals such as developments that propose high-level green-building certification; show exceptional planned environmental outcomes; that provide much-needed park facilities beyond development requirements; that propose expanded educational opportunities for residents; or that propose senior, assisted living or planned retirement communities.

Property Rights

Protection of private property rights is one of the 13 Growth Management Act goals. Two critiques of land use regulations are that they deprive land owners of property rights, and that processing development permits takes too long.

The city continuously seeks ways to speed the land use and permit approval process. In addition, the City allows reasonable use exceptions for some land use regulations to assure that regulations do not deprive owners of all viable economic use of their property, severely impact a landowner's economic interest, or deny a fundamental attribute of ownership. For additional information, see the 2006 State Attorney General Advisory Memorandum: [Avoiding Unconstitutional Takings of Private Property](#).

H.4 INSTITUTIONAL & UTILITIES LAND USE

Institutional land uses includes public buildings, services, transportation facilities (see the Capital Facilities element) and not-for-profit agencies such as museums, interpretive centers, churches and schools which require land throughout the City. These uses typically have important environmental, health, safety, and aesthetic considerations associated with their location. While institutional land uses require City services, they do not contribute tax revenues because they are tax-exempt.

In turn, utility land uses accommodate public and private utility facilities. A Utility Park land use designation accommodates power generation and accessory uses, sewage and water treatment plants, other utilities and related parks and open spaces. The Puget Power hydropower generating plant at Snoqualmie Falls is located within a designated Utility Park area. Views of undeveloped property visible from the Snoqualmie Falls Park and views from Salish Lodge public access areas provide significant economic and environmental community resources; protection and preservation of these views remains an important consideration in Snoqualmie Falls Utility Park area development.

Essential Public Facilities

Included with institutional land uses are Essential Public Facilities. Defined by RCW 36.70A.200(2), Essential Public Facilities are those facilities that are typically difficult to site, such as airports; state or regional transportation facilities or state education facilities as defined in RCW 47.06.140; as well as state and local correctional facilities, solid waste facilities, and in-patient locations such as substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. Comprehensive plans may not preclude Essential Public Facility siting, and must establish a process for identifying and siting such facilities. For more information on EPFs, please see Element 9, Capital Facilities & Utilities.

H.5 PARKING

Parking is a land use feature associated with commercial, industrial, residential, institutional and most public development. While parking is necessary to support land use activities, its supply can affect the total vehicle trips generated. The 1991 Washington State Commute Trip Reduction Law (CTR), and the subsequent CTR-efficiency Act of 2006, requires employers in state urban growth areas with the greatest levels of traffic congestion to adopt commute trip reduction ordinances for larger employers. The City adopted Ordinance 902 on June 10, 2002, implementing commute trip reduction measures mandated by RCW 70.94. The goal of the CTR law is to reduce single-occupant vehicles (SOV's) commuting through several local jurisdiction measures, ultimately helping to improve air quality, reduce traffic congestion and reduce petroleum consumption.

To reduce reliance on single-occupant vehicles, State Commute Trip Reduction Board Guidelines call for reducing commuter/employee parking supply, while the Countywide Planning Policies encourage jurisdictions to manage parking supply in urban centers,. In addition, it is also important for the City to ensure adequate secure parking is provided for those who travel by bicycle. Reducing commute trips and the associated areas required for parking can positively impact the City by reducing land consumption, creating more pedestrian and bicycle-oriented developments, reducing requirements for new roads and improving air quality.

H.6 PARKS, RECREATION & OPEN SPACE LANDS

Parks and open space areas include land and facilities used for active and passive recreation, natural areas, undeveloped critical areas, agricultural land, and corridors such as roads, trails, utility corridors, and abandoned railroad right-of-ways. Trails and open space corridors can enhance the accessibility of open space resources, connecting parks, recreation areas and open spaces into an integrated network. Parks, trails and open space areas also buffer various land uses, helping maintain a high quality of life for residents. Parks, recreation and open space lands are addressed in the City of Snoqualmie 2012 *Open Space, Parks and Recreation Plan*.

I. METHODOLOGY ON THE DISTRIBUTION AND EXTENT OF LAND USES

Table 7.5
DEVELOPABLE LAND BY PLANNING AREA AND DESIGNATION

Planning Areas Land Use	Total Acres	Occupied Acres	Vacant Sensitive Undevelopable	Occupied but Re-developable	Vacant. Floodplain Developable	Vacant Unconstrained Developable	ROW/ Other
Historic Snoqualmie							
Single Family Residential	3	0	0	3	0	0	72
Constrained Residential	261	157	48	38	19	0	
Commercial	31	25	1	4	1	0	
Mixed Use	1	0	0	1	0	0	
Office Park	51	49	0	0	0	2	
Parks and Open Space	56	22	34	0	0	0	
Subtotal	475	253	82	46	20	2	72
Snoqualmie Ridge I							154
Mixed Use	1,189	440	721	0	0	28	
Subtotal	1,343	440	721	0	0	28	154
Snoqualmie Ridge II							71
Mixed Use	679	117	385	0	0	178	
Subtotal	750	117	385	0	0	178	71
Snoqualmie Hills West							33
Mixed Use, Innovative	107	0	6	62	0	38	
Single Family Residential	11	1	5	0	0	5	
Constrained Residential	53	8	22	0	0	23	
Office Park, Master Planned	97	20	6	19	0	52	
Subtotal	301	28	40	82	0	118	33
Snoqualmie Hills East:							33
Planned Res. Sect. 36	126	56	4	30	0	36	
Single Family Residential	162	17	20	87	0	38	
Constrained Residential	166	121	32	0	13	0	
Subtotal	487	194	56	117	13	74	33
Snoqualmie Falls:							53
Mixed Use	69	5	55	3	0	6	
Planned Residential	60	0	0	0	0	60	
Commercial	7	7	0	0	0	0	
Constrained Residential	25	0	6	0	0	19	
Planned Comm./Industrial	8	0	4	0	0	4	
Parks and Open Space	185	14	171	0	0	0	
Utility Park	64	2	62	0	0	0	
Subtotal	469	27	298	3	0	89	53
Meadowbrook:							19
Constrained Residential	125	13	106	0	6	0	
Commercial	0	0	0	0	0	0	
Planned Comm./Industrial	6	0	0	6	0	0	
Parks and Open Space	765	16	749	0	0	0	
Resource Extraction	19	15	5	0	0	0	
Subtotal	934	44	860	6	6	0	19
Rattlesnake Ridge:							5
Constrained Residential	7	0	7	0	0	0	
Parks and Open space	121	0	121	0	0	0	
Utility Park	1	1	0	0	0	0	
Subtotal	134	1	128	0	0	0	5
Mill:							27
Planned Comm./Indust.	262	0	79	120	34	29	
Parks and Open Space	355	0	355	0	0	0	
Utility Park	71	0	71	0	0	0	
Subtotal	715	0	505	120	34	29	27
Grand Total	5,607	1,103	3,074	373	73	517	467

Assumptions: Table 7.5

1. Numbers may not add up perfectly due to rounding. ROW was calculated separately in each planning area, and added in for individual subtotals.
2. Redevelopable Commercial parcels defined as when the appraised improvement value was worth half the land value, or less. Parcels in residential land uses/zones were considered redevelopable when their acreage was at least twice the acres of the minimum parcel acreage required in that land use area/zone. (Ex.,

‘Residential Constrained’ parcels with one house on 10+ acres were considered redevelopable, as the minimum unit/acreage threshold is 1 housing unit per 5 acres for the Residential Constrained Zone).

3. Vacant, Unconstrained areas are non-sensitive areas of parcels with improvement value of \$5,000 or less, as these would likely be minor structures.

Historic

4. From the total Occupied Areas of Constrained Residential, 5 acres were removed for anticipated high density housing, and another 4.5 acres of current residential was removed for the form-based code area.
5. Only half of the 1.27 acres planned for Mixed Use land use is expected to develop as commercial.
6. The Single Family land use compose a handful of existing legal lots that do not meet the constrained residential zoning requirements but could be grandfathered in and potentially developed.

Ridge I & Ridge II

7. See Ridge I/II Sensitive Areas assumptions. In Ridge I, Vacant unconstrained parcels include a 14.3 acre parcel owned by the city, and 13.4 undeveloped acres remaining in the business park.

Snoqualmie Hills West

8. The total office acreage includes the 20 developed acres from the PSE annexation. In the developable area, 11 acres were subtracted for the PSE utility corridor easements and buffers, as calculated from the original submission for the PSE annexation

Snoqualmie Hills East; Snoqualmie Falls

9. Snoqualmie Hills East & Snoqualmie Falls have no additional assumptions for this table.

Mill

10. For the parcels requested for removal from King County of the UGA, parcels 202408-9017 & 202408-9020, 49 acres were removed.
11. Half of the acreage of parcels 292408-9006 & 302408-9001 (40.7 acres and 20.2 acres respectively) were removed on account of wetlands noted during a site visit.

Sensitive Areas: *Sensitive, Undevelopable areas met one of the sensitive area standards defined by City code.*

Streams

12. All suspected UGA streams were buffered 50 feet, assuming a Class 2 stream status without salmonids. Stream buffers are defined in SMC 19.12.170, subsection D. The Snoqualmie River is a Class 1 stream and was assumed to have a minimum 100 foot buffer.
13. Streams in the downtown were not buffered as they lay adjacent to properties not subject to redevelopment at higher densities,

Wetlands

14. All suspected downtown wetlands were buffered 150 feet, the High Impact buffer distance for a Category I Wetland with a high level of function, so as to be conservative on development projections. Wetland buffers are defined in SMC 19.12.180, subsection G.
15. The Mill Pond and its projected 150 foot buffer were largely within the floodway; as such, the floodway of the Mill planning area was all classified as a sensitive area. Wetlands to the North of Mill Planning area were addressed independently due to additional information from a site visit. General wetland buffers are defined in SMC 19.12.180, subsection G.
16. Other UGA wetlands were identified and buffered 100 feet.

Steep Slopes

17. All UGA Steep Slope Hazard Areas, or believed slopes of 40 percent or greater, were derived from LIDAR data and classified as sensitive areas for this exercise. They were not buffered 50 feet as projected in SMC 19.12.140, subsection B, as the ability to make that assumption from LIDAR data is difficult due to the high resolution and known anomalies associated with the data. It was assumed the indicated steep slopes area was sufficient for estimating future development restrictions without additional buffering.

Floodplain/Floodway

18. Floodplain acreages are tracked for their varying impact of development potential. **Floodplain** delineation pertains mostly to residential areas, as it significantly reduces the dwelling unit/acreage potential of re-developments. **Floodway** areas prohibit new residential development, but new commercial developments are allowed provided they meet the no-rise requirement as defined in SMC 15.12.170 and/or are commercial uses developing within the existing building footprint of a previously residential land use.

Ridge I/II Sensitive Areas

19. As sensitive areas and their buffers were already delineated in Ridge development proposals, assumptions used these original delineated buffers, and additional buffering not conducted for Snoqualmie Ridge I&II sensitive areas.

Table 7.6
RESIDENTIAL DEVELOPMENT CAPACITY BY PLANNING AREA

Planning Area	Developable Acreage	Re-developable Acreage	Total Available Acres with deductions	New Residential Units by 2032			
				SF	MF	Existing Units on Re-developable Acres	Total New
Land Use Designation							
Historic Snoqualmie							
Single Family Residential	0	3	0	0	0	0	0
Mixed Use (Residential)	0	4	4	0	51	35	
Constrained Residential	19	38	57	13	0	27	
Subtotal	19	45	61	13	51	62	2
Snoqualmie Ridge I							
Mixed Use (Residential)	14	0	9	0	30	0	
Subtotal	14	0	9	0	30	0	30
Snoqualmie Ridge II							
Mixed Use (Residential)	120	0	73	827	182	0	
Subtotal	120	0	73	827	182	0	1009
Snoqualmie Hills West							
Innovative Mixed Use (res.)	38	62	55	205	205	17	
Single Family Residential	5	0	3	13	0	5	
Constrained Residential	23	0	15	3	0	1	
Subtotal	66	62	72	220	205	23	402
Snoqualmie Hills East							
Planned Residential	36	30	7	15	4	9	
Single Family Residential	38	87	91	365	0	41	
Constrained Residential	13	0	13	2	0	0	
Subtotal	87	117	111	382	4	50	336
Snoqualmie Falls							
Mixed Use (Residential)	9	0	9	64	40	0	
Planned Residential	60	0	49	197	42	0	
Constrained Residential	19	0	19	4	0	0	
Subtotal	88	0	77	265	82	0	347
Rattlesnake Ridge							
Constrained Residential	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0
Meadowbrook							
Constrained Residential	7	0	7	1	0	0	
Subtotal	7	0	7	1	0	0	1
Grand Total	400	224	328	1,708	553	135	2,126

Assumptions: Table 7.6

20. All actual acreages have removed sensitive areas plus their buffers; see notes under Table 7.5.
21. For all Vacant & Redevelopable Single Family and Planned Residential acreages, 20% subtracted for market availability, and 20% for probable rights-of-way (ROW) & public purposes: (*.80, *.80). The King County methodology subtracts an average of about 15% for rights-of-way (ROW) & public purposes.
22. All Single Family areas assume 4 dwelling units (DU) per acre after deductions.
23. All Constrained Residential areas assume 1 DU/5 acres for development.
24. All Planned Residential assumes 5 DU/acre after deductions.
25. All Planned Residential acreage is also reduced by a 15% set aside for formal parks (*.85) toward meeting the 35% park acreage requirement (assumes sensitive areas would compose 20% of that total).
26. For all in-progress developments governed by a development agreement (Kimball Creek and Snoqualmie Ridge I &II), units that were issued final occupancy at the end of 2010 were totaled and subtracted from remaining units to be built. Housing and population totals use these figures on top of the 20120 census for population projections, and to meet the updated housing targets set in 2011. As such, this 2010 housing snapshot is the most accurate reading of remaining housing commitments at that time.

Historic

27. This analysis assumes that existing single-family lots which could be grandfathered in will not develop.
28. There are 10 acres with 54 houses that are currently zoned for commercial, but with a current residential land use. Assuming half of these redevelop by 2032, 27 residential units would be lost in the downtown; these lost houses are accounted for under Constrained Residential land use.
29. There is 1.27 acres expected to redevelop at 10 DU/acre in the Mixed Use area off Olmstead, with retail below/housing on top. This will replace 8 existing houses.

30. There is 3.78 acres expected to redevelop at 10 DU/acre for a projected High Density housing downtown in the mixed use area, replacing an existing 27 houses.

Ridge I

31. A parcel retained by the City for affordable housing (8.5 acres after removing sensitive areas) is estimated to accommodate 30 residential units in the future at an assumed a density of ~3.5 DU/acre due to additional site constraints.

Ridge II

32. Acreage subtracts business-designated parcel acreages, as depicted in Table 7.7. Remaining units under housing caps, as calculated in 2010, were determined from the development agreement. Multifamily is determined by the required affordable housing units, as the developer has stated they will be apartments. Ridge development assumes 3.0 persons/unit, consistent with the 2010 Census. Other areas assume 2.5/unit.

Snoqualmie Hills West

33. For the residential portion of the Innovative Mixed Use land use, acreage underwent market value, ROW and parks deductions, then assumed 7.5 DU/acre, with 80% single family, 20% multifamily.

34. The southerly Constrained Residential section had standard market factor and ROW deductions, with 1 DU/5 acre development.

35. A small easterly strip of Single Family residential had standard market factor and ROW deductions, with 4 DU/1 acre development assumed.

36. For population, assumed a max of 75% redevelop/vacant will occur, as the area is currently less developed and will see more transition. This applies to Table 3.3 population notes.

37. For population, High Investment Value parcels, 9 parcels (a total of 53 acres) whose appraised land and improvement value exceeded \$500,000, were considered less likely to develop & removed from tallies from the low projection, half assumed to develop in the medium projection, and all assumed to develop in the high population projection. This applies to Table 7.3 population notes.

Snoqualmie Hills East

38. Of the 41.2 acres of developable Planned Residential parcels , all are projected to be purchased by the Snoqualmie Tribe by 2032 and potentially added to federally recognized reservation land, except for 1 parcel of 7.2 acres outside of a likely tribe interest area

39. Of the 25 redevelopable acres of Planned Residential parcels, all are projected to be purchased by the Snoqualmie Tribe by 2032 and potentially added to federally recognized reservation land.

40. Of the 38 acres of developable Single Family parcels, 12 acres (6 parcels) are projected to be purchased by the Snoqualmie Tribe by 2032 and potentially added to federally recognized reservation land.

41. Of the 87 redevelopable acres of Single Family parcels, 12.5 acres (6 parcels) are projected to be purchased by the Snoqualmie Tribe by 2032 and potentially added to federally recognized reservation land.

42. For population, assumed a max of 25% redevelop, 75% vacant will occur, as the area is currently more developed and will see less transition. This applies to Table 7.3 population notes.

Snoqualmie Falls

43. The 36.5 acres of planned residential are calculated by the Salish Development Agreement, which outlines a 250-room hotel. In addition, the Fourth Amendment to the Salish Development Agreement commits 175 residential units, 15% of which are required to be affordable. The table assumes 149 single family units and that the 26 affordable units will be multifamily. The Fifth Salish Development Agreement Amendment did not alter the residential unit commitment.

44. Kimball Creek development was originally for 85 SF, and 40 affordable MF. By 2010, 21 SF had been completed (85-21 = 64 remaining). Given the delays in the affordable housing thus far, the 40 MF are not projected to be built until after 2018. See Capital Facilities element table 9.2 for the 6-year development projections associated with this development and Planning Area.

45. The residential section of the Snoqualmie Falls planning area outside City limits but within the UGA assume planned residential densities at 4 du/acre and 15% multifamily.

Mill

46. The Mill Planning Area has no residential planning areas and hence is not included in this table.

Table 7.3 2022 & 2032 Population Projections

46. In table 7.3, 2022 projections assumed that all of the Ridge I & II areas would be developed, none of the Hills areas would see development, and half of the other areas' population growth would have occurred. By 2032 it is assumed all of the predicted population growth (within stated assumptions) will have occurred. Ridge development assumes 3.0 persons/unit, per the 2010 Census. All other areas assume 2.5/unit.

Table 7.7
EMPLOYMENT CAPACITY & FORECAST, BY PLANNING AREA & DESIGNATION

Planning Area Land Use Designation	Available Acreage	Redevelopable Acreage*	# New Jobs – Employment Capacity					Existing Jobs	Total Job Cap.	2032 Growth Assumption	2032 Total Emp.
			Retail	Office	L.I.	Public	Total New				
Historic Snoqualmie											
Commercial – Retail/Services	0	0	0	0	0	0	0	255	255	0%	255
Commercial – FBC	1	4	57	14	21	0	92	5	97	75%	74
Mixed Use – Office	0	1	0	15	0	0	15	0	15	100%	17
Office Park	2	0	0	46	0	0	46	30	76	100%	76
Public/Institutional	0	0	0	0	0	0	25	330	355	100%	335
Subtotal	3	5	57	74	21	0	177	620	797		777
Snoqualmie Ridge I											
Mixed Use – Retail/Services	2	0	37	0	0	0	37	462	499	100%	499
Mixed Use – IT/Office/Other	8	0	0	184	0	0	184	329	513	100%	513
Mixed Use – Manufac/Lt Ind.	3	0	0	0	68	0	68	671	739	100%	739
Mixed Use – Warehouse/Dist.	0	0	0	0	0	0	0	135	135	0%	135
Mixed Use – Pub/Institut.	0	0	0	0	0	0	10	213	223	100%	223
Subtotal	13	0	37	184	68	10	299	1,810	2,109		2,109
Snoqualmie Ridge II											
Mixed Use – Retail/Services	6	0	70	0	0	0	70	20	90	100%	90
Mixed Use – Office Park	1	0	0	14	0	0	14	0	14	100%	14
Mixed Use - Public/Institut.	51	0	0	0	0	100	63	0	63	100%	63
Subtotal	58	0	70	14	0	100	146	20	166		166
Snoqualmie Hills West											
Planned Business Park	52	19	0	1,053	0	0	1,053	0	1,053	95%	1,000
Retail/Services	0	0	0	0	0	0	0	15	15	0%	15
Subtotal	52	19	0	0	0	0	1,053	15	1,068		1,015
Snoqualmie Falls											
Mixed Use –Office/Hospitality	6	3	0	300	0	0	300	213	513	100%	513
Planned Comm./Ind.	4	0	0	0	0	0	0	0	0	0%	0
Commercial	0	0	0	0	0	0	0	44	44	0%	44
Utility Park	0	0	0	0	0	0	0	0	0	0%	0
Subtotal	10	0	0	300	0	0	300	257	557		557
Meadowbrook											
Parks and Open Space	0	0	0	0	0	0	0	26	26	0%	26
Planned Comm./Ind.	0	6	0	0	0	0	0	2	2	0%	2
Resource Extraction	0	0	0	0	0	0	0	2	2	0%	2
Public/Institut. (SMS, SES)	0	0	0	0	0	0	0	37	37	0%	25
Subtotal	0	6	0	0	0	0	0	67	67		67
Mill											
Planned Comm/Ind.	63	120	0	714	931	0	1,645	20	1,665	50%	842
Util. Park (Public Works)	0	0	0	0	0	5	5	25	30	100%	30
Subtotal	63	120	0	714	931	5	1,650	45	1,695		872
<i>Various jobs, unknown area</i>									172		172
Grand Total	199	153	164	2,339	1,019	78	3,642	3,002	6,472		5,735

Assumptions: Table 7.7

46. Employment totals based on the Employment Survey that went out with the annual 2010 Business Relicensing paperwork; the Business Park includes reported development estimates since that time.
47. Full-time, part-time and seasonal positions were each counted as one full-time employment (FTE) position.
48. For Retail uses 15 FTE /acre was assumed; this is due to the lack of large regional retailers or fast-food/high turn-around establishments in the City.
49. For Planned Commercial Industrial (PCI)/Light Industrial, 10 FTE/acre was assumed due to some probable mix of warehousing & distribution continuing in development.
50. For Office Park uses 23 FTE /acre was assumed, based on analysis of current average office use & employment levels in the Business Park.
51. Business Park and PCI acreages reduced by 15% for formal park set-aside and a further 20% for ROW. Market Availability accounted for in 2032 Growth Assumption column unless otherwise stated.
52. This methodology was reviewed and found to be consistent with employment generation estimates per the King County Buildable Lands Methodology. That methodology assumed a Floor-Area Ratio (FAR) for Business Office/Retail and Planned Commercial/Industrial of 0.3; an FAR of 0.6 for Hospitality; and a FAR

of 0.1 for Public/Institutional (schools). The Floor Area per Employee (FAE) for Business Office/Retail and Planned Commercial/ Industrial was 500, 600 & 1,000 square feet; a 650 square foot FAE for Hospitality; and a 1,000 square foot FAE for Public/Institutional (schools). Market Factor assumptions varied. The two methodologies showing only a net 30 employee generation difference citywide, and the city retains the analysis on-file at City Hall if review is desired. Future updates will fully convert the land use analysis methodology to the King County display, pending more research on the appropriate FAR/FAE assumptions the city should utilize for new developments, given recent development activity.

Historic

53. There are 1.27 acres projected to develop at 15FTE/acre when lots along Olmstead shift to a mixed-use retail below/housing on top development.
54. Using Assessor data, 54 houses totaling 10 acres were identified throughout the historic downtown zoned for commercial. Due to complications of redeveloping in the floodway and flood zone, it is estimated only 50% of these houses will develop to a commercial use, within the Form-Based Code area.
55. Office Park estimations maintained the same estimate as previously for current hospital employment.
56. For Public employment in the Historic Area, there are 37 employees at City hall; 125 at Mt Si High School; 63 at Snoqualmie Elementary; and 105 at the School District (SVSD) Administrative offices.

Ridge I

57. Retail redevelopment predicted for BSIP lot 12A (parcel 785180-0120); minus sensitive areas and buffers, it is 2.5 acres at 20 FTE/acre.
58. Office Park development predicted for BSIP lots 5, 7, 11 and what remains of lot 19 (4.2; 4.1; 4.0; and 0.75 acres respectively) at 23 FTE/acre. Lots with vacant buildings subject to re-occupancy not included (8&9).
59. Light Industrial development predicted for BSIP lots 4 & 20 (2 & 1 acres respectively) at 23 FTE/acre, based on existing average FTE/acre generation.
60. The Mixed Use Public employment includes Police & Fire employees, an estimate for PSE facilities, and 58 employees at Cascade View Elementary.

Ridge II

61. Commercial acreages in this area were reduced by 20% for ROW as the area is not yet developed.
62. Three parcels, in whole or part, are predicted for retail: Parcel 022307-9067, with acreage reduced from 5 to 4 acres before buffering due to wetland and a planned stormwater retention pond; 4.2 acres of parcel 022307-9077; and parcel 785333-0030, which allows for a small office, retail or daycare.
63. The remaining 1.5 acres of parcel 022307-9077 and parcel 022307-9076 predicted for hospital development were calculated at 15 FTE/acre.
64. Predicted an elementary school will develop from the Snoqualmie Valley School District land set-asides in the Ridge. Employment prediction on par to downtown elementary employment.

Snoqualmie Hills West

65. From the 63.55 developable and 19.46 redevelopable Business Park acres, 11.5 acres was removed based on the April 2009 Mt Si Annexation indicated PSE Utility corridor & buffers. Employment generation was estimated at 23 FTE/acre.
66. Acreages were reduced by 20% for ROW.
67. No employment predicted with the Mixed Use land use in this area at this time.

Snoqualmie Falls

68. Salish Development Agreement plans for a 250 room hotel; a 4 star hotel averages 1.2 FTE/room = 300 employees (employment average derived from World Tourist Organization estimates/room).
69. No employment associated with Utility Park area; PSE employees based out of Business Park location.

Meadowbrook

70. For Public employment in the Meadowbrook area, there are 37 employees at the High School ninth-grader campus, formerly known as the Snoqualmie Middle School.
71. Additional development not currently projected for Meadowbrook.

Mill

72. Half of the acreage of parcels 292408-9006 & 302408-9001 (40.7 acres and 20.2 acres respectively) were removed on account of wetlands noted after site visit.
73. Assumed 50% of available PCI acreage would develop by 2032 given need for major infrastructure improvements.
74. With removal of the northern gravel mine operations from the UGA, no mining jobs were included in current/projected employment totals.

Table 7.4 2022 & 2032 Employment Projections

75. In table 7.4, 2022 projections assumed that all of the Historic, Ridge I & II and Snoqualmie Falls employment would be in place, that 10% of the Mill employment would be in place, and that no Hills employment would be in place. By 2032 it is assumed all of the remaining predicted employment would be in place.