



## Office of the Mayor

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**Katherine Ross**

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March 7, 2024

SENT VIA EMAIL

Dow Constantine, King County Executive  
King County Chinook Building  
401 5th Ave #800  
Seattle, WA 98104

**RE: City of Snoqualmie Request for Reconciliation of 2044 Housing Target**

Dear Executive Constantine,

The Snoqualmie City Council recently passed Resolution No. 1680, declaring a revised 2044 growth target for housing and requesting a King County reconciliation of the established target pursuant to King County Countywide Planning Policy D-13, as amended in 2021 which allows GMPC to create a coordinated process to reconcile growth targets. A copy of the signed resolution is included for your reference. Please note, no reconciliation of the assigned employment target of 4,425 is requested.

Over the past two years the City analyzed and considered a variety of methods to accommodate its 1500-unit housing target. On [January 19, 2023](#), the City petitioned King County for an amendment to the CPP's to include provisions of the Urban Growth Boundary Revisions (ESSB 5593) that would allow for the expansion of the UGA through the Four to One Program and the subsequent annexation of that land to allow the City to accommodate its adopted growth targets. This petition was rejected. In addition, the City reviewed rezoning, increasing height, annexation and adopting regulations to allow multi-family tax exemptions (MFTE) and increasing the number of accessory dwelling units, ADU's; of which the latter two were successfully completed. Over the past 18 months the City completed many [studies](#) including a Snoqualmie Valley Regional Housing Needs Analysis, Citywide Housing Needs Assessment, Middle Housing Analysis, Housing Strategy Plan, and Buildable Lands Capacity.

A Snoqualmie Growth Targets Analysis and Snoqualmie Land Capacity Analysis Memo completed in February 2024 by LDC, Inc. summarizes the City's total housing capacity available at 719 units. Most land in the City is either built-out or undevelopable due to the presence of environmentally sensitive areas, including the floodplain. The analysis found that approximately 49% of land in the City is impacted by local regulations governing and protecting environmentally sensitive areas and 21% of land is in the floodway. Additionally, 86% of single-

family lots are unlikely to see future development, including Accessory Dwelling Units (ADUs), given regulations against such development set forth in their Covenants, Conditions, and Restrictions (CC&Rs).

A considerable amount of the developable land in the Urban Growth Area is owned by the Snoqualmie Tribe, which has the stated goal of preserving these lands for cultural reasons. Therefore, these lands were excluded from the capacity analysis to respect the tribal cultural significance of the land. Furthermore, the Snoqualmie Tribe's purchase of Salish Lodge and surrounding parcels in 2019 resulted in the cancellation of the Salish Lodge expansion, a City Council approved project intending to provide up to 150 homes and hundreds of new jobs.

Lastly, it's important to note that the City currently does not have an approved Water System Plan (Comprehensive Plan) pursuant to RCW 70.116.050. During their review in 2021, King County identified that the City did not have sufficient water available to serve the 2044 projected housing growth target of 1,500 units. The plan has yet to be approved as it still under separate review.

The results of this work, in consultation with King County, Department of Commerce, Puget Sound Regional Council, and Snoqualmie City Council, helped the City determine that reconciliation, specifically amending Table DP-1: King County Jurisdiction Growth Targets 2019-2044, would be the best path forward toward Growth Management and Comprehensive Plan compliance.

As a next step, City staff will work with King County staff and the King County Growth Management Planning Council (GMPC) to process this request.

If you have questions or would like to discuss the contents of this letter, including any technical reports or studies, please feel free to contact me.

I appreciate your time and attention to this matter.

Sincerely,



Katherine Ross  
Mayor, City of Snoqualmie

Enclosures: City of Snoqualmie Resolution 1680

CC: Growth Management Planning Council  
Sound Cities Association Brian Parry, Policy Director and David Hoffman, Executive Director  
Ivan Miller, Principal Planner, KC Executive Department Performance, Strategy, and Budget

**RESOLUTION NO. 1680**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, DECLARING A REVISED 2044 GROWTH TARGET FOR HOUSING AND REQUESTING A KING COUNTY RECONCILIATION OF THE ESTABLISHED TARGET.**

**WHEREAS**, the City exceeded its assigned 2035 King County growth target for housing by achieving growth of 1,873 units by the year 2018 with development of Snoqualmie Ridge I and II; and

**WHEREAS**, the City was assigned a 2044 King County growth target for housing of 1,500 units in December of 2021; and

**WHEREAS**, the City met with the King County Growth Management Planning Council (GMPC) on options for new land capacity, including potential use of provisions of Engrossed Substitute Senate Bill 5593 that allow, under certain circumstances, an equal exchange of land inside and outside of the urban growth area, and through use of the County’s Four-to-One Program; and

**WHEREAS**, the City conducted various land use and housing studies and reports to inform a desired growth target for housing, including a Snoqualmie Valley-wide housing needs analysis, a Citywide Housing Needs Analysis, a Middle Housing Analysis including a land capacity analysis (buildable lands), and a Housing Strategy Plan (collectively referred to hereafter as the “Land Use and Housing Studies”); and

**WHEREAS**, the Land Use and Housing Studies demonstrate that the assigned growth target of 1,500 housing units is not feasible, and that only 719 housing units can feasibly be developed within the City of Snoqualmie’s current urban growth boundary; and

**WHEREAS**, the City Council met in June 2023 and discussed necessary steps forward to identify a new desired housing growth target to replace the infeasible target of 1,500 unit established by the Countywide Planning Policies; and

**WHEREAS**, based on the analysis shown in the City’s Land Use and Housing Studies, the City Council of the City of Snoqualmie desires to amend the King County 2044 growth target for housing, as previously adopted by King County in Countywide Planning Policy DP-14 and Table DP-1: King County Jurisdiction Growth Targets 2019-2044;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Snoqualmie, Washington, as follows:

**Section 1.** The City of Snoqualmie desired growth target for 2044 is 719 units.

**Section 2.** The aforementioned Land Use and Housing Studies and other analyses of housing and current land capacity demonstrate the 1,500 units of new housing established by the King County Jurisdiction Growth Targets 2019-2044 are not feasible, and that the King County growth target for the City of Snoqualmie should be adjusted to match the City’s housing desired growth target of 719 new units.

**Section 3.** The City of Snoqualmie requests to reconcile the 2044 housing target in accordance with Countywide Planning Policy, D-13 (C).

**PASSED** by the City Council of the City of Snoqualmie, Washington, this 12<sup>th</sup> day of February 2024.



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Katherine Ross, Mayor

Attest:

*Deana Dean*

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Deana Dean, City Clerk

Approved as to form:

*David A. Linehan*

David A. Linehan (Feb 15, 2024 03:32 PST)

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David Linehan, Interim City Attorney