

PLANNING FOR ALL HOUSING NEEDS

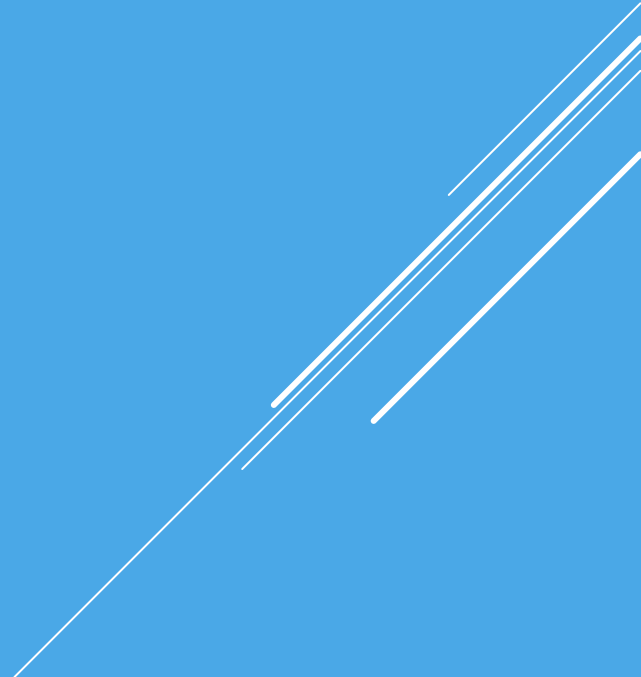
SNOQUALMIE: A SMALL CITY EXAMPLE

Jonathan Kesler, AICP

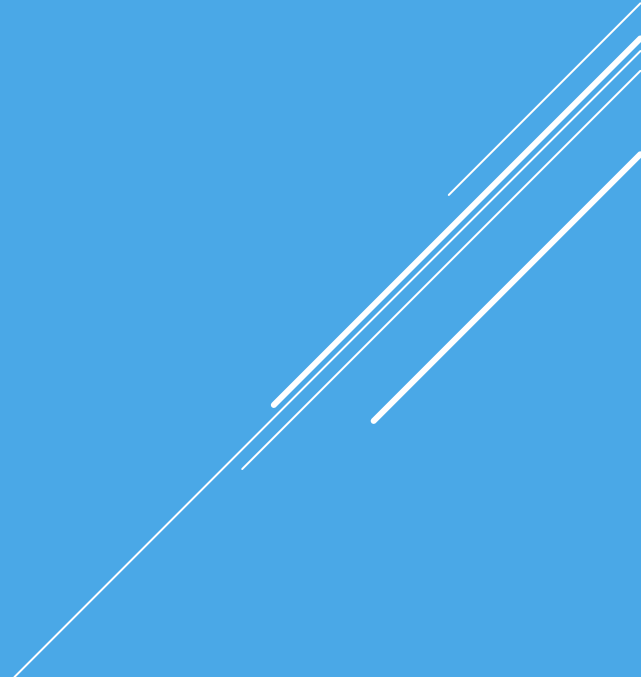
Senior Planner, City of Snoqualmie



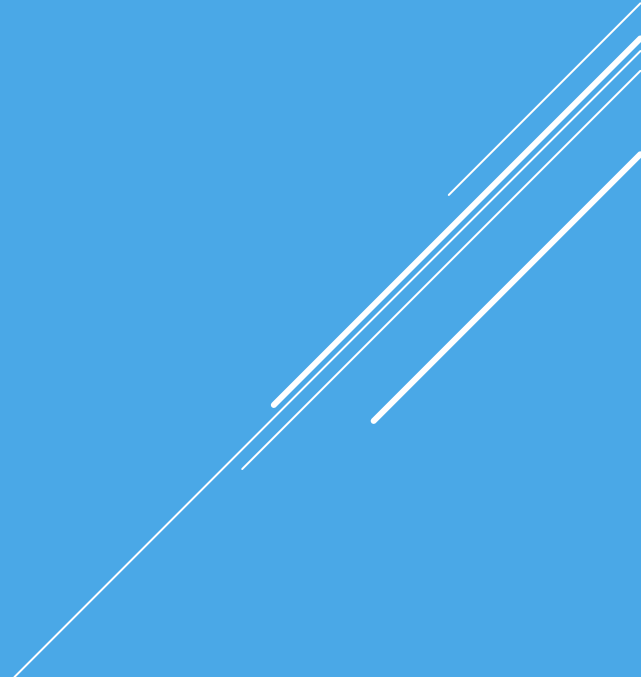
PROCESS SNOQUALMIE WENT THRU FOR THE LCA:

- ▶ Info provided to King County was incomplete
 - ▶ Reevaluation of developable land
 - ▶ b/o land status
 - ▶ b/o presence of Critical Areas
 - ▶ Update UGC capacity calculation tables
 - ▶ Assess data for add capacity potential
 - ▶ Review specific areas
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WHAT SNOQUALMIE FOUND IN OUR LCA ANALYSIS:

- ▶ Critical Areas/Land Status were inconsistently evaluated
 - ▶ Capacity listed in the UGC report was inaccurate
 - ▶ growth targets were an issue
 - ▶ Issues with City achieving growth targets
 - ▶ Capacity shown in flood plain
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LESSONS LEARNED TO HELP OTHER JURISDICTIONS:

- ▶ Previous decisions can put you in a tough spot,
 - ▶ previous data
 - ▶ adopted growth targets
 - ▶ An LCA - only be as good as data
 - ▶ Inaccurate underlying data = problems
 - ▶ Ground truth of the findings
 - ▶ From previous analysis
 - ▶ Verify assumptions to see if correct
 - ▶ Use local knowledge
 - ▶ ensure the analysis = what is feasible
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QUESTIONS SNOQUALMIE IS STILL WORKING THRU:

- ▶ Negotiating growth target reconciliation
 - ▶ Planning for Contingent Capacity in the PAA
 - ▶ Planning for ADU capacity
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NEXT STEPS FOR SNOQUALMIE

- ▶ Delineating housing needs and capacity
 - ▶ By income bracket
 - ▶ LCA outcomes assist updating Comp Plan
 - ▶ Update policies in Housing
 - ▶ Update Land Use Elements
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