



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, January 6, 2022 • 10:00 AM – 11:30 AM

Hybrid Meeting

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

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PUBLIC NOTICE: In accordance with the Governor's Proclamations and the Seattle-King County Department of Public Health Officer's orders, masks are required for all visitors to PSRC's office, regardless of vaccination status. No refreshments will be provided at the meeting.

PSRC will continue to monitor public health guidance from the Washington State Department of Health and Seattle-King County Public Health Officer. Should there be any major changes to guidance, this meeting may be held virtually only.

### Attend, watch or listen

Members of the public can attend meetings at PSRC's offices, watch the meeting live at <https://www.psrc.org/boards/watch-meetings>, or listen by phone 1-888-475-4499, Meeting ID: 897 0938 9823, Passcode: 325151.

### Provide public comment

PSRC's boards value public comment. Members of the public may provide public comment in multiple ways:

- Written comments may be submitted via email to [kmitchell@psrc.org](mailto:kmitchell@psrc.org) up to one hour before the meeting. Comments will be emailed to board members. Comments received after that deadline will be provided to board members after the meeting.
- Public comment may be made via Zoom or by phone. Registration is required and closes one hour before the meeting starts. Late registrations will not be accepted. Register [here](#). You will have 2 minutes to address the board.
- Public comment may be made in person at PSRC's office.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter 42.56. For further information regarding public comment, see our [website](#).

- \*\*\*\*\*
1. **Call to Order (10:00) - Councilmember Ed Prince, Vice Chair**
  2. **Communications and Public Comment**
  3. **Report of the Chair**
  4. **Director's Report**

- 5. Consent Agenda (10:15)**
  - a. Approve Minutes of Growth Management Policy Board Meeting held November 4, 2021
- 6. Award Presentation (10:20)**
  - a. American Planning Association Washington Chapter and the Planning Association of Washington 2021 Planning Awards -- *Darby Cowles and Jonathan Kesler, co-chairs APA/PAW Planning Awards Committee*
- 7. Discussion Item (10:30)**
  - a. 2022 Legislative Overview -- *David Andersen, WA State Dept. of Commerce*
- 8. Discussion Item (11:00)**
  - a. Industrial Lands Analysis Update -- *Paul Inghram, PSRC*
- 9. Information Item**
  - a. Draft Supplemental Biennial Budget and Work Program (FY2022-2023)
- 10. Information Item**
  - a. 2022 Growth Management Policy Board Calendar
- 11. Next Meeting: February 3, 2022, 10:00 a.m. - 12:00 p.m.**

Major Topics for February:  
Regional Economic Strategy  
Stormwater Parks
- 12. Adjourn (11:30)**

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Kristin Mitchell, e-mail [kmitchell@psrc.org](mailto:kmitchell@psrc.org), fax 206-587-4825; or mail.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090 or TTY Relay 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit <https://www.psrc.org/contact-center/language-assistance>.



## Puget Sound Regional Council

### **MINUTES**

#### **Growth Management Policy Board**

**November 4, 2021**

#### **Virtual Meeting**

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/boards/watch-meetings>]

### **CALL TO ORDER**

The meeting was called to order at 10:02 a.m. by Chair Bader.

### **COMMUNICATIONS AND PUBLIC COMMENT**

No public comments were received.

### **CHAIR'S REPORT**

Chair Bader welcomed Valerie Smith, Washington State Department of Commerce's Growth Management Division's Interim Deputy Managing Director, who presented the board with the 2020-2021 Governor's Smart Communities Awards for the VISION 2050 plan. VISION 2050 was honored with a Judges' Merit Award.

Chair Bader recognized that November is Indigenous Peoples Heritage Month.

### **DIRECTOR'S REPORT**

Director of Growth Management Paul Inghram pointed out the two information items in the agenda packet. The Puget Sound Action Agenda Development and Workshops item provides more information on the work of the Puget Sound Partnership and the 2022 GMPB calendar was provided.

### **CONSENT AGENDA**

- a. Approve Minutes of Growth Management Policy Board Meeting held October 7, 2021

**ACTION: It was moved and seconded (Buxton/Prince) to adopt the Consent Agenda. Motion passed.**

## **COORDINATION WITH TRIBES IN COMPREHENSIVE PLANNING**

Senior Planner Erika Harris provided information on guidance for coordination with Tribes in the upcoming comprehensive plan process. Ms. Harris shared that PSRC has updated the [Tribal Nations webpage](#) to provide more resources to local jurisdictions and provided examples of jurisdictions coordinating with tribes. Boardmember Andrew Strobel representing the Puyallup Tribe of Indians shared his appreciation for the work staff has done to provide more resources for local jurisdictions to coordinate with Tribes and emphasized the importance of understanding treaty rights during the planning process.

## **REGIONAL TRANSIT-ORIENTED DEVELOPMENT COMMITTEE UPDATE**

Senior Planner Laura Benjamin reviewed initial work of the re-launched Regional Transit-Oriented Development Committee including the October 8 TOD event that included a webinar and walking tours. Ms. Benjamin reviewed the committee's 2022 draft work plan. The committee will adopt the draft work plan at its December 3 meeting. The board will receive periodic updates on the committee at future meetings.

## **COMPREHENSIVE PLAN GUIDANCE**

Principal Planner Liz Underwood-Bultmann presented on comprehensive plan guidance. Ms. Underwood-Bultmann provided an overview of new or expanded focus areas in VISION 2050. PSRC is providing resources to help support local jurisdictions through the comprehensive planning process including workshops, planning guidance, one-on-one technical guidance, and an [updated planning resources webpage](#).

## **NEXT MEETING**

Mr. Inghram announced there is no December GMPB meeting.

## **OUTGOING MEMBERS**

Chair Bader thanked outgoing board members and alternates for their service to the board.

- Deputy Mayor Jay Arnold, City of Kirkland – Other Cities & Towns in King County
- Councilmember Scott Bader, Chair – City of Everett
- Councilmember Chris Beale, City of Tacoma
- Deputy Mayor Claude DaCorsi, City of Auburn – Other Cities & Towns in King County
- Marty Kooistra, Housing Development Consortium of Seattle/King County – Representing Community/Environment
- Deputy Mayor Cynthia Pratt, City of Lacey – Thurston Regional Planning Council

As this was Chair Bader's last board meeting, Director of Growth Management Paul Inghram thanked Chair Bader for his leadership and contributions to the board. Mr. Inghram presented an electronic plaque recognizing Chair Bader's years of service to the board as a member and as chair.

## **ADJOURN**

The meeting adjourned at 11:18 a.m.

Attachments:

GMPB November 4, 2021 Attendance Roster

Growth Management Policy Board - November 4, 2021					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Claudia Balducci		<b>Associate Members</b>	
		Vacant		Alderwood Water and Wastewater District	1
				Dick McKinley Alt 1	1
Seattle	2	CM Andrew Lewis	1	Thurston Regional Planning Council	1
		CM Dan Strauss	1	John McCellan Alt 2	
		CM Tammy Morales Alt		DEP MYR Cynthia Pratt	1
Bellevue	1	Mayor Lynne Robinson	1	<b>Public Agency Members</b>	
		CM Jeremy Barksdale Alt		Commerce	1
Cities/Towns	3	DEP MYR Jay Arnold, Kirkland	1	Dave Andersen	
		CM Traci Buxton, Des Moines	1	Mark Barkley Alt	
		CM Ed Prince, Renton - <b>Vice Chair</b>	1	<b>PSRC Committees</b>	
		DEP MYR Claude DaCorsi, Auburn Alt	x	Regional Staff Cmte.	1
		DEP MYR Philippa Kassoover, Lake Forest Park Alt	x	Andrea Spencer, Bremerton	1
		CM Tola Marts, Issaquah Alt	x	Chip Vincent, Renton Alt	
Kitsap County	1	COM Ed Wolfe	1	<b>Private/Civic Members-Business/Labor</b>	
		COM Charlotte Garrido Alt		Master Builders of King and Snohomish Counties	1
Bremerton	1	MYR Greg Wheeler	1	Caia Caldwell	1
		CM Kevin Gorman Alt		Jennifer Anderson Alt	
Cities/Towns	1	CM Michael Pollock, Bainbridge Isl		Natural and Built Environments	1
		MYR Rob Putaansuu, Port Orchard Alt		Seattle Children's	1
Pierce County	1	CM Hans Zeiger		Edna Shim	1
		CM Ryan Mello Alt		Victoria Cleator Alt	
Tacoma	1	CM Chris Beale		<b>Private/Civic Members-Community/Environment</b>	
		CM Catherine Ushka Alt		Futurewise	1
Cities & Towns	1	MYR Joshua Penner, Orting		Alex Brennan	
		CM Ned Witting, Puyallup Alt		Tiernan Martin Alt	1
Snohomish County	1	CM Megan Dunn	1	Marty Kooistra	1
		CM Jared Mead Alt		Patience Malaba Alt	
Everett	1	CM Scott Bader - <b>Chair</b>	1	Debbie Terwilleger	1
		CM Jeff Moore Alt			
Cities/Towns	1	MYR Russell Wiita, Sultan		Tacoma-Pierce County Health Department	1
		CM Brian Wahl, Mountlake Terrace Alt 1		Dr. Anthony Chen, Tacoma-Pierce County Health Department	1
		MYR John Kartak, Snohomish Alt 2		Dr. Gib Morrow, Kitsap Public Health District Alt	x
<b>Federally Recognized Tribes</b>					
Muckleshoot Indian Tribe	1	Vacant		Non Voting	11
Puyallup Tribe of Indians	1	Andrew Strobel	1		10
Suquamish Tribe	1	Jennifer Keating Alt			
		Rob Purser			
		Thomas Ostrom Alt			
<b>Statutory Members</b>					
Ports	1	COM Sam Cho, Seattle		Abbreviations	
		COM Don Meyer, Tacoma Alt 1		CM Councilmember	
		COM Glen Bachman, Everett Alt 2		COM Commissioner	
WSDOT	1	Robin Mayhew	1	MYR Mayor	
		JoAnn Schueler, Alt 1		1 = Member for Meeting	
		Azim Sheikh-Taheri, Alt 2		X = Alternate for Meeting	
Voting	22	(Quorum = 11) Quorum Total	12		
		Total Voting members present	12		

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Attachment: GMPB November 4, 2021 Attendance Roster (3289 : Nov 4, 2021 GMPB Minutes)

**GUESTS AND PSRC/STAFF PRESENT - All Attendees Remote**  
**(As determined by staff.)**

Laura Benjamin, PSRC  
Josh Brown, PSRC  
Carolyn Downs, PSRC  
Closed Captioner  
Erika Harris, PSRC  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Thara Johnson, City of Bellevue  
Piset Khuon, PSRC  
Brian Lee, PSRC  
Kristin Mitchell, PSRC  
Valerie Smith, Washington State Department of Commerce  
Liz Underwood-Bultmann, PSRC



## Puget Sound Regional Council

### DISCUSSION ITEM

December 30, 2021

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** 2022 Legislative Overview

### IN BRIEF

The managing director for the Washington Department of Commerce's Growth Management Services and Growth Management Policy Board member David Andersen will provide the board with a preview of the 2022 legislative session and anticipated growth management related bills.

### DISCUSSION

The Washington State Legislature will convene its session in early January. Each year, the Legislature considers bills related to the Growth Management Act and local and regional planning. Commerce's Growth Management Services team tracks bills related to the Growth Management Act. At the January board meeting, Mr. Andersen will provide an overview of key topics under discussion. This includes bills related to housing, climate, and environmental provisions of the Growth Management Act.

Several legislative issues were identified in the VISION 2050 plan. PSRC coordinates with state and local governments to support work on legislative initiatives. Local governments and others may use VISION 2050 as a resource in their own legislative work.

### NEXT STEPS

Staff will track relevant GMA bills and may report back to the board on legislation related to the priorities outlined in VISION 2050.

For more information, contact Dave Andersen, Washington Department of Commerce Growth Management Services, at [dave.andersen@commerce.wa.gov](mailto:dave.andersen@commerce.wa.gov), or Liz Underwood-Bultmann, PSRC, at [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org).





## Puget Sound Regional Council

### **DISCUSSION ITEM**

December 30, 2021

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Industrial Lands Analysis Update**

### **IN BRIEF**

VISION 2050 directs PSRC to update the inventory of industrial lands and to research changing conditions related to industrial uses. Staff seek board direction on the scope of the industrial lands update, which will also be coordinated with the Economic Development District Board and PSRC's Freight Advisory Committee.

### **DISCUSSION**

Industrial lands are a critical component of the region's landscape. Historic industries such as trade, maritime, aerospace, and manufacturing have long defined the region's economy. Industrial uses remain a key element of the region's economy and are a source of thousands of well-paying jobs. These industries, and their related supply chains, are dependent on the region's supply of industrial lands.

During the development of VISION 2050, PSRC's leaders recognized the importance of maintaining industrial uses and included policies that direct the protection of industrial lands from encroachment by incompatible uses. Additionally, the region's Economic Development District Board adopted a new Regional Economic Strategy in December 2021. This strategy affirms the importance of industrial lands to the region's economy and calls for the region to preserve, protect, and support ports, industrial lands, military installations, and maritime sites.

DP-Action-2 in VISION 2050 specially calls for an update of the industrial lands inventory:

**DP-Action-2 Industrial Lands:** PSRC will update its inventory of industrial lands, evaluate supply and demand for industrial land across all industry sectors, research trends for industrial uses as technology and markets evolve, and identify strategies to preserve, protect, and enhance industrial lands, jobs, and businesses in the region in coordination with jurisdictions' efforts to support their industrial land base. In 2021, PSRC will convene a working group to review policy related to preserving industrial lands and employment.

## **2015 Industrial Lands Report**

In 2015, PSRC published an [Industrial Lands Analysis](#) that provides an assessment of the major industrial lands in the region. The report provides an inventory of a net supply of 28,615 acres of industrial lands that are primarily located in thirteen geographic concentrations across the region (See Exhibit E.1 from the report). The assessment demonstrated sufficient supply of industrial lands through 2040 but observed that demand, development pressures, and activities on these lands varied by subarea and that tailored strategies would be required to support the industrial land base in the future. These areas of intense manufacturing and industrial uses often require unique and fundamental infrastructure, such as deep-water port access and rail connections, enhancing the importance of their preservation. For these reasons, VISION 2050 calls for the region to protect industrial lands and to provide the infrastructure and services necessary to support them.

The number of jobs on industrial lands totaled 473,700 in 2012, representing about 27.3% of all jobs across the central Puget Sound region. The report found that, in 2012, total wages paid out by industrial activities on industrial lands summed to \$24.4 billion and that average wages were significantly higher than the region's average wage.

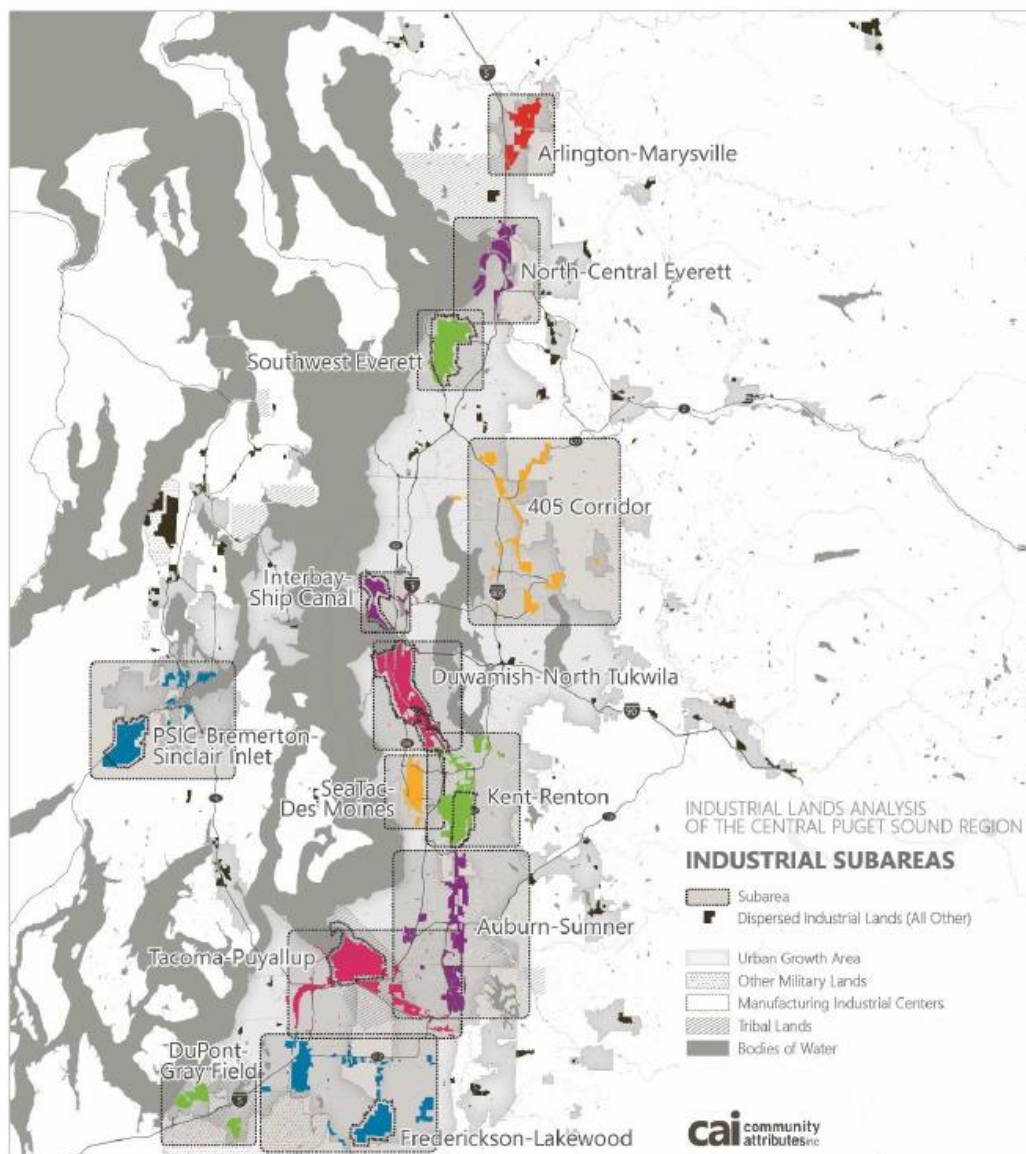


Exhibit E.1. Industrial Subareas of the Central Puget Sound Region

## Project Scoping

VISION 2050's DP-Action-2 directs PSRC to update the inventory of industrial lands with the guidance of a project working group. The Growth Management Policy Board, Economic Development District Board, and Freight Advisory Committee, each with unique roles related to industrial lands, will be asked to provide guidance on the project and to help define the scope of analysis.

While the general inventory of industrial lands has not changed dramatically in the region since the report was published, new issues have emerged.

- Last mile delivery and package distribution have grown rapidly with changing spending habits and a growing regional population.

- Changes to state sales tax collection continue to shape the financial incentives for local jurisdictions to support and maintain industrial spaces.
- Pressure to convert industrial lands for non-manufacturing uses continues to rise.
- There is an increased awareness of the value of manufacturing jobs to increase access to opportunity.

Additionally, PSRC adopted the Regional Centers Framework in 2018, which incorporated findings from the industrial land analysis. Implementation of the Framework has raised additional questions on how terms and concepts are defined. Since the Industrial Lands Analysis was published in 2015, PSRC designated two additional Manufacturing/Industrial Centers as regional concentrations of industrial employment: the Sumner/Pacific MIC and the Cascade MIC that includes Arlington and Marysville. To be designated an MIC requires the center to include and maintain predominantly industrial lands, have a majority of industrial employment, and to prioritize funding for transportation projects that serve them.

The board is asked for feedback on early scoping of the industrial lands update:

- *What are trends and changes impacting industrial lands that this report update might consider?*
- *What are ways that an update to the industrial lands analysis might be useful for your community?*
- *How could the industrial lands analysis help the region improve equitable access to employment?*

PSRC plans to update the report using available GIS data and in-house research over the course of the year. Data collection, mapping updates, and initial interviews of stakeholders will be conducted in the spring. A draft report may be prepared in the late summer with a goal of completing the report late in 2022. Completing the update at this time will be useful for cities and counties as they begin work on local plan updates.

## Engagement

The intent is to work with the Growth Management Policy Board, Economic Development District Board, and Freight Advisory Committee to provide project and policy direction and to review the draft analysis as it is developed. In addition to an initial project discussion with the boards and committee, PSRC is reaching out to cities, counties, ports, and other stakeholders to seek input on how the report could be updated and may be used. Consistent with DP-Action-2, staff anticipates organizing an ad hoc working group of technical staff to provide peer review of data and analysis. Please let us know if there are staff in your community that you would like us to connect with.

## NEXT STEPS

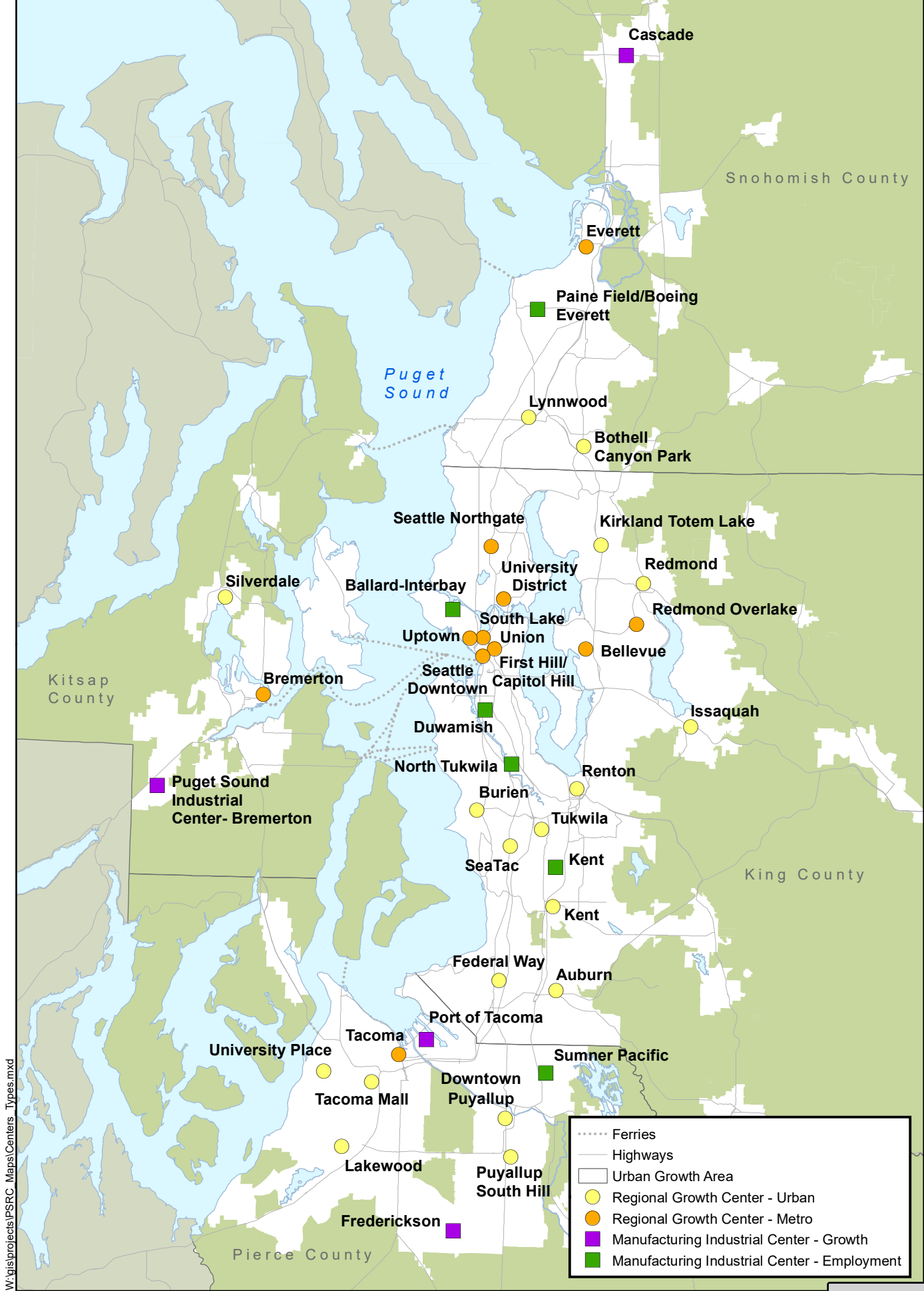
In addition to this briefing, staff will brief the Economic Development District Board on February 2 and the Freight Advisory Committee on February 9.

Staff will begin collecting updated industrial lands data and it is anticipated that staff will be able to share a data snapshot in late spring/early summer. Review of a draft report is likely to occur in late summer/early fall.

For more information, contact Paul Inghram at [pinghram@psrc.org](mailto:pinghram@psrc.org).

Attachments:

Map of Regional Growth Centers and Manufacturing/Industrial Centers



Attachment: Map of Regional Growth Centers and Manufacturing/Industrial Centers (3291 : Industrial Lands)

W:\gis\projects\PSRC Maps\Centers\_Types.mxd



## Puget Sound Regional Council

### INFORMATION ITEM

December 30, 2021

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Draft Supplemental Biennial Budget and Work Program (FY2022-2023)**

### IN BRIEF

Information is provided to the Growth Management Policy Board regarding the Draft Supplemental Biennial Budget and Work Program FY2022-2023.

### DISCUSSION

PSRC's Biennial Budget and Work Program was adopted in April 2021 and covers July 1, 2021, through June 30, 2023.

The proposed supplemental budget reflects revenues and expenditure of \$32,016,000, including approximately \$1.8 million in increased carryover grants from the previous biennium that have been added since adoption in April 2021. As a reminder, grants are awarded on a reimbursement basis and are earned only after completion of the work. A full draft budget is available online at <https://www.psrc.org/about/budget>.

Throughout the month of January, the draft supplemental budget information will be provided to PSRC boards and committees, including the Executive Board, Economic Development District Board, Growth Management Policy Board, Transportation Policy Board, and the Regional Staff Committee. PSRC staff will bring any comments received to the February 24 meeting of the Operations Committee. In March, the Operations Committee will be asked to recommend approval of the budget by the Executive Board. In April, the Executive Board will recommend the budget for adoption by the General Assembly, to be held May 26, 2022.

For more information, please contact Andrew Werfelmann at (206) 688-8220 or [awerfelmann@psrc.org](mailto:awerfelmann@psrc.org).



# 2022

## GROWTH MANAGEMENT POLICY BOARD MEETINGS

(published October 2021)

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DECEMBER						
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No Meeting in December						

Meetings held at regular time from 10:00 a.m.-12:00 p.m.

As the need arises, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates & times are subject to change. If a meeting is changed or cancelled, members & alternates will be notified.

Current meeting schedule is available on PSRC's website at [www.psrc.org](http://www.psrc.org).

Communication: 2022 Growth Management Policy Board Calendar (Information Item)