



Puget Sound Regional Council

Growth Management Policy Board

Thursday, June 1, 2023 • 10:00 AM – 12:00 PM

Hybrid Meeting - PSRC Board Room – 1011 Western Avenue, Suite 500, Seattle, 98104

Attend, watch or listen

- The public can attend meetings at PSRC's offices
- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 859 2629 7926, Passcode: 429706

Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person**
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:** [Register here](#)
To allow staff time to process requests, registration is required and closes at 8:00 AM the day of the meeting. Late registrations will not be accepted.
- **Written comments**
Comments may be submitted via email to hculver@psrc.org by 8:00 AM the day of the meeting. Comments will be shared with board members. Comments received after the deadline will be provided to board members after the meeting.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

1. **Call to Order and Roll Call (10:00) – Councilmember Ed Prince, Chair**
2. **Communications and Public Comment**
Public comment must relate to an action or discussion item on the agenda.
3. **Report of the Chair**
4. **Director's Report**
5. **Consent Agenda – Action Item (10:15)**
 - a. Approve Minutes of Growth Management Policy Board Meeting held May 4, 2023

6. Discussion Item (10:20)

- a. 2023 Legislative Session Recap – *Robin Koskey, Paul Inghram, Liz Underwood-Bultmann, Carol Naito, PSRC*

7. Discussion Item (11:30)

- a. Comprehensive Planning and Plan Review Support – *Liz Underwood-Bultmann, PSRC*

8. Information Item

- a. Passport to 2044 Webinar: Legislative Session Wrap-Up & Comprehensive Planning June 28, 2023 – [Registration Open!](#)

9. Next Meeting:

Thursday, July 6, 2023, 10:00 AM – 12:00 PM, Hybrid Meeting

Major topics for July:

- Middle Housing Grantees
- Countywide Planning Policies
- Commerce Middle Housing Pro Forma Tool

10. Adjourn (12:00)

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Heather Culver, e-mail hculver@psrc.org; fax (206) 587-4825; or mail.

For language or ADA assistance at PSRC board meetings, please contact us at (206) 464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

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Puget Sound Regional Council

MINUTES Growth Management Policy Board May 4, 2023 Hybrid Meeting

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

CALL TO ORDER

The meeting was called to order at 10:04 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

Alex Tsimerman provided in-person public comment.

CHAIR'S REPORT

Chair Prince welcomed Orting Councilmember Melodi Koenig as the new member and Orting Mayor Josh Penner as the new alternate both representing Other Cities & Towns in Pierce County, and thanked Councilmember Jeni Woock for her service on the board.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram introduced Robin Koskey, PSRC Director of Government Relations and Communications, who provided a brief wrap up of the state legislative session.

Mr. Inghram reminded the board that applications are still being accepted for the Youth Summer Planning Academy, provided information on PSRC's coordination of the second round of funding for the federal Safety for All program, and followed up with information items including the Joint Board session on ACT, RSVP information for the PSRC 2023 General Assembly, and the next Passport to 2044 webinar for elected officials and planning commissioners.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held April 6, 2023.

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

RECOMMEND GREATER DOWNTOWN KIRKLAND REGIONAL GROWTH CENTER DESIGNATION AND SUBAREA PLANS CERTIFICATION

PSRC Senior Planner Maggie Moore reviewed downtown Kirkland's designation and subarea plans for the board's recommendation. The City of Kirkland is seeking designation of their Greater Downtown area as a new regional growth center. Staff recommended the designation of a new regional growth center and certification of two subarea plans for the NE 85th Street Station area and Moss Bay neighborhood area.

ACTION: It was moved and seconded (Wahl/Bushnell) to recommend that the Executive Board designate Greater Downtown Kirkland as a Regional Growth Center. Motion passed.

ACTION: It was moved and seconded (Wahl/Koenig) to recommend that the Executive Board certify the subarea plans of the Greater Downtown Kirkland Regional Growth Center. Motion passed.

The recommendation will be brought to the Executive Board for action June 22nd.

INDUSTRIAL LANDS ANALYSIS

Mr. Inghram and PSRC Associate Planner Ben Kahn presented the board with a review of the outreach and analysis work completed for the updated regional Industrial Lands Analysis. PSRC is continuing with data collection and analysis and preparing a draft report. Board members expressed hope that PSRC can involve health impact assessments in the data and work with public health on guidance and policies regarding industrial lands.

INTEGRATING STORMWATER SOLUTIONS

PSRC Senior Planner Erika Harris provided an overview of guidance to integrate stormwater solutions into comprehensive plans. Washington Department of Transportation staff members Tatiana Dreisbach and Tony Bush briefed the board on the agency's stormwater retrofit program. Information was provided on grants for retrofits and a survey asking tribes, local agencies, and interested parties to provide priority locations for stormwater retrofits.

NEXT MEETING

The next GMPB board meeting is scheduled for June 1, 2023.

Topics include:

- Countywide Planning Policies
- 2023 Legislative Session Recap
- Comprehensive Plan Support

ADJOURN

The meeting adjourned at 11:53 a.m.

GUESTS AND PSRC/STAFF PRESENT (As determined by staff.)

Kathryn Johnson, PSRC
 Piset Khuon, PSRC
 Robin Koskey, PSRC
 Liz Underwood-Bultmann, PSRC
 Paul Inghram, PSRC
 Nancy Buonanno-Grennan, PSRC
 Maggie Moore, PSRC
 Erika Harris, PSRC
 Ben Kahn, PSRC
 Carolyn Downs, PSRC
 Josh Brown, PSRC
 Tatiana Dreisbach, WSDOT
 Tony Bush, WSDOT
 Lindsay Levine, City of Kirkland
 Adam Weinstein, City of Kirkland
 Alex Tsimerman

Attachments:

May 4, 2023, GMPB Attendance Roster

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Puget Sound Regional Council

DISCUSSION ITEM

May 25, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **2023 State Legislative Session Review**

IN BRIEF

The Washington State Legislature concluded its regular session on April 23rd, which included significant changes to the Growth Management Act and other actions that related to local planning efforts. Staff will provide an overview of the changes and explain in detail some of the specific GMA amendments.

DISCUSSION

The 2023 Legislative Session was billed by many as “the year of housing.” Over \$1 billion was appropriated for housing through the combined Capital Budget and Operating Budget for the 2023-25 biennium, in addition to passing a number of pieces of important legislation. There were also other bills that were enacted changing the Growth Management Act and impacting cities, including a new requirement to plan for climate change.

[House Bill 1110](#) by Rep Jessica Bateman (D-22, Olympia) is one of the most notable changes to the Growth Management Act that was passed by the Legislature. Known as the Middle Housing bill, the new law requires certain cities to authorize development ranging from duplexes to six-plexes in residential zones and include specific provisions related to “middle housing” in their development regulations. Its requirements do not apply to unincorporated areas. HB 1110 requires cities to implement the bill’s requirements no later than six months after the next periodic update due in December 2024. This means that they must implement the middle housing requirements by June 30, 2025.

The Department of Commerce will provide technical assistance to cities and is required to develop a model ordinance by December 2023. Commerce has already prepared draft objective development standards for middle housing. Commerce will also establish a process for cities to seek approval of alternative local actions and will continue to offer its planning grant program. The following table provides a summary of the requirements of HB 1110. At the meeting, PSRC staff will provide analysis of the impacts of this bill.

| In counties subject to GMA planning | Base requirement | Near transit | Affordable option Sec. 3(2)(a) |
|--|-------------------------|---|---------------------------------------|
| Cities > 75,000 pop Sec 3(1)(b) | 4 units/lot | 6 units/lot within ¼ mile of major transit stop | 6 units/lot if 2 are affordable |
| Cities between 25,000 and 75,000 pop Sec. 3(1)(a) | 2 units/lot | 4 units/lot within ¼ mile of major transit stop | 4 units/lot if 1 is affordable |
| Cities less than 25,000 contiguous to large city UGA in counties greater than 275,000 pop Sec. 3(1)(c) | 2 units/lot | | |

[House Bill 1337](#) by Rep Mia Gregerson (D-33, SeaTac) is known as the ADU bill. While the Growth Management Act already included a requirement to allow for accessory dwelling units (ADUs), this bill amends the GMA to require cities and counties to allow two accessory dwellings units, including detached units, on all lots in zones that allow single-family homes within the urban growth area. Jurisdictions may restrict use for short-term rentals and apply other limitations. Cities and counties must adopt ADU regulations to take effect within six months after the jurisdiction's next periodic comprehensive plan update, the same timing as for HB 1110, which is by June 30, 2025.

A city may allow accessory dwelling units to achieve the unit count required by the Middle Housing bill, HB 1110. For example, if a city must allow four units per lot according to HB 1110, they may allow the two ADUs required by HB 1337 to meet a portion of that requirement. A city may choose to allow higher unit counts, or additive choices such as a fourplex and two ADUs.

[House Bill 1181](#) by Rep Davina Duerr (D-1, Bothell) is known as the Climate Change bill. This bill adds a requirement to include a climate change and resilience element in local comprehensive plans and for jurisdictions to plan for transportation systems that reduce greenhouse gas emissions and per capita vehicle miles traveled. The climate bill applies to each of the four counties in the region (in addition to other locations in the state) and to cities with populations greater than 6,000 as of April 1, 2021.

The requirement for a new climate element *does not apply* to the current comprehensive plan updates due in December 2024 for counties and cities in the Puget Sound region. A new climate change and resiliency element, climate-related updates to the transportation element, and other changes must be implemented as part of the first implementation progress report due in 2029. These updates in 2029 will require an additional round of comprehensive plan reviews and certification for PSRC boards. However, many aspects of the bill reflect policies already in VISION 2050 and countywide planning policies and many jurisdictions have already adopted climate policies. While the bill provides some additional specific requirements, cities and counties are expected to address portions of the new climate requirements that are consistent with VISION 2050 during the current update.

The Department of Commerce is required to provide guidelines that specify a set of measures to meet the bill's requirements by December 31, 2025, and intermediate guidelines by December 31, 2023. Commerce has already prepared draft climate element guidance to help support this work.

State Budget Investments

The Legislature made historic investments in affordable housing and programs to address homelessness.

Highlights of the 2023-2025 Senate Bill 5200 Capital Budget include:

- \$400 million to create affordable homes through the Housing Trust Fund.
- \$60 million for the Connecting Housing to Infrastructure Program (CHIP) to provide grants to local governments and public utility districts to assist in the cost of utility improvements or connections to new affordable housing projects.
- \$40 million for the Washington State Housing Finance Commission's Land Acquisition Program to assist developers in purchasing land for affordable housing. \$17M is intended as a match for \$50M in private funding from Microsoft for use in King County.
- \$25 million for Transit Oriented Development, which is being matched with \$25M from Amazon.
- \$124 million for weatherization and home upgrade programs.

Significant affordable housing investments in the 2023-2025 Operating Budget Senate Bill 5187 include:

- \$150 million for implementation of House Bill 1474 to create the Covenant Investment Act to provide homeownership opportunities for people harmed by racist real estate practices like restrictive covenants and redlining.
- \$38 million for permanent supportive housing through the Apple Health & Homes program.

The operating budget also includes funds to assist local governments with implementation of legislative changes to planning through funds in the Department of Commerce budget, including:

- \$2.3 million to implement HB 1110 Middle Housing.
- \$40.9 million for local government planning implementing HB 1181, including funds for jurisdictions opting in to planning efforts early.
- \$3.5 million for local permit review to implement SB 5290.
- \$6 million for planning for housing supply, middle housing, TOD and affordable housing, and affordable housing auditing program.

Other Growth Management Bills

In addition, the Legislature passed several other bills related to the Growth Management Act and implementation of VISION 2050. Highlights include:

- [HB 1425](#) by Rep April Berg (D-44, Mill Creek) restores sales and use tax incentives to encourage annexation.
- [SB 5457](#) by Sen Shelly Short (R-7, Addy) exempts cities less than 500 people and more than 10 miles from a city of 100,000 residents from some aspects of the periodic update. In the central Puget Sound region, Index, Skykomish, and Wilkeson may be eligible for this exemption. Those jurisdictions making use of the exemption would need to update their transportation and capital facilities elements.
- [SB 5452](#) by Sen Sharon Shewmake (D-42, Bellingham) clarifies use of impact fees for bike and pedestrian facilities, supporting multimodal transportation investments.

Next Steps

PSRC is hosting a Passport to 2044 webinar with the Department of Commerce on June 28th from 1:30 – 3:00 pm to provide an in-depth discussion of the legislative changes and what they mean for local planning.

The state Department of Commerce is also preparing materials and organizing additional sessions to aid cities and counties with understanding the implementation of these bills.

PSRC will be working with local jurisdictions to guide the comprehensive plan updates and ensure that communities are well positioned to meet the current and future state requirements.

For more information, please contact Robin Koskey at rkoskey@psrc.org, Liz Underwood-Bultmann at lunderwood-bultmann@psrc.org, or Paul Inghram at pingham@psrc.org.

Attachment:

Growth Management Policy Board State Legislative Report

Growth Management Policy Board State Legislative Report

Budget

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|--|--|----------------------|
| <u>EHB 1125</u> (SSB 5162) | Transportation budget 2023-2025 biennium Transportation budget . | C 472, L 23 Fey |
| <u>ESSB 5187</u> (SHB 1140) | Operating budget 2023-2025 biennium Operating Budget. | C 475 L 23 Rolfes |
| <u>ESSB 5200</u> (SHB 1147) | Capital budget 2023-2025 biennium Capital budget. | C 474 L 23 Mullet |

Growth Management Act

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|--|--|----------------------------|
| <u>E2SHB 1181</u> (SSB 5203) | Climate change/planning Compels jurisdictions to include climate chnage in Comprehensive Plans. | C 228 L 23 Duerr |
| <u>2SHB 1425</u> | Municipal annexations Facilitating municipal annexations. | C 351 L 23 Berg |
| <u>SHB 1620</u> | Incorporation/population Concerning the number of inhabitants required for incorporation as a city or town. | C 82 L 23 Fey |
| <u>SSB 5374</u> | County critical areas Concerning the adoption of county critical area ordinances by cities. | C 225 L 23 Short |
| <u>SB 5452</u> (HB 1135) | Impact fee use Authorizing impact fee revenue to fund improvements to bicycle and pedestrian facilities. | C 121 L 23 Shewmake |
| <u>SB 5457</u> | Small cities/GMA Implementing growth management task force legislative recommendations regarding small cities. | C 280 L 23 Short |
| | GMA/equity and env. justice | S Ways & Means Lovelett |

[SSB 5651](#)

(Dead)

(HB 1723)

Concerning equity and environmental justice in the growth management act.

Housing Other

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|---|--|-----------------------|
| <u>ESHB 1042</u> | Use of existing buildings Concerning the use of existing buildings for residential purposes. | C 285 L 23 Walen |
| <u>SHB 1111</u> (Dead) | Housing benefit districts Concerning housing benefit districts. | H Cap Budget Ryu |
| <u>SB 5058</u> | Multiunit res. buildings Exempting buildings with 12 or fewer units that are no more than two stories from the definition of multiunit residential building. | C 263 L 23 Padden |
| <u>SB 5553</u> | Temporary emergency shelters Authorizing standards for temporary emergency shelters for local adoption. | C 47 L 23 Lovelett |

Housing Stability

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|---|---|-----------------------|
| <u>SHB 1124</u> (Dead) | Residential rent and fees Protecting tenants from excessive rent and related fees by providing at least six months' notice for rent increases over a certain amount, allowing tenants the right to terminate a tenancy without penalty, and limiting late fees. | H Rules C Peterson |
| <u>SHB 1388</u> (Dead) | Residential rent practices Concerning residential rent practices. | H Approps Macri |
| <u>2SHB 1389</u> (Dead) (SB 5435) | Residential rent increases Concerning residential rent increases under the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act. | H Rules R Ramel |

Housing Subsidy

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|--|---------------|----------------|
| <u>2SHB 1474</u> (SSB 5496) | C 340 L 23 | Taylor |
| Covenant homeownership prg. Creating the covenant homeownership account and program to address the history of housing discrimination due to racially restrictive real estate covenants in Washington state. | | |
| <u>SSB 5604</u> | C 101 L 23 | Robinson |
| Mental health & housing/tax Allows all counties and cities to use mental health and housing tax for building modifications and rent assistance and establishes jurisdictions may use up to 10% of tax for administration. | | |

Housing Supply

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|--|---------------|----------------|
| <u>E2SHB 1110</u> (SSB 5190) | C 332 L 23 | Bateman |
| Middle housing Increasing middle housing in areas traditionally dedicated to single-family detached housing. | | |
| <u>EHB 1337</u> | C 334 L 23 | Gregerson |
| Accessory dwelling units Expanding housing options by easing barriers to the construction and use of accessory dwelling units. | | |
| <u>E2SSB 5258</u> (HB 1298) | C 337 L 23 | Shewmake |
| Condos and townhouses Increasing the supply and affordability of condominium units and townhouses as an option for homeownership. | | |
| <u>ESSB 5466</u> (Dead) (HB 1517) | S Rules 3 | Liias |
| Transit-oriented development Promoting transit-oriented development. | | |
| <u>SSB 5491</u> | C 372 L 23 | Salomon |
| Residential building exits Allowing for residential buildings of a certain height to be served by a single exit under certain conditions. (REVISED FOR PASSED LEGISLATURE: Concerning a technical advisory group to study single stairway residential buildings.) | | |

Other

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|---|---------------|----------------|
| <u>HB 1670</u> (Dead) | H Rules R | Ormsby |
| Property tax limit factor Raising the limit factor for property taxes. | | |

Permitting

| <u>Bill Details</u> | <u>Status</u> | <u>Sponsor</u> |
|---|----------------------|-----------------------|
| ESHB 1293 Development regulations Streamlining development regulations. | C 333 L 23 | Klicker |
| 2SSB 5290 (HB 1296) Local permit review Concerning consolidating local permit review processes. | C 338 L 23 | Mullet |
| 2SSB 5412 Land use permitting/local Reducing local governments' land use permitting workloads. | C 368 L 23 | Salomon |



Puget Sound Regional Council

DISCUSSION ITEM

May 25, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Comprehensive Planning and Plan Review Support**

IN BRIEF

PSRC staff will brief the board on recent guidance, technical assistance, countywide work, and other support for the 2024 comprehensive plan updates. VISION 2050 calls for PSRC to support efforts to update local comprehensive plans through updates to plan review and certification guidance and build awareness on VISION 2050 (RC-Action-1 and RC-Action-4).

DISCUSSION

PSRC develops data, guidance, and resources to support implementation of VISION 2050 through local planning. PSRC has published numerous guidance documents to date, which are available on the [VISION 2050 Planning Resources](#) page. Following the adoption of VISION 2050 in 2020, PSRC updated the Plan Review Manual and issued guidance on growth target development, economic development, climate change, coordination with Tribes, housing, equitable engagement, and transit-oriented development.

Recent Publications

As part of the [Regional Equity Strategy](#), PSRC staff have been working with the [Equity Advisory Committee](#) to develop resources to center equity in planning. [Equity Planning Resources for Comprehensive Plans](#) compiles example policies from local plans, local and national policy guides, and data resources on equity for comprehensive plans. The resources focus specifically on equity topics addressed in VISION 2050.

Transportation elements are important components to local comprehensive plans and a key area for PSRC's certification review. PSRC recently published [Draft Transportation](#)

[Guidance](#) to provide best practices and information on the required components of transportation elements, both to meet state requirements and to ensure consistency with VISION 2050.

PSRC staff have also been compiling frequently asked questions on comprehensive plans and the plan review process. PSRC staff will provide highlights from the latest version of the [FAQ](#).

Outreach

To support staff in updating local comprehensive plans, PSRC staff have been working along with the Department of Commerce and MRSC on the Passport to 2044 series of webinars. Ten events took place in 2022 and early 2023 covering available resources, best practices, and changes in state law since the last periodic update. PSRC staff will continue the Passport to 2044 series in 2023 and field a survey to solicit input on additional sessions. A session for elected officials and planning commissioners was held on May 18, 2023, covering key issues in the region and a panel of elected officials. A session focusing on the legislative session and comprehensive plan updates is scheduled for June 28, 2023.

In the first quarter of 2023, PSRC staff reached out to all the 86 cities and counties in the region to share resources and information on the plan review process. Staff will provide an update on one-to-one outreach with local jurisdictions.

PSRC staff welcome any feedback from the board on information and tools needed for the comprehensive plan updates, as well as the approach to engage with local staff.

Next Steps

Staff will continue to provide updates on progress to update comprehensive plans due in 2024.

Lead Staff

For more information, contact Liz Underwood-Bultmann, Principal Planner, at 206-464-6174 or LUnderwood-Bultmann@psrc.org.