



Puget Sound Regional Council

MINUTES

Puget Sound Regional Council Growth Management Policy Board
Thursday, May 2, 2024
1201 3rd Ave., Ste 500, Seattle, WA 98101

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:00 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince reflected that he was glad to attend the May meeting after a couple of absences and thanked Vice Chair Dunn for running the meetings in his absence.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and gave a recap of a recent Toolbox learning session focused on youth engagement, made announcements about an upcoming Tree Equity Collaborative professional development workshop, PSRC's General Assembly registration, the updated GMPB meeting date for July and provided a brief overview of the May agenda items.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held April 4, 2024.

ACTION: It was moved and seconded (Dunn/M. Stuart) to adopt the Consent Agenda. The motion passed.

DISCUSSION ITEM: RACIALLY DISPARATE IMPACTS IN HOUSING

Snohomish County planner, Henry Jennings, shared with the board the history of Snohomish County's racially restrictive covenants and the work to identify them within the county. Using data from the University of Washington, Snohomish County has identified areas of racially restrictive covenants in numerous locations and has evaluated how the legacy of those covenants has contributed to different outcomes over time. Snohomish County is using this information to propose an inclusionary zoning code, add a suite of equity policies in its Land Use Element and to inform new plans, policies and procedures in its 2024 Comprehensive Plan Update. The board noted the importance of removing exclusive language from plans, encouraging inclusive zoning and acknowledging past wrongs.

DISCUSSION ITEM: TRANSFER OF DEVELOPMENT RIGHTS TECHNICAL ASSISTANCE OPPORTUNITY

Washington's Department of Commerce staff briefed the Growth Management Policy Board on opportunities to receive technical assistance to develop and update Transfer of Development Rights (TDR) programs and participate in Land Conservation and Local Infrastructure Programs (LCLIP). Through a grant from the National Estuary Program, Commerce will provide feasibility assistance and policy guidance for local governments to use these programs in the Puget Sound region. TDR is a market-based tool that supports the voluntary transfer of development rights to communities that would like to focus on new growth. LCLIP provides a financial incentive for cities to participate in TDR. LCLIP allows cities to receive a portion of future county property tax revenue from areas that receive development rights through TDR. Local jurisdictions will receive technical assistance from a consultant selected and managed by Commerce. Cities from King, Pierce or Snohomish counties will be selected based on the willingness to participate, potential to generate tax revenue through the two programs (TDR and LCLIP) and the market's capacity to absorb development credits. Paul Inghram offered to connect board members with Commerce regarding this opportunity and the board received clarification from Commerce on the importance of staff support for jurisdictions interested in making use of this assistance.

DISCUSSION ITEM: INDUSTRIAL LANDS ANALYSIS

The board received key findings from PSRC's draft regional Industrial Lands Analysis update. In 2022, PSRC staff began outreach to help identify trends in the region's industrial lands. Findings from the analysis fall into the categories of supply of industrial lands, positive drivers of demand, incompatible and undesired uses, impacts to communities, maintenance costs, workforce, transit investments and goods movement. The draft of the regional Industrial Lands Analysis is available on PSRC's website on the project's web page and the release of the final report is targeted for summer 2024.

**DISCUSSION ITEM: REGIONAL TRANSPORTATION PLAN (2026-2050)
DEVELOPMENT PROCESS**

The Growth Management Policy Board was briefed on the schedule and work program for the next long-range Regional Transportation Plan (RTP). This planning effort is being led by the Transportation Policy Board (TPB). Over the last three months, the TPB has been discussing key regional priorities and focus areas to guide the development of the next RTP. Over the coming months, PSRC staff will seek the public's input on RTP priorities and focus areas before bringing the results back to the TPB in the fall. Board members provided feedback on how the RTP can support VISION 2050 and the Regional Growth Strategy with interest expressed in addressing the linkage between transportation and land use, ensuring the plan is "human-centered". The RTP is scheduled for adoption in May 2026.

NEXT MEETING

The board will meet on Thursday, June 6, 2024, 10:00 a.m. – 12:00 p.m.

Topics include:

- Comprehensive Plan Review Framework
- Housing Trends for Asian American and Pacific Islander Populations
- PSRC Equity Tracker

ADJOURN

The meeting adjourned at 11:37 a.m.

ATTACHMENTS

- A. Attendance Roster - May 2, 2024

Growth Management Policy Board - May 2, 2024					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Sarah Perry		Associate Members	
		Vacant		Alderwood Water and Wastewater District	1
				John McClellan Alt	1
Seattle	2	CM Tammy Morales	1	Thurston Regional Planning Council	1
		CM Maritza Rivera	1	Marc Daily Alt	
		CM Tanya Woo, Alt		Public Agency Members	
Bellevue	1	CM Janice Zahn	1	Commerce	1
		CM Dave Hamilton, Alt		Dave Andersen	
Cities/Towns	3	MYR Traci Buxton, Des Moines		Public Health Agencies	1
		CM Ed Prince, Renton - Chair	1	Dr. Gib Morrow, Kitsap Public Health District	
		CM Melissa Stuart, Redmond	1	Vacant	
		MYR Kelli Curtis, Alt - Kirkland		PSRC Committees	
		CM Pam Stuart, Alt - Sammamish	1	Regional Staff Committee	1
		CP Lindsey Walsh, Alt - Issaquah	1	Andrea Spencer	1
Kitsap County	1	COM Katie Walters		Equity Advisory Committee	1
		COM Christine Rolfes, Alt		Shannon Turner	1
				Lisa Espinosa, Alt	
Bremerton	1	MYR Greg Wheeler	1	Private/Civic Members-Business/Labor	
		CP Jennifer Chamberlin, Alt		Master Builders of King and Snohomish Counties	1
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl	1	Jennifer Anderson	
		CM Ashley Mathews, Alt - Bainbridge Isl	1	Brian Holtzclaw	1
Pierce County	1	CM Robyn Denson		Natural and Built Environments (exp.	1
		CM Paul Herrera, Alt		Robert Pantley Alt	1
Tacoma	1	CM Joe Bushnell	1	Vacant	1
		CM Sarah Rumbaugh, Alt		Vacant Alt	
Cities & Towns	1	CM Nikki Bufford, Fircrest	1	Private/Civic Members-Community/Environment	
		MYR Josh Penner, Alt - Orting		Futurewise	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Housing Development Consortium - Seattle/King	1
		CM Sam Low, Alt		Jesse Simpson Alt	
Everett	1	CM Scott Bader	1	Vacant	1
		MYR Cassie Franklin, Alt		Vacant Alt	
Cities/Towns	1	CM Mike Dixon, Mukilteo	1		
		MYR Pro Tem Bryan Wahl, Alt - Mntlake Terr.			
			Non Voting	12	7
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			
Puyallup Tribe of Indians	1	Andrew Strobel			
		Jennifer Keating Alt			
Suquamish Tribe	1	Rob Purser			
		Alison O'Sullivan Alt			
Statutory Members					
Ports	1	COM Don Meyer, Tacoma			
		COM Deanna Keller, Alt - Tacoma		Abbreviations	
WSDOT	1	Jeff Storrar	1	CM Councilmember	
		JoAnn Schueler, Alt		COM Commissioner	
				CP Council President	
Voting	22	(Quorum = 11) Quorum Total	14	DM Deputy Mayor	