



Puget Sound Regional Council

Growth Management Policy Board

Thursday, May 1, 2025 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 851 5551 0584, Passcode: 407337

Attend

- The public can attend meetings at [PSRC's office](#).
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

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:**
[Registration](#) is required and closes at 8:00 a.m., 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 a.m. the day of the meeting. Comments will be shared with board members.

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 (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 Items (10:25)

- a. Approve Minutes of Growth Management Policy Board held April 3, 2025

6. Action Item (10:30)

- a. Recommend Certification of Comprehensive Plans for Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish – *Liz Underwood-Bultmann, PSRC*

7. Discussion Item (11:00)

- a. A New Missing Middle? The Disappearance of Moderate Sized Housing – *Eric Clute, PSRC*

8. Discussion Item (11:40)

- a. Transfer of Development Rights Workshop – *Sarah Fox, Department of Commerce*

9. Information Items

- a. GMPB Meeting Calendar 2025
- b. 2025 Summer Planning Academy Flyer
- c. Toolbox Series Flyer
- d. 2025 Annual General Assembly Flyer

10. Next Meeting: June 5, 2025, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Plan Certifications
- 2025 Legislative Update
- UW Evans School Student Project
- Home in Tacoma Ownership Incentives

11. 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, 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.

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/language-assistance>.



Puget Sound Regional Council

MINUTES

Growth Management Policy Board
Thursday, April 3, 2025
1201 3rd Ave., Ste 500, Seattle, WA 98101

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:01 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince had nothing to report.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and introduced PSRC's Director of Government Relations and Communications, Robin Koskey, who provided the board with an update on federal and state legislative actions. Mr. Inghram introduced the items on the agenda and mentioned the information items at the end of the agenda packet.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held March 6, 2025.

ACTION: It was moved and seconded (Rivera/Bader) to adopt the Consent Agenda. The motion passed.

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR ARLINGTON, CARBONADO, KENT, MARYSVILLE, MILL CREEK, MONROE, NORTH BEND, ORTING, SEATAC, SOUTH PRAIRIE, SULTAN, UNIVERSITY PLACE, AND WOODWAY

The board discussed how plans are addressing the housing requirements for plan certification. PSRC staff presented the board with the recommended certifications of comprehensive plans for Arlington, Carbonado, Kent, Marysville, Mill Creek, Monroe, North Bend, Orting, SeaTac, South Prairie, Sultan, University Place, and Woodway.

ACTION: It was moved and seconded (Hamilton/Marine) to recommend the Executive Board certify that the transportation-related provisions in the Arlington, Carbonado, Kent, Marysville, Mill Creek, Monroe, North Bend, Orting, SeaTac, South Prairie, Sultan, University Place, and Woodway 2024 Comprehensive Plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan. The motion passed.

The recommendation will be brought to the Executive Board for action on April 24, 2025.

DISCUSSION ITEM: REGIONAL ECONOMIC STRATEGY UPDATE

The board was briefed by PSRC's Program Manager for Economic Development Jason Thibedeau on the update of the Regional Economic Strategy. The Economic Development District Board has to develop the region's Comprehensive Economic Development Strategy every five years. Staff is taking a two-phased approach to develop the updated Regional Economic Strategy. The first phase focuses on the development of a summary background of the region's economic conditions and a SWOT analysis. Staff will perform this outreach and analysis during the spring and summer of 2025 to develop a regional economic analysis.

DISCUSSION ITEM: CLIMATE POLLUTION REDUCTION GRANT PROGRAM

The board was briefed on the Puget Sound Clean Air Agency's work to develop the Regional Comprehensive Climate Action Plan, funded through the Climate Pollution Reduction Grants Program. The Comprehensive Climate Action Plan is due to EPA by December 2025 and will inform the development of the next Regional Transportation Plan, which is to be adopted in 2026.

NEXT MEETING

The board will meet on Thursday, May 1, 2025, 10:00 a.m. – 12:00 p.m.

Topics include:

- Comprehensive Plan Certifications
- Housing Trends

- Home in Tacoma Ownership Incentives
- Transfer of Development Rights

ADJOURN

The meeting adjourned at 11:37 a.m.

ATTACHMENTS

- a. Attendance Roster – April 3, 2025

Growth Management Policy Board - April 3, 2025							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Sarah Perry		Associate Members			
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre	
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1	COM Chris Stearns	1
		CM Mark Solomon				Marc Daily Alt	
		CM Alexis Mercedes Rinck , Alt		Public Agency Members			
Bellevue	1	Vacant		Commerce	1	Dave Andersen	1
		CM Dave Hamilton , Alt				Mark Barkley Alt	
Cities/Towns	3	CM Ed Prince , Renton - Chair	1	Public Health Agencies	1	Dr. Gib Morrow , Kitsap Public Health District	1
		CM Melissa Stuart , Redmond	1			DIR Chantall Harmon Reed , Tac-Pierce Cnty Alt	
		CM Pam Stuart , Sammamish		PSRC Committees			
		CP Lindsey Walsh , Alt - Issaquah	1	Regional Staff Committee	1	Andrea Spencer	1
		CM Amy McHenry , Alt - Duvall	1			Arun Sambataro , Alt	
		CP Satwinder Kaur "CORE" , Alt - Kent		Equity Advisory Committee	1	Michelle Stewart	1
Kitsap County	1	COM Christine Rolfes "ROL-fes"				Thanh Nguyen , Alt "Than When"	
		COM Oran Root , Alt		Private/Civic Members-Business/Labor			
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Brian Holtzclaw	1
		CM Eric Younger , Alt				Vacant Alt	
Cities/Towns	1	DM Jon Quitslund , Bainbridge Isl	1	Natural and Built	1	Angela Rozmyn	1
		MYR Ashley Mathews , Alt - Bainbridge Isl	1	Environments (exp.		Robert Pantley Alt	
Pierce County	1	CM Robyn Denson		Individual	1	Charlotte Murry	
		CM Paul Herrera , Alt				Vacant Alt	
Tacoma	1	CM Sandesh Sadalge (suh-DAHL-gay)	1	Private/Civic Members-Community/Environment			
		CM Sarah Rumbaugh , Alt		Futurewise	1	Alex Brennan	
Cities & Towns	1	MYR Ben Coronado , Gig Harbor	1			Jazmine Smith , Alt	1
		CM Andy Elfers , Alt - Sumner		Housing Development Consortium - Seattle/King	1	Patience Malaba	
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Jesse Simpson Alt	
		CM Sam Low , Alt		Emerald Alliance	1	Tracy Stanton	
Everett	1	CM Scott Bader	1			Vacant Alt	
		MYR Cassie Franklin , Alt					
Cities/Towns	1	MYR Joe Marine , Mukilteo	1				
		CM Mike Dixon , Mukilteo		Non Voting	12		8
Federally Recognized Tribes							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Robert Barandon					
		Vacant					
Suquamish Tribe	1	Vacant					
		Alison O'Sullivan Alt					
Statutory Members							
Ports	1	COM John McCarthy , Tacoma	1				
		COM Deanna Keller , Alt - Tacoma				Abbreviations	
WSDOT	1	Jeff Storror				CM Councilmember	
		JoAnn Schueler , Alt	1			COM Commissioner	
						CP Council President	
Voting	22	(Quorum = 11) Quorum Total	13			DM Deputy Mayor	



Puget Sound Regional Council

April 24, 2025

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Comprehensive Plans for Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish**

IN BRIEF

PSRC staff has reviewed and recommends certification of the 2024 comprehensive plan updates for Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend that the Executive Board certify that the transportation-related provisions in the following conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan:

- **City of Covington 2024 Comprehensive Plan ([link](#))**
- **City of Edgewood 2024 Comprehensive Plan ([link](#))**
- **City of Enumclaw 2024 Comprehensive Plan ([link](#))**
- **City of Fircrest 2024 Comprehensive Plan ([link](#))**
- **City of Granite Falls 2024 Comprehensive Plan ([link](#))**
- **City of Kenmore 2024 Comprehensive Plan ([link](#))**
- **City of Kirkland 2024 Comprehensive Plan ([link](#))**
- **City of Lake Stevens 2024 Comprehensive Plan ([link](#))**
- **City of Milton 2024 Comprehensive Plan ([link](#))**
- **City of Redmond 2024 Comprehensive Plan ([link](#))**

- **City of Sammamish 2024 Comprehensive Plan** ([link](#))
- **City of Shoreline 2024 Comprehensive Plan** ([link](#))
- **Town of Skykomish 2024 Comprehensive Plan** ([link](#))
- **City of Snohomish 2024 Comprehensive Plan** ([link](#))

The draft certification reports are available at the links provided for the board's review.

DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional and transit agency policies and plans for compatibility and consistency.

Consistent with [PSRC's plan review process](#), PSRC staff provided comments on the draft plans and recommends certification of the following adopted comprehensive plans:

- **Covington** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in July 2024.
- **Edgewood** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in November 2024.
- **Enumclaw** adopted its 2024 comprehensive plan update on February 24, 2025. PSRC staff provided comments on the draft plan in August 2024.
- **Fircrest** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in April 2024.
- **Granite Falls** adopted its 2024 comprehensive plan update on January 15, 2025. PSRC staff provided comments on the draft plan in November 2024.
- **Kenmore** adopted its 2024 comprehensive plan update on December 9, 2024. PSRC staff provided comments on the draft plan from February 2023 to October 2024.
- **Kirkland** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in August 2024.
- **Lake Stevens** adopted its 2024 comprehensive plan update on October 22, 2024. PSRC staff provided comments on the draft plan in August 2024.
- **Milton** adopted its 2024 comprehensive plan update on January 21, 2025. PSRC staff provided comments on the draft plan in December 2024.

- **Redmond** adopted its 2024 comprehensive plan update on November 19, 2024. PSRC staff provided comments on the draft plan in June 2023, August 2023, and January 2024.
- **Sammamish** adopted its 2024 comprehensive plan update on December 3, 2024. PSRC staff provided comments on the draft plan in September 2024.
- **Shoreline** adopted its 2024 comprehensive plan update on December 16, 2024. PSRC staff provided comments on the draft plan in November 2024.
- **Skykomish** adopted its 2024 comprehensive plan update on February 12, 2025. PSRC staff provided comments on the draft plan in December 2024.
- **Snohomish** adopted its 2024 comprehensive plan update on November 19, 2024. PSRC staff provided comments on the draft plan in September 2024.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's [Plan Review Manual](#) and [VISION 2050 consistency tool](#). The plans were found to be substantially consistent with VISION 2050 (the multicounty planning policies) and the Regional Transportation Plan and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with jurisdictional staff in the review of the plans and the development of the certification reports.

The board has had several discussions about housing requirements over the last few months. The Fircrest plan certification includes a comment that the city should include additional documentation of capacity for permanent housing. Staff recommend certification of the plan because the plan makes more conservative estimates of multifamily capacity than required by Commerce guidance and the shortage of capacity represents less than 5% of the housing need allocation in the 0-30% income band. The board discussed a similar scenario at the April board meeting. The board can take action at the May meeting or take action at a later date.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

NEXT STEPS

The Executive Board will consider GMPB's recommendations at their June meeting because the Executive Board does not have a May meeting. Additional local plans will be brought forward to recommend for certification at the board's June meeting.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org or Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.



Puget Sound Regional Council

April 24, 2025

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **A New Missing Middle? The Disappearance of Moderate Sized Housing**

IN BRIEF

Staff will provide the board with a follow up to the 2024 Regional Housing Strategy monitoring efforts, including new data and analysis on housing production by tenure and by unit size. The board will be asked for feedback on how these data can help inform 2025 monitoring work , help jurisdictions meet new state housing requirements, and implement recently adopted comprehensive plans.

DISCUSSION

The [Regional Housing Strategy](#) is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs.

The analysis shows that the region underproduced ownership housing by nearly 80,000 units during the 2010's as compared to the 2000's. The ownership units that were built tended to be large, with four or more bedrooms, and represent one of the most expensive housing products. The rental market boomed during this same period. However, nearly 60% of all rental units produced in the 2010's were either studios or one bedrooms.

Moderate sized units, either for purchase or for rent, are making up a smaller share of the overall housing production. These units are best suited for growing families, downsizing empty-nesters, and first-time buyers, but are in short supply. Recent updates to local comprehensive plans, along with changes to state law, may spur additional development of these moderate sized homes.

NEXT STEPS

As stated in the Regional Housing Strategy, PSRC will provide an annual update on housing data monitoring efforts to the board in the fall of 2025. Looking ahead, some data measures may be updated more or less frequently based on data availability.

For additional information, please contact Eric Clute, Associate Planner, at eclute@psrc.org.



Puget Sound Regional Council

April 24, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Transfer of Development Rights Workshop**

IN BRIEF

Commerce staff will brief the Growth Management Policy Board on a workshop to help jurisdictions develop and update Transfer of Development Rights (TDR) programs and Land Conservation and Local Infrastructure Programs (LCLIP).

DISCUSSION

Through a grant from the National Estuary Program, Commerce will provide resources to local governments to successfully promote and implement TDR and LCLIP in the Puget Sound region.

TDR is a market-based mechanism that supports voluntary transfer of development rights from areas where a community would like to discourage development (sending areas) to places where the community would like to focus new growth (receiving areas). If a developer purchases development rights from a rural landowner in a sending area, they can use those rights to build a development with increased units, floor area, height or a similar metric in an urban receiving area.

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. Cities use this revenue to fund infrastructure to support the increased growth associated with the transfer of development rights. If more cities implement TDR and LCLIP programs, more conservation could occur. The conservation potential of LCLIP is 650,000 acres across Pierce, King and Snohomish counties if all eligible cities participate. Per RCW 39.108.010, cities with combined

population and employment of 22,500 or greater located within Pierce, King or Snohomish counties are eligible for LCLIP.

VISION 2050 has policies and actions to reduce development pressure in rural and resource areas and conserve valuable open space areas. VISION's Regional Growth Strategy focuses on growth in centers and transit station areas. It identifies TDR as a tool to help accomplish these goals.

Commerce is providing resources to help local governments develop and update TDR and LCLIP programs. The resources are intended to reduce the time required for jurisdiction staff to develop and implement the programs. The project is providing direct technical assistance to help up to six jurisdictions develop TDR and LCLIP programs. The project is also developing a toolkit and guidebook to help local governments assess social, cultural, environmental and economic factors needed for TDR/LCLIP implementation. The guidance is almost complete, and a workshop is planned for June 11 to go over the guidance and answer questions. A link to sign up for the workshop will be on Commerce's TDR webpage soon and we will follow up with registration information.

NEXT STEPS

Share the workshop information with planning and other relevant staff in your jurisdiction and contact Commerce or PSRC if you have any questions.

For additional information, please contact Erika Harris, Senior Planner, PSRC, eharris@psrc.org or Angela San Filippo, Ecosystem Program Manager, Washington State Department of Commerce, angela.sanfilippo@commerce.wa.gov.

2025 PSRC Growth Management Policy Board Meetings

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No meeting in December						

Meetings are held 10:00 a.m. - 12:00 p.m. the first Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.

Summer Planning Academy (SPA) for High School Students

Are you curious about how cities grow, change, and develop? Have you ever wondered how governments decide where train lines should go? Do you have ideas about how to make our communities better places for everyone? If so, you should apply for the Summer Planning Academy (SPA)!



Puget Sound Regional Council



The Puget Sound Regional Council (PSRC) is looking for high school students from King, Snohomish, Pierce, and Kitsap counties who want to learn about urban planning in our region and share ideas about how to make the central Puget Sound region a better place to live, work, and play.

SPA is a leadership development opportunity offered free of charge to students interested in planning a better future for our region. The program encourages students to think creatively about how better planning can help people lead better lives.

Upon successful completion of SPA, students are eligible to receive a **\$500** scholarship. SPA sessions will take place in Downtown Seattle on July 30, August 1, 6, and 8.

To learn more about PSRC, SPA, and to apply, go to www.psrc.org/our-work/summer-planning-academy or scan the QR code.

Questions? Email us at spa@psrc.org.





TOOLBOX SERIES

Streamlining Housing with Pre-Approved ADU Plans



Date: Friday, May 9, 2025

Time: 10:00 – 11:30 AM

Format: Zoom

Join us for the next TOOLBOX session as we explore the successes and challenges of pre-approved ADU programs in the central Puget Sound region. Speakers will share insights on implementation strategies, program successes, and lessons learned.

One AICP CM credit will be available for those who participate on May 9.

SPEAKERS

- Washington Department of Commerce
- City of Renton
- City of Seattle
- City of Poulsbo
- Kitsap Regional Coordinating Committee

Each work session will feature a panel presentation focused on sharing information, resources, and tools with planners in the central Puget Sound region.

Sessions are open to the public. Materials and video from past sessions can be found on the PSRC website.



Learn more about the TOOLBOX Series
or register to attend at
<https://www.psrc.org/our-work/toolbox>





9.d



REGISTER NOW!

Puget Sound Regional Council

2025 ANNUAL GENERAL ASSEMBLY

 **Thursday, May 22, 2025 | 10:00 AM to 1:00 PM**

 **Seattle Convention Center | Summit Building**
900 Pine Street, Seattle, WA 98122

PSRC's General Assembly will meet on **May 22, 2025**.

All mayors, county executives, commissioners, and councilmembers of PSRC member jurisdictions and tribes have votes at the Assembly and are encouraged to participate.

Detailed agenda coming soon.

[Register here.](#)

For questions, please contact **Sheila Rogers** at
(206) 354-6560 or email srogers@psrc.org.



Puget Sound Regional Council