



Puget Sound Regional Council

MINUTES

Growth Management Policy Board
Thursday, May 1, 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 10:02 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 April 3, 2025.

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

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR COVINGTON, EDGEWOOD, ENUMCLAW, FIRCREST, GRANITE FALLS, KENMORE, KIRKLAND, LAKE STEVENS, MILTON, REDMOND, SAMMAMISH, SHORELINE, SKYKOMISH, AND SNOHOMISH

PSRC staff presented the board with the recommended certifications of comprehensive plans for Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish.

ACTION: It was moved and seconded (M Stuart/Solomon) to recommend the Executive Board certify that the transportation-related provisions in the Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish 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 June 26, 2025.

DISCUSSION ITEM: A NEW MISSING MIDDLE? THE DISAPPEARANCE OF MODERATE SIZED HOUSING

The board was briefed by PSRC Associate Planner Eric Clute on follow-up data from the 2024 Regional Housing Strategy monitoring process. PSRC's recent housing trend on housing production by tenure and unit size shows a gap in producing moderately sized units for both the rental and ownership markets. PSRC will provide an annual update on the housing data monitoring efforts in the fall 2025. Board discussion included current housing production in contrast to permitting for future building, homeowner incentives, and interest in seeing the data at the county level.

DISCUSSION ITEM: TRANSFER OF DEVELOPMENT RIGHTS WORKSHOP

The board was briefed on the Department of Commerce's workshop that will help jurisdictions develop and update Transfer of Development Rights (TDR) programs and Land Conservation and Local Infrastructure Programs (LCLIP). TDR is a market-based mechanism that supports voluntary transfer of development rights from areas where developing is discouraged, and moved to places the community would like to grow. LCLIP provides a financial incentive for eligible cities in King, Pierce and Snohomish counties to participate in TDR. The workshop is planned for June 11 to go over the guidance resources and answer questions. Board discussion included questions on interjurisdictional TDR programs and incentives for jurisdictions to participate in the programs.

NEXT MEETING

The board will meet on Thursday, June 5, 2025, 10:00 a.m. – 12:00 p.m.

Topics include:

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

ADJOURN

The meeting adjourned at 11:29 a.m.

ATTACHMENTS

- a. Attendance Roster – May 1, 2025

GMPB May 1, 2025 Attendance Roster

5.a.a

Growth Management Policy Board - May 1, 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						John McClellan Alt
	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1	COM Chris Stearns
		CM Mark Solomon	1			Marc Daily Alt
Bellevue		CM Alexis Mercedes Rinck, Alt		Public Agency Members		
	1	Vacant		Commerce	1	Dave Andersen
		CM Dave Hamilton, Alt	1			Mark Barkley Alt
Cities/Towns	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1	Dr. Gib Morrow, Kitsap Public Health District
		CM Melissa Stuart, Redmond	1			DIR Chantall Harmon Reed, Tac-Pierce Cnty Alt
		CM Pam Stuart, Sammamish	1	PSRC Committees		
		CP Lindsey Walsh, Alt - Issaquah		Regional Staff Committee	1	Andrea Spencer
		CM Amy McHenry, Alt - Duvall	1			Arun Sambataro, Alt
		CP Satwinder Kaur "CORE", Alt - Kent	1	Equity Advisory Committee	1	Michelle Stewart
						Thanh Nguyen, Alt "Than When"
Kitsap County	1	COM Christine Rolfes "ROL-fes"	1			
		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
		CM Eric Younger, Alt				Vacant Alt
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl	1	Natural and Built Environments (exp.	1	Angela Rozmyn
		MYR Ashley Mathews, Alt - Bainbridge Isl				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
		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	
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				
		COM Deanna Keller, Alt - Tacoma				Abbreviations
WSDOT	1	Jeff Storrar				CM Councilmember
		JoAnn Schueler, Alt				COM Commissioner
						CP Council President
Voting	22	(Quorum = 11) Quorum Total	14			DM Deputy Mayor