



Puget Sound Regional Council

Growth Management Policy Board

Thursday, July 3, 2025 • 10:00 a.m. – 11:30 a.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 (10:15)

- a. Approve Minutes of Growth Management Policy Board held June 5, 2025

6. Action Item (10:20)

- a. Recommend Certification of Comprehensive Plans for Algona, Auburn, Buckley, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County – *Liz Underwood-Bultmann, PSRC*

7. Discussion Item (10:50)

- a. Regional Centers Update – *Liz Underwood-Bultmann and Nancy Ferber, PSRC*

8. Information Items

- a. GMPB Meeting Calendar 2025

9. Next Meeting: September 4, 2025, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Plan Certifications
- 2026 Regional Transportation Plan Project Briefing
- Centers

10. 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 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, June 5, 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 welcomed new member Councilmember Vishal Bhargava of the City of Bellevue.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and announced the upcoming retirement of PSRC's Deputy Executive Director, Nancy Buonanno Grennan, and introduced Marc Daily as the new Administrative Services Director. 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 May 1, 2025.

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

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR EDMONDS, FEDERAL WAY, INDEX, ISSAQUAH, LYNNWOOD, NEWCASTLE, AND SUMNER

PSRC staff presented the board with the recommended certifications of comprehensive plans for Edmonds, Federal Way, Index, Issaquah, Lynnwood, Newcastle, and Sumner.

The board posed questions around the capacity for emergency housing in the Edmonds plan, which was addressed by PSRC staff.

ACTION: It was moved and seconded (Bader/Dixon) to recommend the Executive Board certify that the transportation-related provisions in the Edmonds, Federal Way, Index, Issaquah, Lynnwood, Newcastle, and Sumner 2024 Comprehensive Plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

ACTION: It was moved and seconded (Walsh/M. Stuart) to amend the motion to remove Edmonds from the recommendation. After further discussion, the motion failed on a roll call vote of 8-6.

ACTION: Chair Prince restated the original motion as moved and seconded. The motion passed.

Commissioner Rolfes asked that the board receive information about Edmonds' plan and emergency housing from PSRC staff at the next board meeting.

ACTION ITEM: RECOMMEND CONDITIONAL CERTIFICATION OF COMPREHENSIVE PLANS FOR LAKE FOREST PARK AND RENTON

PSRC staff presented the board with the recommended conditional certifications of comprehensive plans for Lake Forest Park and Renton.

ACTION: It was moved and seconded (Bader/Dixon) to recommend the Executive Board conditionally certify that the transportation-related provisions in the 2024 Comprehensive Plans for Lake Forest Park and Renton conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan, provided that additional amendments are incorporated into the comprehensive plan. The motion passed.

The recommendations will be brought to the Executive Board for action on June 26, 2025.

DISCUSSION ITEM: ADDRESSING RACIALLY DISPARATE IMPACTS IN COMPREHENSIVE PLANS

The board was briefed by members of the University of Washington's Evans School Consulting Lab Team on a report addressing housing policy regarding racially disparate impacts. Amendments to the Growth Management Act require plans to address racially disparate impacts (RDI), exclusion and displacement (HB 1220). The University of Washington Evans School Consulting Lab conducted a case study of local communities. Findings in the report include that the use of targeted community engagement correlates with strong local policies and that cities do not have a shared understanding of RDI, displacement and exclusion. The report recommends that elected officials and government leaders support planners through collaborative governance, develop a shared understanding of displacement, RDI and exclusion, and monitor the impact of HB 1220. The final report will be published in June.

DISCUSSION ITEM: HOME IN TACOMA OWNERSHIP INCENTIVES

Staff from the City of Tacoma presented the work the city has done to support homeownership through its Home in Tacoma housing program. Home in Tacoma addresses middle housing and a range of strategies to increase housing opportunities, which include incentives for ownership.

DISCUSSION ITEM: RECAP OF THE 2025 LEGISLATURE

The board reviewed the outcome of the 2025 Legislative Session with the Department of Commerce and PSRC staff. The 2025-2027 biennial budget for the state is \$77.8b, and revenue from passed bills is projected to raise \$9.4b over four years. Some notable bills related to planning include the Housing Accountability Act (SB 5148) and Transit-Oriented Development (HB 1491). With the passage of HB 1491, PSRC and Commerce will be working to determine where and how the bill applies.

NEXT MEETING

The board will meet on Thursday, July 3, 2025, 10:00 a.m. – 12:00 p.m.

Topics include:

- Comprehensive Plan Certifications
- Centers

ADJOURN

The meeting adjourned at 11:56 a.m.

ATTACHMENTS

- a. Attendance Roster – June 5, 2025

| Growth Management Policy Board - June 5, 2025 | | | | | |
|---|----|--|----|--|--------------------|
| 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 Maritza Rivera | | Thurston Regional Planning Council | 1 |
| | | CM Mark Solomon | | Vacant | |
| | | CM Alexis Mercedes Rinck, Alt | | Public Agency Members | |
| Bellevue | 1 | CM Vishal Bhargava (BAR-gah-vah) | 1 | Commerce | 1 |
| | | CM Dave Hamilton, Alt | | | 1 |
| Cities/Towns | 3 | CM Ed Prince, Renton - Chair | 1 | Public Health Agencies | 1 |
| | | CM Melissa Stuart, Redmond | 1 | Dr. Gib Morrow, Kitsap Public Health District | |
| | | CM Pam Stuart, Sammamish | 1 | DIR Chantall Harmon Reed, Tac-Pierce Cnty Alt | |
| | | CP Lindsey Walsh, Alt - Issaquah | 1 | PSRC Committees | |
| | | CM Amy McHenry, Alt - Duval | | Regional Staff Committee | 1 |
| | | CP Satwinder Kaur "CORE", Alt - Kent | 1 | Equity Advisory Committee | 1 |
| Kitsap County | 1 | COM Christine Rolfes "ROL-fes" | 1 | | Andrea Spencer |
| | | COM Oran Root, Alt | | Private/Civic Members-Business/Labor | |
| Bremerton | 1 | MYR Greg Wheeler | 1 | Master Builders of King and Snohomish Counties | 1 |
| | | CM Eric Younger, Alt | | | Brian Holtzclaw |
| Cities/Towns | 1 | DM Jon Quitslund, Bainbridge Isl | | Natural and Built | 1 |
| | | MYR Ashley Mathews, Alt - Bainbridge Isl | 1 | Environments (exp. | Robert Pantley Alt |
| Pierce County | 1 | CM Robyn Denson | | Individual | 1 |
| | | CM Paul Herrera, Alt | | | Charlotte Murry |
| Tacoma | 1 | CM Sandesh Sadalge (suh-DAHL-gay) | 1 | Private/Civic Members-Community/Environment | |
| | | CM Sarah Rumbaugh, Alt | | Futurewise | 1 |
| Cities & Towns | 1 | MYR Ben Coronado, Gig Harbor | 1 | | Alex Brennan |
| | | CM Andy Elfers, Alt - Sumner | 1 | Housing Development | 1 |
| Snohomish County | 1 | CM Megan Dunn - Vice Chair | 1 | Consortium - Seattle/King | Patience Malaba |
| | | CM Sam Low, Alt | | Emerald Alliance | 1 |
| Everett | 1 | CM Scott Bader | 1 | | Jessie Simpson Alt |
| | | MYR Cassie Franklin, Alt | | | 1 |
| Cities/Towns | 1 | MYR Joe Marine, Mukilteo | | | Tracy Stanton |
| | | CM Mike Dixon, Mukilteo | 1 | Non Voting | 12 |
| | | | | | 6 |
| 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 | 1 | 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 | |



Puget Sound Regional Council

June 26, 2025

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Comprehensive Plans for Algona, Auburn, Buckley, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County**

IN BRIEF

PSRC staff has reviewed and recommends certification of the 2024 comprehensive plan updates for Algona, Auburn, Buckley, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County.

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 Algona 2024 Comprehensive Plan** ([link](#))
- **City of Auburn 2024 Comprehensive Plan** ([link](#))
- **City of Buckley 2024 Comprehensive Plan** ([link](#))
- **City of Gig Harbor 2024 Comprehensive Plan** ([link](#))
- **City of Maple Valley 2024 Comprehensive Plan** ([link](#))
- **City of Mukilteo 2024 Comprehensive Plan** ([link](#))
- **King County 2024 Comprehensive Plan** ([link](#))
- **Pierce County 2024 Comprehensive Plan** ([link](#))
- **Snohomish County 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:

- **Algona** adopted its 2024 comprehensive plan update on April 14, 2025. PSRC staff provided comments on the draft plan in March and November 2024.
- **Auburn** adopted its 2024 comprehensive plan update on December 16, 2024. PSRC staff provided comments on the draft plan in May 2024.
- **Buckley** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in December 2024.
- **Gig Harbor** adopted its 2024 comprehensive plan update on April 14, 2025. PSRC staff provided comments on the draft plan in March 2025.
- **Maple Valley** adopted its 2024 comprehensive plan update on November 12, 2024, and amended it with a climate chapter on June 9, 2025. PSRC staff provided comments on the draft plan in March 2024 and coordinated with the city in the spring of 2025.
- **Mukilteo** adopted its 2024 comprehensive plan update on October 21, 2024. PSRC staff provided comments on the draft plan in July 2024 and worked with staff in 2025 to confirm growth capacity.
- **King County** adopted its 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in April 2024.
- **Pierce County** adopted its 2024 comprehensive plan update on December 3, 2024. PSRC staff provided comments on the draft plan in November 2024.
- **Snohomish County** adopted its 2024 comprehensive plan update on December 4, 2024. PSRC staff provided comments on the draft plan in summer 2023 and March 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 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.

June Board Meeting Follow-up

Following certification action at the June meeting, board members asked staff for follow-up information on the City of Edmond's capacity for emergency housing. The city adopted a permanent [STEP housing ordinance](#) in early May, which was designed to meet the requirements of House Bill 1220. The ordinance permits indoor emergency shelters and indoor emergency housing in all zones in which hotels are allowed (Commercial Waterfront, Community Business, Downtown Business, and General Commercial zones). Permanent supportive housing and transitional housing are permitted in all zones where residential dwelling units or hotels are allowed. The city has updated development regulations but has not yet quantified emergency housing in the comprehensive plan.

The Edmonds comprehensive plan includes policies to support the development of emergency housing:

- Goal H-9. Encourage stable housing and wraparound services to individuals experiencing housing insecurity or at risk of becoming unhoused.
- Policy H-9.1 Support county and nonprofit efforts to provide stable housing to individuals experiencing housing insecurity or at risk of becoming unhoused.
- Policy H-9.2 Support development of low-income (subsidized), low-barrier, permanent supportive housing.
- Policy H-9.3 Explore opportunities for small scale housing types, such as micro-housing (shared kitchen and restrooms)
- Policy H-9.4 Work with faith-based organizations that are interested in adding single-person shelters, overnight shelters, and temporary small houses on

- property owned or controlled by a religious organization.
- Policy H-9.5 Allow transitional housing and permanent supportive housing in any zones that allow residential dwelling units or hotels (RCW 35.21.683 and RCW 35A.21.430).
- Policy H-9.6 Allow emergency shelters and emergency housing in any zones that allow hotels.
- Policy H-9.7 Allow permanent supportive housing in areas where multifamily housing is permitted (RCW 35.21.689 and RCW 35A.21.305).
- Policy H-9.8 Exempt emergency housing from impact fees (RCW 82.02.090).

NEXT STEPS

The Executive Board will consider GMPB's recommendations at their July meeting. Additional certifications will be brought forward for consideration at the board's September 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

June 26, 2025

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Regional Centers Update**

IN BRIEF

The Growth Management Policy Board will hear an update on monitoring of existing regional growth centers and manufacturing/industrial centers and potential designation of new regional centers. This fall, the board will be asked to review new center applications and redesignate existing centers as called for by the [Regional Centers Framework](#).

DISCUSSION

[Regional centers](#) are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning and represent priority areas for PSRC's federal transportation funding.

The region has designated 30 regional growth centers. These are locations of the region's most significant business, governmental and cultural facilities, and are areas planning for significant growth. The region's 10 designated regional manufacturing/industrial centers are locations for more intensive industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for planned growth, economic development and transportation infrastructure investments.

Regional Centers Framework

The [Regional Centers Framework](#) (2018) established criteria and planning expectations to ensure regional centers are developing as thriving and connected communities with sufficient market potential to accommodate new jobs and residents. When the

framework was adopted, several existing centers did not meet all adopted requirements. To promote consistency among the existing centers, PSRC is conducting a redesignation process following the 2024 comprehensive plan updates. The Growth Management Policy Board and Executive Board approved the [scope of work](#) for the monitoring process in February 2024. Beginning in 2025, with reoccurring monitoring every five years, all designated centers must meet current eligibility and designation criteria.

The redesignation process will evaluate individual regional centers to determine how they meet criteria, review subarea planning the jurisdiction has completed, and the board will be asked to redesignate as appropriate. The materials provided will include criteria reports offering a snapshot of how each center meets criteria, along with certification reports evaluating recent center plans. Staff are collecting and reviewing data and subarea plans this summer to assess alignment with the [Regional Centers Framework](#) and developing criteria reports that will support the board's review and outline options for recertification. At the July meeting, staff will provide more information on the process and emerging policy questions.

Regional Centers System Monitoring Report

The draft [Regional Centers System Monitoring Report](#) evaluates how the region's system of centers meets regional objectives. PSRC has monitored the regional centers periodically over time, with monitoring reports released in 1997, 2002 and 2013. The 2025 report builds on previous information and adds analysis of growth, mobility, environmental and public health, housing equity and opportunity and economic development trends.

GMPB heard an update on preliminary data from the Regional Centers System Monitoring Report at their March 2025 meeting. The draft report was published in June. PSRC also maintains the [Regional Centers Dashboard](#), which provides a variety of data measures on individual centers. The draft report informs the process in 2025 to redesignate existing centers and consider future updates to the framework. Per the project scope of work, the board will consider potential updates to the Regional Centers Framework in 2026.

Designation of New Regional Centers

PSRC is currently accepting applications for new regional centers. During 2025, PSRC's board will review both existing centers and applications for new centers. The [designation procedures](#) provide criteria for designation and information about the process. New center proposals are due by Friday, September 26, 2025. The next opportunity to apply for new regional centers will be in 2027/28.

The designation procedures for regional centers are designed to provide regional consistency regarding the type, location, distribution and development potential of new regional growth centers and manufacturing industrial centers and ensure that regionally designated centers meet the goals and expectations established in VISION 2050 and the Regional Centers Framework. This includes limiting the number and geographic distribution of regionally designated centers so that they can serve as an organizing framework for the regional multimodal transportation system, attract and accommodate a significant share of the region's population and employment growth, and serve as focal points for regional investments in urban services and amenities.

PSRC staff will provide an update on the application process for new regional centers.

NEXT STEPS

In the fall, GMPB will be asked to make recommendations to the Executive Board for new proposed regional centers, as well as for redesignation of existing regional centers. Staff will bring additional information for the board's consideration this fall.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, lunderwood-bultmann@psrc.org or Nancy Ferber, Senior Planner, nferber@psrc.org

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>.