

# Recommend Certification of Comprehensive Plans

Growth Management Policy Board | July 3, 2025



*We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.*

[psrc.org/equity](https://psrc.org/equity)

# Overview



## Today:

- Plan review status update
- Recommend certification of Algona, Auburn, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County plans



# Board Process for Certification



Action Item



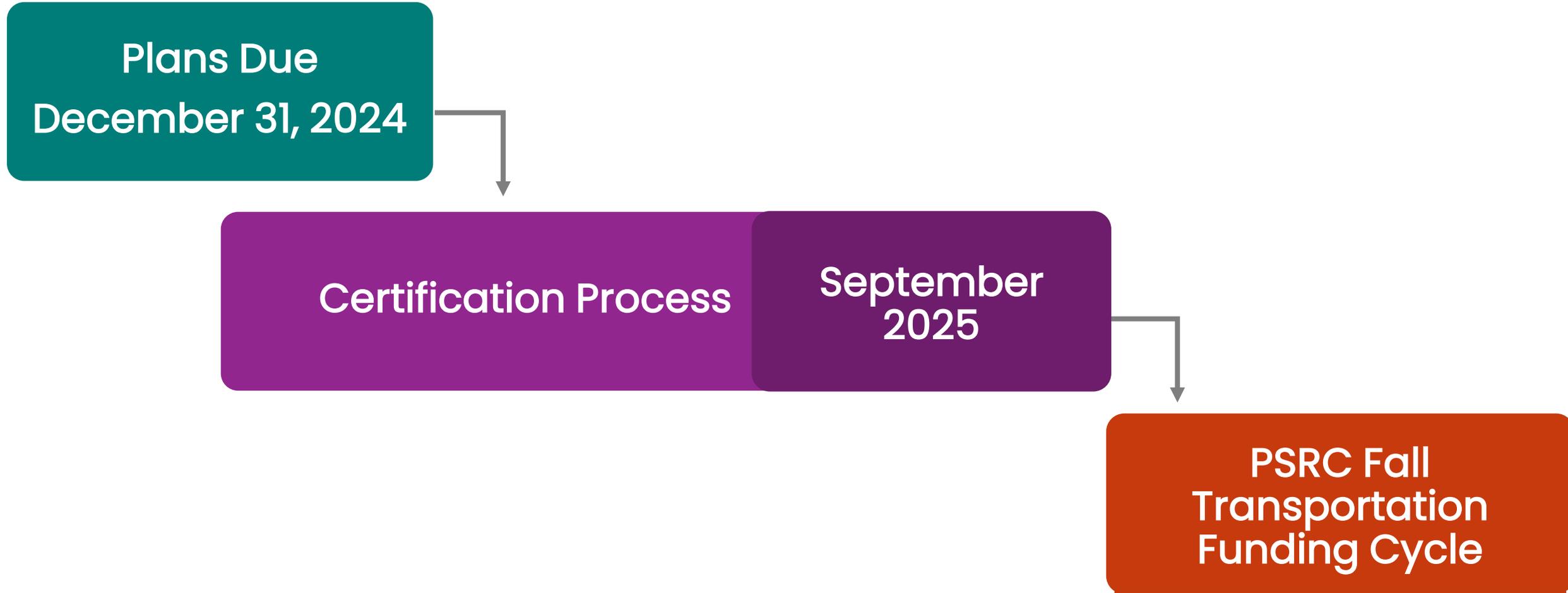
Consent Agenda



Certification = Consent Agenda  
Conditional = Discussion Item



# Certification Timeline

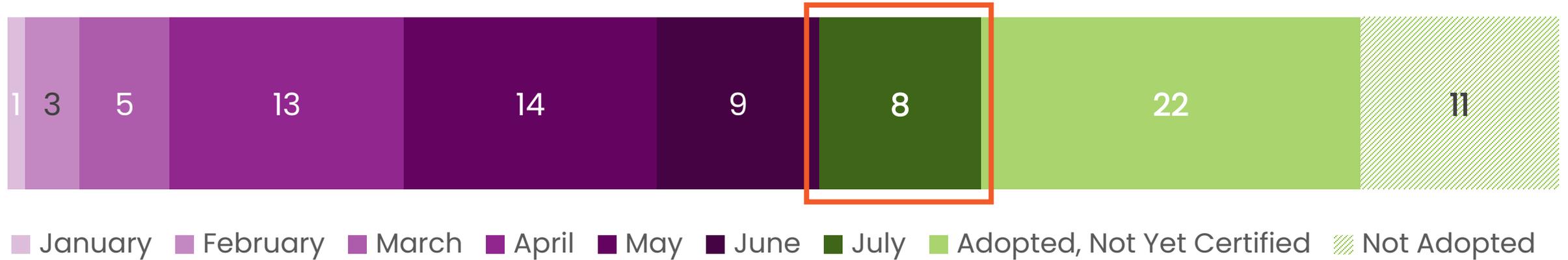


Plans must be submitted by June to be certified by September 2025



# Certification Status Update

## 2024 Comprehensive Plan Certifications



- As of this meeting, initiated board review for 53 plans
- Prioritizing review for jurisdictions planning to apply for fall funding competitions
- About 10 jurisdictions adopting after cut-off for September certification
- Following up with about 10 jurisdictions regarding housing requirements



# Certification Status Update



Some plans are not yet adopted, and several expect to adopt in late summer/early fall

- Bainbridge Island
- Black Diamond
- Bonney Lake
- Carnation
- Des Moines
- DuPont
- Hunts Point (scheduled July 7)
- Pacific
- Puyallup
- Ruston
- Seattle



# Certification Status Update



## Adopted Plans: Possible September certifications (tentative)

- Bremerton
- *Buckley*
- Everett
- Fife
- Kitsap County (appeal decision due)
- Mercer Island (appeal decision due)
- Poulsbo
- Snoqualmie
- Tacoma
- Tukwila
- Woodinville



# Certification Status Update



## Adopted Plans: Following-up for information on housing or other topics

- Beaux Arts Village
- Brier
- Clyde Hill
- Darrington
- Duvall
- Eatonville
- Gold Bar
- Medina
- Normandy Park
- Roy
- Yarrow Point





# Certification Status Update



## Potential Upcoming Conditionals:

**Snoqualmie:** King County is amending the city's growth targets, and Snoqualmie would need to make amendments to the plan

Conditional certification may be recommended for other plans if there is a clear approach to resolving inconsistencies



# Emergency Housing

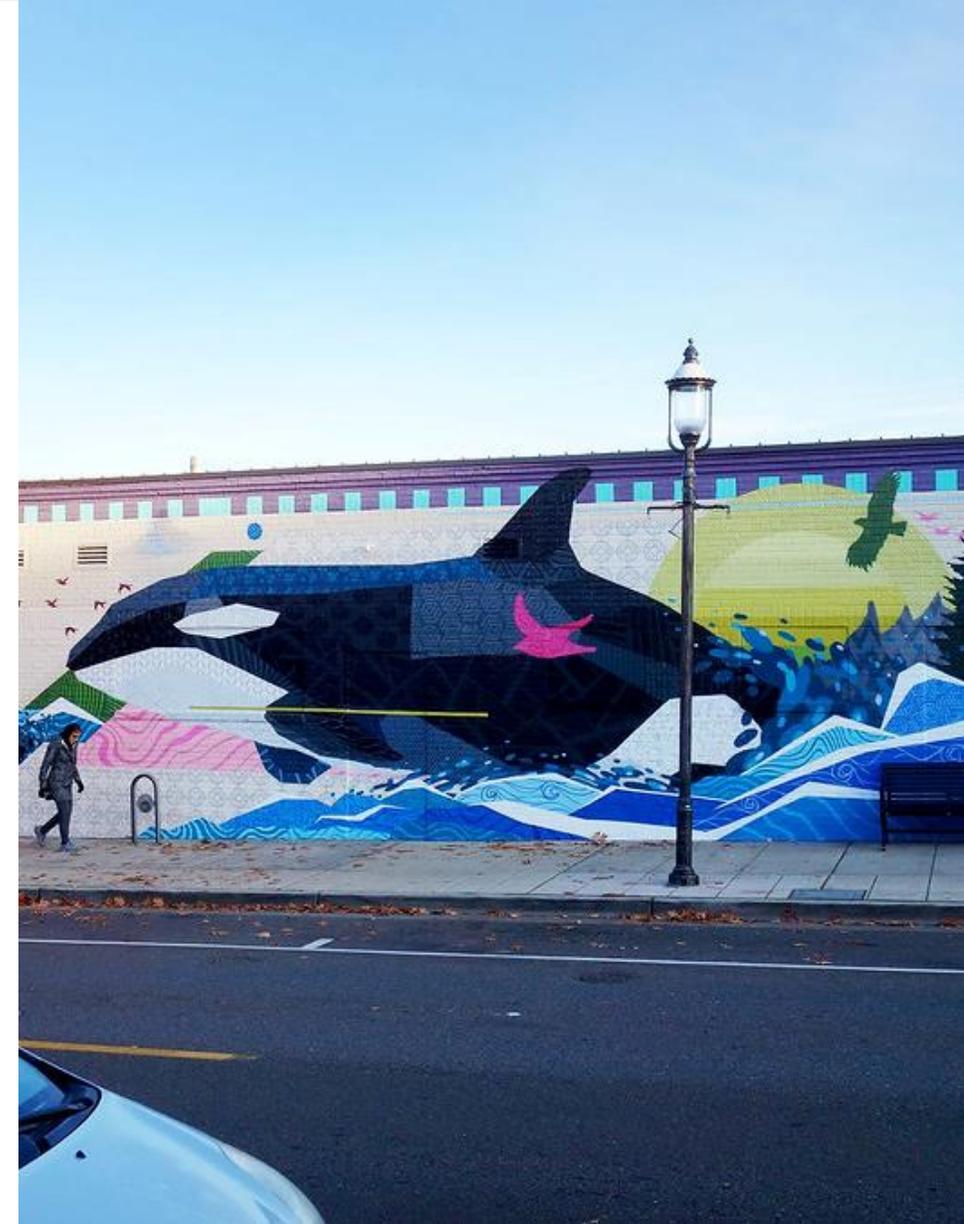


Edmonds follow-up information included in the board packet

Housing certification findings will specify whether a plan documents capacity for emergency housing

Staff will include more detail when including comments about emergency housing capacity

Examples: Both Pierce County and Auburn updated development regulations since their plans were adopted





# Plan Certifications

# Standard Certification Recommendations



Standard comments that appear in most certification reports:

**Climate change:** Track state guidance for climate work due by 2029

**Housing:** Continue work to support housing affordability

**Multimodal level of service:** Track updated state guidance to implement requirements by 2029



# July Comprehensive Plan Certifications



**Counties:** King, Pierce, and Snohomish

**Core Cities:** Auburn

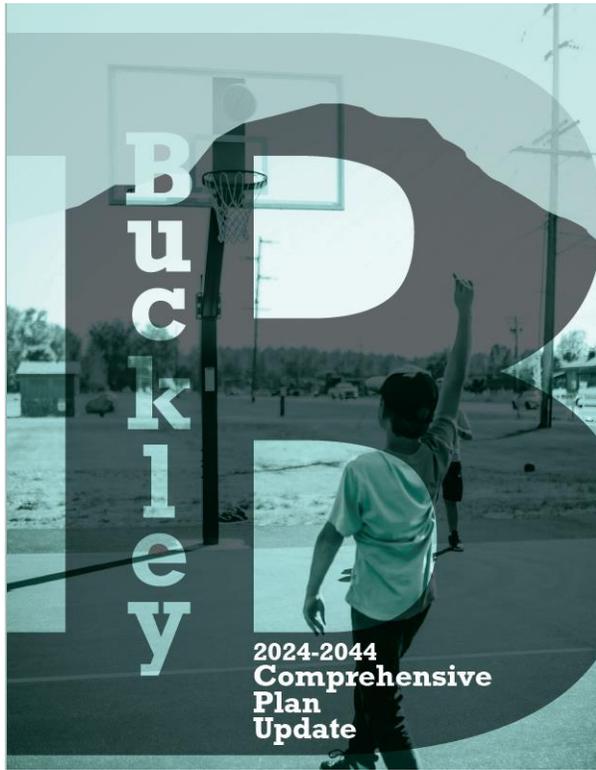
**HCT Communities:** Mukilteo

**Cities & Towns:** Algona, Gig Harbor, Maple Valley

-> *Recommend rescheduling Buckley*



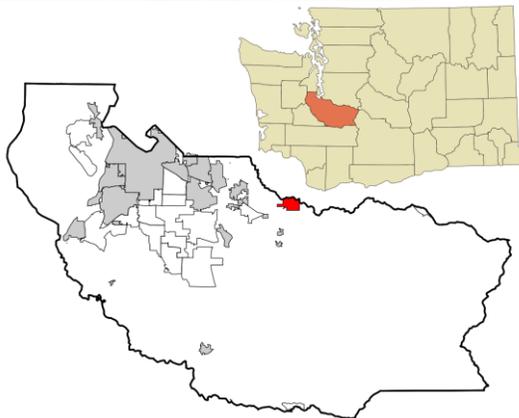
# City of Buckley Comprehensive Plan



**Population:** 5,785

**Regional Geography:** Cities and Towns

**Plan Highlight:** Promotes a compact and walkable downtown, consideration of impacts of climate change on public facilities, policies to mitigate displacement



- **Staff recommend rescheduling certification action to provide more time to review transportation comments from WSDOT**



# County Plans



County plans address unincorporated areas in the county (both urban and rural)

Include policies about sizing the urban growth area

Address GMA plan requirements similar to cities

Implement VISION 2050 policies to:

- Maintain a stable urban growth area
- Reduce the rate of rural growth
- Transition unincorporated areas to cities
- Plan for growth near transit



# King County Comprehensive Plan



**King County**



**Unincorporated Population: 250,225**

**Regional Geography: HCT Communities, Urban Unincorporated, Rural, and Resource**

**Plan Highlights:**

- Updates to county's urban growth area expansion policies
- Support for the Strategic Climate Action Plan
- New policy prohibiting master planned resorts in the rural area
- Plan and code changes to manage rural growth





# King County Comprehensive Plan

## Recommended Future Work:

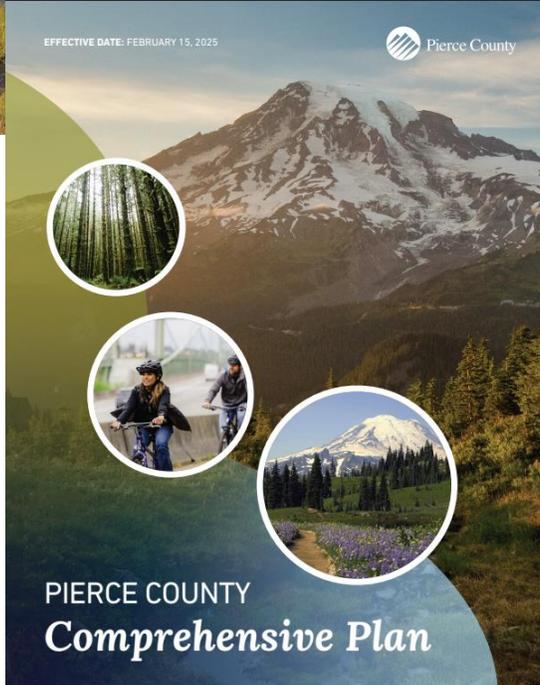
- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Growth Targets:** Update unincorporated targets for the Black Diamond potential annexation area
- **Rural:**
  - Review rural densities and uses
  - Include rural growth targets in the CPPs
  - Continue to implement measures to manage rural growth



King County



# Pierce County Comprehensive Plan



**Unincorporated Population: 450,750**

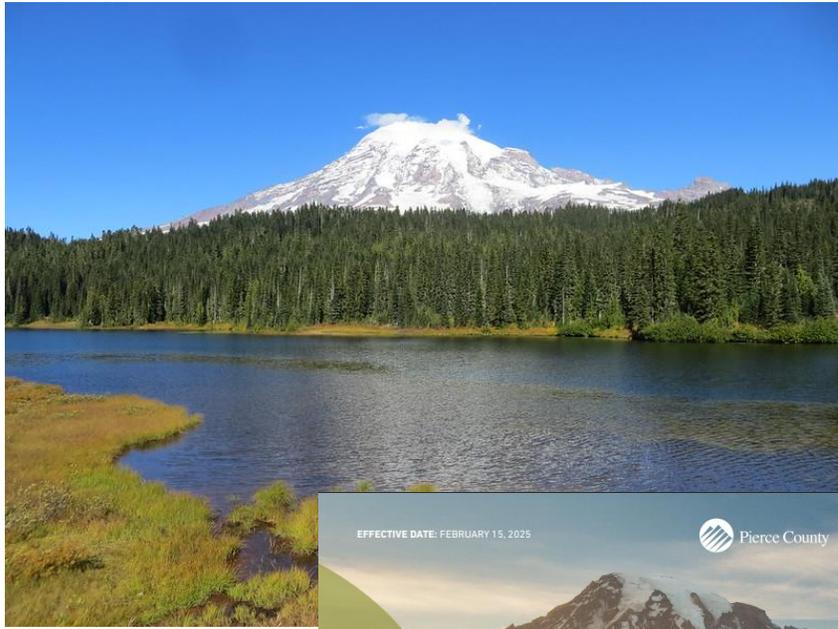
**Regional Geography: HCT Communities, Urban Unincorporated, Rural, and Resource**

## **Plan Highlights:**

- Urban growth area study and retraction of about 1,500 acres to conserve land
- Managing rural growth by removing rural density incentive
- New Climate Vulnerability Assessment and climate change policies throughout plan
- Diversifying housing types and more housing close to transit



# Pierce County Comprehensive Plan

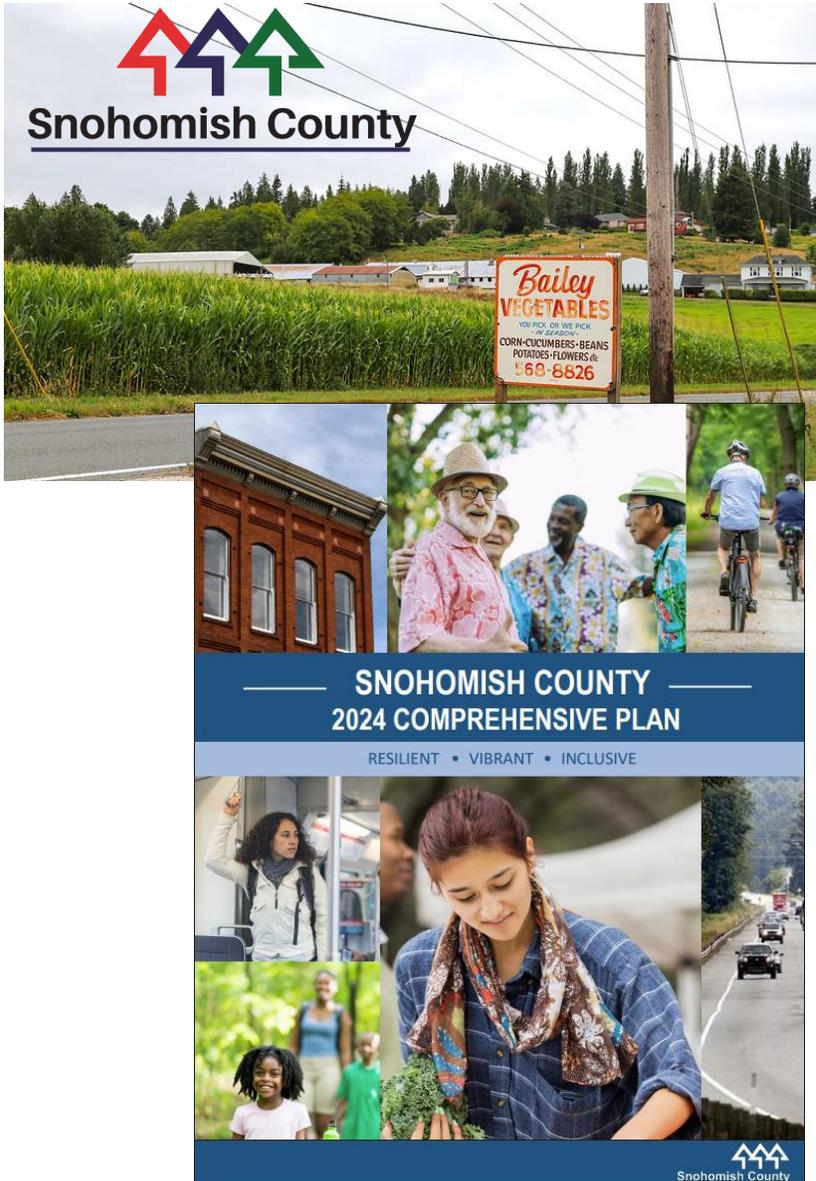


## Recommended Future Work:

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **High-Capacity Transit:** Work with Pierce Transit to support access to transit
- **Urban unincorporated area:** Manage growth and plan consistent with VISION
- **Rural:** Continue to implement measures to manage rural growth
- **Housing:** Include an emergency housing capacity analysis



# Snohomish County Comprehensive Plan



**Unincorporated Population: 379,255**

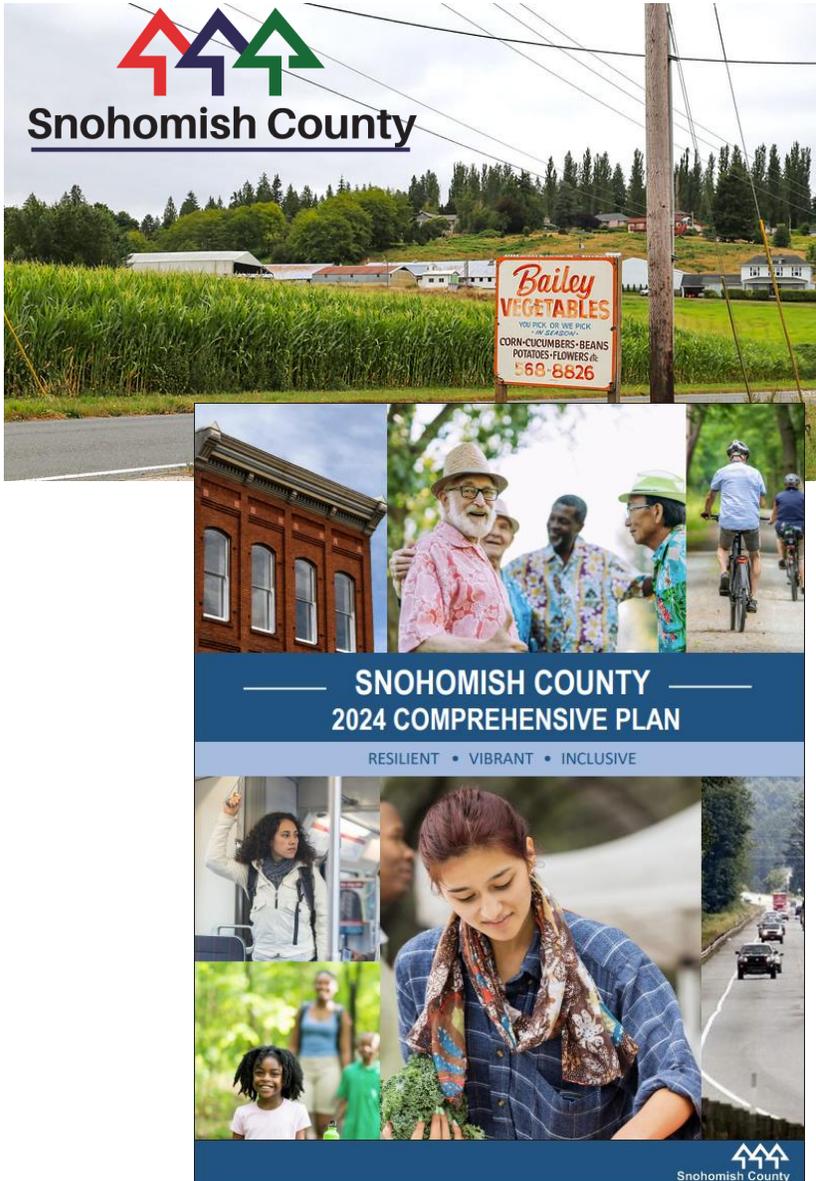
**Regional Geography: HCT Communities, Urban Unincorporated, Rural, and Resource**

## Plan Highlights:

- Planning for complete communities around future light rail including inclusionary zoning
- New Tribal Coordination, Climate & Resiliency, and Urban Core elements
- New policies to manage rural growth
- Full reorganization of the plan for a more user-friendly document



# Snohomish County Comprehensive Plan

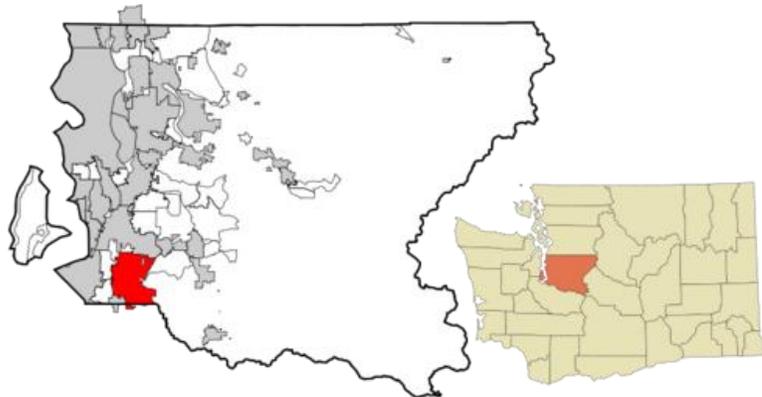
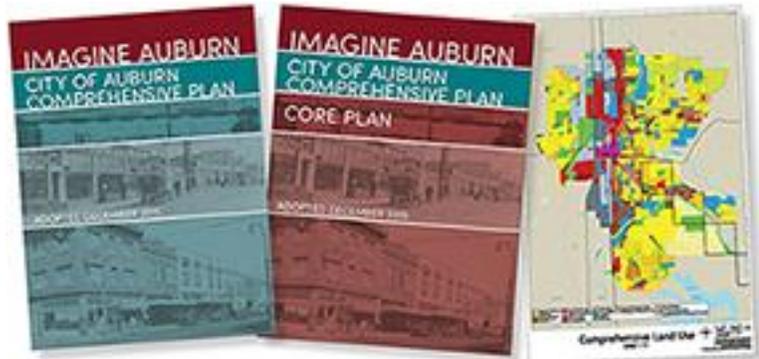


## Recommended Future Work:

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service
- **Centers:** Plan for Paine Field MIC with Everett
- **Growth Targets:** Update urban unincorporated targets
- **Urban growth area:** Coordinate with cities on urban growth area expansions, plans for annexation
- **Rural:** Continue to implement measures to manage rural growth



# City of Auburn Comprehensive Plan



Population: 90,320

Regional Geography: Core City

## Plan Highlights:

- Planning for growth targets in two counties
- Partnering with local colleges to align training programs with business needs
- Adopting zoning changes to prevent incompatible development near the airport

## Recommended Future Work:

- **Standard comments:** Climate, housing implementation
- **Housing:** The plan lacks an emergency housing analysis; however, city codes were updated in June 2025.



# City of Mukilteo Comprehensive Plan

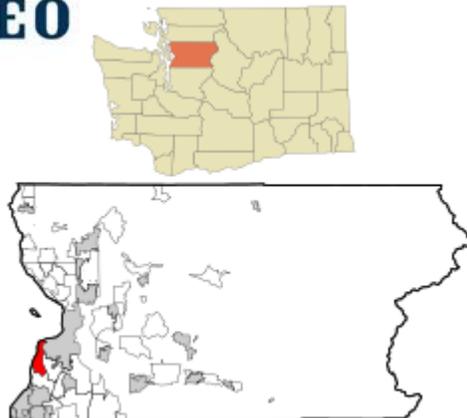
Population: 21,600

Regional Geography: HCT Communities

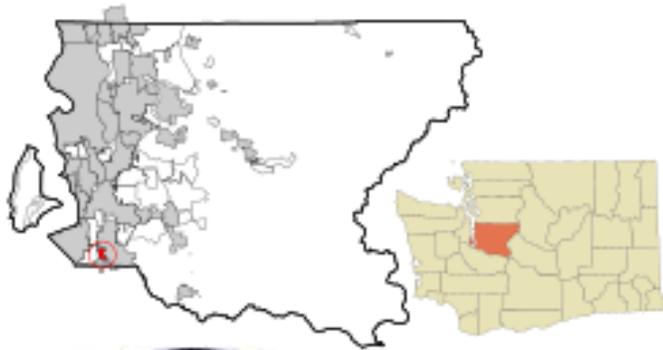
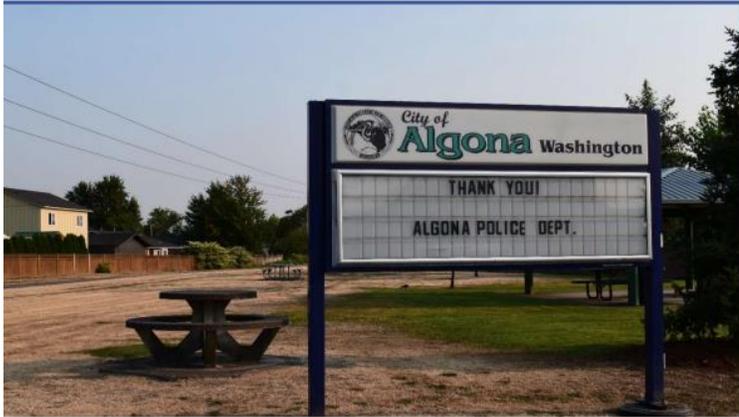
Plan Highlights: Plans for climate change and resilience; planning for areas adjacent to Paine Field

## Recommended Future Work:

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Regional Growth Strategy:** Update land use capacity figures following recent code amendments
- **Climate:** Include a policy regarding 500-year floodplain.
- **Housing:** Update to reflect changes to capacity. Monitor the affordability of ADUs and adjust plan as needed
- **Economy:** Encouraged to create an economic development element
- **Transportation:** Integrate motorized and non-motorized project lists



# City of Algona Comprehensive Plan



**Population:** 3,335

**Regional Geography:** Cities and Towns

**Plan Highlights:** Encourages mixed-use, commercial, and middle housing development in Algona's downtown core; calls for developing a subarea plan to support the local center

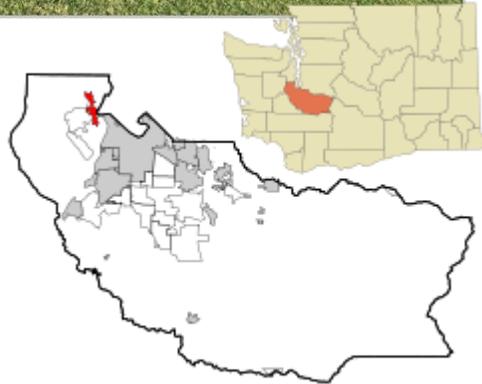
**Recommended Future Work:**

- **Standard comments:** Climate requirements, housing implementation
- **Transportation:** Provide more information for 20-year planning period in project list and financing plan





# City of Gig Harbor Comprehensive Plan



**Population:** 13,110

**Regional Geography:** Cities and Towns

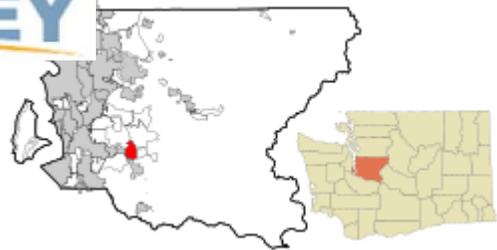
**Plan Highlights:** Focuses growth in local center and envisions compact, pedestrian-oriented development with a mix of uses

**Recommended Future Work:**

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Climate Change:** Include policies on climate hazards and siting public services away from the 500-year floodplain
- **Transportation:** Focus on adopted targets for the jurisdiction in future transportation modeling



# City of Maple Valley Comprehensive Plan



**Population:** 29,340

**Regional Geography:** Cities & Towns

**Plan Highlights:** A Parks, Recreation, Arts, & Open Space plan that seeks preservation of open space; new Climate Element based on the city's 2023 climate plan

## Recommended Future Work:

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Housing:** Monitor affordability of ADUs
- **Transportation:** Provide greater detail regarding the 20-year transportation plan



# Certification Finding

## Plan Review



**Found the plans to be substantially consistent with the transportation-related components of VISION 2050 and GMA**

- Regional Collaboration
- Regional Growth Strategy
- Environment
- Climate Change
- Housing
- Economy
- Transportation
- Public Services



# Staff Recommendation (Revised)

**Recommend the Executive Board certify that the transportation-related provisions of the Algona, Auburn, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County comprehensive plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.**



# Next Steps

- July 10: **Transportation Policy Board** recommendation on consent agenda
- July 24: **Executive Board** action to certify on consent agenda



# Thank You!

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