



Puget Sound Regional Council

Growth Management Policy Board

Thursday, September 4, 2025 • 10:00 a.m. – 12:00 p.m.

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

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Attend

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- 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 July 3, 2025

6. Action Item (10:20)

- a. Recommend Certification of Comprehensive Plans for Bremerton, Buckley, Everett, Fife, Poulsbo, Tacoma, Tukwila, and Woodinville – *Erika Harris, PSRC*

7. Action Item (10:40)

- a. Recommend Conditional Certification of Comprehensive Plans for Snoqualmie and Kitsap County – *Liz Underwood-Bultmann, PSRC*

8. Discussion Item (11:10)

- a. Regional Centers Monitoring Update – *Nancy Ferber, PSRC*

9. Information Items

- a. GMPB Meeting Calendar 2025
b. Regional Transportation Plan Public Meetings Flyer

10. Next Meeting: October 2, 2025, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Plan Certifications
- 2026 State Legislative Agenda Development
- Accessory Dwelling Unit (ADU) Plan
- 2026 Regional Transportation Plan

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.

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Puget Sound Regional Council

MINUTES

Growth Management Policy Board
Thursday, July 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 10:00 a.m. by Councilmember Megan Dunn, Vice Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

The Chair 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 briefed the board on state and federal legislative budget and policy developments, including the June 2025 state revenue forecast, federal budget reconciliation and federal Fiscal Year 2026 budget appropriations process. Mr. Inghram noted PSRC's outreach events and the recent Washington state release of population and demographic numbers and introduced the items on the agenda.

CONSENT AGENDA

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

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

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR ALGONA, AUBURN, BUCKLEY, GIG HARBOR, MAPLE VALLEY, MUKILTEO, KING COUNTY, PIERCE COUNTY, AND SNOHOMISH COUNTY

PSRC staff presented the board with the recommended certifications of comprehensive plans for Algona, Auburn, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County. PSRC staff recommended moving Buckley to the September agenda.

Board discussion included appreciation for the follow up of additional information on Edmonds as requested, water and wastewater capacity for rural development, floodplain map resources and interest in a highlights reel at the end of certifications to celebrate the good work reflected in the comprehensive plans.

ACTION: It was moved and seconded (Solomon/Rolfes) to recommend the Executive Board certify that the transportation-related provisions in the Algona, Auburn, Gig Harbor, Maple Valley, Mukilteo, King County, Pierce County, and Snohomish County 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 recommendations will be brought to the Executive Board for action on July 24, 2025.

DISCUSSION ITEM: REGIONAL CENTERS UPDATE

The board heard an update on existing regional growth centers and manufacturing/industrial centers and the potential designation of new regional centers. The Puget Sound region has designated 30 regional growth centers and 10 regional manufacturing/industrial centers. Staff are currently collecting and reviewing data and subarea plans to assess alignment with the Regional Centers Framework and developing criteria reports to support the board's review and options for recertification. The board will consider potential updates to the Regional Centers Framework in 2026. PSRC is currently accepting applications for new regional centers. New center proposals are due by Friday, September 26, 2025, and the next opportunity to apply for new regional centers will be in 2027/2028.

NEXT MEETING

The board will meet on Thursday, September 4, 2025, 10:00 a.m. – 12:00 p.m.
Topics include:

- Comprehensive Plan Certifications
- 2026 Regional Transportation Plan Project Briefing

- Centers

ADJOURN

The meeting adjourned at 11:29 a.m.

ATTACHMENTS

- a. Attendance Roster – July 3, 2025

Growth Management Policy Board - July 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
						John McClellan Alt
Seattle	2	CM Maritza Rivera		Thurston Regional Planning Council	1	COM Chris Stearns
		CM Mark Solomon	1			Vacant
		CM Alexis Mercedes Rinck, Alt		Public Agency Members		
Bellevue	1	CM Vishal Bhargava	1	Commerce	1	Dave Andersen
		CM Dave Hamilton, Alt				Mark Barkley Alt
Cities/Towns	3	CM Ed Prince, Renton - Chair		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		PSRC Committees		
		CP Lindsey Walsh, Alt - Issaquah		Regional Staff Committee	1	Andrea Spencer
		CM Amy McHenry, Alt - Duvall				Vacant
		CP Satwinder Kaur, Alt - Kent	1	Equity Advisory Committee	1	Michelle Stewart
Kitsap County	1	COM Christine Rolfes	1			Thanh Nguyen, Alt
		COM Oran Root, Alt	1	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	1	Individual	1	Charlotte Murry
		CM Paul Herrera, Alt				Vacant Alt
Tacoma	1	CM Sandesh Sadalge		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	
						9
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	12			DM Deputy Mayor



Puget Sound Regional Council

August 28, 2025

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Comprehensive Plans for Bremerton, Buckley, Everett, Fife, Poulsbo, Tacoma, Tukwila, and Woodinville**

IN BRIEF

PSRC staff has reviewed and recommends certification of the 2024 comprehensive plan updates for Bremerton, Buckley, Everett, Fife, Poulsbo, Tacoma, Tukwila, and Woodinville.

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 Bremerton 2024 Comprehensive Plan ([link](#))**
- **City of Buckley 2024 Comprehensive Plan ([link](#))**
- **City of Everett 2024 Comprehensive Plan ([link](#))**
- **City of Fife 2024 Comprehensive Plan ([link](#))**
- **City of Poulsbo 2024 Comprehensive Plan ([link](#))**
- **City of Tacoma 2024 Comprehensive Plan ([link](#))**
- **City of Tukwila 2024 Comprehensive Plan ([link](#))**
- **City of Woodinville 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 now recommends certification of the following adopted comprehensive plans:

- **Bremerton** adopted its 2024 comprehensive plan update on June 4, 2025. PSRC staff provided comments on the draft plan in September 2024 and January 2025.
- **Buckley** adopted its 2024 comprehensive plan update on December 10, 2024, and adopted additional amendments in summer 2025. PSRC staff provided comments on the draft plan in December 2024.
- **Everett** adopted its 2024 comprehensive plan update on June 18, 2025. PSRC staff provided comments on the draft plan in May 2025.
- **Fife** adopted its 2024 comprehensive plan update on June 24, 2025. PSRC staff provided comments on the draft plan in March 2025.
- **Poulsbo** adopted its 2024 comprehensive plan update on June 18, 2025. PSRC staff provided comments on the draft plan in July 2024 and April 2025.
- **Tacoma** adopted its 2024 comprehensive plan update on June 24, 2025. PSRC staff provided comments on the draft plan in March 2025.
- **Tukwila** adopted its 2024 comprehensive plan update on December 16, 2024. PSRC staff provided comments on the draft plan in August and November 2024.
- **Woodinville** adopted its 2024 comprehensive plan update on May 6, 2025. PSRC staff provided comments on the draft plan in December 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.

NEXT STEPS

The Executive Board will consider GMPB's recommendations at its September meeting. Additional certifications will be brought forward for consideration at future board meetings.

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

August 28, 2025

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Conditional Certification of Comprehensive Plans for Snoqualmie and Kitsap County**

IN BRIEF

PSRC staff has reviewed and recommends conditional certification of the 2024 comprehensive plan updates for Snoqualmie and Kitsap County.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend that the Executive Board conditionally certify that the transportation-related provisions in the following 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:

City of Snoqualmie 2024 Comprehensive Plan ([link](#))

Conditional status is in place until the City of Snoqualmie completes housing planning requirements by December 31, 2026. These conditions are described on page 7 of the certification report.

Kitsap County 2024 Comprehensive Plan ([link](#))

Conditional status is in place until Kitsap County addresses compliance issues with the Growth Management Hearings Board and updates the plan to document sufficient employment capacity and a required air quality policy by June 30, 2026. These conditions are described on page 4 of the certification report.

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 conditional certification of the following adopted comprehensive plans:

- **Snoqualmie** adopted its 2024 comprehensive plan update on December 9, 2024. PSRC staff provided comments on the draft plan in October 2024.
- **Kitsap County** adopted its 2024 comprehensive plan update on December 2, 2024. PSRC staff provided comments on the draft plan in February 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](#). 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.

Conditional Certification

Overall, the comprehensive plans for Snoqualmie and Kitsap County were well prepared and meet a majority of planning requirements for consistency with the multicounty planning policies, the Regional Transportation Plan, and the Growth Management Act. The plans are based on thorough research and analysis, respond to community input, and advance important regional policy issues. However, each of the plans show deficits in

housing capacity by income band and issues in each of the plans should be addressed prior to full certification.

Conditional certification is recommended where a limited amount of additional work is necessary to bring the plan into full conformity with criteria for certification, and where the jurisdiction and PSRC have agreed upon a schedule to make the necessary amendments. Jurisdictions that are conditionally certified will be fully eligible to apply for regional funding and may proceed with projects submitted into the Regional Transportation Improvement Program as long as they are following the agreed-upon schedule. Coordination between the jurisdiction and PSRC will ensure progress is being made toward addressing the identified issue(s). A conditionally certified plan will revert to “not certified” status if the jurisdiction fails to meet the conditions.

City of Snoqualmie Comprehensive Plan

The City of Snoqualmie adopted their comprehensive plan on December 9, 2024. PSRC staff reviewed the update and found the plan to be largely consistent with the multicounty planning policies and the Regional Transportation Plan, and to conform to most transportation planning requirements in the Growth Management Act. Through King County’s growth target reconciliation process, the city requested a revised housing growth target of 719 units and commensurate updates to the city’s housing need allocations. The growth target update is expected to be completed in fall 2025 with final ratification by King County jurisdictions. In addition to amendments required to reflect the revised housing target, the plan as adopted does not provide sufficient capacity for the city’s revised housing need allocations. Staff recommend certification with conditions. Specifically, the city will update the plan to reflect revised housing growth targets and document capacity to accommodate housing need allocations. PSRC has been working with the city on the plan update and the city is committed to updating the comprehensive plan. The city supported conditional certification to allow them eligibility to compete in PSRC’s fall funding competitions.

Kitsap County Comprehensive Plan

Kitsap County adopted their comprehensive plan on December 2, 2024. PSRC staff reviewed the update and found the plan to be largely consistent with the multicounty planning policies and the Regional Transportation Plan, and to conform to most transportation planning requirements in the Growth Management Act. However, the plan was appealed to the Growth Management Hearings Board (GMHB), and the board directed the county to amend the plan to address several compliance issues. Specifically, the plan does not document sufficient capacity for the adopted housing target or housing need allocations by income band. The GMHB also directed the county to make additional amendments regarding the Wildland-Urban Interface and compliance with VISION 2050 actions.

Staff recommend certification with conditions. In addition to the GMHB compliance issues, staff found the comprehensive plan does not provide sufficient capacity for the county's employment target or include a required air quality policy. PSRC has been working with the county on the plan update and the county is committed to completing the amendments specified in the report. The county supported conditional certification to allow them eligibility to compete in PSRC's fall funding competitions.

The recommended certification timeline allows the county to address compliance issues per the GMHB-directed schedule and then resubmit the revised plan to PSRC by June 2026.

Growth Management Hearings Board Decisions

In addition to the Kitsap County appeal, the GMHB issued a decision in August 2025 regarding the appeal of the Mercer Island comprehensive plan. While the decisions are specific to each comprehensive plan under review, these are decisions of which the board and other jurisdictions should be aware as they complete their comprehensive plans and consider future amendments and implementation steps. Additional information on the Growth Management Hearings Board decisions is provided in Attachment A.

NEXT STEPS

The Executive Board will consider GMPB's recommendations at their September meeting. Additional local plans will be brought forward to recommend for certification at future meetings.

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.

ATTACHMENTS

- A. Growth Management Hearings Board & Plan Certification

ATTACHMENT A

Growth Management Hearings Board & Plan Certification

The Growth Management Hearings Board issued decisions in August 2025 regarding appeals of the Mercer Island and Kitsap County comprehensive plans. While the decisions are specific to each jurisdiction under review, these are significant decisions of which the board and other jurisdictions should be aware as they complete their comprehensive plans and consider future amendments and implementation steps. The decisions provide important interpretations of the Growth Management Act (GMA), the application of multicounty planning policies (MPPs), and application of provisions in ESSHB 1220 (2021).

This attachment provides a general discussion of policy issues. Jurisdictions should consult their own legal counsel for specific legal advice.

Mercer Island appeal decision

The Growth Management Hearings Board (Hearings Board) ruled that Mercer Island's comprehensive plan periodic update did not identify sufficient land capacity for housing for moderate, low, very low, and extremely low-income households nor make adequate provision for the existing and projected housing needs across income spectrums. The Hearings Board found the plan's aggregation of income spectrums and housing types did not provide an accurate inventory of its existing and projected housing needs. The Hearings Board further found that the plan did not demonstrate that the city could meet the allocated share of affordable housing without adequate incentives and subsidies, and reliance on assumed incentive or subsidy programs not in place and was noncompliant. The Hearings Board concluded that simply having available zoned land capacity and voluntary subsidy programs was insufficient, considering the record that demonstrates a low rate of construction of affordable housing units in Mercer Island. In addition, the Hearings Board ruled:

- The city may not delay adoption of adequate provisions for housing and adequate provisions are a required element of the periodic plan update.
- The city cannot rely on unspecified and unadopted incentives or subsidies or voluntary incentives or subsidies that have not demonstrated to lead to the development of affordable housing.
- The plan needed to be consistent with the King County countywide planning policies (CPPs) and VISION 2050 MPPs and, therefore, was required to complete a subarea plan for the light rail station in response to VISION 2050 DP-Action-8.
- The city was required to adopt anti-displacement measures based on the CPPs.

The city has approximately one year to comply. The decision is [available in full](#) on the Growth Management Hearings Board website.

Kitsap County appeal decision

The Growth Management Hearings Board ruled that Kitsap County's comprehensive plan does not identify sufficient land capacity for housing for moderate, low, very low, and extremely low-income households. The county was also required to adopt "adequate provisions" to reduce barriers to affordable housing and expand housing types. The plan was remanded back to the

county to fully document capacity for affordable housing needs and steps to remove barriers to affordable housing.

The Hearings Board also found that the county is required to address GMA amendments to the land use element regarding the wildland-urban interface. The Hearings Board also directed the county to complete work to address VISION 2050 CC-Action-4 to “identify [climate hazard] mitigation measures addressing these hazards including multimodal emergency and evacuation routes.” The Hearings Board provided until March 2026 to address compliance.

The decision is [available in full](#) on the Growth Management Hearings Board website.

What do the decisions mean for the Mercer Island and Kitsap County plans?

The Hearings Board remanded the plans back to jurisdictions for compliance actions but did not invalidate either adopted plan. The adopted plans include many elements and provisions that were not challenged or were upheld on appeal.

Why are these decisions notable?

The Legislature passed ESSHB 1220 in 2021, directing significant changes in how jurisdictions plan for housing in their comprehensive plans. Jurisdictions across the region have been working on new housing requirements in the 2024 plan updates, and these cases are the first challenges of comprehensive plans in this region on compliance with the new requirements.

What do the decisions mean for other plans?

The decisions underscore the importance of clearly planning and providing capacity for affordable housing needs. Both decisions focus on the GMA’s direction, as amended by ESSHB 1220, to “plan for and accommodate...” housing affordable to all economic segments. While many comprehensive plans that PSRC has reviewed provide an inventory of zoning capacity for housing based on Washington State Department of Commerce [guidance](#), fewer plans fully address the Growth Management Hearings Board’s direction to document how all lower-income housing needs would be adequately addressed through development regulations and local incentives or subsidies.

Comprehensive plans and development regulations are presumed valid upon adoption. The role of the Hearings Board is to consider appeals of specific plans or development regulations. The decisions do not mandate that other jurisdictions revise their plans to meet the standard in the Mercer Island and Kitsap County decisions but provide important information on how new aspects of GMA are being interpreted.

Jurisdictions that have not yet adopted their comprehensive plans may want to review the Mercer Island and Kitsap County decisions to understand their interpretation of GMA and manage potential appeal risks. Each jurisdiction and plan are different, and the circumstances of these cases may not apply in other cases.

What do these decisions mean for PSRC certification?

PSRC’s review and certification function is separate from challenges to the validity of policies or plans that may be brought before the Hearings Board. PSRC’s certification action is based on determining consistency with (1) the multicounty planning policies, which serve as the regional

guidelines and principles, (2) the Regional Transportation Plan, and (3) GMA requirements for transportation planning. PSRC's certification process allows jurisdictions to be eligible for PSRC's federal transportation funding.

While there can be overlap with issues that are reviewed by the Hearings Board and PSRC, the Hearings Board process is set up to consider a much broader range of provisions from the entire body of requirements in the GMA and, unlike PSRC, can invalidate plans or regulations.

While appeals to the Hearings Board are a separate quasi-judicial process, those appeals may address certification-related issues or require additional amendments. As a general practice, PSRC waits for the 60-day appeal period to end before bringing a plan forward for certification.

Based on board direction, staff have looked for comprehensive plans to clearly identify and document sufficient capacity for housing needs during certification review. The decisions underscore that demonstrating capacity for affordable housing is required under the GMA in comprehensive plans. While these decisions are specific to the jurisdictions under review, the Board's decisions may be influential in how PSRC (and other agencies) interpret the GMA. The decisions can provide important guidance to local governments on future plan updates.

What's next?

Growth Management Hearings Board decisions could be appealed through the courts, and full resolution may take several months. Compliance for both jurisdictions is due in 2026.

PSRC staff have reviewed both plans and are coordinating with Mercer Island on when to proceed with certification. PSRC staff will continue to proceed with reviewing the remaining comprehensive plans for future board action.



Puget Sound Regional Council

August 28, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Centers Monitoring Update**

IN BRIEF

In July, the Growth Management Policy Board reviewed background information on monitoring existing regional growth centers and manufacturing/industrial centers as well as potential designation of new centers. Centers monitoring work has been ongoing over the summer. At the September meeting, the board will hear a brief update on the regional centers redesignation process. Later 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 central to VISION 2050, guiding growth, local planning, transit, and funding priorities. The region's 30 growth centers and 10 manufacturing/industrial centers are hubs for major activity, planned growth and transportation investments.

Initial Board Feedback and Input

The board discussed four key topic areas of policy concern at their July meeting:

1. Centers with limited recent growth
2. Centers with a declining share of industrial jobs
3. Centers that do not meet density requirements
4. Centers lacking subarea plans

In an informal poll, board members indicated particular interest in discussing centers with limited growth progress and centers experiencing a decline of industrial jobs. Moving forward, staff is continuing to gather and analyze information that will be

presented through two key reporting tools this fall. Detailed certification reports will evaluate the most recent center subarea plans and assess alignment with the VISION 2050 consistency tools for [manufacturing/industrial center](#) and [regional growth center](#) plans. At-a-glance summary criteria reports will complement the certification reports with visual snapshots of each center's current status, including critical indicators such as current acreage, population, and employment data. Staff is currently collecting and reviewing data and subarea plans to develop these criteria reports, which will support the board's review and outline recertification options. Staff will share more information on the process and emerging policy questions at the October meeting. A general schedule for board discussion is provided below.

Month	Planned GMPB Meeting Topic
July 2025	Publication of Regional Centers System Monitoring Report; board discussion of redesignation topics
September 2025	Regional centers monitoring project update
October 2025	Discuss criteria reports for existing centers
November 2025	Review new center applications, criteria reports for existing centers
January 2026 (additional meetings as needed)	Designation and redesignation actions

Designation of New Regional Centers

PSRC is accepting applications for new regional centers through the end of September. 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.

At the end of August, Snohomish County Planning staff led a tour for staff and partner agencies to highlight two centers they are proposing for designation, Ash Way and Mariner, and provided on-site context for the locations.

NEXT STEPS

In the coming months, the GMPB will be asked to provide recommendations to the Executive Board regarding the designation of new regional centers and the potential redesignation of existing centers. The board will be informed throughout the process as staff prepares 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

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
New January meeting date						

February						
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March						
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April						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

No meeting in August

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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>.



REGIONAL TRANSPORTATION PLAN PUBLIC MEETINGS



The Regional Transportation Plan (RTP) is the long-range transportation plan for the central Puget Sound region. The RTP is adopted every four years, and is designed to implement the region’s growth plan, VISION 2050. The RTP meets all state and federal requirements and is based on the latest data, adopted land use assumptions, and technical tools.

We Want to Hear From You!

Join PSRC for a public meeting to directly engage community members in how we plan and develop the blueprint for the central Puget Sound region’s future transportation network as we create a new Regional Transportation Plan (RTP).

You can expect dinner, entertainment, and interactive ways to give your input on transportation infrastructure needs in your area.

KING COUNTY

MEETING #1

**Thursday, September 4, 2025
5:00 PM – 7:30 PM**

Central Seattle Public Library
Level 4 Rooms 1 and 2
1000 4th Ave, Seattle, WA 98104

[RSVP for King County](#)

MEETING #2

**Thursday, October 23, 2025
5:00 PM – 7:30 PM**

Tukwila Community Center
12424 42nd Ave S, Tukwila, WA 98168

[RSVP for King County](#)



SNOHOMISH COUNTY

MEETING #1

Thursday, September 18, 2025

5:00 PM – 7:30 PM

Everett Station
13201 Smith Ave, Everett, WA 98201

[RSVP for Snohomish County](#)

PIERCE COUNTY

MEETING #1

Thursday, October 2, 2025

5:00 PM – 7:30 PM

Pioneer Park Pavilion
330 S Meridian, Puyallup, WA 98371

[RSVP for Pierce County](#)

MEETING #2

Thursday, October 16, 2025

5:00 PM – 7:30 PM

Point Defiance Pagoda
5801 Trolley Ln, Tacoma, WA 98407

[RSVP for Pierce County](#)

KITSAP COUNTY

MEETING #1

Thursday, October 30, 2025

5:00 PM – 7:30 PM

Marvin Williams Recreation Center
725 Park Ave, Bremerton, WA 98337

[RSVP for Kitsap County](#)

