

# Recommend Conditional Certification of Comprehensive Plans

Executive Board | September 25, 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



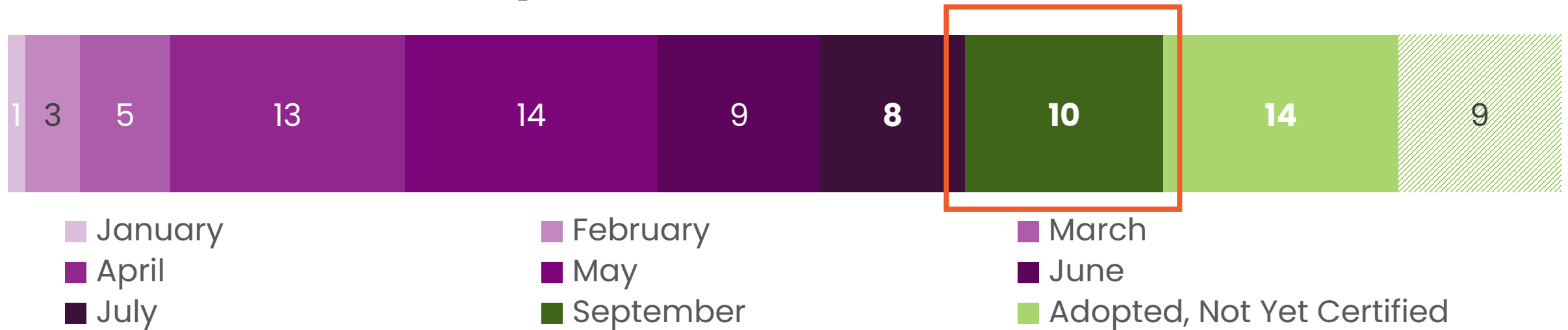
## Today:

- Plan review status update
- Conditional certification overview
- Recommend conditional certification of Kitsap County and Snoqualmie plans



# Certification Status Update

## 2024 Comprehensive Plan Certifications



- As of this meeting, initiated board review for 63 plans
- Prioritized review for jurisdictions planning to apply for fall funding competitions
- Nine jurisdictions have not yet adopted plans
- Following up with several jurisdictions regarding housing requirements

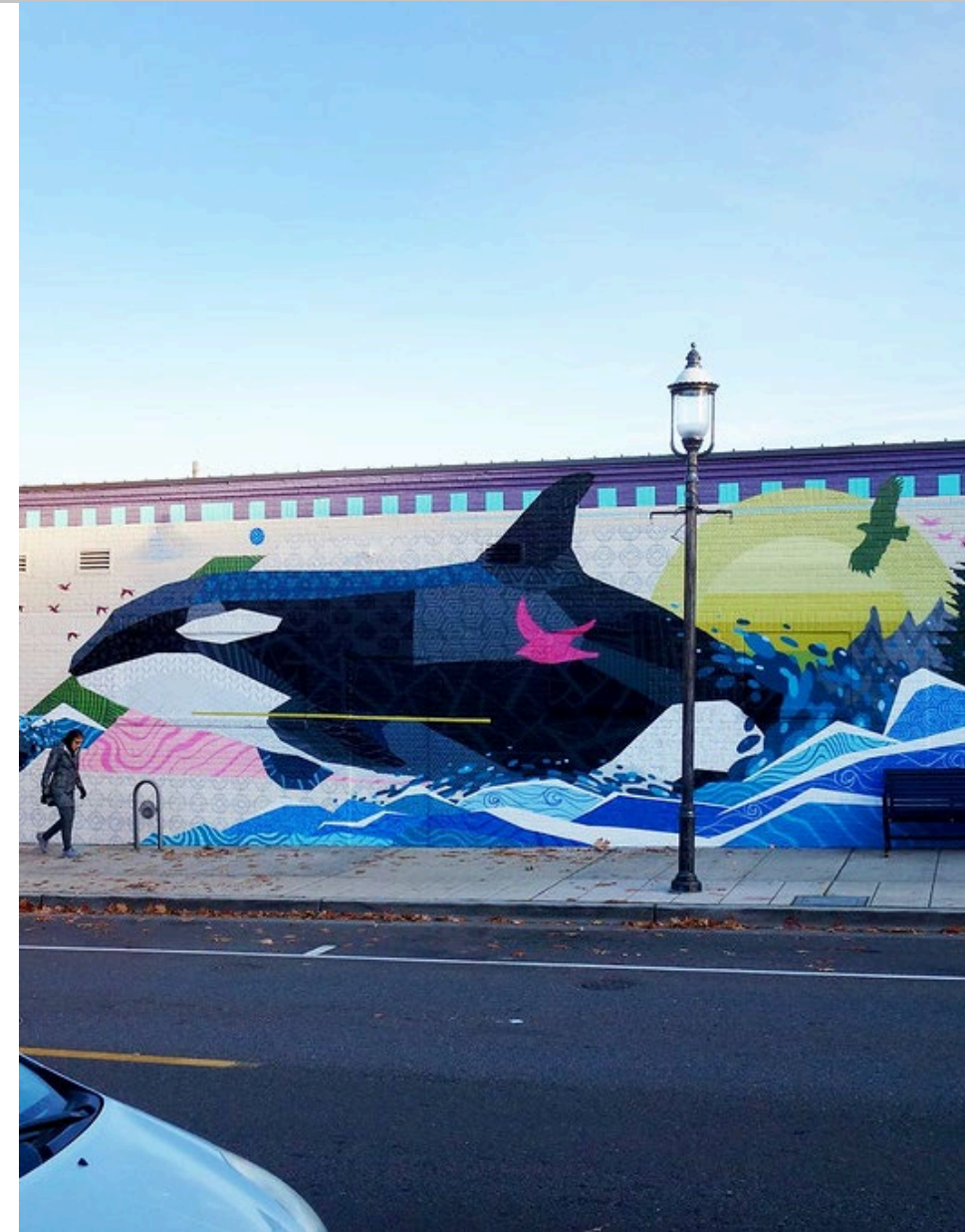


# Certification Status Update



## Adopted Plans: Not Yet Certified

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



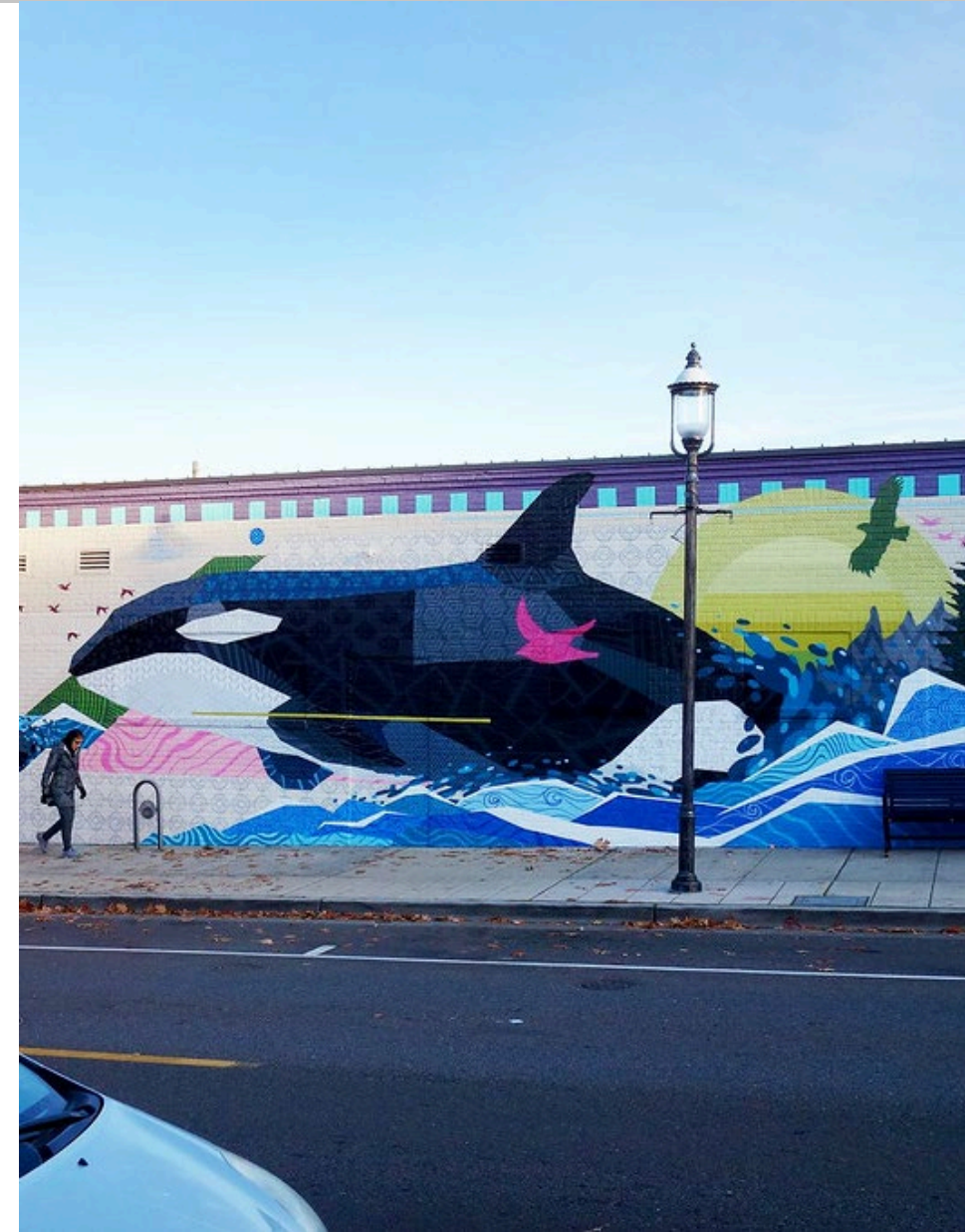


# Certification Status Update



## Not Yet Adopted:

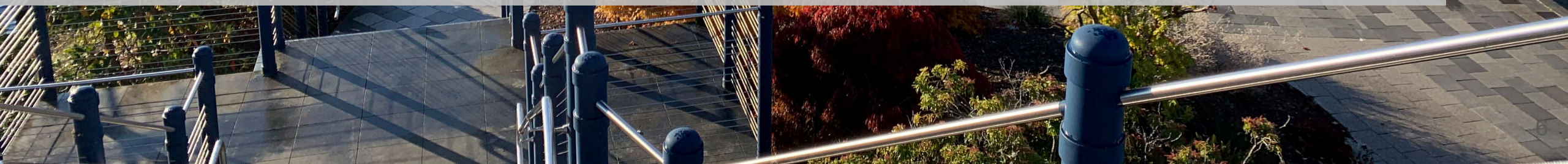
- Bainbridge Island
- Black Diamond
- Bonney Lake
- Carnation
- Des Moines
- DuPont
- Pacific
- Ruston
- Seattle







# Conditional Certification Overview





# Possible Certification Outcomes

Certification	Conditional Certification	Not Certified
<ul style="list-style-type: none"><li>▪ <b>Fully consistent</b> with VISION 2050, the Regional Transportation Plan, and state law requirements</li></ul>	<ul style="list-style-type: none"><li>▪ <b>Meets majority of planning requirements</b></li><li>▪ Requires limited additional work for full conformity</li><li>▪ Still eligible for regional funding, provided conditions of approval are followed</li></ul>	<ul style="list-style-type: none"><li>▪ <b>Inconsistent</b> with VISION 2050, Regional Transportation Plan, or state law requirements</li><li>▪ <b>Did not submit</b> for certification review</li></ul>



# Conditional Certification Approach



- Plan meets most, but not all, certification criteria
- Plan would meet criteria through limited amendment
- Agreement to resolve issues within a defined time frame
- Jurisdictions with conditions remain eligible for funding
- Provides for flexibility in process and incentive for full compliance





# Growth Management Hearings Board



- PSRC certification is a separate process from appeals before the Growth Management Hearings Board
- However, appeals may address certification-related issues
- PSRC may delay certification until the Hearings Board process is complete
- Mercer Island and Kitsap County decisions in August 2025
- First major decisions regarding challenges to new HB 1220 housing requirements







# Plan Certifications





# Kitsap County Comprehensive Plan



**Unincorporated Population:** 185,110

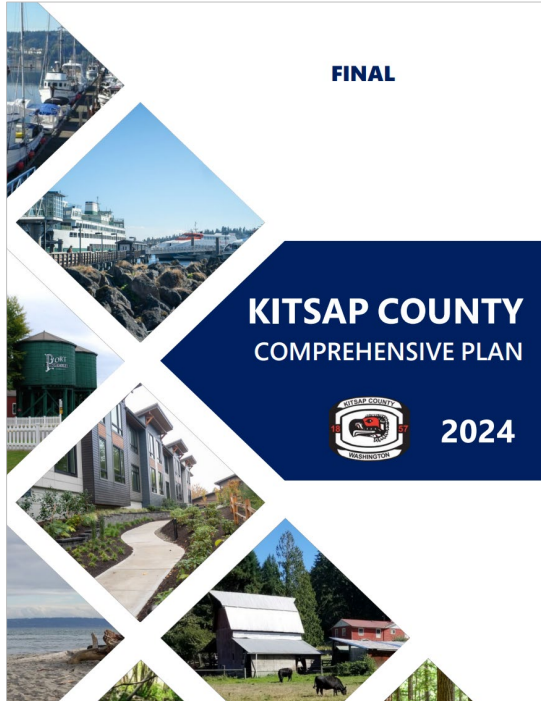
**Regional Geography:** HCT Communities, Urban Unincorporated, Rural, and Resource

## **Plan Highlights:**

- Supports work with Tribes on planning issues and equity in planning and public engagement
- Focusing additional growth in the Silverdale regional center and increased opportunities for multifamily development
- New Climate Change element to reduce emissions and prepare for climate impacts

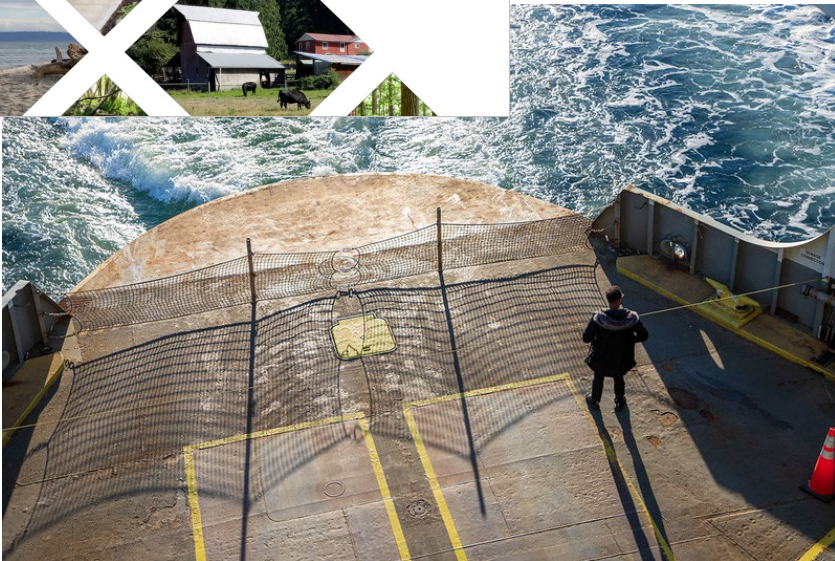


# Kitsap County Comprehensive Plan



## Recommended Future Work:

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Rural:** Continue to reduce the rate of rural growth
- **Centers:** Complete planning for Silverdale regional growth center
- **Transportation:** Include additional transportation analysis in the adopted plan



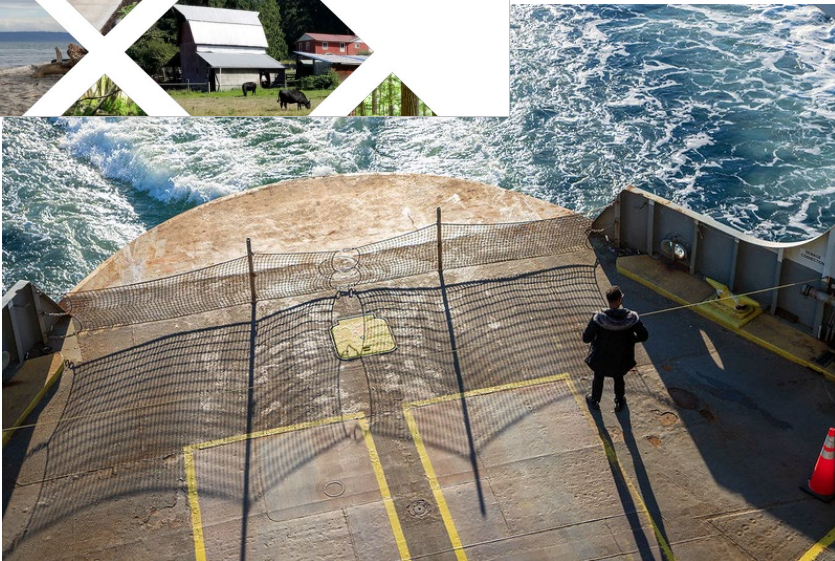


# Kitsap County Certification Conditions



## At Issue: Growth Management Hearings Board (GMHB) appeal

- Kitsap's plan was appealed following December 2024 adoption
- GMHB decision issued in August 2025
- GMHB directed Kitsap County to address:
  - Residential capacity by income band
  - "Adequate provisions" to plan for affordability
  - Wildfire land use planning tools
  - Multimodal evacuation routes
- Compliance due to GMHB by February 2026



# Kitsap County Certification Conditions



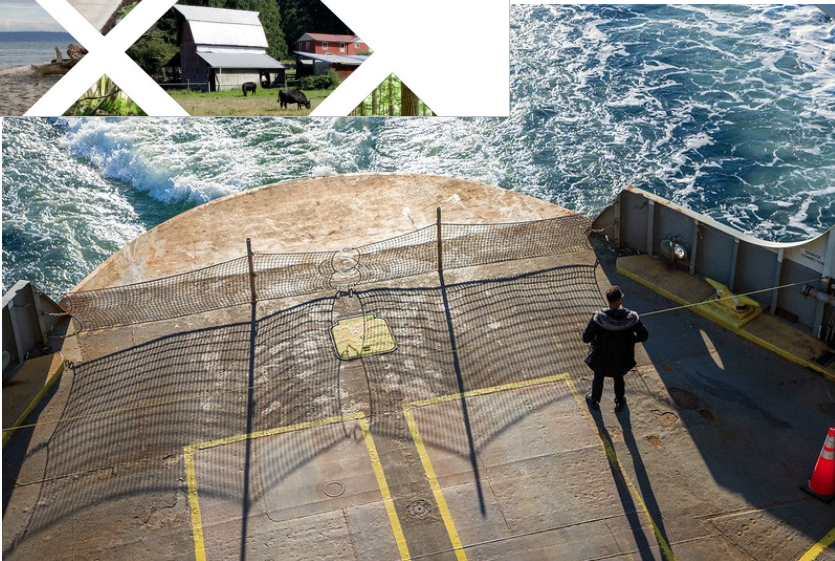
## At Issue: Employment Capacity, Air Quality

### Update comprehensive plan to include:

- Demonstrate capacity for employment targets
- Required air quality policy

### Timeline

- Work plan resolution due November 30, 2025
- Address compliance with GMHB by board-directed deadlines
- Amendments for certification due by June 30, 2026





# City of Snoqualmie Comprehensive Plan

CITY OF SNOQUALMIE  
COMPREHENSIVE PLAN  
2024 – 2044



**Population:** 14,550

**Regional Geography:** Cities and Towns

**Plan Highlight:** Supports Tribal coordination, policies supporting a resilient river corridor

Policies to support a unique sense of place and a walkable downtown commercial district

**Recommended Future Work:**

- **Standard comments:** Climate requirements, housing implementation, multimodal level of service standards
- **Climate:** Include additional policies and analysis
- **Transportation:** Include additional information on financing and projects for 20-year period



# City of Snoqualmie Certification Conditions

CITY OF SNOQUALMIE  
COMPREHENSIVE PLAN  
2024 – 2044



## At Issue: Growth Targets & Housing

- King County is revising housing targets and housing need allocations for Snoqualmie and Carnation

## Update comprehensive plan to include:

- Revised housing growth targets and housing need allocations
- Capacity for housing need allocations by income band

## Timeline

- Work plan resolution due November 30, 2025
- Amendments due December 31, 2026





# Certification Finding

## Plan Review



**Found the plans to be substantially consistent with the transportation-related components of VISION 2050 and GMA, provided amendments are incorporated to address conditions:**

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



# GMPB & TPB Recommendation

**Conditionally certify that the transportation-related provisions of the Snoqualmie and Kitsap County comprehensive plans 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**





# Thank You!

**Paul Inghram, FAICP**

Director of Growth Management  
PInghram@psrc.org

**David Dixon**

Associate Planner  
DDixon@psrc.org

**Katie Enders, AICP**

Associate Planner  
KEnders@psrc.org

**Nancy Ferber, AICP**

Senior Planner  
NFerber@psrc.org

**Erika Harris, AICP**

Senior Planner  
EHarris@psrc.org

**Shaun Kuo**

Assistant Planner  
SKuo@psrc.org

**Liz Underwood-Bultmann, AICP**

Principal Planner  
LUnderwood-Bultmann@psrc.org



Puget Sound Regional Council