MINUTES
Growth Management Policy Board
February 1, 2018
PSRC Boardroom

[To watch a video of the meeting and hear the discussion, go to http://psrcwa.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1647]

CALL TO ORDER

The meeting was called to order at 10:06 a.m. by Chair Mello.

REPORT OF THE CHAIR

Chair Mello announced the agenda order will be changed to move Item 9 (Regional Centers Framework Update) to before Item 8 (Regional Open Space Conservation Plan Update). There were no concerns about changing the order of the agenda.

COMMUNICATIONS AND PUBLIC COMMENTS

No public comments.

STAFF REPORT

Senior Program Manager Paul Inghram highlighted the Information Items in the agenda packet including the 2050 forecast of people and jobs and the Draft Supplemental Biennial Budget. Mr. Inghram reminded the board that the VISION 2050 scoping notice is ready to be released on Friday, February 2 to begin the 45-day scoping period. Additionally, there will be four scoping listening sessions around the region during the scoping period.

CONSENT AGENDA

a. Approval of Minutes of Growth Management Policy Board Meeting held January 4, 2018

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

RECOMMEND FULL CERTIFICATION OF THE COMPREHENSIVE PLAN FOR BONNEY LAKE AND ORTING

Associate Planner Laura Benjamin presented on comprehensive plan amendments from Bonney Lake and Orting. Both cities updated their plans to address certification conditions.

Doc ID 2212
**ACTION:** It was moved and seconded (Gossett/Ryan) to recommend that the Executive Board certify that the transportation-related provisions of the comprehensive plans, as amended in 2017, are consistent with the multicounty planning policies and the regional transportation plan and conform to the Growth Management requirements for transportation planning for the cities of: Bonney Lake and Orting. The motion passed.

**RECOMMEND PUYALLUP EXTENSION**

Principal Planner Michael Hubner presented on the work the City of Puyallup has done to address certification conditions, and additional work planned for 2018.

**ACTION:** It was moved and seconded (Bader/Margeson) to recommend that the Executive Board grant an extension of the conditional certification of the transportation-related provisions in the City of Puyallup’s comprehensive plan until December 2018. The motion passed.

**REGIONAL CENTERS FRAMEWORK UPDATE**

Senior Planner Liz Underwood-Bultmann reviewed background on the Regional Centers Framework Update project and provided an overview of the proposal under consideration by the board.

**ACTION:** It was moved and seconded (Margeson/O’Brien) to recommend the Executive Board approve and initiate implementation of the Regional Centers Framework Update.

After the motion was made, the board considered several amendments provided by members.

**Proposed Amendments:**

GMPB directed amendment 1 – 2020 Plan Timeline

**ACTION:** It was moved and seconded (Margeson/Arnold) to amend on p. 9 the section below "Initial redesignation" as follows:

Adopted center plan (subarea plan, plan element or functional equivalent) should be completed by 2020. Jurisdictions may request an extension from the Growth Management Policy Board if substantial progress on subarea planning has been made by 2020. Different approaches to subarea planning may be appropriate in some instances but future updates should be equivalent to a subarea plan by 2025. Plans should include goals and policies that specifically address the center and should be adopted by the jurisdiction(s) with local land use authority for the center. Plan adoption should meet public notice and involvement requirements established under the Growth Management Act.

The motion passed unanimously.
GMPB directed amendment 2 – Market Study Expectations

**ACTION:** It was moved and seconded (Margeson/Arnold) to amend on p. 10 the Market Study section as follows:

[Regional growth centers or Manufacturing/industrial centers] that have existing employment levels below the level required for new centers at the time of the review must complete a market study to evaluate the potential for and opportunities to best support center growth. The market study must consider a planning horizon reasonably beyond the monitoring period (2025). The market study should show how the center can meet targeted levels of growth within the planning period. The jurisdiction should demonstrate its work to address opportunities identified in the market study.

The motion passed unanimously.

GMPB directed amendment 3 – Mix of Uses

**ACTION:** It was moved and seconded (Margeson/O'Brien) to amend the table on p. 6 to:

Add to the Regional Growth Center table:
Regional growth centers should have a goal for a minimum mix of at least 15% planned residential and employment activity in the center.

The motion passed unanimously.

SCA Requested Amendment – Name Different Types of MICs

**ACTION:** It was moved and seconded (Margeson/Wheeler) to amend the table on p. 8 to:

Add names to the different manufacturing/industrial center pathways (see table)

<table>
<thead>
<tr>
<th>Manufacturing/Industrial Centers</th>
<th>Manufacturing/Industrial Centers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Employment Center</td>
<td>Industrial Growth Center</td>
</tr>
<tr>
<td>These centers are highly active industrial areas with significant existing jobs…</td>
<td>These regional clusters of industrial lands have significant value to the region…</td>
</tr>
</tbody>
</table>

The motion passed unanimously.

Port Amendment 1 – Collaboration with Ports on Subarea Planning

**ACTION:** It was moved and seconded (Felleman/O'Brien) to amend after “Planning” on p. 7 as follows:

Completion of a center plan (subarea plan, plan element or functional equivalent) that meets addresses regional guidance in advance of designation. Where applicable, the
plan should be developed collaboratively with public ports and other affected governmental entities.

Councilmember O’Brien requested changing the word “collaboratively” to “in consultation with,” which Commissioner Felleman agreed to.

The agreed upon new amendment was:

Completion of a center plan (subarea plan, plan element or functional equivalent) that meets addresses regional guidance in advance of designation. Where applicable, the plan should be developed in consultation with public ports and other affected governmental entities.

The motion passed unanimously.

Port Amendment 2 – Collaboration with Ports on Subarea Planning

**ACTION:** It was moved and seconded (Felleman/O’Brien) to amend under “Initial redesignation” on p. 9 as follows:

Adopted center plan (subarea plan, plan element or functional equivalent) identified by 2020. Different approaches to subarea planning may be appropriate in some instances and input from other affect government entities, such as public ports, will be considered, but future updates should be equivalent to a subarea plan by 2025.

The motion passed unanimously.

Port Amendment 3 – Collaboration with Ports on Subarea Planning

**ACTION:** It was moved and seconded (Felleman/O’Brien) to amend after “Planning” on page 10 as follows:

An updated center plan (subarea plan, plan element or functional equivalent) that addresses regional guidance and plans for access to transportation infrastructure, and economic development. Completion of a center plan (subarea plan, plan element or functional equivalent). Where applicable, the plan should be developed collaboratively by public ports and affected governmental entities.

Councilmember O’Brien requested changing the word “collaboratively” to “in consultation with” to match the Port Amendment 1, which Felleman agreed to. Deputy Mayor Arnold asked to include other language from the first line. Commissioner Felleman and Councilmember O’Brien agreed.

The agreed upon new amendment was:

An updated Completion of a center plan (subarea plan, plan element or functional equivalent) that addresses regional guidance and plans for access to transportation infrastructure, and economic development. Where applicable, the plan should be developed in consultation with public ports and affected governmental entities.

The motion passed unanimously.
Pierce County Amendment 1 – Funding for Military Installations

**ACTION:** It was moved and seconded (Young/Curtis) to amend text on p. 13 under Section 8. Military Installations as follows:

Recognition of military installations in the update to VISION 2040 can better acknowledge the role these installations play in the regional economy and in regional growth patterns. Designation criteria for installations can also help establish common expectations for how the region works with and supports military installations. Stakeholders throughout the process have emphasized the need to address base transportation access to benefit surrounding communities, as well as the installations. Per federal statutes, PSRC transportation funds cannot be spent on military installations, but surrounding communities may be eligible to receive funds for projects that connect to installations. For purposes of funding eligibility, these projects will be treated similarly to projects which connect regional growth centers.”

A roll call vote was taken: 12 No / 7 Yes – amendment failed.

Pierce County Amendment 2 – Countywide Centers Criteria

**ACTION:** It was moved and seconded (Young/Wheeler) to amend on p. 16 under the section titled “6. Countywide Centers”, to delete the table titled “Countywide Centers” in its entirety and modify the second paragraph of the section as follows:

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county’s manufacturing/industrial economy. The checklist below represents basic standards expected for countywide centers in each county. Depending on county circumstance and priorities, countywide planning policies may include additional criteria (such as planning requirements or mix of uses) or other additional standards within this overall framework. Countywide center designations will be reviewed by an established timeframe and process set by the countywide planning body.

A roll call vote was taken: 12 No / 7 Yes – amendment failed.

Chair Mello called for a break at 11:57 AM. The board reconvened at 12:07 PM.

Pierce County Amendment 3 – Military Installations Work Plan

**ACTION:** It was moved and seconded (Young/Margeson) to amend on p. 16 under the section titled “12. Implementation”, to modify the fourth bullet from the end as follows:

Military Installations
Staff will research other potential funding sources or programs to support improvement of transportation corridors serving recognized military installations. PSRC, countywide groups, and local jurisdictions should continue to work with state and federal partners to secure infrastructure resources, provide support for military installations, and address impacts on surrounding jurisdictions.

The motion passed unanimously.

King County Amendment 1 – Countywide Centers Mix of Uses

**ACTION:** It was moved and seconded (Gossett/Kohl-Welles) to amend on p. 12 the left column, fourth bullet as follows:

Planning and zoning for a minimum mix of uses, including residential of 20 percent residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve.

The motion passed with a majority Yes vote. Two No votes were recorded from Councilmember Young and Councilmember Ryan.

King County Amendment 2 – Countywide Centers Planned Density

**ACTION:** It was moved and seconded (Kohl-Welles/O'Brien) to amend on p. 12 the left column, fifth bullet as follows:

Capacity and planning for additional growth. A minimum planned activity unit density of 16 activity units per acre.

A roll call vote was taken: 9 No / 9 Yes / 1 Abstain – amendment failed.

King County Amendment 3 – Minimum Standard Countywide Industrial Centers

**ACTION:** It was moved and seconded (Kohl-Welles/Margeson) to amend on p. 12 the right column, third bullet as follows:

Minimum 1,000 existing jobs and/or 500 acres of industrial land.

A roll call vote was taken: 11 Yes / 8 No – amendment passed.

Minor Technical Amendments

**ACTION:** It was moved and seconded (Margeson/O'Brien) to adopt the following technical amendments:

On p. 6: Under "Manufacturing/industrial centers form a critical…," halfway through that sentence: “… economic diversity, supports national and international trade…”

On p. 7: At the end paragraph that starts with “Manufacturing/industrial centers…”: Add final sentence to that paragraph that reads “Moving freight and goods to and through MICs is critical, on trucks, as well as other modes, such as marine, air and rail.”

On p. 8, Footnote 3: “Zoning designations dominated by traditional industrial land uses such as manufacturing, transportation, warehousing and freight terminals. Commercial uses within core industrial zones shall be strictly limited. Core industrial does not include zoning that permits both industrial and commercial uses together. Some core industrial zones may allow both industrial and commercial uses together, but the industrial uses are primary and commercial uses are accessory.”

On p. 10 under “Monitoring review of manufacturing…Planning,” after “Local commitment”: “Demonstrated commitment to protecting and preserving industrial uses, strategies and incentives to encourage industrial uses in the center, and establish partnerships…”

On p. 12 add to both columns, a new first bullet: Identified as a countywide center in the countywide planning policies

On p. 14 Under “Regional Manufacturing/Industrial Center Plan checklist,” the fourth bullet: “Expectations around core industrial uses, residential encroachment, transitional buffers and commercial and office uses that do not support manufacturing/industrial function.”

The motion passed unanimously.

Having voted on all proposed amendments, the board returned to the motion on the table as amended.

**ACTION:** It was moved and seconded (Margeson/O'Brien) to recommend the Executive Board approve and initiate implementation of the Regional Centers Framework Update as amended.

The motion passed with one No vote from Councilmember Young.

**REGIONAL OPEN SPACE CONSERVATION PLAN UPDATE**

Senior Planner Erika Harris and Associate Planner/GIS Analyst Maria Sandercock presented on the released Regional Open Space Conservation Plan currently out for board review.

Ms. Harris and Ms. Sandercock reviewed the plan including nine strategies.

Strategy 1: Incorporate open space conservation into all levels of planning
Strategy 2: Support growth in the right places
Strategy 3: Keep working lands working
Strategy 4: Permanently protect remaining key habitat areas
Strategy 5: Enhance stewardship on privately owned lands
Strategy 6: Restore habitat in high value areas
Strategy 7: Coordinate planning among and within resource agencies and jurisdictions
Strategy 8: Increase connections between people and open space, with equitable access for all groups
Strategy 9: Build multi-benefit green infrastructure
Ms. Harris requested comments by March 8, 2018.

NEXT MEETING
The next meeting is scheduled for March 1, 2018, and will focus on VISION 2050.

ADJOURN
The meeting adjourned at 1:03 PM.
GROWTH MANAGEMENT POLICY BOARD Attendance Roster – February 1, 2018

GMPB MEMBERS & ALTERNATES PRESENT
(Italicsized = alternate)
Patricia Akiyama, Master Builders Association – Business/Labor
Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County
Councilmember Scott Bader, Metropolitan Center—Everett
Carson Bowlin, NAIOP Commercial Real Estate Association – Business/Labor
Mayor John Chelminiak, Metropolitan Center—Bellevue (via remote)
Jeff Clarke, Alderwood Water & Wastewater District
Councilmember Tim Curtis, Fife – Other Cities & Towns in Pierce County
Councilmember Scott Diener, Port Orchard - Other Cities & Towns in Kitsap County (via remote)
Mayor Allan Ekberg, Tukwila – Other Cities & Towns in King County
Lorena Eng, Transportation Agency - WSDOT
Commissioner Fred Felleman, Port of Seattle – Ports
Councilmember Larry Gossett, King County
Clayton Graham, Municipal League of King County – Business/Labor
Councilmember John Holman, Auburn – Other Cities & Towns in King County
Councilmember Rob Johnson, Metropolitan Center—Seattle
Councilmember Jeanne Kohl-Welles, King County
Councilmember Hank Margeson, Redmond – Other Cities & Towns in King County
Peter Mayer, Metro Parks Tacoma – Community/Environment
Mark McCaskill, WA State Department of Commerce
Councilmember Ryan Mello, Metropolitan Center—Tacoma
Councilmember Mike O’Brien, Metropolitan Center—Seattle
Deputy Mayor Cynthia Pratt, Lacey – Thurston Regional Planning Council (via remote)
Councilmember Terry Ryan, Snohomish County
Councilmember Jan Schuette, Arlington – Other Cities & Towns in Snohomish County
Edna Shim, Seattle Children’s – Business/Labor
Councilmember Nancy Tosta, Burien – Other Cities & Towns in King County
Mayor Greg Wheeler, Metropolitan Center—Bremerton
Commissioner Edward Wolfe, Kitsap County
Bryce Yadon, Futurewise
Councilmember Derek Young, Pierce County (via remote)

GMPB MEMBERS ABSENT (*alternative present)
Dr. Anthony Chen, Pierce County Health – Community/Environment
Marty Kooistra, Housing Development Consortium Seattle/King County – C/E
*Commissioner Paul McIntyre, Alderwood Water & Wastewater District
*Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor
Rob Purser, Suquamish Tribe
*Councilmember Michael Scott, Bainbridge Island – Other Cities & Towns in Kitsap County
*Councilmember Brian Sullivan, Snohomish County
Chip Vincent, Regional Staff Committee
GUESTS AND PSRC/STAFF PRESENT
(As determined by signatures on the attendance sheet and documentation by staff.)
Ben Bakkenta, PSRC
Laura Benjamin, PSRC
Leah Bolotin, WSDOT
Dan Cardwell, Pierce County
Carolyn Downs, PSRC
Erika Harris, PSRC
Michael Hubner, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Michael Kattermann, Bellevue
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Ian Munce, Tacoma
Brian Parry, Sound Cities Association
Maria Sandercock, PSRC
Allison Satter, City of Bremerton
Liz Underwood-Bultmann, PSRC
Emily Wittman, PSRC
Karen Wolf, King County
Lindsay Wolpa, Port of Seattle/Northwest Seaport Alliance