



Puget Sound Regional Council

Growth Management Policy Board

Thursday, January 16, 2025 • 10:00 a.m. – 12:00 p.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 30 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 November 7, 2024
6. **Discussion Item (10:20)**
 - a. State Actions to Address Housing – *Representative Frank Chopp*

7. Action Item (10:50)

- a. Recommend Certification of the Town of Steilacoom Comprehensive Plan and Discuss PSRC Certification Process – *Liz Underwood-Bultmann, PSRC*

8. Discussion Item (11:20)

- a. Regional Transportation Plan (2026-2050) Development – *Kelly McGourty, PSRC*

9. Discussion Item (11:40)

- a. Draft Regional Safety Action Plan – *Gary Simonson, PSRC*

10. Information Items

- a. Draft FY2026-2027 Biennial Budget and Work Program
b. GMPB Meeting Calendar 2025

11. Next Meeting: February 6, 2025, 10:00 a.m. – 12:00 p.m.

Major Topics for February:

- Plan Certifications
- Regional TOD Committee Work Plan and Committee Appointments

12. 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, November 7, 2024
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 10:01 a.m. by Council President Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince welcomed the board members to the meeting.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and gave an update on the review of draft comprehensive plans, introduced the topics for the meeting and noted that there is no December meeting for the board and that the January meeting will shift to January 16, 2025 to accommodate the new year holiday.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held October 3, 2024.

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

DISCUSSION ITEM: 2024 HOUSING MONITORING UPDATE: THE STATE OF THE REGION'S HOUSING

PSCR staff presented the 2024 housing monitoring report to the board, which includes data and analysis on the region's housing supply, affordability and production. The 2024 update shows that residents still struggle to access housing within their housing budget, as most renters are cost burdened. Housing production has increased, but to meet the region's goals, 15,000 units will be needed annually. With comprehensive plan updates, local jurisdictions are planning for housing at all income levels, allowing for different types of middle housing and addressing barriers to housing development. PSRC's Regional Housing Strategy stems from VISION 2050's plan of meeting the housing and affordability needs of residents in the region. PSRC will continue to track and monitor the region's housing landscape. The board discussed additional issues around housing including income restricted housing, the growing housing disparity gap and the connection between building housing and environmental and open space planning.

DISCUSSION ITEM: REGIONAL SAFETY ACTION PLAN DEVELOPMENT

The board was briefed on the development of PSRC's Regional Safety Action Plan. PSRC was awarded two planning grants through USDOT's Safe Streets and Roads for All (SS4A) program and started to develop the Regional Safety Action Plan (RSAP). Throughout the summer and fall, PSRC staff and consultants conducted public outreach, tabling at events, facilitating four regional public meetings and the opening of the RSAP Engagement Hub, which provided information to the public on how they can participate in the development of the plan. The board was presented with key data findings and a preliminary menu of tools and strategies developed for the next steps. The plan is scheduled to be adopted in the spring of 2025. The board discussion included the High Injury Network, and other issues including outreach, education and enforcement.

DISCUSSION ITEM: TRANSIT-ORIENTED DEVELOPMENT EVENTS RECAP

The board reviewed this year's Transit-Oriented Development (TOD) event series. This year, PSRC organized two TOOLBOX webinars to highlight work to advance equitable TOD. A session on Transit Oriented Communities focused on planning around transit to include human-centered considerations like open space, arts and community activation. The Preventing Commercial Displacement session focused on the work to address the displacement commercial stores experience when neighborhoods change. Both sessions are available on the TOOLBOX series webpage.

NEXT MEETING

The board will meet on Thursday, January 16, 2025, 10:00 a.m. – 12:00 p.m.
Topics include:

- Comprehensive Plan Certifications
- Regional Transportation Plan Scope of Work

- Regional Transportation Safety Draft Plan

ADJOURN

The meeting adjourned at 11:23 a.m.

ATTACHMENTS

- A. Attendance Roster – November 7, 2024

Growth Management Policy Board - November 7, 2024			
Voting Members			✓ Non-voting Members ✓
King County	2	CM Sarah Perry	Associate Members
		Vacant	Alderwood Water and Wastewater District
Seattle	2	CM Tammy Morales	Thurston Regional Planning Council
		CM Maritza Rivera	1
		CM Tanya Woo, Alt	Public Agency Members
Bellevue	1	CM Janice Zahn	1 Commerce
		CM Dave Hamilton, Alt	1 Dave Andersen
Cities/Towns	3	MYR Traci Buxton, Des Moines	1 Public Health Agencies
		CP Ed Prince, Renton - Chair	1 Dr. Gib Morrow, Kitsap Public Health District
		CM Melissa Stuart, Redmond	PSRC Committees
		MYR Kelli Curtis, Alt - Kirkland	Regional Staff Committee
		CM Pam Stuart, Alt - Sammamish	1
		CP Lindsey Walsh, Alt - Issaquah	1 Equity Advisory Committee
Kitsap County	1	COM Katie Walters	1 Lisa Espinosa, Alt
		COM Christine Rolfes, Alt	Private/Civic Members-Business/Labor
Bremerton	1	MYR Greg Wheeler	1 Master Builders of King and Snohomish Counties
		CP Jennifer Chamberlin, Alt	Brian Holtzclaw
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1 Natural and Built Environments (exp.
		DM Ashley Mathews, Alt - Bainbridge Isl	1 Robert Pantley Alt
Pierce County	1	CM Robyn Denson	1 Individual
		CM Paul Herrera, Alt	1 Charlotte Murry
Tacoma	1	CM Joe Bushnell	1 Private/Civic Members-Community/Environment
		CM Sarah Rumbaugh, Alt	Futurewise
Cities & Towns	1	CM Nikki Bufford, Fircrest	1 Alex Brennan
		MYR Josh Penner, Alt - Orting	Vacant Alt
Snohomish County	1	CM Megan Dunn - Vice Chair	1 Housing Development Consortium - Seattle/King
		CM Sam Low, Alt	1 Jesse Simpson Alt
Everett	1	CM Scott Bader	1 Emerald Alliance
		MYR Cassie Franklin, Alt	1 Tracy Stanton
Cities/Towns	1	CM Mike Dixon, Mukilteo	Vacant Alt
		MYR Pro Tem Bryan Wahl, Alt - Mntlake Terr.	Non Voting
Federally Recognized Tribes			12
Muckleshoot Indian Tribe	1	Vacant	
Puyallup Tribe of Indians	1	Andrew Strobel	
		Jennifer Keating Alt	
Suquamish Tribe	1	Rob Purser	
		Alison O'Sullivan Alt	
Statutory Members			
Ports	1	COM Don Meyer, Tacoma	
		COM Deanna Keller, Alt - Tacoma	Abbreviations
WSDOT	1	Jeff Storrar	1
		JoAnn Schueler, Alt	CM Councilmember
			COM Commissioner
			CP Council President
Voting	22	(Quorum = 11) Quorum Total	14
			DM Deputy Mayor



Puget Sound Regional Council

January 9, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **State Actions to Address Housing**

IN BRIEF

At the January Growth Management Policy Board Meeting, recently retired State Representative Frank Chopp will join the board to review state actions to address the critical need for affordable housing.

DISCUSSION

Meeting the housing needs of all households at a range of income levels is integral to creating a region that is livable for all residents, economically prosperous and environmentally sustainable. PSRC supports jurisdictions in their efforts to adopt best housing practices and establish coordinated local housing and affordable housing targets. However, it is recognized that local jurisdictions cannot solve the housing crisis on their own.

Representative Frank Chopp has been a leader in directing state action and establishing ongoing state funding for the construction of housing for lower-income households. He first came to the legislature as a community organizer for building housing and fighting poverty. He served for 30 years in the state House of Representatives, including 20 years as Speaker, and led the financing of the state Housing Trust Fund.

Rep. Chopp will share information about the state's housing work, successes in creating housing units and strategies for addressing housing needs in our local communities.

NEXT STEPS

For additional information about the [Regional Housing Strategy](#) and PSRC housing actions, please contact Paul Inghram, Director of Growth Management, at pingram@psrc.org or 206-464-7549.



Puget Sound Regional Council

January 9, 2025

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of the Town of Steilacoom Comprehensive Plan and Discuss PSRC Certification Process**

IN BRIEF

At its January meeting, the Growth Management Policy Board will be asked to recommend certification of the Town of Steilacoom Comprehensive Plan. Staff will also provide an update of local plans and anticipated certification actions.

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:

- **Town of Steilacoom 2024 Comprehensive Plan**

The draft certification report is attached 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 reviewed and recommends certification of the Town of Steilacoom Comprehensive Plan.

The Steilacoom comprehensive plan was reviewed in accordance with the adopted plan review process using PSRC's [Plan Review Manual](#) and [VISION 2050 consistency tool](#). The plan was 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 staff from the town in the review of the plan and the development of the certification report.

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.

Plan Review Status

Congratulations goes to the City of Lakewood for being the first community to adopt its 2024 comprehensive plan on September 16. Its plan will be brought to the board for action at its February meeting. Steilacoom adopted its plan just a day later on September 17. PSRC staff are actively reviewing plans and will bring several to the board each month for consideration.

In addition to reviewing adopted plans, PSRC completed reviews of 74 partial or complete draft plans in 2024. Review of draft plans provided jurisdictions with the opportunity to address comments prior to plan adoption. Many jurisdictions have been working on plans for their downtowns, new transit stations and ways to expand opportunities for housing. While PSRC encourages communities to work towards the December deadline, we also support jurisdictions to take the time they need to fully address the state requirements and VISION 2050 policy.

Focus Areas for Plan Review

With jurisdictions using their 2015 or 2016 plans as the basis for their 2024 updates, they were in a very good position for this periodic update cycle. However, recent changes to state law required significant housing work and many cities worked to update their plan to further local objectives and address new requirements in VISION 2050. Over the last year, PSRC staff have worked with each jurisdiction in the region to

review draft plans and provide guidance to help each plan meet certification requirements. During staff review, several issues were identified that may cause certification questions as plans come to the board. Based on previous guidance from the board and certification actions during the 2015/2016 updates, some of these have the potential to result in conditional certification or not certifying a plan at this time. Staff seek to provide the board with an opportunity to provide early direction on these issues as they come forward.

- **Transportation**

The transportation requirements of the Growth Management Act are complex and extensive. While jurisdictions do thorough work planning for their local transportation needs, meeting each individual requirement is challenging. This includes providing a complete project list with identified project costs and anticipating revenues, levels of service for multiple transportation modes of travel, airport compatibility and air quality, to name some of the key requirements. Smaller jurisdictions especially are often challenged to meet the technical aspects for planning future projects, including forecasting costs and revenues, and some jurisdictions may require additional time to complete transportation planning work.

- **Growth Targets**

Each county adopts growth targets that are developed in cooperation with its cities through countywide planning forums. These mutually agreed upon targets provide the basis for each jurisdiction to plan in a manner that is coordinated with the Regional Growth Strategy and VISION 2050. Consistent with the policy direction in VISION 2050, counties and cities typically use their adopted growth targets as the growth assumptions for their local plan. Occasionally, jurisdictions include planning assumptions that are not fully consistent with the adopted targets. One example is in King County, where the cities of Snoqualmie and Carnation are asking the King County Growth Management Planning Council (GMPC) to reduce their growth targets and, hence, consistency may not be determined until GMPC action in the spring of 2025. There may be other instances of plans that do not clearly document capacity for the housing or employment growth targets.

- **Housing**

Meeting the state's new housing requirements is perhaps the biggest challenge cities have been facing, which requires jurisdictions to not just look at overall housing targets but also to consider the need for very low-income, permanent supportive and emergency housing and to address racially disparate impacts in housing. Washington State House Bill 1220 and other changes to state law significantly changed how local jurisdictions need to plan for housing and these requirements have not previously been considered in certification review. Jurisdictions are now required to plan for numeric housing needs at each income level. Counties and cities have done significant work to address these new requirements and many fully comply. However, some plans are likely to raise

questions of whether the plans fully satisfy the state requirement to plan for all housing needs and whether any deficiencies are certification issues.

- **Urban Growth Area Boundary Changes**

Each of the four counties considered changes to the Urban Growth Area (UGA) as part of its comprehensive plan update. While some of the proposed changes were modest, and some proposals were even for retractions, UGA changes are carefully considered. VISION 2050 policy on the UGA is to support a stable urban growth boundary, recognizing that expanding the boundary has the potential to put a strain on infrastructure and services and may lead to sprawl.

- **Climate**

Washington State Housing Bill 1181 established new planning requirements for climate change, including transportation planning and strategies to reduce per capita vehicle miles traveled (VMT). Largely, the HB 1181 requirements must be met by 2029 or 2034. However, the climate-related policies of VISION 2050 apply today and how local jurisdictions address climate in their 2024 plans will be significant in their ability to meet the 2029 requirements.

Staff will seek feedback on board priorities for comprehensive plan certification to inform future staff recommendations.

NEXT STEPS

Additional local plans will be brought forward to recommend for certification at the board's February meeting.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org Erika Harris, Senior Planner, at eharris@psrc.org, or Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.

ATTACHMENTS

A. Draft Town of Steilacoom Certification Report

Local Comprehensive Plans Certification Report

Town of Steilacoom Comprehensive Plan

January 16, 2025



The Puget Sound Regional Council conducted a certification review of the Town of Steilacoom Comprehensive Plan. The Town of Steilacoom adopted its 2024 comprehensive plan update on September 17, 2024. PSRC staff provided comments on the draft plan in July 2024 to inform the final version of the plan.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the Town of Steilacoom 2024 Comprehensive Plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

The remainder of the report contains a summary of the PSRC review of the Town of Steilacoom comprehensive plan. The report documents requirements for certification and calls out highlights of the plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050 or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050 Implementation](#).



Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- Coordinate with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan describes how the town's policies and actions implement the Growth Management Act and VISION 2050. It includes many policies on coordinating with local Tribes, the City of DuPont, Pierce County, Pierce Transit, federal and state agencies, and other entities. The importance of coordinating with the Steilacoom Tribe is highlighted and the plan provides a description of the native people that inhabited the area before settlement.



Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Town of Steilacoom comprehensive plan aligns with the Regional Growth Strategy and effectively addresses Regional Growth Strategy policies in VISION 2050. The plan demonstrates that the town has sufficient capacity to accommodate planned growth through 2044. This includes 190 additional housing units and 10 additional jobs, consistent with the adopted countywide growth targets. The plan includes policies that encourage infill development.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes several policies to protect critical areas, habitat, and water quality. It identifies park, open space and trail needs and includes policies and projects to enhance and protect these resources. The housing policy on encouraging new residential development to incorporate elements such as common open spaces, recreational areas, and sidewalks is one example.



Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan includes a policy to meet state mandates and support regional goals on climate change. It includes a policy to address sea level rise by siting or relocating essential public services away from the 500-year floodplain and identifying and addressing other vulnerabilities.

The town should address the following comment in future updates to the plan.

- The plan should include a policy on mitigating impacts for vulnerable populations disproportionately affected by climate change. The additional information on people in Steilacoom that could be particularly vulnerable to climate impacts was noted. Additional analysis to address HB 1181 may need to be included by 2029. [Commerce](#) and [PSRC](#) have guidance on planning for climate change.

Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build thriving urban communities through **inclusive engagement**.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan includes a policy to support inclusive, early community planning to ensure that community input can have a meaningful impact on decisions. Policies and projects in the plan support the continued development of Steilacoom's downtown.



Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the development and preservation of affordable housing by considering **inclusionary and incentive zoning** and promoting affordable housing near **high-capacity transit**.
- Promote **homeownership** opportunities.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan contains a thorough housing needs assessment and racially disparate impacts analysis. Many policy additions and revisions were made to address potential racially disparate impacts, displacement, and exclusion. The plan includes a policy to maintain an inventory of surplus public lands that may be suitable for affordable housing development by nonprofit housing providers. Continued work is encouraged to make surplus land available for housing not met by the market and to implement the plan's affordable housing actions.

The town should address the following comments in future updates to the plan.

- Housing costs are extreme in the region. The town is encouraged to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.
- In the plan, ADUs are included as providing capacity for housing in the 50% to 80% AMI range. Guidance from Commerce considers ADUs as moderate income (80-120% AMI) for higher-cost communities. All central Puget Sound cities are considered higher-cost communities. The town should monitor the ability of ADU's to provide lower-income housing and look for opportunities to create additional capacity and remove barriers for housing in the lowest income ranges. Commerce's [Guidance for Updating Your Housing Element \(Book 2\)](#) is a useful resource.



Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Empower contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the economy policies in VISION 2050. The plan includes an assessment of the town's economic strengths and weaknesses. It includes policies to support its existing businesses, while attracting new business that enhance the town's atmosphere and quality of life.

Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **land use assumptions** for travel demand forecasts that are consistent with growth targets and consistent across the plan.
- Provide **inventories of existing facilities** and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.



Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan promotes active transportation by providing inventories, level of service standards, and projects and policies supporting multiple transportation modes. The plan contains policies supportive of Steilacoom's town center, including one prioritizing multimodal investments in the center. It includes analysis and policies to support the transportation needs of all town residents and strive for racial and social equity in transportation planning, including in underserved and underinvested neighborhoods.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to address the following:

- Promote **coordinated** and efficient use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Town of Steilacoom comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies to serve new development with sewer and eliminate existing septic tanks when they are no longer functional or when sanitary sewer becomes available. It also contains a policy to work with Pierce County, neighboring jurisdictions, and other utility providers to ensure consistency and coordination for regional facilities.

Conclusion and Next Steps

PSRC found that the Town of Steilacoom comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050, and the Regional Transportation Plan.

The town is encouraged to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 mid-cycle check.

PSRC is available to provide assistance for future plan updates. Additional planning resources can also be found at <https://www.psrc.org/our-work/plan-review>. If the town has questions or needs additional information, please contact Erika Harris at eharris@psrc.org or 206-464-6360.





Puget Sound Regional Council

January 9, 2025

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management Planning

Subject: **Regional Transportation Plan (2026-2050) Development**

IN BRIEF

Over the course of 2024, the Transportation Policy Board discussed key priorities for the next Regional Transportation Plan (RTP), with a particular focus on the plan's financial strategy. These discussions culminated in the approval in December of the scope of work for developing the next plan, which will be adopted in May 2026.

Staff will provide an overview of the RTP scope of work at the January 16 Growth Management Policy Board meeting and identify specific topic areas that may be of interest to the board in the coming months.

DISCUSSION

Since February 2024, the Transportation Policy Board has been discussing regional priorities and emphasis areas to guide development of the next RTP, scheduled for adoption in May 2026. Primary themes have included the continued focus areas of safety, climate and equity, maintenance and preservation, transit and accessibility, ferries, decarbonizing the system, recognizing the diverse needs and community contexts around the region, addressing changes in travel behavior since the pandemic and reevaluating the plan's financial strategy.

These discussions led to the development of the [RTP Scope of Work](#), which was adopted by the Executive Board at their meeting on December 5. The scope of work is based on the feedback received by both the Transportation Policy Board and Executive Board throughout 2024, the work underway to develop both safety and climate action plans, the reevaluation of the financial strategy and the scenario and sensitivity testing to be conducted at board direction in the coming months.

At the January 16 Growth Management Policy Board (GMPB) meeting, staff will provide an overview of the RTP scope of work. In addition, staff will review the work underway to update information on the current transportation system and the calendar of work throughout 2025 to develop the RTP. Topics of interest to the GMPB will be identified for future briefings as the draft plan progresses, for example related to transit access and climate.

For more information, please contact Kelly McGourty at kmcgourty@psrc.org or 206-971-3601 or Gil Cerise, Program Manager, at gcerise@psrc.org or 206-971-3053.



Puget Sound Regional Council

January 9, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Draft Regional Safety Action Plan**

IN BRIEF

PSRC has completed a draft of the Regional Safety Action Plan, funded through the USDOT Safe Streets and Roads for All (SS4A) Grant Program. The Growth Management Policy Board received multiple briefings in 2024 regarding various components of the plan.

The Draft Plan will be released for public comment and posted to PSRC's online Engagement Hub on the week of January 12.

DISCUSSION

The Regional Safety Action Plan (RSAP) has been under development since fall 2023, following the June 2023 Regional Safety Summit and receipt of grant funding from USDOT's Safe Streets and Roads for All (SS4A) program. In August 2024, PSRC launched the [RSAP Engagement Hub](#), providing information to stakeholders and the general public on how they can participate in the development of the plan. The Hub included an online opinion survey and featured key findings and elements of the plan as they were completed.

In addition to the online Hub, a comprehensive suite of outreach and engagement has occurred as part of the development of the draft plan. This has included four regional public meetings, seven focus groups, stakeholder interviews, and tabling at community events around the region. In addition, regular briefings have occurred to PSRC's boards and committees, as well as external partner agency meetings.

At their January 9 meeting, the Transportation Policy Board will be asked to authorize staff to release the draft Regional Safety Action Plan for public review and comment. The draft plan will be posted to the online Engagement Hub the following week and

comprehensive outreach to the public and interested stakeholders will be conducted. The final plan is scheduled to be adopted by the General Assembly in May 2025.

For more information, please contact Gary Simonson at gsimonson@psrc.org or (206) 971-3276.



Puget Sound Regional Council

January 9, 2025

INFORMATION ITEM

To: Growth Management Policy Board
From: Josh Brown, Executive Director
Subject: **Draft FY2026-2027 Biennial Budget and Work Program**

IN BRIEF

PSRC is in the process of developing the agency's FY 2026-2027 Biennial Budget and Work Program. The PSRC budget outlines transportation, economic and growth planning activities for the fiscal years 2026-27. The Growth Management Planning portion of the biennial budget is included as task 100.

DISCUSSION

The PSRC Operations Committee has primary responsibility for developing the budget and work program for both PSRC and EDD. Between September and December 2024, the Operations Committee reviewed revenue and expenditure assumptions as well as PSRC's financial policies. At its December 5, 2024 meeting, the Operations Committee reviewed the full draft FY 2026-2027 Biennial Budget and Work Program. The draft PSRC biennial budget includes estimated revenues and expenditures of \$41.7 million and is available for review by members online:

[Budget | Puget Sound Regional Council \(psrc.org\)](https://psrc.org)

NEXT STEPS

The Executive Board, Transportation Policy Board, Growth Management Policy Board and Economic Development Board will have the opportunity to review the Draft Budget and Work Program and forward comments to Operations Committee for consideration by March 16. Comments will be compiled and reviewed by the Operations Committee on March 27, 2025. The final budget is scheduled for approval by the Executive Board in April and adoption by the PSRC General Assembly in May.

For additional information, please contact Andrew Werfelmann at (206) 971-3292 or awerfelmann@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
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New January meeting date						

February						
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May						
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June						
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August						
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No meeting in August

October						
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December						
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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>.