Council Agenda Bill

AB Number

AB25-116

Agenda Bill Information

Title *

PSRC Conditional Certification to 2024
Comprehensive Plan

Action *

Motion

Council Agenda Section

Committee Report

Council Meeting Date *

11/24/2025

Staff Member

Mona Davis

Department *

Community Development

Committee

Community Development

Committee Date

11/17/2025

Exhibits

Packet Attachments - if any

x1 2024 Comprehensive Plan Certification Report by PSRC 08-28-2025.pdf	983.64KB
x2 Letter from PSRC providing conditional certification to Comprehensive Plan dated 09-25-2025.pdf	113.35KB
Resolution for PSRC Conditional Certification for 2024 Comp Plan.docx	22.95KB

Summary

Introduction *

Brief summary.

Resolution to acknowledge the Puget Sound Regional Council's (PSRC) conditional certification and
authorize staff to address the conditions according to the schedule outlined in the Certification Report
dated 8-28-25 in the City's 2026 Work Plan.

Proposed Motion

Move to adopt Resolution 1734 to authorize staff to address conditions outlined in PSRC's conditional
certification in the 2026 work plan.

Background/Overview *

What was done (legislative history, previous actions, ability to hyperlink)

The Puget Sound Regional Council (PSRC) conducted a certification review of the city's comprehensive plan,
which was adopted on December 9, 2024 under Ordinance 1302.

The Growth Management Act (GMA) requires that comprehensive plan updates be reviewed by state agencies and the Puget Sound Regional Council (PSRC) to ensure plans and policies support regional issues. Certification of local comprehensive plans is required by PSRC for jurisdictions to be eligible for federal transportation funding.

PSRC provided conditional certification on September 25, 2025 (Exhibit 2), which outlined the need to address the reconciled housing growth targets and document sufficient capacity to accommodate housing need allocations in the Certification Report dated August 28, 2025 (Exhibit 1).

Once the conditions are adequately addressed, submission of the adopted amended comprehensive plan and supporting documents must be completed by December 31, 2026 for further review and certification by PSRC. Conditions for full certification are described in more detail in attached Exhibit 1; specifically, conditions related to updated land use and housing element information are described on page 7 of the report.

Meeting the conditions outlined in the Certification Report ensures that the city will remain eligible to participate in the PSRC funding process and program projects into the Regional Transportation Improvement Program. A conditionally certified plan will revert to "not certified" status if the city fails to meet any of the conditions, therefore effectively making the city ineligible for grant funding.

Analysis*

Authorizing staff to complete a comprehensive plan amendment as part of the City's 2026 Work Plan that addresses the conditions outlined by PSRC to obtain full certification from PSRC in order to remain eligible for transportation grant funding.

Budgetary Status*

This is an extra-budget expenditure.

Budget Summary

While adopting this resolution does not obligate the City to pay a specified amount, addressing the conditions outlined in PSRC's conditional certification will require expenditures that were not included within the 2025-2026 Biennial Budget's Community Development (#001) appropriation. The amount of this expenditure is not currently estimated, but it will require one or more contracts with consultants to update growth target information, revise the Comprehensive Plan's housing and land-use elements, and update the City's zoning map. Any proposed contracts will be brought to Council in accordance with Financial Management Policy, and appropriation requests will be made at that time.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested

Fiscal Impact Screenshot