



Executive Summary - Planning Commission

Issue Title: Department of Community Development: 2024 Comprehensive Plan Remand and Certification

Meeting Date: April 21, 2026

Time Required: 45 Minutes

Attendees: Scott Diener, Planning Manager; Jim Rogers, Community Planning Supervisor; Garrett Ballew, Long Range Planner

Action Requested At This Meeting: No action necessary – briefing to update on status of the 2024 Comprehensive Plan Remand/Certification and proposed adjustments to satisfy conditions of the Remand/Certification.

Background:

On August 8, 2025, the Growth Management Hearings Board (GMHB) issued a Final Decision and Order (Attachment 7) finding that the County's 2024 Comprehensive Plan was noncompliant with the Growth Management Act (GMA), RCW 36.70A, in several respects. The GMHB identified the following deficiencies:

- **Housing.** The residential land capacity analysis (LCA) for the Housing element overstated redevelopment capacity, excluded most residential potential in mixed-use zones, and failed to demonstrate sufficient housing unit capacity for all income groups, particularly extremely low to moderate housing (0-80% AMI).
- **Wildfire Risk and Planning.** The Land Use element did not adequately address wildfire risk and emergency evacuation. The Plan did not adopt recognized wildfire planning frameworks, such as the International Wildland Urban Interface code (IWUIC) or Firewise USA standards, or equivalent alternatives.

On August 28, 2025, the Puget Sound Regional Council (PSRC) issued its Certification Report on the 2024 Comprehensive Plan (Attachment 9). The PSRC identified the following deficiencies:

- **Housing.** The PSRC concurred with the GMHB's finding that the Comprehensive Plan showed a housing deficit for all income groups, particularly below 80% AMI.
- **Employment Capacity.** The Land Use element showed a countywide employment capacity deficit, particularly in the Silverdale regional center and other unincorporated UGAs.

- **Air Quality.** The Transportation element lacked a required policy ensuring compliance with federal and state air quality standards and reduction of greenhouse gas emissions.

The GMHB's original Order required the identified comp plan deficiencies to be resolved and adopted by ordinance no later than February 4, 2026. However, in November 2025, the County requested and received an extension of the deadline (Attachment 8), to June 30, 2026. Both the GMHB appeal issues and the PSRC certification issues must be addressed by this date.

Workplan:

DCD will revise the Land Use, Housing and Transportation elements, and the Land Capacity Analysis (LCA), as necessary to comply with the GMHB's Order and the PSRC's Certification Report and meet the June 30, 2026, deadline. The current work plan is included as Attachment 1.

Status of County Response:

Along with proposed text amendments to the Comprehensive Plan (Attachment 3), additional refinements to the LCA methodology and calculations have been made to address the identified deficiencies to housing and employment capacity (Attachments 4 and 5). These adjustments are summarized in a separate memo (Attachment 2). The proposed text amendments, LCA revisions, and tables (Attachment 6) will be released publicly for review ahead of the public hearing scheduled for May 11, 2026.

Attachments:

1. Comprehensive Plan Remand Draft Work Plan, revised March 2026
2. Memo: Proposed Comprehensive Plan Updates to Address Certification Conditions
3. Draft Text Revisions to Comp Plan, March 2026
4. LCA Revision Worksheets – Employment, March 2026
5. LCA Revision Worksheets – Housing, March 2026
6. Revised Comprehensive Plan Tables
7. GMHB Final Decision and Order, August 2025
8. GMHB Order Granting Extension of Deadline, November 2025
9. PSRC Certification Report, August 2025
10. Staff Presentation