



Executive Summary – Planning Commission

Issue Title: 2024 Comprehensive Plan Remand and Certification
Meeting Date: October 21, 2025
Time Required: 20 Minutes
Department: Department of Community Development (DCD)
Attendees: Keri Sallee, Long Range Planner

Action Requested At This Meeting: No action necessary – briefing on 2024 Comprehensive Plan Remand/Certification issues and workplan.

Background:

On August 8, 2025, the Growth Management Hearings Board (GMHB) issued a Final Decision and Order 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. Provisions were not made for multimodal evacuation routes.

On August 28, 2025, the Puget Sound Regional Council (PSRC) issued its Certification Report on the 2024 Comprehensive Plan. 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 segments, 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 BOCC is required to adopt a resolution and workplan to resolve the PSRC's identified comp plan deficiencies, no later than November 30, 2025. The GMHB requires the comp plan deficiencies identified in its Order to be resolved and adopted by ordinance, no later than February 4, 2026.

Workplan:

DCD will revise the Land Use, Housing and Transportation elements as necessary to comply with the GMHB's Order and the PSRC's Certification Report. This work may also include updates to the LCA and adopted maps. The draft work plan is attached for the Planning Commission's review.

Attachments:

Comprehensive Plan Remand Draft Work Plan