



Growth Target Reconciliation

Growth Management Planning Council – March 26, 2025

Today's meeting

- Reconciliation process status update
- Developing the hybrid option
- Draft GMPC Motion 25-1
- Discussion and potential action

Reconciliation requests and process status

Last December, IJT presented multiple reconciliation options to GMPC

GMPC members directed IJT to prepare a motion:

- Amending growth targets and housing need by reducing the countywide growth total
- Explore including a “hybrid option” or incentives for another jurisdiction to adopt the reconciled growth and housing need

Summary of reconciliation requests:

	Carnation	Snoqualmie
Adopted Target	799	1,500
Requested Target	350	719
Difference	-449	-781
Changed local circumstances since targets were set	Understanding of target meaning, emergency management system failures	Development plans supporting targets extinguished, limited water supply

Developing the hybrid option



No other jurisdiction stepped forward to affirmatively increase growth target and associated housing need



Limited scope of incentives to offer (grant partnership, technical assistance)



GMPC members previously expressed interest in information on where capacity surpluses or additional growth opportunities exist

Hybrid Reconciliation Option

- Creates an opportunity for a willing jurisdiction to take on the reconciled growth and associated housing need and update their comp plan, if consistent with regional/countywide policy and guiding principles
- Perform an analysis of growth assumptions and capacity under new comprehensive plans

GMPC Motion 25-1

Recommends three actions:

1. Amends housing growth targets and housing need for Carnation and Snoqualmie in the Countywide Planning Policies
 - Preserves 99.8% of need for units affordable to low-income households
2. GMPC staff will work with a willing jurisdiction to increase their growth targets and housing need by the amounts removed by reconciliation, if consistent with policy and reconciliation guiding principles
 - Staff would co-pursue funding opportunities and provide technical assistance
3. GMPC staff will review comprehensive plan growth and capacity assumptions and report back to GMPC

Discussion and potential action

GMPC Motion 25-1