

# Local Comprehensive Plans Certification Report City of Puyallup Comprehensive Plan

February 12, 2026



The Puget Sound Regional Council (PSRC) conducted a certification review of the City of Puyallup comprehensive plan. Puyallup adopted their 2024 comprehensive plan update on July 22, 2025. PSRC staff provided comments on the draft plan in February 2025 to inform the final plan adopted by the city.

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 City of Puyallup 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation 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.<sup>1</sup> 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. PSRC encourages jurisdictions to address those items during upcoming comprehensive plan updates and other planning efforts.

## 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

<sup>1</sup> 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](#).



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. Find more information about the requirement to review and certify local plans in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC’s [VISION 2050 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 Puyallup comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan acknowledges the city’s planning work within the context of state, regional, and countywide policy frameworks, recognizing the interjurisdictional nature of community needs such as transportation and economic development. The plan also acknowledges that successful housing development depends on regional collaboration and highlights partnerships with organizations like South Sound Housing Affordability Partners (SSHAP).



# 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 the 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 Puyallup comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan demonstrates the city has the capacity to meet growth targets of an additional 7,482 housing units and 14,715 jobs by 2044, consistent with Pierce County's growth targets. The city increased zoning capacity in this update to accommodate housing needs.

## 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 Puyallup comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes a policy to maintain, and, where possible, improve air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of all residents. The city adopted a Shoreline Master program in 2023, and the comprehensive plan includes seismic and volcanic hazard area maps. Policies in the Natural Environment chapter include goals around conserving and protecting environmentally critical areas from loss or degradation. The plan specifically calls to monitor and update the 20-Year Natural Open Spaces Restoration Plan and collaborate with conservation non-profit organizations.

## 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 Puyallup comprehensive plan addresses the climate change policies in VISION 2050. The plan builds on the city's 2022 Climate Action Plan to emphasize the importance of climate adaptation and mitigation. The plan acknowledges the city's 2022 climate emergency declaration and commits to a significant reduction in greenhouse gas emissions in line with the Growth Management Act, as well as regional and countywide targets.

The city should address the following comments in future updates to the plan:

- The city's Environment and Sustainability Action Plan includes several strategies for reducing emissions. In future updates to the comprehensive plan, PSRC encourages the city to include updates related to the Action Plan, including analysis and policies around climate change impacts to vulnerable populations, ensuring access to healthy environments for all residents, and community resilience.
- The Department of Commerce released final guidance on climate planning consistent with House Bill 1181 at the end of 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city



should be aware of this upcoming deadline to complete climate elements and monitor whether the plan's current state reflects the new requirements.

## 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 Puyallup comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan encourages mixed-use developments, and the Community Character chapter includes policies focused on design, amenities and neighborhood-specific characteristics related to residential areas. As part of a strategy to encourage transit-supportive densities and land uses, the plan includes a policy to focus the city's employment growth within the growth centers and River Road corridor.

The city should address the following comments in future updates to the plan:

- The plan includes goals and policies supporting the two regional growth centers. PSRC is in the process of conducting an in-depth review and redesignation of regional centers. To maintain center designations, the city should continue its efforts to align with urban growth center criteria, and if significant updates are needed to meet these standards, they should be addressed in future plan amendments, including adoption of mode split goals.



# 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 Puyallup comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan documents the city has sufficient capacity to accommodate its allocated share of countywide housing need by income bands. In 2021, the city adopted a Housing Action Plan identifying goals and strategies to encourage new housing production. The plan includes measures such as expanding the Multifamily Tax Exemption (MFTE) eligibility and rezoning low-density residential areas to accommodate growth.

The city should address the following comments in future updates to the plan:

- The city's Housing Needs Assessment indicates that the city has the land capacity to meet housing needs at various income brackets by 2044. However, the plan notes a need for 458 emergency housing units and a capacity of 150. The city is addressing gaps in emergency housing provisions in 2026 with code amendments anticipated for adoption by the end of May 2026. PSRC encourages the city to update the comprehensive plan to reflect the emergency housing capacity following the changes to regulations.
- The city completed a Housing Equity Analysis Report in March 2024 that includes recommendations to achieve more equitable housing outcomes. PSRC encourages the city to continue to work towards implementation of these recommendations.
- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city 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.



# 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.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

## Certification Findings

The Puyallup comprehensive plan effectively addresses the economy policies in VISION 2050. The plan notes the city's continued participation in the Local Infrastructure Financing Tool (LIFT) program to support private jobs growth/investment. The plan includes policies and strategies to support collaboration with economic development partners and provide services to support the Washington State Fair and Events center.



## Transportation

### Scope of Review

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

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- 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 Puyallup comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan includes goals to review planned uses within the flight path for Pierce County Airport and discourage incompatible uses. The plan identifies pedestrian and bicycle priority networks and provides policies emphasizing non-motorized mobility options. The plan identifies and estimates long-term funding sources for transportation facilities and services, including additional options to increase revenue such as Transportation Benefit Districts and Local Improvement Districts.



The city should address the following comment in future updates to the plan:

- Please note the Growth Management Act will require multimodal level of service standards in central Puget Sound jurisdictions by 2029, and additional guidance may be available in the future to refine adopted standards.

## Public Services

### Scope of Review

VISION 2050 calls for local comprehensive plans to:

- 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 Puyallup comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes a capital facilities inventory, information on existing school facilities, as well as surface and stormwater facilities. The plan also identifies potential funding and revenue to maintain adequate facilities.

The city should address the following comment in future updates to the plan:

- While the plan includes policies to protect and enhance the environment and public health, future updates should address the impacts of climate change on public facilities.

## Conclusion and Next Steps

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

PSRC encourages the city 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 Growth Management Act Implementation Progress Report.



PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Paul Inghram at [pinghram@psrc.org](mailto:pinghram@psrc.org) or 206-464-7549.

