

Local Comprehensive Plans Certification Report City of Bonney Lake Comprehensive Plan

March 12, 2026



The Puget Sound Regional Council conducted a certification review of the City of Bonney Lake comprehensive plan. Bonney Lake adopted its 2024 comprehensive plan update on December 9, 2025. PSRC staff provided comments on draft sections of the plan in August 2024 and October 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 Bonney Lake 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.¹ 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. Jurisdictions are encouraged 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

¹ 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. More information about the requirement to review and certify local plans is provided 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 Bonney Lake comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan includes policies and discussion on coordination with the public and other jurisdictions, agencies, Tribes, and public service providers. It prioritizes funding for transportation infrastructure in the city’s two local centers. The plan includes policies that support fiscal tools to help the city meet infrastructure and other needs.



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 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 Bonney Lake comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan demonstrates that the city has sufficient capacity to accommodate its adopted growth targets of 1,451 additional housing units and 1,717 additional jobs through 2044. It encourages the development of mixed-use, senior housing, high-density residential, and public services to create vibrant activity nodes, provide a variety of housing choices, advance sustainable development principles, and support transit. The plan has policies to promote infill development.

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 Bonney Lake comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes an overall tree canopy goal of 38% and supports establishing and maintaining a healthy urban forest. It has policies to protect and improve water quality through strategies such as stormwater management best practices, aquifer protection, and coordination with agencies, Tribes, and jurisdictions in the watershed. The plan promotes environmental stewardship programs such as those aimed at wetland preservation.

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

- The city is commended for including CD-LU-9.1 on reducing the negative health effects of air, noise and light pollution and Goal CD-LU-9 on improving access and opportunities to enhance the health of all Bonney Lake residents while reducing the negative factors that reduce their well-being. Prioritizing these efforts for vulnerable populations would more fully address VISION 2050 policies. VISION 2050 defines vulnerable populations as people who are unable to avoid or have difficulty recovering from the impacts of hazardous conditions because of factors such as limited resources or impaired physical health.
- Consistent with VISION 2050 and national best practices, PSRC recommends including a policy and parks level-of-service to provide parks within a 10-minute walk of all residents. This will set the foundation for adding or expanding parks to create equitable access. PSRC uses the Trust for Public Land's ParkServe mapping tool to identify park gaps. ParkServe shows that [36% of Bonney Lake's residents](#) live within a 10-minute walk of a park.

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 Bonney Lake comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan includes a policy to develop a citywide approach to increasing energy



efficiency and reducing greenhouse gas emissions. It supports pursuing renewable energy sources as part of new and existing city buildings and infrastructure projects. The plan supports reducing greenhouse gas emissions through transportation strategies that decrease vehicle trips.

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

- The city has made important progress on addressing climate change in the comprehensive plan. The Department of Commerce released [final guidance](#) on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region in 2029. The city should be aware of this upcoming deadline 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 Bonney Lake comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan encourages a mixed land use pattern in which people live close to jobs and services, allowing shorter and fewer vehicle trips. It promotes dynamic and vibrant centers accommodating housing, shopping, services, civic activities, entertainment facilities, and recreational opportunities in a manner that harmoniously blends the natural and built environments. The plan supports annexation of the city's Potential Annexation Areas through policies on joint planning with Pierce County and coordination of urban services.

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

- The plan includes goals and policies on preventing residential displacement. The city should consider addressing potential displacement of existing businesses that may result from redevelopment and market pressure in the plan.



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 Bonney Lake comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan demonstrates that the city has sufficient capacity to accommodate its allocated share of countywide housing need by income level, including emergency housing, and documents strategies to address barriers to affordable housing. The plan supports providing a variety of housing options that will meet the needs of all Bonney Lake's current and future residents and are affordable to all economic segments. It promotes the maintenance, repair, and rehabilitation of the city's existing housing stock by encouraging homeowners to take advantage of existing maintenance, repair, weatherization, and preservation programs, services, and resources.

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

- 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.
- The city should coordinate with Commerce to address any outstanding comments on development regulations and work to ensure that development regulations implement the comprehensive plan.



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 Bonney Lake comprehensive plan effectively addresses the economy policies in VISION 2050. The plan directs the city to work with other public agencies and private interests, including the Tacoma-Pierce County Economic Development Board, Sumner and White River School Districts, Chamber of Commerce, and others to promote employment and occupational training and advancement programs and job placement skills. It has several policies to enhance access to quality childcare.



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 Bonney Lake comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan promotes improving pedestrian and bicyclist safety throughout Bonney Lake through design, signage, capital projects, pavement maintenance, street sweeping, pavement striping, and public education. It encourages the expansion of public transit and paratransit services to provide convenient and affordable transportation alternatives for all residents and employees. The plan includes many policies that support transportation demand management strategies to reduce single-occupant vehicle travel and encourage alternative modes of travel.



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

- The Growth Management Act requires local comprehensive plans to include a multiyear transportation financing plan for how the jurisdiction will meet the mobility needs identified for the planning period (RCW 36.70A.070(6)). The Community Mobility element includes a transportation project list through 2049 with cost estimates. The Capital Facilities & Services element includes a Capital Improvement Plan with revenues through 2030. PSRC recommends also including probable revenues available to the city through 2044, an analysis of the sufficiency of funding resources compared to estimated costs identified, and a reassessment strategy in the event revenues fall short of costs. Find further guidance on how to address the financial analysis in the plan in PSRC’s [Transportation Element Guidance](#).
- Consistent with VISION 2050, the plan includes multimodal level of service standards to identify system improvements. Please note that GMA 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 Bonney Lake comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes a policy to partner with school districts in the city to improve non-motorized transportation systems to enhance the safety of children walking and riding bicycles to school. It has several policies to protect water quality through providing sewer services to all residents. The plan includes policies to improve energy and water efficiency.

Conclusion and Next Steps

PSRC found the City of Bonney Lake 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 Erika Harris at 206-464-6360 or eharris@psrc.org.

