



Puget Sound Regional Council

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City of Bonney Lake 2017 Comprehensive Plan Update

- 1) Certification report dated January 22, 2018 (see page 2). As of this Executive Board action taken at the February 22, 2018 meeting, the City of Bonney Lake comprehensive plan is now fully certified for consistency with the transportation-related provisions of the Growth Management Act, VISION 2040, and Transportation 2040.
- 2) Certification report dated December 31, 2015 (see page 4). This report summarizes complete review of the 2015 comprehensive plan update and a certification condition for the city to address by December 31, 2017.

PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

CITY OF BONNEY LAKE COMPREHENSIVE PLAN

January 22, 2018

BACKGROUND

In December 2017, Bonney Lake adopted amendments to its comprehensive plan, including amendments to the Introduction and Community Development elements, the adoption of the Bonney Lake Centers Plan, and updates to the Easttown Subarea plan, that address the plan's conditional certification.

CERTIFICATION RECOMMENDATION

Based on the review of the 2017 Bonney Lake comprehensive plan amendments, the following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Bonney Lake 2017 comprehensive plan amendments conform to the Growth Management Act and are consistent with multicounty planning policies and the regional transportation plan.

2017 COMPREHENSIVE PLAN AMENDMENTS

The Growth Management Act requires local comprehensive plans to be updated to accommodate the growth that is anticipated for the succeeding 20-year planning period (see RCW 36.70A.070, .115, and .130). VISION 2040 (MPP-DP-3) calls for countywide adoption of housing and employment growth targets that promote the Regional Growth Strategy. MPP-T-9 calls for coordination of state, regional, and local transportation planning in support of that strategy. The Act also requires that plan elements use consistent land use assumptions in order that a local jurisdiction is coordinating planning for land uses, housing, and capital facilities (RCW 36.70A.070(6)).

The December 2015 certification report for the Bonney Lake comprehensive plan update identified inconsistency between the anticipated growth included in the plan and the housing and employment growth targets adopted by Pierce County. The conditional certification called for the city to consider adjustments to the plan's anticipated population and employment growth to more closely align with adopted countywide targets, to recognize the role of designated Small Cities in accommodating growth, to identify strategies to manage growth, and to ensure that proposed expansions of the Urban Growth Area (UGA) are consistent with countywide planning policies and do not add capacity for growth that is inconsistent with the city's role as a Small City.

In March 2017, PSRC reclassified Bonney Lake from a Small City to a Larger City, recognizing the current population and employment size of the city. Under PSRC's Regional Growth Strategy, Larger Cities are anticipated to accommodate a larger share of the county's population, housing, and employment growth. In a separate but related process, the city coordinated closely with Pierce County and PSRC during discussions of target adjustments. As part of the 2017 target reconciliation, the city's housing targets were increased to accommodate growth targets transferred from other communities in Pierce County. Bonney Lake revised the plan's discussion of growth targets and demonstrated that the revised estimates of the city's growth are reasonably close to the adopted revised Pierce County targets. The city's analysis of growth rates leads it to anticipate population growth that is about 38 percent higher than the adopted growth target. In addition, actions identified in the plan are consistent with the conditions and take steps to better align city growth with the Regional Growth Strategy. These actions include:



- Using a Residential/Conservation Zoning District.
- Redesignating 163 acres to Open Space-Conservation.
- Adopting the Bonney Lake Centers Plan and focusing future growth to three designated centers in the city.
- Prioritizing transportation and infrastructure spending to support those three centers.

Finally, the city has worked with the county's Growth Management Coordinating Council regarding management of the UGA. The city's adopted plan amendments modify its discussion of the UGA and remove several areas that were previously identified for potential UGA expansion.

Conclusion

PSRC staff worked closely with the city regarding the city's classification and the amendments to address growth targets. The amended plan demonstrates consistency with the GMA in planning for growth reasonably consistent with adopted growth targets.

If the Executive Board acts as recommended, the plan will no longer have conditions on its certification. PSRC looks forward to working with the city on future planning efforts and will continue to provide guidance and technical assistance on any further amendments to the plan, subarea plans, or functional plans developed in response to additional issues identified through the PSRC certification review.

Additional background and resources can be found in the [City of Bonney Lake 2015 PSRC Plan Review and Certification Report](#) and on the PSRC website at <https://www.psrc.org/our-work/plan-review>. Questions should be directed to Paul Inghram at 206-464-7549 or pinghram@psrc.org.

PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

CITY OF BONNEY LAKE COMPREHENSIVE PLAN

December 31, 2015



BACKGROUND

The Washington State Growth Management Act calls for coordination between local, regional, and state planning efforts. To advance this coordination, state law requires PSRC to certify that regional transit plans, countywide planning policies, and local comprehensive plans within the central Puget Sound region conform to: (1) established regional guidelines and principles, (2) the adopted long-range regional transportation plan, and (3) transportation planning requirements in the Growth Management Act. Within the central Puget Sound region, the multicounty planning policies in VISION 2040 have been established as the regional guidelines and principles under Revised Code of Washington (RCW) 47.80.026. Certification of local comprehensive plans is also a requirement for jurisdictions and agencies that intend to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program, regardless of funding source.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process ([Adopted Policy and Plan Review Process](#), Revised September 2003) for reviewing and certifying local, countywide, regional, and transit agency policies and plans.¹ This process also provides an opportunity to coordinate and share information related to local and regional planning. A set of materials, compiled in a [Plan Review Manual](#), provides details on the review and certification process, background, and framework. The manual also provides guidance and checklists for aligning plans and policies with [VISION 2040](#), [Transportation 2040](#), and [Growth Management Act](#) requirements.

DISCUSSION

This report summarizes the findings and recommendations regarding the periodic update to the comprehensive plan for the City of Bonney Lake, adopted by the city on June 30, 2015. Previously, PSRC conditionally certified the City of Bonney Lake's comprehensive plan in July 2011 and extended the deadline in November 2013, requiring that the city resolve internal inconsistencies in the plan between projected growth and available capacity and adopt an updated plan by June 2015. PSRC staff coordinated with city staff in the review of the updated 2015 comprehensive plan and development of this report. With the 2015 update, this recommendation finds that the prior conditional requirements have been met by the city and the internal inconsistency resolved.

CERTIFICATION RECOMMENDATION

Based on the review of Bonney Lake 2035, the city's comprehensive plan, the following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

The Puget Sound Regional Council conditionally certifies that the transportation-related provisions in Bonney Lake 2035, the city's comprehensive plan update, conform to the

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 2040, Part IV: Implementation.

Growth Management Act and are consistent with multicounty planning policies and the regional transportation plan.

Conditional status is in place until the city of Bonney Lake amends the comprehensive plan to address inconsistency between the anticipated growth included in the plan and the housing and employment growth targets adopted by Pierce County. This will include amending the comprehensive plan to:

- **Adjust the plan's anticipated population and employment growth to more closely align with adopted countywide targets. It is recognized that the city's ability to reduce planned growth levels may be limited by unavoidable factors, such as actual growth since the target base year and entitlement of additional housing growth in the pipeline.**
- **Recognize the objective of aligning with the Regional Growth Strategy, including the role of designated Small Cities and the objective to limit growth in those cities.**
- **Identify and prioritize strategies the city will take to appropriately manage growth and work toward better alignment with the Regional Growth Strategy. Strategies should address more fully the impacts of planned growth on regional and local infrastructure and services and on the environment. Where feasible, the city should adopt strategies intended to limit or slow future development.**
- **Modify the discussion of the Urban Growth Area to ensure that proposed expansions of the UGA are consistent with countywide planning policies and do not add capacity for growth that is inconsistent with the city's role as a Small City.**

The city should also conduct enhanced coordination with Pierce County to review adopted growth targets, including potential revisions to those targets to better align with the city's plan while maintaining consistency with the Regional Growth Strategy. Coordination with the county, state, and other agencies should also occur to more fully address the potential regional impacts of planned growth that exceeds agreed-upon targets.

These conditions will be addressed according to the following the schedule:

1. **Council adoption of a plan of work that addresses the condition identified in the certification report by April 30, 2016.**
2. **Submission of a draft amended comprehensive plan and supporting documents that address the condition to PSRC for review and comment in advance of adoption.**
3. **Once the condition is adequately addressed, submission of the adopted amended comprehensive plan and supporting documents by December 30, 2017, for review and certification by PSRC.**

The city acknowledges and understands these conditions.

This report contains a summary of the PSRC review of the City of Bonney Lake comprehensive plan update. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and Local Comprehensive Plan Checklist, is listed in high level bullets. Discussion in each topic area highlights exemplary provisions of the plan, as well as issues identified through the certification review where future work on the part of the city is needed to more fully address VISION 2040, Transportation 2040, and Growth Management Act planning requirements.

Part I: Conformity with Growth Management Act Transportation Planning Requirements

SCOPE OF REVIEW

The Growth Management Act (RCW 36.70A.070(6)) includes several requirements related to transportation elements in local comprehensive plans. These requirements are summarized as follows:

Land use assumptions and forecasts of travel demand that are internally consistent and consistent with growth targets.

Service and facility needs, including 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.

Financing and investments, including a multiyear financing plan and reassessment strategy to address potential funding shortfalls.

Intergovernmental coordination with neighboring cities, counties, and regional and state agencies.

Demand management, including programs to implement the Commute Trip Reduction Act.

Pedestrian and bicycle planning, including project funding and capital investments, education, and safety.

Land uses adjacent to airports, identifying relevant facilities, existing and planned uses, and policies that discourage incompatible uses.

Air quality is largely an interjurisdictional issue in which each jurisdiction's travel behaviors, measured through vehicle emissions, affect the regional airshed. The Washington Administrative Code (WAC) requires local transportation elements and plans to include "policies and provisions that promote the reduction of criteria pollutants" for mobile sources (WAC 173-420-080). When PSRC reviews plans, it also certifies that the comprehensive plans include air quality policies and provisions, including a commitment to meeting the requirements of applicable federal and state air quality legislation.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

Bonney Lake 2035, the city's comprehensive plan, effectively addresses many of the transportation planning requirements of the Growth Management Act and includes adequate air quality policies and provisions. Highlights include:

- ☑ The Community Mobility Element provides thorough information about multiple modes of travel, the need for future facility improvements, and opportunities to mitigate transportation impacts. The level of detail provided will aid the city as it responds to growth and plans capital investments.
- ☑ Inclusion of a list of specific transportation system needs, a financing plan, and a reassessment strategy for the 20- year period of the plan.
- ☑ The city demonstrates a commitment toward enhancing the walkability of the community and states an objective of people of all ages and abilities having easy access to their community "on foot." This objective is backed up by the adopted level-of-service standard for nonmotorized travel and planning for pedestrian mobility in several neighborhood nodes.
- ☑ Section 4 of the Community Mobility Element and Section 4 of the introduction both discuss coordination with state, regional and county-level plans to help ensure consistency with regional transportation planning.
- ☑ Policies support efforts to address air quality impacts associated with transportation (ES-9.1, 9.2, 9.3).

DISCUSSION: CONDITIONS FOR CERTIFICATION

- ☐ The certification conditions are discussed in detail under the Development Patterns section regarding consistency between the growth expectation of the comprehensive plan and the Regional Growth

Strategy. The estimate of demand for new infrastructure and transportation projects should be reviewed and revised as necessary to ensure the plan maintains internal consistency given the reassessment of planned growth. In response to anticipated higher levels of growth it may be appropriate to emphasize and prioritize transportation actions that help to mitigate the impacts of growth, including supporting walkable environments and enhancing transit access.

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- As noted above, the plan includes a number of important policies supportive of nonmotorized transportation. Additional subarea planning would help ensure that the plan's neighborhood nodes are developed to be truly pedestrian friendly and comfortable places to walk. Per the Transportation 2040 Physical Design Guidelines, site and building design, pedestrian-oriented uses, sidewalks, landscaping and pathways all can play an important part in creating walkable communities. Actions to enhance the pedestrian environment could be prioritized for implementation.

Part II: Consistency with Regional Plans and Policies

OVERVIEW

This section discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2040, and Transportation 2040, the region's long-range transportation plan. In addition to the multicounty planning policies, VISION 2040 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as a number of implementation actions for local governments to carry out. Each policy area addressed in VISION 2040 is discussed in turn below.

VISION 2040 Context Statement

VISION 2040 calls for local plans to include a context statement that describes how the comprehensive plan addresses regional policies and provisions adopted in VISION 2040. The plan includes policies emphasizing consistency with VISION 2040. The city should consider describing in greater detail how the comprehensive plan addresses VISION 2040, including the MPPs and the Regional Growth Strategy, when the city next amends the plan. Examples of context statements are provided in PSRC's Plan [Review Manual](#), page 2-1.

Environment

SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following environmental policy topics:

Stewardship, including addressing the natural environment throughout the plan, decisions based on best-available science, and regional environmental initiatives.

Earth and habitat, including open space protection, restoration and protection of native vegetation, and coordination with adjacent jurisdictions.

Water quality, including actions that maintain hydrologic functions and reduce water pollution in ecosystems, watersheds, shorelines, and estuaries.

Air quality and climate change, addressing federal and state laws, reduction of pollutants, Puget Sound Clean Air Agency policies, and reduction of greenhouse gas emissions and adaptation to climate change.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Bonney Lake comprehensive plan addresses the environmental policy topics in VISION 2040 with strong goals and actionable policies. Highlights include:

- ☑ A goal to protect agricultural resource lands and opportunities for urban agriculture (ES-8).
- ☑ The depth of information about critical areas, including detailed maps of volcanic hazards and liquefaction zones, and the use of land use designations to reduce risks associated with natural hazards.
- ☑ The integration of the updated Shoreline Master Program with the comprehensive plan.
- ☑ Policies that address the city's urban forestry and a focus on the steps needed to maintain, preserve, and enhance Bonney Lake's tree canopy, including working towards a target of 50% tree canopy coverage (Goal ES-7).
- ☑ A goal to meet the state greenhouse gas reduction target to reduce emissions to 25% below 1990 levels by 2035 (Goal ES-9).

DISCUSSION: AREAS FOR FURTHER WORK

- ☐ The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans: The plan provides information about environmentally sensitive areas and resource lands associated with Fennel Creek while also promoting more intense development of the adjacent Midtown center area. Consistent with MPP-DP-32, the plan should consider specific strategies to ensure compatible development and opportunities to avoid impacts typically associated with urban development and transportation.

Development Patterns – Including Regional Growth Strategy

SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following development patterns policy topics:

Urban areas, including targets for housing and employment growth, compact communities that support transit and walking, and provisions for redevelopment of underused land.

Centers, including planning for one or more central places as locations for compact, mixed-use development, with policies that prioritize funding to centers to advance development.

Unincorporated urban areas, including policies that advance annexation and orderly transition of governance.

Resource lands, including identification of steps to limit development.

Regional design, addressing local provisions that apply the Transportation 2040 Physical Design Guidelines, energy efficient building, historic preservation, and enhanced sense of community.

Health and active living, addressing healthy environment, physical activity and well-being, and safety.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The city's comprehensive plan effectively addresses many of the development patterns policies in VISION 2040. Highlights include:

- ☑ The plan includes policies that support future growth within Bonney Lake's mixed-use centers, Downtown, Midtown and Eastown, consistent with VISION 2040's support for directing growth to subregional and town centers. The plan anticipates 65% of housing growth and the majority of employment growth to occur in these center areas and directs transportation investments and services to support them.
- ☑ Support for the transformation of auto-oriented shopping centers into more pedestrian-oriented centers to generate foot traffic, create a stronger sense of place, and bring life to outdoor spaces (CD-2.16).

- ☑ Provisions that identify a number of walkable neighborhood nodes that are located for ease of non-motorized access and serve as a framework for prioritizing pedestrian improvements coordinated with the uses in these node areas.
- ☑ The plan’s incorporation of public health planning and support for active lifestyles is impressive. The plan benefits from the city’s coordination with Tacoma-Pierce County Health Department and incorporating health as a theme throughout the plan. Health and active living, addressing healthy environment, physical activity and well-being, and safety are all addressed in the plan.

DISCUSSION: CONDITIONS FOR CERTIFICATION

Bonney Lake must address the following provision of the Growth Management Act and VISION 2040 in order to maintain certified status:

- ☐ RCW 36.70A.130 requires that local comprehensive plan updates accommodate the growth projected to occur over the subsequent 20-year period. VISION 2040 (MPP-DP-3) calls for countywide adoption of housing and employment growth targets that promote the Regional Growth Strategy. MPP-T-9 calls for coordination of state, regional, and local transportation planning in support of that strategy. RCW 36.70A.070 requires the transportation element of local comprehensive plans to implement and be consistent with the land use element.

To implement the Regional Growth Strategy, Pierce County and its cities developed housing and employment targets for the 2008-2030 period. The targets allocate a modest amount of housing and jobs to Small Cities, which includes the City of Bonney Lake, as a reflection of the stated regional role for these cities to accommodate limited growth. The targets for Bonney Lake are to grow by 2,670 housing units and 1,141 jobs over the period of 2008-2030.

Bonney Lake 2035 (page 1-5) acknowledges the PSRC guidance for local comprehensive plans to use “land use assumptions that correspond with the most recently adopted growth targets” (pg. 3B-6) and focus transportation improvements to “support existing and planned development as allocated by the Regional Growth Strategy” (pg. 3B-5). However, the plan cites recent and ongoing growth as a way of estimating the addition of 3,363 housing units over the planning period 2014-2035 compared to the adopted target for 2008-2030 of 2,670 housing units. This planned level of growth significantly exceeds the expectations of the adopted target, even when accounting for the shift of the planning period from 2030 to 2035, and raises concerns about consistency with the regional transportation plan.

Countywide Adopted Housing Target 2008-2030	2,670
2008-2014 development	931
Pipeline development	1,218
Remaining target (target minus development and pipeline)	521
<i>Bonney Lake 2035</i> 2014-2035 planned growth	3,711
2014 Buildable Lands Report housing capacity (as of 2012)	4,197

In establishing the growth assumptions, the plan cites recent development, development proposals in the “pipeline,” and assumptions about future growth rates. Section 4 of the Introduction chapter acknowledges the need to implement VISION 2040’s Regional Growth Strategy and points to re-designating 163 acres to Open Space Conservancy to protect sensitive areas and manage growth.

However, the plan lacks sufficient measures to manage growth consistent with the adopted targets and appears to support a land use pattern and infrastructure development to support a pace of growth that exceeds the targets.

Development of the city's vacant and underdeveloped areas has the potential to be well-planned and managed in a way that fully meets the community's stated goals to be well-designed, pedestrian friendly, and supportive of transit service, while also timing support of development of these areas to better align with the growth targets.

To comply with VISION 2040, the plan requires amendments to address inconsistency between the anticipated growth included in the plan and the housing and employment growth targets adopted by Pierce County. Planning for transportation and other infrastructure should be based on a calculation of anticipated growth that is reasonably aligned with the adopted housing and employment growth targets. The city may work with Pierce County to adjust the growth targets, consistent with the Regional Growth Strategy. If unavoidable circumstances are such that the city's plan for growth cannot fully align with the adopted targets (as indicated in the comprehensive plan), the plan should be amended to demonstrate the city's efforts to better manage and mitigate growth and work towards alignment with the Regional Growth Strategy as discussed above. PSRC staff is available to provide technical guidance on reconciling the growth assumptions, documenting data sources, and identifying potential actions and measures.

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- ☐ Per MPP-DP-18, the city is encouraged to continue to coordinate with Pierce County regarding a logical framework for affiliating the adjacent unincorporated urban areas to provide predictability for the future of those areas.
- ☐ Bonney Lake is encouraged to continue to plan for its identified center areas. It may be appropriate to consider the size of the centers and to define core areas that are pedestrian focused. The core area of centers should be compact communities that support transit and walking, a mixture of uses, and redevelopment of underused land. More information on center planning can be found PSRC's [Plan Review Manual](#), page 3-1. The city could utilize resources such as PSRC's center plan checklist and Transportation 2040 Physical Design Guidelines to promote pedestrian-oriented places, manage parking, and plan for multimodal travel options.

Housing

SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following housing policy topics:

Increased housing production opportunities, including diverse types and styles for all income levels and demographic groups.

Affordable housing needs, including an assessment of existing and future housing needs based on regional and local factors, including household income, demographics, special needs populations, and adequacy of existing housing stocks.

Regional housing objectives in VISION 2040, including promotion of housing diversity and affordability, jobs-housing balance, housing in centers, and flexible standards and innovative techniques.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The city's comprehensive plan effectively addresses the housing provisions contained in VISION 2040. Highlights include:

- ☑ A goal and policies that support providing a range of housing options and affordability to meet the needs of the community (Goal CD-3; CD-3.1) and detailed information about household incomes and housing needs within Bonney Lake.
- ☑ Policies that support housing for residents with special needs (CD-3.2).
- ☑ Policies to ensure a sufficient supply of affordable housing to all income levels and supporting participation in regional responses to housing needs (CD-3.5, 3.6).

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comment at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- The plan identifies that 13% of households have household incomes of less than \$25,000 and that a high proportion of jobs within the city are in retail. Therefore, the plan should more directly address how the housing needs of the community can be fully met through policies and actions. The plan should consider the funding needed for affordable housing that is not met through market conditions, such as for very low income households. Two potential strategies could be to encourage maintenance and preservation of existing affordable housing and evaluating surplus city land for potential use for affordable housing. For additional strategies and resources, see PSRC's [Housing Innovations Program](#).

Economy

SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following economic development policy topics:

Include an **economic development element** that addresses: business, people, and places.

Retention and recruitment efforts that support family wage jobs, industry clusters that export goods and services, and small businesses that are locally owned.

Equitable benefits and impacts, including provisions and programs that promote economic vitality in distressed areas or areas with disadvantaged populations.

Adequate housing growth in centers through collaboration with the private sector and provision of infrastructure.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The city's comprehensive plan effectively addresses many of the economic provisions of VISION 2040. Highlights include:

- ☑ A thorough economic development element, Economic Vitality, which includes an economic profile and analysis of future economic prospects for the community, and seeks to expand economic opportunity for the citizens of Bonney Lake (Goal EV-1).
- ☑ Policies that support subarea planning and regular updates for the Downtown, Midtown and Eastown centers so that they stay current with economic trends and promote an appropriate mix of businesses and uses.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional guidelines and principles on economic development.

Transportation

SCOPE OF REVIEW

VISION 2040 and Transportation 2040 call for local comprehensive plans to address the following transportation policy topics:

Maintenance, management, and safety, including clean transportation with reductions in pollution and greenhouse gas emissions, environmental factors, health and safety, stable and predictable funding sources, system and demand management strategies, and security and emergency response.

Support for the regional growth strategy, including system improvements that align with planned growth, prioritized investments that support compact development in centers, joint- and mixed-use development, complete streets and improvements to promote biking and walking, and context-sensitive design.

Improved transportation options and mobility, including alternatives to driving alone, facilities and services for special needs transportation, avoidance of new or expanded facilities in rural areas, and financing methods.

Linking land use and transportation, including integrating Transportation 2040 physical design guidelines in planning for centers and transit station areas, and land development tools that promote transportation alternatives.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Bonney Lake comprehensive plan addresses the major transportation emphases in VISION 2040 and Transportation 2040, including maintenance, management, and safety; support for the Regional Growth Strategy; and providing greater options and mobility. Highlights include:

- ☑ Policies establish mobility level-of-service standards for multiple modes of travel (CM section 8).
- ☑ A goal to increase mobility options by constructing a network of nonmotorized transportation facilities to provide convenient and affordable transportation alternatives for individuals of all ages and abilities to support healthy lifestyles (Goal CM-2).
- ☑ Identification of improvements to address the Americans with Disabilities Act (CM section 9).
- ☑ A goal to maintain and preserve the city's transportation system in order to provide a safe multimodal system, protect the investment in the existing system, and lower overall life-cycle costs (Goal CM-4).
- ☑ Policy to support regional transportation and land use planning efforts to balance jobs and housing, manage congestion, address auto-related emissions and greenhouse gases, and reduce the share of the region's trips made by single occupant vehicles (CM-8.1).

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any additional areas for improvement of the plan to better align with regional guidelines and principles on transportation (please see comments addressing Growth Management Act transportation planning requirements on page 3 and conditions relating to growth and transportation issues noted earlier in this report).

Public Services

SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following public services policy topics:

Promote more efficient use of existing services, such as waste management, energy, and water supply, through conservation – including demand management programs and strategies.

Promote renewable energy and alternative energy sources.

Plan for long-term water needs, including conservation, reclamation and reuse.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Bonney Lake comprehensive plan update contains policies that address the public services provisions of VISION 2040. Highlights include:

- ☒ The plan includes a number of policies that support planning for the long-term needs of the community.
- ☒ The plan seeks to protect the aquifer recharge zone (CFS-8.5).

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- ☐ Consistent with the conditions related to growth listed above, the city is encouraged to review capital funding of new infrastructure development, such as impact fees and connection charges, to assure that growth-related infrastructure development is financially self-sufficient.
- ☐ It appears that portions of the Easttown area and other parts of the city lack sewer service. The city may consider plans for expanding sewer service more carefully to synchronize infrastructure development with the planned rate of growth that is consistent with the Regional Growth Strategy, while planning for appropriate urban services and protecting the environment (MPP-PS-2).
- ☐ The city could strengthen policy CFS-9.2 to clarify that extension of sewer services outside of the Urban Growth Area should be avoided, and if needed for environmental protection, must be designed to not support urban levels of development (MPP-PS-4).
- ☐ Policies would be strengthened by encouraging energy conservation and facilitating the conversion to alternative technologies and energy sources consistent with MPP-PS-13.

Conclusion

PSRC staff thanks the city for working through the plan review and certification process. PSRC is available to provide assistance for future plan updates. Additional planning resources can also be found at <http://www.psrc.org/growth/planreview/resources/>. If the city has questions or needs additional information, please contact Paul Inghram at 206-464-7549 or PInghram@psrc.org .