

PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

CITY OF PACIFIC COMPREHENSIVE PLAN

December 12, 2017



BACKGROUND

PSRC conditionally certified the City of Pacific's 2015 periodic update of the city's comprehensive plan on April 28, 2016. In November 2017, the city adopted amendments to the plan that address the conditions and resubmitted the plan for further review and full certification.

CERTIFICATION RECOMMENDATION

Based on the review of the 2017 City of Pacific 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 Pacific 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). 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 March 2016 certification report for the City of Pacific comprehensive plan update identified a shortfall of employment capacity within the Pierce County part of the city, as provided for in the land use element, compared with adopted targets. These targets establish local responsibility under GMA to accommodate growth and provide the basis for land use assumptions in the transportation element.

The city addressed the gap in employment capacity in Pierce County in two ways, as referenced in the revised transportation element. Employment capacity was re-estimated, and consequently increased, based on assumptions and data from the Buildable Lands work in the King County portion of the city. In addition, a portion of the employment target was shifted from the Pacific to the Sumner part of the Manufacturing Industrial Center (MIC). After the city of Sumner agreed to have the remaining employment target reallocated to the Sumner portion of the MIC, the Pierce County council adopted revised targets in June 2017 to reflect this reallocation. The reallocation allows the proposed MIC to maintain sufficient capacity for regional designation. The updated transportation element provides confirmation that the traffic demand analysis uses growth assumptions that are consistent with the land use element and revised growth targets.

The March 2016 certification report also identified the need to provide a multiyear transportation financing plan and a nonmotorized plan. The city developed a finance plan for transportation over the 20-year planning period. It includes project descriptions and cost estimates for transportation projects expected to be constructed between 2017 and 2035, as well as an estimate of revenues through 2035. The financing plan also includes a reassessment strategy that documents the steps the city would take to close a gap, if any, between costs and revenues. The

November 2017 amendments to the comprehensive plan include the multiyear transportation financing plan in the transportation element.

The city developed a nonmotorized plan and included it in the updated transportation element. The nonmotorized plan includes an inventory of existing nonmotorized facilities in and near Pacific, planned nonmotorized facilities to complete the nonmotorized network, and cost estimates for those facilities. The cost estimates are reflected in the 20-year transportation finance plan. The November 2017 amendments include the nonmotorized plan.

The amended plan demonstrates consistency with the GMA in accommodating targeted growth, providing consistency among plan elements in assumed future growth levels, planning for nonmotorized travel, and completing a multiyear financing plan.

Conclusion

PSRC staff worked closely with the city as they drafted the plan amendments that address the conditions for certification. 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 Pacific 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 Erika Harris at 206-464-6360 or eharris@psrc.org.