



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, July 16, 2020 • 10:00 AM – 12:00 PM

Remote Only

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

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PUBLIC NOTICE: In accordance with the Governor's proclamations 20-25.6 and 20-28.7, the PSRC's offices are closed to the public and no in-person meetings are permitted. The public is encouraged to follow the meeting live at <https://www.psrc.org/boards/watch-meetings> or listen by phone at 1-408-419-1715, Meeting ID: 916 462 111.

Members of the public may submit comments via email to [kmitchell@psrc.org](mailto:kmitchell@psrc.org) up to one hour before the meeting and comments will be provided to Board members electronically during the meeting. Comments received after that deadline will be provided to Board members after the meeting.

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**1. Call to Order (10:00)**

a. Selection of Chair Pro-tem

**2. Communications**

**3. Director's Report**

**4. Consent Agenda (10:15)**

a. Approve Minutes of Growth Management Policy Board Meeting held February 6, 2020

**5. Action Item (10:20)**

a. Recommend Conditional Certification of Buckley Comprehensive Plan -- *Paul Inghram, PSRC*

**6. Discussion Item (10:25)**

a. Regional Centers Framework Implementation -- *Andrea Harris-Long, PSRC*

**7. Discussion Item (10:35)**

a. Regional Housing Strategy Update + Panel Discussion -- *Laura Benjamin, PSRC*

**8. Next Meeting: Sept 3, 2020, 10:00 a.m. - 12:00 p.m.**

Major Topics for September:  
Center Plan Certifications  
VISION 2050 Implementation

**9. Adjourn (12:00)**

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Kristin Mitchell, e-mail [kmitchell@psrc.org](mailto:kmitchell@psrc.org), fax 206-587-4825; or mail.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090 or TTY Relay 711. العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, Call 206-402-1334.



## Puget Sound Regional Council

### MINUTES

#### Growth Management Policy Board

February 6, 2020

PSRC Boardroom

[To watch a video of the meeting and hear the discussion, go to

<https://www.psrc.org/boards/watch-meetings>]

### CALL TO ORDER

The meeting was called to order at 10:03 a.m. by Director of Growth Management Paul Inghram. Due to the board not having a current Chair, the board appointed a Chair Pro-tem for the meeting.

**ACTION: It was moved and seconded (Bader/Arnold) to appoint Mayor Rob Putaansuu as the Chair Pro-tem for the February 6 meeting.**  
Motion passed.

### COMMUNICATIONS AND PUBLIC COMMENT

Alex Tsimerman provided public comment on housing.

### DIRECTOR'S REPORT

Mr. Inghram acknowledged the returning board members and highlighted the work they were involved in with the development of VISION 2050. Mr. Inghram pointed out the information items in the packet which included the Draft Supplemental Biennial Budget and Work Program (FY2020-2021), a flyer on the Peer Networking meeting series, and the 2020 GMPB Calendar.

### CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held December 5, 2019

**ACTION: It was moved and seconded (Bader/Arnold) to adopt the Consent Agenda. Motion passed.**

## **RECOMMEND CONDITIONAL CERTIFICATION OF BLACK DIAMOND COMPREHENSIVE PLAN**

Senior Planner Laura Benjamin presented the work Black Diamond has accomplished on its comprehensive plan and the support PSRC has provided to Black Diamond. Staff recommends conditional certification of the plan. Ms. Benjamin reviewed the recommended conditions and the actions the city will take to meet full certification in the future.

**ACTION: It was moved and seconded (Bader/Lambert) to recommend that the Executive Board conditionally certify that the transportation-related provisions in the City of Black Diamond's 2019 comprehensive plan conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan. Motion passed.**

## **HOUSING INCENTIVES AND TOOLS SURVEY**

Associate Planner Ben Kahn presented the Housing Incentives and Tools Survey results. The survey was administered over the summer of 2019 and reviewed the housing incentives and development types adopted in jurisdictions around the region.

The board discussed issues including breaking the cycle of poverty through home ownership, addressing senior housing needs, tenant issues including displacement, the loss of affordable housing units regionwide, and the need to have housing close to employment.

Ms. Benjamin shared next steps, including release of a survey report in addition to PSRC providing housing technical assistance, assessment, monitoring, and reporting. The board is scheduled to discuss housing at the March 5 meeting.

## **STATE LEGISLATIVE UPDATE**

Principal Planner Liz Underwood-Bultmann and Dave Andersen with state Department of Commerce provided an update on the activity in the current session of the Washington State Legislature. Mr. Andersen presented on the bills being considered and the milestones the bills must hit to continue to move forward.

There are multiple housing-related bills being considered, including bills addressing infill, Accessory Dwelling Units (ADU), and the Multi-Family Tax Exemption (MFTE) program. Additional bills focus on permit timelines, impact fees, SEPA reform, climate change, salmon recovery, timing of periodic plan updates, and prioritizing WSDOT goals.

Mr. Andersen reviewed the Washington State Legislature's website to show the resources available and how to create an account to track bills. Ms. Underwood-Bultmann highlighted select bills relevant to PSRC's work.

**NEXT MEETING**

The next meeting is scheduled for March 5, 2020.

**ADJOURN**

The meeting adjourned at 11:55 a.m.

## GROWTH MANAGEMENT POLICY BOARD Attendance Roster – February 6, 2020

### **GMPB MEMBERS & ALTERNATES PRESENT**

*(Italicized = alternate)*

Dave Andersen, WA State Department of Commerce  
 Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County  
 Councilmember Scott Bader, Metropolitan Center—Everett  
*Councilmember Jeremy Barksdale, Metropolitan Center—Bellevue*  
 Councilmember Chris Beale, Metropolitan Center—Tacoma  
 Councilmember Traci Buxton, Des Moines – Other Cities & Towns in King County  
 Dr. Anthony Chen, Tacoma-Pierce County Health Department –  
 Community/Environment (via remote)  
*Deputy Mayor Claude DaCorsi, Auburn – Other Cities & Towns in King County*  
*Deputy Mayor Phillippa Kassover, Lake Forest Park – Other Cities & Towns in King County*  
 Councilmember Jeanne Kohl-Welles, King County  
 Marty Kooistra, Housing Development Consortium – Seattle/King County  
 Councilmember Kathy Lambert, King County  
 Councilmember Andrew Lewis, Metropolitan Center—Seattle  
*Councilmember Tola Marts, Issaquah – Other Cities & Towns in King County*  
 Robin Mayhew, Transportation Agency – WSDOT  
*John McClellan, Alderwood Water & Wastewater District*  
 Commissioner Paul McIntyre, Alderwood Water & Wastewater District (via remote)  
 Mayor Joshua Penner, Orting – Other Cities & Towns in Pierce County  
 Deputy Mayor Cynthia Pratt, Thurston Regional Planning Council (via remote)  
 Councilmember Ed Prince, Renton – Other Cities & Towns in King County  
 Mayor Rob Putaansuu, Port Orchard – Other Cities & Towns in Kitsap County  
 Mayor Lynne Robinson, Metropolitan Center—Bellevue  
 Edna Shim, Seattle Children's – Business/Labor  
 Mayor Greg Wheeler, Metropolitan Center—Bremerton (via remote)  
 Mayor Russell Wiita, Sultan – Other Cities & Towns in Snohomish County  
 Commissioner Edward Wolfe, Kitsap County (via remote)

### **GMPB MEMBERS ABSENT (\*alternate present)**

Caia Caldwell, Master Builders Association – Business/Labor  
 Commissioner Sam Cho, Port of Seattle – Ports  
 Clayton Graham, Municipal League of King County – Business/Labor  
 Peter Mayer, Metro Parks Tacoma – Community/Environment  
 Barb Mock, Regional Staff Committee  
 Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor  
 Rob Purser, Suquamish Tribe  
 Councilmember Terry Ryan, Snohomish County  
 Councilmember Dan Strauss, Metropolitan Center—Seattle  
 Andrew Strobel – Puyallup Tribe of Indians  
 Bryce Yadon, Futurewise  
 Councilmember Derek Young, Pierce County

**GUESTS AND PSRC/STAFF PRESENT****(As determined by signatures on the attendance sheet and documentation by staff.)**

Laura Benjamin, PSRC  
Carolyn Downs, PSRC  
Anita Gallagher, City of Tacoma  
Erika Harris, PSRC  
Andrea Harris-Long, PSRC  
Paul Inghram, PSRC  
Ben Kahn, PSRC  
Kathryn Johnson, PSRC  
Nicholas Matz, City of Bellevue  
Kristin Mitchell, PSRC  
Alex Tsimmerman  
Liz Underwood-Bultmann, PSRC



## Puget Sound Regional Council

### ACTION ITEM

July 9, 2020

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Recommend Conditional Certification of Buckley Comprehensive Plan**

### IN BRIEF

Consistent with PSRC's adopted plan review process, PSRC staff reviewed and recommend conditional certification of the City of Buckley comprehensive plan.

### RECOMMENDED ACTION

**The Growth Management Policy Board should:**

**Recommend that the Executive Board conditionally certify that the transportation-related provisions in the City of Buckley comprehensive plan conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan.**

Conditional status would remain in place until the city amends the comprehensive plan to incorporate the city's employment growth target into its land use and transportation analysis; include a multi-year transportation financing plan that identifies anticipated revenues; and address the air quality impacts related to transportation. These amendments would be required to be acted upon by the city on or before the next periodic update deadline of June 30, 2024. These conditions are described on pages 2-3 of the [certification report](#).

### DISCUSSION

#### **Certification Process 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.

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, and transit agency policies and plans ([Adopted Policy and Plan Review Process](#), Revised September 2003). 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](#), [Regional Transportation Plan](#), and Growth Management Act requirements.

It should be noted that while VISION 2050 is near adoption, the review of the Buckley comprehensive plan was for consistency with VISION 2040, the currently adopted long-range plan for the region.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation policy boards. Options for Executive Board action are to:

- **Certify** that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- **Conditionally certify** that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- **Do not certify**

Based on previous board direction and the adopted 2020 Policy Framework for PSRC's Federal Funds, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

If new board members would appreciate more information about PSRC's plan review and certification process, please let staff know.

## Conditional Certification of Comprehensive Plans

Conditional certification is recommended where a limited amount of additional work is necessary to bring the plan into full conformity with criteria for certification, and where the jurisdiction and PSRC have agreed upon a path to make the necessary amendments. Jurisdictions that are conditionally certified are fully eligible to apply for regional funding and may proceed with projects submitted into the Regional Transportation Improvement Program. Coordination between the jurisdiction and PSRC ensures progress is made toward addressing the identified issue(s). A conditionally certified plan would revert to “not certified” status if the jurisdiction fails to meet the conditions.

### City of Buckley Comprehensive Plan

The City of Buckley adopted updates to its comprehensive plan in a series of phased amendments in 2015, 2017, and 2019. On May 26, 2020, the city adopted a resolution declaring the set of amendments as its complete periodic update.

PSRC staff reviewed the plan and found it to be largely consistent with the multicounty planning policies and the Regional Transportation Plan, and to conform to the majority of transportation planning requirements in the Growth Management Act. The plan does an exceptional job of describing the vision and character of the unique community of Buckley and lays out a land use strategy to further that vision. The plan also identifies a range of housing strategies to provide for a wider range of housing options and greater housing affordability.

While the plan includes a significant amount of detail about its transportation facilities and needs, the plan is lacking information about its employment growth targets, a multi-year financial plan for transportation improvements, and does not fully address air quality impacts related to transportation. The transportation planning provided in the plan is based on analysis of residential growth, which is the majority of the growth anticipated by the city. Considering that new growth targets will be established in the next couple of years, the city would be required to update the plan during the next update process with the new population and employment targets rather than amend the plan to include the existing employment targets. Similarly, information about the city’s financial plan for capital projects and air quality measures should be included in the upcoming update process.

With the next deadline for periodic updates in June 2024, the city is already actively planning for that update process and will address these conditions during that effort. Therefore, staff recommends that the conditions of certification be addressed during the update rather than requiring a separate near-term amendment process. The city has provided a letter (Attachment B) confirming that they will address these conditions and other comments in their next periodic update.

For more information, please contact Paul Inghram at [pinghram@psrc.org](mailto:pinghram@psrc.org).

#### Attachments:

A - City of Buckley Comprehensive Plan Certification Report

B - Letter from City of Buckley dated June 16, 2020

# PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

## CITY OF BUCKLEY COMPREHENSIVE PLAN

June 11, 2020

### 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](#)) for reviewing and certifying local, countywide, regional, and transit agency policies and plans.<sup>1</sup> 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](#), [the Regional Transportation Plan](#), and [Growth Management Act](#) requirements.

The Buckley Comprehensive Plan was reviewed for consistency with VISION 2040. The update to VISION 2040, VISION 2050, is anticipated to be adopted by fall 2020, which will guide future plan updates including the 2024 periodic update required by the state. PSRC's Plan Review Manual and supporting documents will be updated to reflect VISION 2050.

### DISCUSSION

**This report summarizes the findings and recommendations regarding the periodic update to the comprehensive plan for the City of Buckley, adopted by the city on May 26, 2020, and consisting of updates adopted in 2015, 2017 and 2019. PSRC last certified the Buckley comprehensive plan in 2007. PSRC staff reviewed the plan and coordinated with city staff in the development of this report.**

### CERTIFICATION RECOMMENDATION

Based on the review of the City of Buckley 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 the City of Buckley comprehensive plan conform to the Growth Management**

<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 2040, Part IV: Implementation.



**Act and are consistent with multicounty planning policies and the Regional Transportation Plan.**

**Conditional status is in place until the city amends the comprehensive plan to incorporate the city's employment growth target into its land use and transportation analysis; include a multi-year transportation financing plan that identifies anticipated revenues; and addresses the air quality impacts related to transportation.**

**These amendments shall be acted upon by the city on or before the next periodic update deadline of June 30, 2024.**

Discussion of the conditional requirements is provided in Part 1, below. Additional recommendations for future work are provided, which may be considered during the next comprehensive plan update or during other planning efforts and are not required to satisfy the conditional certification. 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, [the Regional Transportation Plan](#), 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

The City of Buckley's comprehensive plan effectively addresses many of the transportation planning requirements of the Growth Management Act.

- ☑ The Transportation Element provides excellent detail regarding current transportation facilities and the need and costs for future projects.
- ☑ The comprehensive plan promotes regional coordination including with Pierce County and neighboring jurisdictions to create opportunities for mutual improvements (Goal 1.4).
- ☑ It includes a transportation strategy that prioritizes maintenance and safety and improvements to system continuity by constructing missing sidewalk, bicycle route, and street links.
- ☑ The city has impressive planning for a walkable downtown and a system of paths and trails, including a key segment of the Foothills Trail and a future trail connection to Enumclaw.

### DISCUSSION: CONDITIONS FOR CERTIFICATION

The following provides additional discussion regarding the conditional certification the city should address by June 30, 2024:

- ☐ The transportation element assumes a population growth rate that is consistent with the Land Use Element. The plan needs to be amended to include the city's [employment growth target](#) to ensure that transportation planning is consistent with the city's total anticipated growth, both population and employment.
- ☐ Policies 5.7.1 through 5.7.6 establish the city's framework for financing transportation projects and page 8 notes the city's operating costs and Transportation Improvement Program (TIP). The comprehensive plan needs to include a multi-year financing plan that identifies anticipated revenue sufficient to meet project costs, even if more detailed information is provided in the TIP.

### DISCUSSION: AREAS FOR FURTHER WORK

The city should consider the following comments through future amendments to the comprehensive plan:

- ☐ The Transportation Element includes a great amount of detail about transportation conditions and projects. The city may choose to relocate some of the technical information into an appendix or other document as a means to focus on the core policies and GMA requirements.
- ☐ The city should ensure that the upcoming periodic update of the comprehensive plan fully addresses regional transportation coordination, including with Pierce County and Pierce Transit.

## 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 the Regional 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.

## 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 Buckley comprehensive plan addresses the environmental policy topics in VISION 2040 with strong goals and actionable policies.

- ☑ Policy 1.1.2 seeks to identify and preserve open space corridors and buffers to provide definition between critical areas and intensive land uses.
- ☑ Policy 1.2.3 seeks to identify and conserve wildlife habitat including nesting sites, foraging areas, and migration corridors.
- ☑ The city acknowledges shorelines of the state and that the goals and policies of the shoreline master program are considered an element of the comprehensive plan.

### DISCUSSION: AREAS FOR FURTHER WORK

To continue to work towards the goals of VISION 2040, the city should consider addressing the following through future planning work:

- ☐ Though the plan acknowledges the Shoreline Master Program, the planning implications of the shoreline should be addressed by the comprehensive plan, including land use, habitat and environmental protection, flooding, and recreational opportunities.
- ☐ Though the plan supports non-motorized modes of travel, it lacks detail on addressing pollution and climate impacts related to transportation. VISION 2040 asks cities in the region to offer significant measurable steps to reduce criteria pollutants beyond adopted standards. (MPP-En-17).



## 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 Regional Transportation Plan 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.

- ☑ The Buckley Comprehensive Plan includes a strong discussion of its vision for the future and the need to grow in a way that maintains the city's character and identity.
- ☑ VISION 2040 supports the development of centers within jurisdictions, including town centers and activity nodes (MPP-DP-11). Buckley serves as an important town center in eastern Pierce County and the city is commended for robust planning to support and advance its historic downtown.
- ☑ The city identifies and plans for its population target of 7,500 by 2030.

### DISCUSSION: AREAS FOR FURTHER WORK

To continue to work towards the goals of VISION 2040, the city should address the following through future planning work:

- ☐ The plan needs to be updated to include the city's **employment growth target** and incorporate the target into the plan's discussion of growth, land uses, transportation and other service needs. The next plan update should clearly incorporate both population and employment targets adopted by Pierce County for the next planning horizon. The employment target should relate to the Goal 1.6 regarding commercial land uses.

## 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.

- ☑ The plan includes specific policies to provide affordable housing for seniors and low-income populations and notes the need for low income housing options to be located within walking distance of public services, such as open space, health care, and grocery service. (Goal 2.3 and policies 2.3.1-2.3.3)
- ☑ Policies support innovative housing types, including duplexes and triplexes (2.2.1), planned unit developments (2.2.2), flexible lot sizes (2.2.3), and accessory dwelling units (2.2.4).

#### 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 housing. However, the city may want to actively engage Pierce County and other communities in housing work, including the South Sound Housing Affordability Partners group.

### 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 complete Economic Development Element that describes and plans for the city's employment conditions and outlines opportunities for economic growth that responds to its context as a small town.

#### DISCUSSION: AREAS FOR FURTHER WORK

To continue to work towards the goals of VISION 2040, the city should consider addressing the following through future planning work:

- ☐ As noted above, the plan needs to be updated to include the city's adopted [employment growth target](#). The economic strategy should be coordinated with the Land Use Element and the job target to provide a mix of land uses that are consistent with employment and economic objectives.



## Transportation

### SCOPE OF REVIEW

VISION 2040 and the Regional Transportation Plan 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 Regional Transportation Plan physical design guidelines in planning for centers and transit station areas, and land development tools that promote transportation alternatives.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Buckley comprehensive plan addresses the major transportation emphases in VISION 2040 and the Regional Transportation Plan, including maintenance, management, and safety; and providing greater options and mobility.

- ☑ As noted above, the plan includes very detailed information about the existing transportation system and planned transportation projects, including walkway, intersection, and Highway 410 improvements, which will help the city track and respond to changing transportation needs.
- ☑ The plan includes modelling of future levels of service using HCM2010 and Synchro.
- ☑ The plan seeks to build out its transportation system in a way that reflects the city's unique small town character and history, including policies to maintain a planned grid system of streets.
- ☑ The city plans for eventual transit service that will connect it to other parts of the county and help reduce dependency on single-occupant vehicles.

### DISCUSSION: AREAS FOR FURTHER WORK

To continue to work towards the goals of VISION 2040, the city should consider addressing the following through future planning work:

- ☐ The Growth Management Act requires level-of-service standards for all locally owned arterials and transit routes, and the multicounty planning policies call for other modes, such as biking and walking, to be addressed as well (RCW 36.70A.070(6)(a)(iii)(B)). PSRC commends the city for including policies that are supportive of walking, biking and transit and encourages Buckley to continue developing policies and approaches that incorporate multiple travel modes. In the upcoming plan update it may be helpful to refer to the Washington State Department of Commerce's Transportation Element Guidebook (<http://www.commerce.wa.gov/Documents/GMS-Transportation-2012.pdf>).
- ☐ The plan recognizes the importance of transit service and the challenges related to the limited Pierce Transit service area. Expansion of the Pierce Transit service area is a complex undertaking. It could help for the plan to discuss requirements for expansion and to develop policy supporting an expansion of the transit service area (page 7).

## 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 Buckley comprehensive plan update contains policies that address the public services provisions of VISION 2040.

- ☑ The plan seeks to coordinate orderly provision of public facilities with public and private development to complement the fiscal resources of the city (Goal 1.9).

### 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 public services.

### COMMENTS AND GUIDANCE

PSRC staff thanks the city for working through the plan review and certification process. PSRC is available to provide assistance for future plan updates and the upcoming 2024 periodic update. Additional planning resources can also be found at <https://www.psrc.org/our-work/plan-review>. If the city has questions or needs additional information, please contact **Paul Inghram** at [pinghram@psrc.org](mailto:pinghram@psrc.org).



**Office of Building and Planning  
City of Buckley**

**P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7817**

June 16, 2020

Puget Sound Regional Council (PSRC)  
1011 Western Ave Suite 500  
Seattle, WA 98104  
Attn: Paul Inghram, PSRC Director of Growth Management  
PSRC Policy Board and Executive Board

**Re: PSRC Comprehensive Plan Review Report and Certification Recommendation**

Dear PSRC Staff, Policy Board, and Executive Board:

The City of Buckley was pleased to see the Comprehensive Plan Review Report and conditional certification recommendation provided by PSRC on June 11, 2020. We greatly appreciate the guidance provided by PSRC staff during our comprehensive plan periodic update process and for the constructive feedback in the Review Report.

We understand that our comprehensive plan certification is conditioned on incorporating three specific requirements, as listed in the Review Report, into our comprehensive plan by the next periodic update deadline of June 30, 2024. In addition to meeting these conditions, we will also carefully consider PSRC's recommendations on other aspects of our comprehensive plan.

The City of Buckley is committed to ensuring our 2024 periodic update is completed on time, in full compliance with requirements of the Growth Management Act, and consistent with countywide and multicounty planning policies. We look forward to working with PSRC on this effort in the years ahead.

Sincerely,

Mayor Pat Johnson

cc: Leticia Wallgren, City Planner  
Evan Lewis, Associate Planner  
Dominic Miller, City Engineer  
Chris Banks, Public Works Director

Attachment: B - Letter from City of Buckley dated June 16, 2020 (2839 : Buckley Plan Certification)



## Puget Sound Regional Council

### DISCUSSION ITEM

July 9, 2020

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional Centers Framework Implementation**

### IN BRIEF

In March 2018, PSRC adopted an updated [Regional Centers Framework](#). The draft VISION 2050 plan calls for the continued implementation of the Framework. Staff will update the board on recent and upcoming implementation efforts.

### DISCUSSION

#### ***Background***

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding.

In 1995, PSRC established a regional centers framework to manage growth in urban areas. The first regional centers were designated at that time, and over the years, regional and local policies have focused investments and growth into these central places. Today, there are 29 regional growth centers and 10 regional manufacturing/industrial centers designated.

Working with its members, PSRC initiated the first comprehensive review of the system since most centers were designated in 1995. In March 2018, after years of analysis and engagement with stakeholders and extensive review by the Growth Management Policy Board, the Executive Board adopted the Regional Centers Framework. The update makes significant changes to regional and countywide centers, including:

- Establishing two different types of growth centers (Urban and Metro) and manufacturing/industrial centers (Employment and Growth), each with their own criteria.

- Providing deadlines for required center plans – existing centers are required to have adopted center plans by 2020 and be fully consistent with all planning requirements by 2025. Applications for new designations require adopted center plans prior to designation.
- Providing minimum criteria for countywide centers for consistent designation of these places across the region.
- Establishing application windows for new regional centers, with the first deadline occurring at the end of 2019. The next application period will open in 2024.
- Clarifying the process for redesignation and setting the stage for the next centers monitoring period, which will occur in 2025.

### ***Framework Implementation***

The Framework includes several implementation tasks. PSRC updated the [Designation Procedures for New Regional Centers](#) in 2018. Staff is working with jurisdictions to finalize center typology and discuss whether existing centers already meet or could meet the criteria. The majority of regional centers have adopted center plans. PSRC is working with jurisdictions to certify these plans, in accordance with the Plan Review Manual, over the next several months. Some jurisdictions are in the process of completing center plans, which will be certified once adopted. Countywide planning groups have begun the process to designate countywide centers. These tasks and other preliminary work will be discussed in more detail during the board meeting.

### **NEXT STEPS**

Staff will consider any board feedback on current centers work and continue updating the board as the Regional Centers Framework is implemented. In September, staff will bring adopted regional center plans to the board for a recommendation to certify that they meet center planning expectations.

For more information, please contact Andrea Harris-Long at [AHarris-Long@psrc.org](mailto:AHarris-Long@psrc.org) or Liz Underwood-Bultmann at [LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org).



## Puget Sound Regional Council

### DISCUSSION ITEM

July 9, 2020

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Regional Housing Strategy Update + Panel Discussion**

### IN BRIEF

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. The draft VISION 2050 plan presents an opportunity for the region to better assess and address housing needs and to develop a coordinated regional housing strategy, including a regional housing needs assessment.

While public meetings have been limited due to COVID-19, staff have made progress on regional housing work, including the Regional Housing Strategy and other work to support local housing efforts. The Growth Management Policy Board (GMPB) will be briefed on housing work to date and will hear from outside speakers on collaborative housing work that is moving forward in the region.

### DISCUSSION

#### **Regional Housing Strategy Work Plan**

A new housing action in the draft VISION 2050 plan (H-Action-1) directs PSRC to develop a regional housing strategy, including a regional housing needs assessment. The Regional Housing Strategy is intended to serve as a “playbook” of regional and local actions to move towards the region's goal to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident and to promote fair and equal access to housing for all people. Findings from the Regional Housing Needs Assessment will inform the actions included in the Regional Housing Strategy.

In early 2020, PSRC staff worked with the GMPB, Regional Staff Committee, and Regional TOD Advisory Committee to develop a work plan to identify general direction



for the Regional Housing Strategy, issues to address, roles and responsibilities, and timeline. Many board members stated that the draft work plan is on the right track and expressed support for the guiding principles, topics, and roles and responsibilities outlined in the [presentation](#), and provided helpful feedback to better refine the work plan. Staff incorporated board comments with several key updates to the work plan:

- Include monitoring and analysis as a guiding principle
- Better define affordability, missing middle housing types, and zoning/land capacity as key topics
- Acknowledge the role of living wage jobs in addressing housing affordability and the need to preserve the region's industrial lands
- More explicitly call out equity as a guiding principle in all aspects of the strategy development

The updated work plan is available [online](#).

### **Housing 101 Materials**

Staff are developing resources to foster a common language around housing and shared understanding of what has contributed to today's housing affordability and accessibility challenges. These "Housing 101" materials will include an annotated presentation and glossary and will be available online in early July. The materials will cover commonly used terms, factors that influence housing cost, the role of local government in housing, and events and policies that created and exacerbated past and current disparities.

### **Housing Innovations Program (HIP) Update**

The [Housing Innovations Program](#) (HIP) is a collection of planning resources that local and regional stakeholders can use to promote housing affordability and choices in their communities. The HIP was originally released in 2011 and some tools were updated in 2014. PSRC staff have been working to refresh this resource by adding new content and incorporating new tools based on stakeholder feedback. The updated online resources, including new search and sorting functions, will be available in late July.

### **Panel Presentation**

Since VISION 2040 was adopted in 2008, housing planning and implementation has advanced through the ongoing work of state, regional, and local agencies and organizations. These efforts have yielded new tools and resources, promoted best practices, established community-based housing strategies, and coordinated efforts across multiple jurisdictions. Currently, collaborative housing work is moving forward in King, Pierce, Snohomish, and Kitsap counties. The board will hear from the following state and county staff engaged in collaborative housing efforts that exemplify local, regional and state housing actions.

- Department of Commerce [HB 1923 Housing Grants](#) – *Anne Fritzel*, Senior Planner
- Snohomish County [Housing Affordability Regional Taskforce](#) (HART) – *Barb Mock*, Planning and Development Services Director; *Mary Jane Brell Vujovic*, Human Services Department Director

- King County [Affordable Housing Committee](#) – *Sunaree Marshall*, Housing Policy & Special Projects Manager

## NEXT STEPS

Findings from the Regional Housing Needs Assessment will be available for review and discussion in fall 2020. A stakeholder event to discuss the findings and next steps is tentatively scheduled for October 9 – more information on the event to come.

For more information, please contact Laura Benjamin at 206-464-7134 or [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org), or Paul Inghram at [PInghram@psrc.org](mailto:PInghram@psrc.org).