

# PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

## CITY OF CLYDE HILL COMPREHENSIVE PLAN

October 29, 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.<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](#), [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 Clyde Hill, adopted by the city on March 10, 2015. PSRC last certified the Clyde Hill comprehensive plan in 2007. PSRC staff reviewed the comprehensive plan and coordinated with city staff in the development of this report.

### CERTIFICATION RECOMMENDATION

Based on the review of the City of Clyde Hill 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 certifies that the transportation-related provisions in the City of Clyde Hill comprehensive plan conform to the Growth Management Act and are consistent with multicounty planning policies and the regional transportation plan.**

The remainder of this report contains a summary of the PSRC review of the City of Clyde Hill 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

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<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.

exemplary provisions of the plan, as well as issues identified through the certification review where future work on the city's part 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

The city's comprehensive plan effectively addresses the transportation planning requirements of the GMA and includes adequate air quality policies and provisions. Highlights include:

- The plan includes clear maps of existing and proposed bike routes and sidewalks. Trans Policy 3.2 and 3.3 identify objectives of connecting local and regional nonmotorized trails.
- The plan identifies proposed transit revisions and expansions to better serve the community, and Trans Policy 2.1 calls for coordination with King County Metro to improve service levels.

### 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 (see comments addressing consistency with regional guidelines and principles on transportation and Transportation 2040 on page 6):

- The Growth Management Act (see RCW 36.70A.070(6)) requires that local comprehensive plans include a multiyear transportation financing plan for how the jurisdiction will meet the mobility needs identified for the 20-year planning period. As a small and slow-growing city, Clyde Hill faces transportation needs that are limited in scope and scale. With that in mind, the city should consider the following revisions to the transportation element to address the GMA requirement:

- Include by reference the most recent Capital Improvement Plan, identifying funded maintenance and facilities improvements.
- Acknowledge 20-year needs, including ongoing maintenance and prioritized bicycle and pedestrian improvements identified in the plan.
- Discuss revenue options as part of the long-term strategy to match funds to needs over the life of the plan.

For more information, see Commerce’s [Transportation Element Guidebook](#).

## 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 comprehensive plan does not currently include such a statement. The city should more explicitly describe how the plan addresses VISION 2040 when it next amends the comprehensive 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 city’s comprehensive plan effectively addresses the environmental policy topics in VISION 2040. Highlights include:

- ☑ The plan includes an environment element that addresses critical areas protections, urban forestry, and sustainability.
- ☑ Env Goal 6 and implementing policies support continued efforts by the city to contribute locally and regionally to efforts to meet or exceed air quality standards. Policies in this section also address a range of actions that a small city may take to reduce greenhouse gas emissions, including support for more

alternative transportation choices for community residents, energy efficiency in public buildings, and fleet management.

#### **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 water quality goal and policies in VISION 2040 (MPP-EN-13 to -16) call upon all jurisdictions to take steps to protect and enhance hydrologic function of water bodies and to reduce pollution of those waters. The comprehensive plan identifies updating the city’s stormwater management plan as a future work item. As appropriate, findings and recommendations of that work should be incorporated into the comprehensive plan.

## **Development Patterns—Including the 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 the development patterns policies in VISION 2040. Highlights include:

- ☑ LU Policy 1.5 directs the city to consider the natural and urban design context in making decisions on land use and public investments.

### **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 Growth Management Act requires that local jurisdictions plan for 20 years of anticipated growth consistent with targets adopted through a countywide process. King County Countywide Planning Policies include a growth target of 10 additional housing units in Clyde Hill by 2031. The anticipated growth of 12 units by 2035 is consistent with an extension of the CPP target. The land use element should acknowledge the adopted growth target as the source for this assumed future growth and identify zoned development capacity and any other public services needed to accommodate it. The housing element should also reference the adopted growth target as part of the housing needs assessment.

## 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 policies in VISION 2040. Highlights include:

- Policies 3.1 to 3.3 in the housing element address special needs housing, including for seniors, through permissive development regulations, support for housing providers, and promotion of universal design principles.

### 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 GMA and VISION 2040 call on local plans to address the need for units that are affordable to households at all income levels. King County Countywide Planning Policies include goals for a desired distribution of affordable housing units in the county. Clyde Hill's plan addresses the identified need by contributing to A Regional Coalition for Housing and with regulations that allow for a range of housing types, such as ADUs and small lot single family. In order to fully address the depth and breadth of housing need in East King County, the city should consider additional innovative tools to encourage new housing types that meet a broader range of household needs and incomes than does existing housing.

## 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 through the provision of infrastructure.

### DISCUSSION: APPLICABILITY

The City of Clyde Hill is a residential community without any commercial land within the city and no target for local employment growth. As such, the city has a limited opportunity to address the regional guidelines and principles on the economy.

## 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 city's comprehensive plan effectively addresses the major transportation emphases in VISION 2040 and Transportation 2040. Highlights include:

- The plan includes policies that encourage use of alternative modes of travel (Trans Policy 2.3, 2.4, and 4.1).

### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for further work needed to better align the plan with regional guidelines and principles on transportation (see comments addressing Growth Management Act transportation planning requirements on page 2 of 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 city's comprehensive plan effectively addresses the public services provisions of VISION 2040. Highlights include:

- Util Policy 1.2 encourages waste reduction and recycling by community residents.

### 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:

- VISION 2040 calls for regional and local policies and actions to promote energy and water conservation and renewable energy production (MPP-PS-12-13; MPP-En-21-23). The city should amend the plan to address these additional elements of a sustainable public services plan.

## **Conclusion**

PSRC staff thanks the city for working through the plan review process. Staff review found that the city has completed the necessary requirements in the update for plan certification. PSRC is available to provide assistance for future plan updates, and 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 Michael Hubner at 206-971-3289 or [mhubner@psrc.org](mailto:mhubner@psrc.org).