



Puget Sound Regional Council

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Town of South Prairie 2015 Comprehensive Plan Update

- 1) Certification memo dated October 26, 2017 (see page 2). As of this Executive Board action taken at the December 7, 2017 meeting, the Town of South Prairie 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 September 1, 2016 (see page 7). This report summarizes complete review of the 2015 comprehensive plan update and a certification condition for the town to address by December 2017.



Puget Sound Regional Council

ACTION ITEM

October 26, 2017

To: Growth Management Policy Board

From: Paul Inghram, Senior Program Manager

Subject: **Recommend Full Certification of the Comprehensive Plans for the Towns of South Prairie and Wilkeson**

IN BRIEF

Consistent with PSRC's [adopted plan review process](#), PSRC staff reviewed resolutions adopted by the towns of South Prairie and Wilkeson that respond to the conditions for regional certification. Staff recommends full certification of the plans.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should:

Recommend the Executive Board certify that the transportation-related provisions of the South Prairie and Wilkeson comprehensive plans, as clarified by commitments made in adopted resolutions acknowledging the reconciled Pierce County targets, are consistent with the multicounty planning policies and the regional transportation plan and conform to the Growth Management requirements for transportation planning.

DISCUSSION

The towns of South Prairie and Wilkeson received conditional certification for insufficient capacity to accommodate their respective Pierce County growth targets. The Pierce County growth targets were amended by Ordinance No. 2017-24s in June 2017. The amended growth targets are now in alignment with each town's capacity to accommodate growth.

South Prairie

The Town of South Prairie's comprehensive plan was conditionally certified by the Executive Board in September 2015 due to insufficient capacity to accommodate population, housing unit, and employment targets. South Prairie's plan assumed a lower level of growth than the growth allocated to the town in the 2012 Pierce County growth targets. The September 2015 [certification report](#) outlines the condition and options to rectify the discrepancy between the adopted targets and land use assumptions used in the plan.

The Town of South Prairie adopted Resolution No. 2016-02 in March 2016 in support of Pierce County's work to amend the growth targets (see Attachment A). After adoption of the amended Pierce County targets, the town submitted a letter to PSRC, dated September 21, 2017, acknowledging the amended growth targets that are now in alignment with the town's capacity to accommodate growth and the town's intent to incorporate the updated targets into the comprehensive plan at the time of the next major update (see Attachment B).

Wilkeson

The Town of Wilkeson's comprehensive plan was conditionally certified by the Executive Board in October 2015 due to insufficient capacity to accommodate the employment target. The 2014 Pierce County Buildable Lands Report found that the town does not have sufficient capacity to accommodate the 2030 employment growth target. The September 2015 [certification report](#) outlines the condition and options to rectify the discrepancy between the adopted targets and land use assumptions used in the plan

The Town of Wilkeson adopted Resolution No. 2017-06 in August 2017 acknowledging the amended Pierce County growth targets that are now in alignment with the town's capacity to accommodate employment growth and the town's intent to incorporate the updated targets into the town's comprehensive plan at the time of the next major update (see Attachment C).

For more information, please contact Laura Benjamin at lbenjamin@psrc.org or (206) 464-7134.

Attachments:

- A: South Prairie Resolution 2016-02, dated 3-1-16
- B: South Prairie Letter to PSRC, dated 9-21-17
- C: Wilkeson Resolution 2017-06, dated 8-9-17

**TOWN OF SOUTH PRAIRIE
WASHINGTON**

RESOLUTION NO. 2016 - 02

**A RESOLUTION OF THE TOWN OF SOUTH PRAIRIE,
WASHINGTON, STATING THE TOWN'S INTENT TO UPDATE
THE TRANSPORTATION-RELATED PROVISIONS IN THE
TOWN'S 2015 COMPREHENSIVE PLAN UPDATE IN ORDER TO
MEET THE COMPLIANCE REQUIREMENTS OF THE PUGET
SOUND REGIONAL COUNCIL.**

WHEREAS, the Town of South Prairie completed its 2015 Comprehensive Plan Update (Update), pursuant to the Washington State Growth Management Act; and

WHEREAS, the Update was reviewed by state agencies and the Puget Sound Regional Council (PSRC); and

WHEREAS, on September 1, 2015, the PSRC issued a "Plan Review Report and Certification Recommendation), attached hereto as Exhibit A; and

WHEREAS, the conditional certification allows the Town to participate in the PSRC funding process and program projects into the Regional Transportation Improvement Program while the Town works to address the issues raised in the conditional certification; and

WHEREAS, in exchange, the Town must commit to resolving the issues raised in the PSRC conditional certification, and establish a work plan, scope of work and schedule for completion of the work, all as set forth in this Resolution;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SOUTH PRAIRIE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council directs the staff to amend the Update to address the inconsistencies between land use assumptions utilized in the Update/Plan and housing and employment growth targets adopted by Pierce County. The Town acknowledges that this amendment must be done, and commits to addressing the conditions according to the following schedule:

A. Council adoption of a plan of work that addresses the condition identified in the certification report by March 1, 2016.

B. Submission of a draft amended comprehensive plan Update and supporting documents that address the condition to PSRC for review and comment in advance of adoption.

C. Once the condition is adequately addressed, submission of the adopted amended comprehensive plan Update and supporting documents by June 30, 2017 for review and certification by PSRC.

Section 2. This Resolution is effective immediately upon execution.

PASSED BY THE TOWN COUNCIL this 1ST day of March, 2016.

TOWN OF SOUTH PRAIRIE



ANTHONY CALDWELL, MAYOR

ATTEST/AUTHENTICATED:



TOWN CLERK

APPROVED AS TO FORM:

TOWN ATTORNEY





TOWN OF SOUTH PRAIRIE

121 NW Washington Street
PO Box 870
South Prairie, WA 98385

September 21, 2017

Paul Inghram,
Puget Sound Regional Council
1011 Western Avenue, Suite #500
Seattle, WA 98104-1035

RE: Certification of Town of South Prairie 2015 Comprehensive Plan

Dear Paul,

As you know, the Puget Sound Regional Council Executive Board acted to conditionally certify the Town of South Prairie's Comprehensive Plan in September 2015. The conditional certification was due to insufficient capacity to accommodate the population, housing, and employment targets for South Prairie as adopted by the Pierce County Council under Ordinance No. 2011-36s.

The Town of South Prairie worked with other Small Cities in Pierce County and the Pierce County Growth Management Coordinating Committee to provide guidance on an amendment to the growth targets to shift excessive growth allocation to other cities with capacity to accommodate additional growth. The Town passed Resolution No. 2016-10 on November 15, 2016 in support of Pierce County's work to amend the growth targets. The GMCC's proposal for target reconciliation was recommended by the Pierce County Regional Council and subsequently passed by the Pierce County Council on June 27, 2017 under Ordinance No. 2017-24s.

The amendments to Tables 1, 2, and 3 as shown in Exhibit A of Ordinance No. 2017-24s, relinquish a total of 210 people from the South Prairie Population Growth Target, 66 housing units from the South Prairie Housing Growth Target, and 167 jobs from the South Prairie Employment Target for reallocation to other Pierce County cities. The amended growth targets are now in alignment with the town's capacity to accommodate growth. The Town of South Prairie is committed to future collaboration with jurisdictions in Pierce County to accommodate residential and employment growth and will work toward alignment with adopted targets in the Comprehensive Plan at the time of the next major update.

Sincerely,

Mayor Anthony Caldwell

Cc: South Prairie Town Council
Emily Terrell, Sound Municipal Consultants, Town Planner

PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

THE TOWN OF SOUTH PRAIRIE COMPREHENSIVE PLAN

September 1, 2015¹



BACKGROUND

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional, and state planning efforts. To advance this coordination, the Puget Sound Regional Council (PSRC) is required to formally 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 (MPPs) have been established as the regional guidelines and principles under Revised Code of Washington (RCW) 47.80.026. Certification of local plans and policies 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.² 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 Town of South Prairie, adopted by the town on June 23, 2015. South Prairie does not currently have a comprehensive plan that has been certified by PSRC. PSRC staff reviewed the 2015 comprehensive plan and coordinated with town staff in the development of this report.

CERTIFICATION RECOMMENDATION

Based on the review of the Town of South Prairie 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 Town of South Prairie 2015 comprehensive plan update conform to the Growth Management Act and are consistent with multicounty planning policies and the regional transportation plan.

¹ This version of the certification report for South Prairie has been corrected to reflect up to date certification schedule information.

² 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.

Conditional status is in place until the Town of South Prairie amends the comprehensive plan to address inconsistencies between land use assumptions utilized in the plan and housing and employment growth targets adopted by Pierce County. The city acknowledges this and commits to addressing the conditions according to the following the schedule:

- 1. Council adoption of a plan of work that addresses the condition identified in the certification report by March 1, 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 June 30, 2017 for review and certification by PSRC.**

The town acknowledges and understands these conditions.

The remainder of this report contains a summary of the PSRC review of the Town of South Prairie 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 is needed to more fully address VISION 2040, Transportation 2040, or GMA 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 Town of South Prairie’s comprehensive plan satisfies many of the transportation planning requirements of the GMA and includes adequate air quality policies and provisions. Highlights include:

- ☑ Goal T2 and its implementing policies establish a clear priority for non-motorized improvements on arterials, in the town center, and along routes to school.
- ☑ The capital facilities element includes a thorough discussion of transportation funding sources, an approach to project prioritization, and the relationship between capital facilities, land use, and concurrency.

DISCUSSION: CONDITIONS FOR CERTIFICATION

The Town of South Prairie must address the following provision of the Growth Management Act and VISION 2040 in order to maintain certified status:

- ☐ The GMA 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). As documented on page 3 of the plan update, Pierce County, in consultation with its cities, adopted growth targets for the Town of South Prairie amounting to a total of 750 people, 281 housing units, and 212 jobs in the year 2030. The adopted comprehensive plan assumes a lower level of growth, with the city reaching a total of 540 persons, 215 housing units, and 140 jobs by the year 2035. The plan cites limited wastewater treatment capacity as the primary rationale for its planning assumptions. In order to fully comply with the GMA, the plan should be amended to rectify the discrepancy between the adopted targets and land use assumptions used for local planning. Options include the following:
 - Work with Pierce County to adjust the growth targets, consistent with the regional growth strategy, to reflect future growth in South Prairie that can be accommodated by the existing wastewater treatment capacity over the planning period. Amend the comprehensive plan to document such a change.
 - Amend the plan, including land use and transportation elements, to reflect and affirmatively plan for the targeted growth as reflected in the adopted countywide planning policies. The capital facilities element should be amended to address options for securing funds for expanding wastewater treatment capacity to meet future growth needs.

DISCUSSION: AREAS FOR FURTHER WORK

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

- ☐ The GMA requires that local comprehensive plans include a multiyear transportation financing plan (see RCW 36.70A.070(6)) for how the jurisdiction will meet the mobility needs identified for the planning period. The financing plan should include a list of investments to meet transportation needs over the planning period, estimated costs for those investments, estimated probable revenues available to the local jurisdiction, and a reassessment strategy in the event revenues fall short of costs. While the plan’s transportation element includes guiding policies and a 6-year Capital Improvement Program, the town should more fully address financing for identified needs, including:
 - Provide cost estimates for roadway, pedestrian, and bicycle improvements identified through the 2035 plan horizon.
 - Develop a forecast of probable funding resources for transportation through the 2035 plan horizon.
 - Provide an analysis of the sufficiency of funding resources compared to estimated costs of identified improvements, including maintenance.

- Revise and expand on the current reassessment strategy to address steps the city could take to close the gap between costs and revenues, such as demand management strategies to reduce the need for or estimated cost of improvements, pursuing new revenues, reducing the level-of-service standard, and changes to the land use element to reduce the need for improvements.

Further guidance on how to address the financial analysis in the plan can be found in the Department of Commerce’s [Transportation Element Guidebook](#), pages 202 - 212.

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 town has included a description of VISION 2040 in the plan.

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 plan addresses the environmental policy topics in VISION 2040 with strong goals and actionable policies in all topic areas. Highlights include:

- ☑ The plan includes a shoreline master program element with goals and policies that address a full range of shoreline values, including protection and enhancement of critical wildlife habitat and hydrologic function.
- ☑ The plan includes a comprehensive critical areas element that addresses protection of the unique natural heritage, features, and values important to a small community surrounded by rural and resource lands.

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 the environment.

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 town's comprehensive plan addresses the development patterns policies in VISION 2040. Highlights include:

- VISION 2040 calls for all jurisdictions to plan for central places, including town centers and activity nodes. The land use plan for South Prairie creates a Town Center District that is intended to be the “commercial, government and cultural center” of the town. The plan provides enhances commercial and employment capacity in the town center.

DISCUSSION: AREAS FOR FURTHER WORK

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

- VISION 2040 calls on regional, countywide, and local levels of government to integrate health and well-being into their plans and decision making (see DP-44). The Town of South Prairie should consider amending the plan to address public health impacts and benefits related to land use, housing, transportation, and the environment.

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 town's comprehensive plan addresses the housing provisions contained in VISION 2040. The plan incorporates a number of best housing practices that address identified housing needs. Highlights include:

- VISION 2040 calls on all local governments to adopt policies and strategies to provide a range of housing types and choices to meet the diversity of housing needs in the region (see MPP-H-1). Goal H2 in the

updated plan sets broad guidance on providing a greater variety of housing types in the Town of South Prairie. The plan provides for multifamily housing in the Town Center (Policy H2.4 and H2.10) and a variety of innovative housing types (Policy H2.12).

DISCUSSION: AREAS FOR FURTHER WORK

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

- MPP-H-2 in VISION 2040 states that jurisdictions in the region should work collaboratively and individually to provide a sufficient supply of housing to meet future needs, including housing that is affordable at a range of income levels. Pursuant to amendments to rectify the discrepancy between local and countywide targets described on page 3 of this report, the housing element should be amended to make clear that the town is planning for a supply of housing that is called for in the Pierce County CPPs. Further, the housing element should reference CPP-AH-3.3 and plan for the goal for a minimum of 25% of the housing unit allocation to be satisfied through affordable 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: EXEMPLARY PLAN PROVISIONS

The comprehensive plan update contains an economic development element that addresses many of the economic provisions of VISION 2040. Highlights include:

- ☑ The plan contains an economic development element that promotes economic activities that are appropriately scaled for a small rural town and that emphasizes local businesses and cottage industries, particularly in the Town Center.

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 South Prairie 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:

- Goal T2 and subsequent policies prioritize pedestrian improvements in and around the Town Center District, including providing safe routes to school.
- Goal T3 and subsequent policies address the need to restore transit service to the community, particularly service that is targeted to meet the needs of transit-dependent populations.

DISCUSSION: AREAS FOR FURTHER WORK

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

- VISION 2040 calls call upon all levels of government to make transportation investments that minimize negative impacts on the environment and public health (see MPP-T-5 to T-8). The transportation element should be amended to more directly address clean transportation strategies that mitigate environmental impacts from construction and use of transportation facilities, including impacts related to climate change.
- Pursuant to amendments to rectify the discrepancy between local and countywide targets described on page 3 of this report, the transportation element should be amended, as needed, to ensure consistency between land use assumptions made across elements of the comprehensive plan.

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

- ☑ The capital facilities element contains policies on provision of public services supporting a pattern of growth that is consistent with that envisioned in VISION 2040. Planning Policy 3 under Goal SF1 is particularly strong in this regard.

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.

Conclusion

PSRC staff thank the jurisdiction for working through the plan review process. 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 town has questions or needs additional information, please contact Michael Hubner, Principal Planner, at 206-971-3289 or mhubner@psrc.org.