

Introduction

FRAMEWORK GOALS

- FG1:** Promote a sense of place by requiring quality building and development that is not just compatible with the surrounding environment, but enhances the community spirit.
- FG2:** Promote quality building and development that is compatible with the surrounding environment.
- FG3:** Support a variety of housing opportunities for Edgewood’s diversifying population that are affordable, enhance a safe and livable community, and prepare and protect our families for life in the 21st Century.
- FG4:** Pursue a strong and diverse economy and assure economic development that creates a “Heart” for Edgewood and balances regional objectives, while complementing the unique neighborhood character.
- FG5:** Protect the natural environment and preserve environmentally sensitive areas.
- FG6:** Promote improvements to human services as the community changes and diversifies.
- FG7:** Assure effective and efficient public investment for quality public services, facilities, and utilities.
- FG8:** Balance the transportation needs of the community with regional objectives through improvement of both street and multimodal transportation systems for Edgewood’s present and future population.
- FG9:** Provide for inclusive and meaningful citizen involvement in community planning decisions.

Edgewood Community Profile

The City of Edgewood is located in northern Pierce County, just north of the City of Puyallup. It borders the City of Sumner to the east, the City of Puyallup to the south, the cities of Milton and Fife to the west, and King County to the north. Eighty percent of the City is located on North Hill and twenty percent in the Puyallup valley. In addition, parts of Edgewood are within the boundaries of the Puyallup Indian Reservation.

The City incorporated on February 28, 1996 with a Council-Manager form of government. Under the Council-Manager form of government, the citizens of Edgewood elect a seven-member City Council, and the Council elects one of its members to serve as Mayor. The Council appoints a City manager. As a “contract” city, Pierce County and other public and private organizations provide the majority of Edgewood’s services.

Edgewood is a small-town residential community with a rustic quality. It has a population of 10,830 according to the Washington State Office of Financial Management 2000 estimate. Over 80% of households are single-family homes. Commercial development is concentrated along Meridian in the west-central part of the City. The majority of the businesses in Edgewood are small, have a low profile, and few employees. Churches are also important to the character of the community.

Natural Environment

Edgewood is part of the Puyallup River, White River, and Hylebos Creek watersheds, and exhibits an abundance of environmental constraints, including unstable slopes, storm water run-off, erosion, a high water table, and saturated soils. The City’s natural systems will play an important role in determining how and where future development occurs.

Elevations within the City begin at 20 feet above sea level and rise to approximately 500 feet. The highest elevations are found in the southeast corner of the City. A prominent slope that forms a portion of the Puyallup and White River Valley walls characterizes the southern and eastern edges of the City.

The City has a maritime climate typical of western Washington. Winters are wet and mild; summers are relatively cool and dry. Precipitation averages 38.3 inches per year and annual temperature averages 50.8 degrees Fahrenheit. The majority of the precipitation occurs from October to March.

The City has several water bodies within its borders. These water bodies are fed by storm water runoff. Lake Chalet is located in a depression in west central Edgewood and often floods adjacent areas. Surprise Lake is located in the neighboring City of Milton, but an outlet creek enters Edgewood. In addition, several topographic depressions, locally known as “potholes”, dot the landscape. The largest of these are the Edgewood Bowl, 114th Avenue Pothole, the 122th Avenue Pothole, and the 108th Avenue Pothole. Four perennial creeks, Jovita Creek, Surprise Lake Creek, Simons Creek, and Wapato Creek, flow through the City of Edgewood.

Groundwater is another important aspect of the City of Edgewood’s natural environment. Much of the City is in an aquifer recharge area. This aquifer is the major source of water for City residents.

Why the City of Edgewood is planning

To Maintain Local Decision Making Power

While the City of Edgewood is experiencing pressures from growth within its boundaries, it is also being affected by growth occurring from the more urbanized areas surrounding it. An indication of that growth is the increased demand for public facilities, such as roads and schools. Also, an increasing number of policy decisions made at the federal, state, and regional level are influencing the quality of life in Edgewood. The City believes that the most effective way to maintain local control is to become more actively involved in planning. By articulating this Comprehensive Plan, the City is becoming informed about the implication of its policy decisions, and expressing community concerns to regional, state, and federal agencies.

The Growth Management Act empowers local government with significant decision-making power. The City of Edgewood has been directed to identify the concerns and goals of the community, to prioritize these goals, and to plan for how these goals will be achieved. While the Act requires the City to complete several planning tasks, the outcome of the planning effort is in the hands of the City. Therefore, the City of Edgewood has created a Comprehensive Plan that establishes a clear intent and policy base, which can be used to develop and interpret City regulations.

In addition, the Growth Management Act requires that state agencies must comply with local comprehensive plans and development regulations. Therefore, the Comprehensive Plan and the implementing regulations allow the City to assert local control over certain issues with the assurance that state agencies will respect their decisions in a manner that will reinforce the desired character, scale, and identity of the City.

To Guide and Manage Growth

Change is an inevitable feature of human social existence and individual experience. It occurs with or without preparation and with or without planning. Without planning, the growth may be erratic and chaotic, and may have negative social, economic, and environmental impacts on the community. Planning guides the type and the rate of growth.

The City has chosen to take a proactive role in prioritizing alternative uses of land and public resources and in identifying the impact that proposed developments will have on the community. By recognizing the types of growth that are occurring and making decisions in light of such changes, the City is taking advantage of opportunities to address the impacts of development.

The Growth Management Act, County-Wide Planning Policies for Pierce County, and Vision 2020

The Growth Management Act (1990) set policies to sustain growth and prevent urban sprawl in Washington State. As a result of the act, most counties and their cities with a certain growth rate and population are required to plan comprehensively and jointly for the future. The Growth Management Act (GMA) requires the use of thirteen planning goals “for the purpose of guiding the development of comprehensive plans and development regulations” (RCW 36.70A.020). The thirteen planning goals are:

- 1) **Urban growth** - Encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.
- 2) **Reduce sprawl** - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- 3) **Transportation** - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- 4) **Housing** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- 5) **Economic development** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- 6) **Property rights** - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- 7) **Permits** - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- 8) **Natural resource industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- 9) **Open space and recreation** - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- 10) **Environment** - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- 11) **Citizen participation and coordination** - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdiction to reconcile conflicts.
- 12) **Public facilities and services** - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- 13) **Historic preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

The GMA mandates that cities planning under the act include certain elements within their Comprehensive Plans (RCW 36.70A.070). The GMA mandated elements are **Land Use, Housing, Capital Facilities, Utilities, and Transportation**. In addition to these, this Comprehensive Plan contains the following Elements:

- Citizen Participation
- Parks, Open Space, And Recreation
- Essential Public Facilities
- Natural Environment
- Implementation
- Economic Development
- Community Character

The GMA also requires counties planning under the Act to adopt county-wide planning policies (CWPPs) in cooperation with municipalities in them. County-Wide Planning Policies are written to establish a county-wide framework from which county and municipal comprehensive plans are developed and adopted. The purpose of the CWPPs is to ensure that municipal and county comprehensive plans are consistent (RCW 36.70A.210).

In order to meet this requirement, Pierce County and its municipalities entered into an Interlocal Agreement for the development and adoption of the CWPPs. The Agreement provides for the establishment of a Steering Committee consisting of one elected official from Pierce County and one elected official from every municipality in the County. The principal responsibility of drafting the CWPPs was given to the Steering Committee. The Steering Committee received technical/staff support from the Growth Management Coordinating Committee (GMCC), which additionally established the Urban Growth Area Subcommittee. The Steering Committee was also authorized to retain and hire consultants (Pierce County Council Resolution No. R91-172, September 24, 1991). The consultants engaged in an extensive process with the GMCC and the Steering Committee. These processes resulted in the development of the CWPPs for Pierce County, and the subsequent adoption of the policies, amended in 1996 (Pierce County Council Ordinance No. 96-127, December 17, 1996).

The City of Edgewood Comprehensive Plan must be consistent with the GMA and the CWPPs for Pierce County.

In addition, Edgewood's Plan must be guided by the growth policies of Vision 2020, the regional plan developed by the Puget Sound Regional Council. Vision 2020 calls for directing future growth into existing urban centers and serving those centers with a regional transit system.

The City of Edgewood Comprehensive Plan

A comprehensive plan is a broad statement of the community's values and vision for its future. It is a policy road map that directs the orderly and coordinated physical development of the City for the next 20 years. It anticipates change and provides guidance for action to address and manage that change.

The purpose of the City of Edgewood Comprehensive Plan is to sustain the small town character, ambiance, and charm that Edgewood has maintained throughout its history. It fulfills the City's regional responsibilities by complying with federal, state, and local laws. The City of Edgewood's first Comprehensive Plan will embrace all segments of the City's residential and business community and will be driven by community values.

The City of Edgewood Comprehensive Plan has five main characteristics. They are:

1. ***Comprehensive:*** The Plan examines a diverse range of interrelated issues.
2. ***Value laden:*** The Plan consists of a collage of opinions, needs, and aspirations of the residents and business owners in Edgewood.
3. ***Systematic:*** The Plan evaluates the issues and presents alternative choices in a consistent way.

4. **Future-oriented:** The Plan explores possibilities and anticipates impacts of growth in the future.
5. **Flexible:** The Plan contains a built-in annual amendment process to ensure that its goals and policies remain relevant to existing conditions and consistent with the community's vision. This characteristic of flexibility enables the Plan to be a living and evolving document.

The Comprehensive Plan promotes the general health, safety, and welfare of the community by establishing levels of service to facilitate the adequate provision of public services. It coordinates development with infrastructure and public services. It allows the City to formalize goals and policies and revise them on an annual basis as appropriate. It communicates the community's vision to public policy-makers, City residents, business owners, and developers. It provides the basis for the adoption and coordination of implementing regulations so that the City may evolve in an orderly fashion that is consistent with the desires of the citizens of Edgewood.

This Comprehensive Plan recognizes the complexities involved in balancing the community vision and environmental issues with the need to address issues associated with growth, such as increased traffic congestion and the need for affordable housing. It recognizes that tradeoffs must be made to balance the costs with the gains and that flexibility is necessary to adapt to changing conditions. At all times, the Plan must reflect the long-term goals, values, and visions of the people living and working in the City of Edgewood.

Who Plans?

The primary responsibility for formulating the Comprehensive Plan rests with the Planning Commission, which is a citizen committee appointed by the City Council. The Commission conducts a public participation process for the development and review of the Plan by holding meetings, public hearings, and planning workshops. During the planning process, individual citizens have the opportunity to provide input in a wide variety of ways. This includes writing letters, attending public workshops, serving on boards or commissions that function as citizen advisors to the City Council, providing testimony at public meetings, and many others. Through the citizen participation process, issues of concern, potential solutions, and tradeoffs are identified.

The City Council held a public hearing for the final adoption of the Comprehensive Plan. The Commission and the Council also held public hearings for changes made to land use codes as a result of this Plan. Thus, Edgewood residents, business owners, public policy-makers, and City staff worked together to shape the future of their community through the development of the Comprehensive Plan. Both the Comprehensive Plan and the implementing regulations reflect community values.

What is in the Plan?

This chapter introduces the City of Edgewood and the comprehensive planning process. The remaining chapters address specific topics, or Elements; such as land use, housing, and transportation. The City of Edgewood has decided to issue a separate environmental impact statement, which is included as appendix A in the City's Comprehensive Plan.

Each Element has three basic components. The first is an introductory statement that describes the intent of the Element. The second is an overview of the background, context, and existing conditions for the Element. The third component is a list of goals and policies for that Element that, when implemented, will contribute to the achievement of the Plan's Framework Goals and compliance with the Growth Management and Endangered Species Acts. In addition to these three components, several Elements have an issues section, which leads into the goals and policies.

Discussion statements are located under each of the policies. The discussion statements explain the intent of the policies and give examples of how they can be implemented.

Plan Implementation and Monitoring

This section outlines the Plan implementation and monitoring procedures developed to measure progress in implementing the goals, objectives, and policies in the City of Edgewood's Comprehensive Plan. This process also prepares the City for updates in the future. These procedures address:

- Citizen participation in the process;
- Updating appropriate base-line data and measurable objectives to be accomplished in the first six-year period of the Plan, and for the long-term period;
- Accomplishments in the first ten-year period, describing the degree to which the goals, objectives, and policies have been successively reached;
- Obstacles or problems which result in the under-achievement of goals, objectives, and policies;
- New or modified goals, objectives, and policies needed to address and correct discovered problems; and
- A means of ensuring a continuous monitoring and evaluation of the plan during the ten-year period.

Edgewood's implementation program is comprised of both long-term and short-term actions. Plan amendments, citizen education, neighborhood planning, and capital facilities programs are examples of long-term actions. Revisions of the existing land use codes and ordinances, adoption of new codes and ordinances, code enforcement, and the permitting process are examples of short-term actions.

A comprehensive plan has traditionally been a policy document that is implemented through land development regulations and other ordinances. However, the Growth Management Act encourages a variety of innovative implementation methods, regulatory and non-regulatory, which should be considered. For example, as part of the Capital Facilities Plan, the City may require all newly constructed public buildings to be equipped with energy-efficient light fixtures that will save the City money in the long term. The City will continue its public education program following Plan adoption in order to inform the entire community about the rationale and goals of the Plan, as well as the changes that will take place in the City because of the Plan's implementation. Broad support for the Plan is crucial for effective implementation.

Existing development regulations must be updated to be consistent with the Plan within one year of plan adoption. In reviewing regulations for consistency, the City will ensure that the development patterns in the Plan are implemented.

Values, technology, demographic composition, and culture are dynamic and will continue to evolve over time. Therefore, the Plan must be reviewed periodically to ensure it reflects the best available science, current community views, community needs, and changing circumstances. The Growth Management Act requires that a local government can only amend a comprehensive plan once a year, except in emergencies, to avoid piecemeal erosion of the plan's integrity. An annual monitoring report and annual amendment process will be used to meet these requirements. The process will provide opportunities for citizen involvement through continuing refinement of the Comprehensive Plan.

In particular, the Plan will be updated as necessary to reflect revisions to the Office of Financial Management's population estimate and revisions to the Capital Facilities Plan. The update will also address any specific concerns, clarify inconsistencies that were identified during the year, and review the adequacy of the adopted level of service standards. In order to remain consistent with the Revised Code of Washington (RCW), the usage of land within the City limits will, at minimum, be reviewed during the updates mandated by RCW 36.70A.130, as may be amended.

The community's vision and framework goals provide long-range guidance for the City. To maintain consistency and allow sufficient time for decisions to take effect, these general guidelines should not be changed more than every seven years.

Amendments to the Comprehensive Plan can be requested by the City Council, Planning Commission, staff, or by any affected citizen or property owner. However, the Plan may not be amended more than once a year, and therefore, requests for amendment will be deferred to the time of the annual public hearing. The Planning Commission will review the Comprehensive Plan and any proposed amendments. A public hearing will then be held to solicit comment. After further review, a formal recommendation will be made to the City Council.

The Council will hold public hearings, make modifications if necessary, and consider the proposed amendments to the Comprehensive Plan. By reviewing and updating the Plan on a regular basis, Edgewood can rely on this document in decision-making, and can maintain public interest and support of the planning process.

Intergovernmental Relations

The Edgewood City Council believes that many land use conflicts can be resolved by working jointly with other governments during the planning process. Joint efforts enable multiple jurisdictions to address regional concerns in a consistent and coherent fashion. The City of Edgewood has communicated with other jurisdictions during its planning process to help resolve potential conflicts over land use and related issues.