

GMA Goal/ Requirement	Pierce County County- Wide Planning Policies	City of Edgewood Comprehensive Plan Contents
<p>Goal 1. Urban Growth</p> <p>Encourage development in urban areas where adequate public services & facilities exist or can be provided in an efficient manner.</p>	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>Land Use Map accommodates growth in Edgewood at full build out, beyond the 20-year population projection.</p> <p>Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation, and helps maintain Edgewood’s sense of community.</p> <p>Goal LU II: Provide a well designed, pedestrian-friendly and community oriented Town Center.</p> <p>Goal H IV: Provide sufficient development capacity to accommodate the 20 year growth forecast by promoting the creative and innovative use of land designated for residential uses.</p> <p>Goal CF II: Minimize the demands of growth on public facilities.</p>
<p>Goal 2. Reduce Sprawl</p> <p>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</p>	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation, and helps maintain Edgewood’s sense of community.</p> <p>Goal LU II: Provide a well designed, pedestrian-friendly and community oriented Town Center.</p> <p>Goal LU IV: Protect the character of existing single-family neighborhoods.</p> <p>Goal NE II: Protect the natural environment in the community.</p> <p>Goal NE IV: Encourage environmentally responsible land management practices that are compatible with other land uses. The Town Center Plan in the Community Character Element provides options to accommodate growth while avoiding suburban sprawl and strip development.</p> <p>Goal CC I: Promote commercial and residential development that is carefully considered, aesthetically pleasing, and functional.</p>

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<p>Urban Growth Areas (RCW 36.70A.110)</p> <ul style="list-style-type: none"> • Designate an urban growth area (UGA) within which urban growth in encouraged • Include each city within the UGA • Include areas & densities sufficient to accommodate 20-year growth forecasts • County & cities can negotiate on location UGA • Include land outside cities if urban in character or adjacent to urban lands • Permit urban densities & include greenbelts & open space • Review UGA at least every 10 years • Locate urban growth first in urban areas with existing public facility & service capacity, next in urban areas that will be served by a combination of existing & new facilities & services 	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation, and helps maintain Edgewood’s sense of community.</p> <p>Goal LU II: Provide a well designed, pedestrian-friendly and community oriented Town Center.</p> <p>Goal LU III: Provide for residential development that reflects the character of the community and is integrated into its natural environment.</p> <p>Goal LU V: Improve the quality and availability of multifamily housing choices.</p> <p>Goal H VI: Provide open space areas in new residential development.</p> <p>Goal CF II: Minimize the demands of growth on public facilities.</p> <p>The Town Center Plan in the Community Character Element presents models for focusing future growth while enhancing community character.</p>

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<p>Land Use Element Contents RCW 36.70A.070(1)</p> <ul style="list-style-type: none"> • General distribution, location, extent of uses of land • Population densities, building intensities, estimates of future population growth • Provide for protection of quality & quantity of ground water • Review drainage, flooding & stormwater runoff & provide guidance for corrective actions 	<p>The “Need for Affordable Housing for All Economic Segments of the Population & Parameters for its Distribution.”</p>	<p>Land Use Map The Land Use Element contains:</p> <ul style="list-style-type: none"> • General distribution, location, extent of uses of land • Population densities, building intensities, estimates of future population growth <p>The Natural Environment Element contains:</p> <ul style="list-style-type: none"> • Provisions for protection of quality & quantity of ground water • Guidance for review of drainage, flooding & stormwater runoff and corrective actions <p>Goal LU III: Provide for residential development that reflects the character of the community and is integrated into its natural environment.</p> <p>Goal NE IV: Encourage environmentally responsible land management practices that are compatible with other land uses.</p>

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<p>Goal 3. Transportation</p> <p>Encourage efficient multimodal transportation systems that are based on regional priorities & coordinated with county & city comprehensive plans</p>	<p>Transportation Facilities and Strategies</p>	<p>Goal T I: Develop a safe and efficient street system that accommodates all transportation modes and maximizes people carrying capacity. Improve the operating efficiency of the existing system and maintain the capacity to adequately serve present and future volumes of traffic.</p> <p>Goal T II: Develop a transportation system that enhances the delivery and transport of goods and services.</p> <p>Goal T III: Provide clear and identifiable systems of walkways, sidewalks, and trails.</p> <p>Goal T IV: Support improved transit coverage and service throughout the region to improve mobility options for Edgewood.</p> <p>Goal T V: Promote programs to encourage carpooling, transit, and non-motorized transportation to reduce the transportation impacts of economic and residential development.</p> <p>Goal T VIII: Secure a reliable funding package to ensure a cost-effective level of service (LOS) for the roadway network of the City of Edgewood.</p> <p>Goal PR VI: Provide a system of pathways and trails throughout the City and with regional connectivity.</p> <p>Goal CF V: Bring all parties together in the process of making decisions on capital projects within the community.</p>

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<p>Transportation Element Contents RCW 36.70.070(6)</p> <ul style="list-style-type: none"> • Land use assumptions used to estimate travel • Inventory of facilities & service needs • Level of service standards that are regionally coordinated • Forecasts based on the plan • System expansion needs to meet demands • Analysis of funding capability to meet needs & multi-year financing plan • Discussion of reevaluation of land use or additional funding strategies to meet financing needs • Intergovernmental coordination efforts & identification of impacts on adjacent jurisdictions • Demand management strategies • Prohibition of development approval if proposal would cause the LOS to fall below adopted standards unless strategies or improvements are made to accommodate the development concurrent with the development 	<p>Transportation Facilities and Strategies</p>	<p>The Transportation Element and Analysis contain:</p> <ul style="list-style-type: none"> • Description of transportation system • Inventory and analysis of streets and deficiencies • Concurrency considerations • Level of service standards for transportation facilities • Inventory and analysis of funding options

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<p>Goal 4. Housing</p> <p>Encourage the availability of affordable housing to all economic segments of the population of this state; promote a variety of residential densities & housing types, & encourage preservation of existing housing stock</p>	<p>The “Need for Affordable Housing for All Economic Segments of the Population and Parameters for its Distribution”.</p>	<p>Goal H I: Encourage the retention and improvement of existing structurally sound residential housing.</p> <p>Goal H V: Pursue opportunities to preserve and develop affordable housing throughout the City to address the needs of all economic segments.</p>
<p>Housing Element Contents RCW 36.70.070(2)</p> <ul style="list-style-type: none"> • Inventory/analysis of existing & projected needs • Goals, policies, objectives for housing preservation, improvement, development • Sufficient land for various housing types • Provides for needs of all economic segments 	<p>The “Need for Affordable Housing for All Economic Segments of the Population and Parameters for its Distribution”.</p>	<p>The Housing Element contains:</p> <ul style="list-style-type: none"> • Inventory and analysis of existing housing stock • Projections of housing needs • Provision of sufficient land to meet housing needs • Provisions for affordable housing • Goals and policies to ensure adequate and affordable housing

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<p>Goal 5. Economic development</p> <p>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 & for disadvantaged persons, & encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, & public facilities.</p>	<p>Economic Development and Employment</p>	<p>In addition to the Economic Development Element, the Land Use and Community Character Elements also promote economic development.</p> <p>Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation, and helps maintain Edgewood’s sense of community.</p> <p>Goal LU VI: Achieve a mix of commercial land uses that serve the City’s residents, businesses, and visitors.</p> <p>GOAL LU VII: Encourage industrial development and redevelopment that strengthens the economy of Edgewood and the region. Require compatibility between industrial uses and surrounding residential uses and the environment.</p> <p>Goal ED I: Plan for sufficient economic growth and development to provide for an appropriate balance of land uses that will provide a sound financial future for the City.</p> <p>Goal ED II: Enhance the image of Edgewood as a good place in which to work, shop, and live.</p> <p>Goal ED IV: Plan for sufficient capital facilities to maintain existing economic activities and allow for the development of new businesses.</p> <p>Goal CC I: Promote commercial and residential development that is carefully considered, aesthetically pleasing, and functional.</p>

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<p>Goal 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 & discriminatory actions.</p>	<p>No comparable policies contained in CWPPs.</p>	<p>Goal IS III: Provide for continuing evaluation and review of the Plan by Edgewood City Council, Planning Commission, residents, and property owners.</p>
<p>Goal 7. Permits Applications for both state & local government permits should be processed in a timely & fair manner to ensure predictability.</p>	<p>No comparable policies contained in CWPPs.</p>	<p>Goal IS III: Provide for continuing evaluation and review of the Plan by Edgewood City Council, Planning Commission, residents, and property owners.</p>
<p>Goal 8. Natural resource industries Maintain & enhance natural resource-based industries, including productive timber, agricultural, & fisheries industries. Encourage the conservation of productive forestlands & productive agricultural lands, & discourage incompatible uses.</p>	<p>Natural Resources, Open Space and Protection of Environmentally-Sensitive Lands Agricultural Lands</p>	<p>Policy LU16: Investigate a transfer of development rights system and other methods to retain open space and to provide for the continuation of agricultural uses on large lots and preservation of constrained areas.</p> <p>Policy LU23: Minimize potential conflicts between new residential land uses and existing agricultural uses.</p>

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<p>Goal 9. Open space & recreation</p> <p>Encourage the retention of open space & development of recreational opportunities, conserve fish & wildlife habitat, increase access to natural resource lands & water, & develop parks.</p>	<p>Natural Resources, Open Space and Protection of Environmentally-Sensitive Lands</p>	<p>Goal PR III: Provide a system of parks and recreational facilities that provides a variety of recreation opportunities.</p> <p>Goal PR IV: Provide a high quality park system that is safe, accessible and efficient to operate.</p> <p>Goal PR V: Preserve and manage critical natural open space areas; such as forested areas, floodplains, wetlands, view sheds and watersheds.</p> <p>Goal PR VI: Provide an inter-connected system of pathways and trails throughout the City and with regional connectivity.</p>
<p>Goal 10. Environment</p> <p>Protect the environment & enhance the state’s high quality of life, including air & water quality, & the availability of water.</p>	<p>Natural Resources, Open Space and Protection of Environmentally-Sensitive Lands</p>	<p>Goal NE II: Protect the natural environment in the community.</p> <p>Goal NE IV: Encourage environmentally responsible land management practices that are compatible with other land uses.</p> <p>Goal NE V: Protect and improve local and regional air quality by reducing or eliminating sources of air pollution.</p> <p>Goal NE VI: Preserve and enhance water quality.</p> <p>Goal NE VII: Encourage measures that improve surface water management.</p> <p>Goal NE VIII: Provide for the protection of wetlands.</p>

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<p>Goal 11. Citizen Participation</p> <p>Encourage the involvement of citizens in the planning process & ensure coordination between communities & jurisdictions to resolve conflicts.</p>	<p>No comparable policies contained in CWPPs.</p>	<p>Goal CP I: Maintain and improve the quality of life in the community by creating a variety of opportunities for public involvement in community planning decisions.</p> <p>Goal IS II: Provide for increased community involvement & review in the provision of public & private services, facilities, & development.</p> <p>Goal IS III: Provide for continuing evaluation and review of the Plan by Edgewood City Council, Planning Commission, residents, and property owners.</p> <p>Goal IS V: Work jointly with other jurisdictions in the implementation of this plan.</p> <p>Goal CF V: Bring all parties together in the process of making decisions on capital projects within the community.</p>
<p>Goal 12. Public Facilities & Services</p> <p>Ensure that those public facilities & services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy & use without decreasing current service levels below locally established minimum standards.</p>	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>Goal CF1: Support the timely expansion, maintenance, and replacement of capital facilities and utilities infrastructure at designated service levels in order to meet expected demand for service.</p> <p>Ensures adequate public facilities that address past deficiencies and are concurrent with new development, based on the City’s adopted LOS standards.</p> <p>Goal CF II: Minimize the demands of growth on public facilities.</p> <p>Goal CF III: Provide needed public facilities that are within the ability of the City to fund or within the City’s authority to require others to provide.</p> <p>Goal T I: Develop a safe and efficient street system that accommodates all transportation modes and maximizes people carrying capacity. Improve the operating efficiency of the existing system and maintain the capacity to adequately serve present and future volumes of traffic.</p> <p>Goal T VIII: Secure a reliable funding package to ensure a cost-effective LOS for the roadway network of the City of Edgewood.</p> <p>Goal PR III: Provide a system of parks and recreational facilities that provides a variety of recreation opportunities.</p>

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<p>Siting of Essential Public Facilities (RCW 36.70A.200)</p> <p>Each Comprehensive Plan shall include a process for identifying & siting essential public facilities...No local comprehensive plan or development regulation may preclude the siting of essential public facilities.</p>	<p>Siting of Public Capital Facilities of a County-Wide or State-Wide Nature</p>	<p>The Essential Public Facilities Element contains a process for identifying and siting essential public facilities.</p>
<p>Capital Facilities Element Contents RCW 36.70A.070(1)</p> <ul style="list-style-type: none"> • Inventory of existing capital facilities showing locations & capacities • Forecasts of future need • Location & capital of proposed new facilities • 6-year plan to finance needed facilities within projected funding capacities, including sources of funds • Requirement to reevaluate land use element if funding falls short of projections 	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>The Utilities and Capital Facilities Element contains:</p> <ul style="list-style-type: none"> • Inventory and analysis of existing utilities and capital facilities • Discussion of future needs • Maps showing utility and capital facility locations • Financial considerations • The Capital Facilities Funding Plan projecting needs and funding sources for six years and beyond <p>Goal CF1: Support the timely expansion, maintenance, and replacement of capital facilities and utilities infrastructure at designated service levels in order to meet expected demand for service.</p> <p>Ensures adequate public facilities that address past deficiencies and are concurrent with new development, based on the City’s adopted LOS standards.</p> <p>Goal CF II: Minimize the demands of growth on public facilities.</p> <p>Goal CF III: Provide needed public facilities that are within the ability of the City to fund or within the City’s authority to require others to provide.</p>

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<p>Utilities Element Contents RCW 36.70A.070(3)</p> <p>General location & capacity of existing & proposed utilities</p>	<p>Urban Growth Areas, Promotion of Contiguous & Orderly Development, & provision of urban services to such Development.</p>	<p>The Utilities and Capital Facilities Element contains:</p> <ul style="list-style-type: none"> • Inventory and analysis of existing utilities and capital facilities • Discussion of future needs • Maps showing utility and capital facility locations • Financial considerations • The Capital Facilities Funding Plan projecting needs and funding sources for six years and beyond <p>Goal CF1: Support the timely expansion, maintenance, and replacement of capital facilities and utilities infrastructure at designated service levels in order to meet expected demand for service.</p> <p>Ensures adequate public facilities that address past deficiencies and are concurrent with new development, based on the City’s adopted LOS standards.</p> <p>Goal CF II: Minimize the demands of growth on public facilities.</p> <p>Goal CF III: Provide needed public facilities that are within the ability of the City to fund or within the City’s authority to require others to provide.</p>
<p>Goal 13. Historic Preservation</p>	<p>Historic, Archaeological and Cultural Preservation</p>	<p>Goal LU III: Provide for residential development that reflects the character of the community and is integrated into its natural environment.</p> <p>Goal LU IV: Protect the character of existing single-family neighborhoods.</p> <p>Goal CC IV: Protect Edgewood’s cultural, scenic, historical and natural attributes.</p>