

GMA Periodic Update Policy/Text Requirements

Key:

GMA = Growth Management Act

V2040 = VISION 2040

CPPs = Pierce County Countywide Planning Policies

GMA Periodic Update Policy/Text Requirements		
Topic	Element – Policy/Text/Regulatory Requirement	Source of Requirement
Capital Facilities Element		
Capital Facilities Element	Refine the Level of Service and concurrency standards.	V2040
	Policies addressing prioritization of projects and funding for regional centers.	
Essential Public Facilities Element		
Essential Public Facilities Element	<p>Policy and process to identify and site essential public facilities. The process and policy address:</p> <ul style="list-style-type: none"> • that the state provide a justifiable need for the public facility and for its location in Pierce County based upon forecasted needs and a logical service area, and the distribution of facilities in the region and state; • that the state establish a public process by which the residents of the County and of affected and "host" municipalities have a reasonable opportunity to participate in the site selection process. 	CPPs
Historic Preservation		
Historic Preservation	Policies that promote urban design techniques to preserve historical assets in recognition of the economic value of sense of place. Relate preservation to sustainability.	CPPs
	Policies that state that designated sites of historic, cultural, and archeological importance are reflected in the Land Use Element of the Comprehensive Plan and promote the use of TDR/PDR for sites of importance.	
Housing		
ADUs	Providing for ADUs in all single-family residential areas.	GMA/CPPs
	Policies addressing detached ADUs should be counted toward the maximum allowable density of a parcel in the rural/resource land area.	
Housing Needs	Update existing and projected housing needs data, and identify land for specific types of housing.	V2040
	Address regional housing objectives from VISION 2040 –including housing diversity and affordability, jobs-housing balance, and housing in centers.	

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Land Use		
Adopted Targets	Update text to reflect adopted targets for 2030 (Ordinance No. 2011-36s).	GMA
	Document the adopted target for 2030 is within the range of OFM projected county populations contained in “OFM’s 2012 GMA population projections.”	
	Develop targets for subareas within unincorporated Pierce County per Ordinance No. 2011-36s footnote.	V2040
Compact Communities/ Central Place	Include provisions to develop compact urban communities and identify, at minimum, one central place.	V2040
	Include provisions that demonstrate how funding has been prioritized to advance development in center(s)/central place.	
	Policies/land use pattern that provide for land uses that encourage travel by foot, bike and transit. Centers shall be characterized by all of the following: Pedestrian-oriented land uses and amenities; Pedestrian connections shall be provided throughout; Provisions for bicycle use.	CPPs
Natural Resource Lands - Forestry	Verify the criteria for designation of Resource Lands - Forest Land.	GMA
Military Lands	Address a communication link to inform/exchange information with JBLM.	
Resource Lands - Mineral	Review for supply/demand analysis. Discourage new residential development from locating near active extraction sites.	GMA/ V2040
Regional Growth Center/ Manufacturing-Industrial Center	Recognize the Frederickson Manufacturing/Industrial Center as a Regional Growth Center.	V2040
	Establish employment targets in connection with the Frederickson Manufacturing/Industrial Center.	
	Identify how funding is prioritized to centers development.	
Rural – Density/ Growth Patterns	Define rural character in consistency with RCW 36.70A.030.15. Provide an explanation how the rural element harmonizes the planning goals.	GMA
	Policies addressing limiting new fully contained communities.	V2040/ CPPs
Urban Site Development	Policies promoting the coordination among transportation providers and local governments addressing that joint- and mixed-use developments are designed in a way that improves overall mobility and accessibility to and within such development.	V2040
	Policies addressing nonmotorized transportation, including but not limited to: bicycle-friendly roadway design; wider outside lane or shared parking/bike lanes; bike-activated signals; covered, secure bicycle parking at all places of employment; bicycle racks; and pedestrian pathways.	

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School Facility Siting	Develop standards that limit the location of schools in the rural area.	V2040
	Determine specific siting requirements for all public and private educational facilities.	CPPs
	Incorporate school facility location criteria, developed in conjunction with the local school district.	
UGA/PAA Affiliation with Cities/Towns	Policy that calls for affiliation with cities/towns.	V2040
	Policies that address incorporation feasibility studies for areas not affiliated with a city/town.	
Annexation	Policies addressing/establishing/prioritizing “potential annexation areas” (PAAs). Policies that recognize the need to identify potential incentives, in addition to establishing partnerships to overcome annexation obstacles.	V2040/ CPPs
Expansion of UGA	Modify UGA expansion policies to be consistent with Countywide Planning Policies. Add criteria for use in reducing the UGA if necessary.	CPPs
Transportation		
Traffic/Land Use Forecasts	Update Transportation forecasts based on land use plan.	GMA/ V2040
Inventory	Update existing facilities inventory.	GMA
System Improvement	Estimate “traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities.”	GMA
	Identify state and local system needs to meet current and future demands.	
	Address improving safety in the transportation system by working toward the state’s “zero death and disabling injury” target.	
	Address expanding capacity and increasing efficiency of the transportation system to move goods, services, and people to and within the urban growth area.	V2040
	Address protecting the investment in the existing system and lower overall life-cycle costs through effective maintenance and preservation programs.	
Concurrency/ Level of Service	Adopt level of service standards for state highways.	GMA
	Address substandard LOS for existing facilities by: using transportation demand management; using transportation systems management to promote cost effective methods of moving people and goods; promoting nonmotorized travel.	CPPs
	Consider the impacts of planning activities on neighboring jurisdictional (inclusive of WSDOT) roadway facilities when developing and administering their level of service standards.	

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	Develop concurrency standards for road facilities.	GMA
	Develop concurrency standards for other transportation needs including nonmotorized.	V2040
Coordination	Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.	GMA/ CPPs
Centers/ Compact Communities	Emphasize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, especially to and within centers and along corridors connecting centers.	V2040
	Address that centers should receive a high priority for the location of high-capacity transit stations and/or transit centers.	CPPs
Demand Management	Address the promotion of facilities and services to encourage alternatives to automobile travel and/or to reduce the number of vehicle miles traveled.	CPPs
	Encourage transit use within centers through mechanisms that limit the use of single occupancy vehicles.	
Special Needs Transportation	Provide mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young, and low-income populations.	V2040
Nonmotorized/ Active Transportation	Update the pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.	GMA
	Address complete street provisions and improve local street patterns for walking and biking.	V2040
	Address the minimization of negative impacts to human health.	
	Address nonmotorized, pedestrian, and other multimodal types of transportation options in concurrency programs.	
	Address the planning and implementation of programs, as appropriate, for designing, constructing and operating transportation facilities for all users, including motorists, pedestrians, bicyclists, and transit users.	CPPs
Funding	An analysis of funding capability to judge needs against probable funding resources, a multi-year financing plan based on the needs identified in the Comprehensive Plan, and if probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met.	GMA
	Address the reduction of need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system.	V2040

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	Analyze options for financing, including but not limited to: general revenues; fuel taxes; toll roads and other user fees; bonding; congestion pricing; public/private partnerships, and public/public partnerships; assessment and improvement districts, facility benefit assessments, impact fees, dedication of right-of-way and voluntary funding agreements; grants; others, as may be appropriate.	CPPs
Transit	Address coordination with Pierce Transit to identify and preserve existing rights-of-way in order to preserve options for future transit alignments.	CPPs
Freight	Address the County’s cooperation with State Department of Transportation (WSDOT) and Port authority to plan and implement projects and programs to meet freight mobility and access needs, including the establishment of programs designed to maintain, preserve and expand freight rail capacity including planning for needed capital improvements.	CPPs
	Address the needs of freight movement and employees by ensuring a variety of transportation modes such as transit, rail, and trucking facilities.	
	Address accommodating truck traffic and acceleration within Frederickson M/IC.	
	Address transportation capital improvement projects which support access and movement of goods to Manufacturing/Industrial Centers.	
Environment	Address planning for and funding capital facility improvement projects which support the movement of goods within Frederickson M/IC.	CPPs
	Address the use low-impact development practices or environmentally appropriate approaches for the design, construction and operation of transportation facilities to reduce and mitigate environmental impacts, including, but not limited to, storm water runoff from streets and roadways.	
	Address efforts to reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.	
	Address reduction of greenhouse gases by expanding the use of conservation and alternative energy sources and by reducing vehicle miles traveled by increasing alternatives to driving alone.	
	Address fostering a less polluting system that reduces the negative effects of transportation infrastructure and operation on the climate and natural environment.	V2040
Utilities		
Utilities	Incorporate Fiber Optic and newer technologies.	GMA
	Refine the Level of Service and Concurrency standards especially for Urban Services.	V2040
	Review the general location, proposed location, and capacity of all existing and proposed utilities, such as, electrical lines, telecommunication lines and natural gas lines’. These are found in part in the County sewer master plans and the water plans of the individual water districts in the County	GMA

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	but is not compiled into the Utilities Element or associated “Utilities Plan”	
	Address the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.	V2040
	Clarify that urban services are obtained from cities or appropriate regional service providers, and encourage special service districts, including sewer, water, and fire districts, to consolidate or dissolve as a result.	V2040