

## **Policies and Actions**

To implement the Comprehensive Plan's vision, the Municipality needs to adopt a set of planning policies and actions. Part Two, Policies and Actions, details a specific series of steps or projects that Murrysville's leadership, administrative staff and citizens should complete in order to realize the community's Vision for the Future. These policies were written by the Comprehensive Plan Steering Committee and the Planning Commission in conjunction with Murrysville's Planning Staff.

The policies and actions are listed with their associated objectives as identified in Part One. An implementation schedule for the policies has also been included. Effective implementation of the Plan is directly related to the strategic integration of the policies. In order to ensure timely and rational implementation, the Planning Commission and Planning Staff should evaluate and reprioritize the implementation schedule on an annual basis.

## Local Government

### Objectives

1. *Plan for change in Murrysville in a manner that will protect, preserve, enhance and balance the environmental, economic, social, cultural and aesthetic values desirable in a predominately rural atmosphere.*

2. *Ensure that public services and facilities necessary to enhance public health, safety and welfare meet the needs of a growing community.*

3. *Promote meaningful citizen participation in all aspects of local government.*

### Policies

1.A. The Municipal Comprehensive Plan should contain policy recommendations and an implementation schedule for the Municipality of Murrysville to follow in these areas:

- Community Facilities and Services.
- Regional Planning and Inter-municipal Cooperation.
- Affordable Housing.
- Municipal Involvement in Economic Development Activities.
- Long-Range Transportation Improvements.

The Planning Commission should annually review the progress in implementing the policies.

2.A. The Municipal Act 537 Sewage Facilities Plan should designate the limits of extending public water and sewer facilities consistent with the Comprehensive Plan.

2.B. Adopt storm water management and erosion and sedimentation control regulations that protect and enhance water quality.

2.C. Assess public safety services, facilities and resources and plan for future improvements, if needed, in accordance with the Comprehensive Plan.

2.D. Promote the expansion of public transportation by increasing the number of scheduled routes.

3.A. Undertake an ongoing citizen participation process to increase the level and quality of public participation in government activities.

- 4. *Promote greater inter-municipal cooperation in planning for the future of the region.*
  - 4.A. Support greater cooperation with Westmoreland County government.
  - 4.B. Support greater cooperation with the Franklin Regional School District.
  - 4.C. Support greater cooperation with neighboring municipalities.
  
- 5. *Promote realistic opportunities for inter-municipal cooperation in providing public services.*
  - 5.A. Support the formation of a Council of Governments among neighboring municipalities.
  
- 6. *Diligently seek outside funding for full or partial support of necessary programs.*
  - 6.A. Evaluate, prioritize and document municipal projects that may be eligible for state funding; review periodically and update as required.
  - 6.B. Develop a strategy aimed at attracting private funding for municipal projects.

## Housing

### Objectives

### Policies

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| <p>7. <i>Provide suitable areas for a variety of housing choices in type, affordability, scale and size (single-family dwellings, double dwellings, multi-family, townhouses and senior citizen housing, both assisted and independent living).</i></p> | <p>7.A. Consider providing regulatory incentives for private developers to provide affordable housing. (Affordable housing is housing which is affordable to families at 80 percent of the median household income of the community).</p> <p>7.B. Housing density and design should reflect the character of the neighborhood in which it will be located.</p> |
| <p>8. <i>Provide and encourage areas for higher densities only where appropriate.</i></p>   | <p>8.A. Provide regulatory incentives to promote high-density development in the appropriate zoning districts.</p> <p>8.B. Provide incentives to establish usable open space in conjunction with higher-density development.</p>   |
| <p>9. <i>Provide low-density housing where appropriate.</i></p>   | <p>9.A. Consider a variety of low-density housing zoning districts.</p>  |
| <p>10. <i>Establish housing densities that promote preservation, where appropriate.</i></p>   | <p>10.A. Increase minimum lot size in “resource protection” areas.</p>   |
| <p>11. <i>Preserve historical properties by either private or public means.</i></p>   | <p>11.A. Undertake a historical preservation plan.</p>   |
| <p>12. <i>Promote cooperation with other municipalities, school districts and agencies in the region whenever possible to address major issues related to housing.</i></p>  | <p>12.A. Directly participate in regional housing plans and programs whenever participation supports the goals of the Comprehensive Plan.</p>  |

## Economic Development

### Objectives

### Policies

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| <p>13. <i>Limit the number of light-industrial uses to the areas that contain sufficient infrastructure to support these uses.</i></p>               | <p>13.A. New industrial uses should locate mainly along Routes 286/380 and near the Route 66 corridor.</p>  |
| <p>14. <i>Promote and support commercial development in areas that are capable of providing sufficient infrastructure to support these uses.</i></p> | <p>14.A. New commercial uses should locate mainly along the Route 22 corridor.</p>  |
| <p>15. <i>Promote the economic viability of the existing and newly identified designated commercial and industrial districts.</i></p>                | <p>15.A. Some existing, non-residential zoning regulations should be changed in order to promote adaptive reuse of underutilized lands or buildings.</p>  |
| <p>16. <i>Promote municipal support of “sustainable” economic development proposals.</i></p>   | <p>16.A. Adopt proactive economic development philosophies based upon principles of “sustainability”. The principles of sustainable economic development promote development that meets the needs of the present without compromising future generations.</p> |
| <p>17. <i>Establish means and methods to mitigate negative financial impacts on public services or facilities caused by new development.</i></p>     | <p>17.A. Municipal land use regulations should include provisions for transportation impact fees.</p>   |

## Transportation

### Objectives

18. *Encourage and promote cooperation with surrounding municipalities and the Commonwealth in the development of transportation planning for the Murrysville Area.*
19. *Along all major thoroughfares, encourage any new development in the Murrysville Area to provide a buffer of open space or screening between the thoroughfare and the development.*
20. *Establish means and methods to mitigate through traffic in residential areas.*
21. *Encourage the Commonwealth to undertake a regional traffic systems study to identify any necessary improvements to hazardous intersections and the congestion created on Routes 22, 286 and 380.*
22. *Examine on-street parking designs and uncoordinated traffic signals, which may hinder traffic flow.*
23. *Encourage a circulation system designed to permit ease and safety of pedestrian and bicycle movement.*

### Policies

- 18.A. Take the initiative to form a regional transportation planning process with neighboring municipalities.
- 19.A. Municipal land use regulations should provide for visual screening along roadways.
- 20.A. Municipal land use regulations should include provisions for traffic calming.
- 21.A. Actively encourage the Commonwealth to do a regional traffic systems study.
- 22.A. Participate financially in improving traffic flow only on municipal roads.
- 23.A. Participate in providing pedestrian ways and bikeways within the municipality when financially possible.

24. *At a minimum, ensure that roads and highways comply with the Pennsylvania Department of Transportation's standards.*
- 24.A. Adopt road design and construction standards that meet or exceed PennDOT standards.
25. *Ensure that all transportation projects are not detrimental to the environment.*
- 25.A. Adopt policies that require environmental impact mitigation for municipal road improvement projects.

## Environmental

### Objectives

### Policies

26. *Preserve the present character of Murrysville by continuing to concentrate commercial, industrial and residential development in the areas where they already exist and in those areas where the land meets these specific use requirements.*
- 26.A. Incentives should be developed to promote new development in designated areas in order to preserve “important” rural areas of the community.
27. *Discourage development on environmentally sensitive lands including, but not limited to, areas of steep slope, aquifer recharge areas, former mining areas, woodlands, agricultural lands, wetlands and floodplains.*
- 27.A. “Environmentally sensitive lands” should be identified and protected through locally adopted and administered resource protection programs.
28. *Provide for compatible uses in floodplain areas (open space, parks and recreation, etc.).*
- 28.A. Incompatible land uses in flood plain areas should be prohibited.
29. *Review storm water management control and erosion and sedimentation control practices for adequacies.*
- 29.A. Municipal storm water management control and erosion and sedimentation control regulations should be evaluated in order to promote best management practices.
30. *Continue to support and improve current recycling efforts to a minimum of 25 percent of gross refuse tonnage.*
- 30.A. Consider cooperating with neighboring municipalities to expand recycling programs and practices.
- 30.B. Establish means and methods to evaluate the effectiveness of the existing municipal recycling program.
31. *Establish means and methods to mitigate the potential negative environmental impacts on new development.*
- 31.A. Municipal land use regulations should require mitigation of impacts on important environmental, historic, cultural and scenic resources to the maximum extent practical.

## **Recreation and Open Space**

### **Objectives**

### **Policies**

32. *Provide an adequate amount of convenient recreational, open space and natural areas for the residents of the Municipality of Murrysville.*

32.A. Municipal land use regulations should mandate that new developments provide open space in conformance with the “Comprehensive Recreation and Open Space Plan”.

32. B. Municipal land use regulations should require that “fee-in-lieu” provisions contained in Municipal land use regulations be based on the market value of land.

32.C. Consider, in cooperation with the County and School District, establishing a “purchase of development rights” program.

33. *Recognize the needs of both active and passive recreation in the design and maintenance of recreational and open space areas.*

33.A. Adopt policies to assure that environmentally sensitive designs are incorporated into their municipal recreation facilities.

## Land Use

### Objectives

### Policies

34. *Establish “Growth Management” Areas within the Municipality that designate where development is encouraged to occur and areas where development is discouraged.*
- 34.A. Establish a target number of 3,500 new dwelling units and 5.2 million square feet of new non-residential development at build-out.
- 34.B. Establish Urban, Suburban and Rural Growth areas using principles of density and intensity-based zoning.
35. *Ensure development is consistent with the preservation of sensitive uses and areas within the Municipality through land-use controls.*
- 35.A. Establish Resource Protection Areas to protect valuable environmental, historic and cultural resources through land use regulations.
- 35.B. Establish an Environmental Management System.
- 35.C. Adopt an “Official Map” that incorporates future road, utility and recreation facilities.
- 35.D. Require a community-wide network analysis and traffic mitigation plan on all rezoning applications and as part of the development approval process for development located on critical roadways.
- 35.E. Require geo-technical analysis on projects located on steep slopes or in previously mined areas as part of the development approval process.

36. *Clarify, review and update existing zoning and subdivision ordinances, as needed, to assure the users can understand and comply with them*
- 36.A. Substantially revise land use regulations to reflect the policies adopted in the Comprehensive Plan.
- 36.B. Incorporate all land use regulations into a “Unified Development Code” consistent with the state’s Municipalities Planning Code.
37. *Create incentives for developers to locate new development in designated growth areas.*
- 37.A. Utilize “Transfer of Development Rights” programs to protect valuable agricultural and woodland areas and be consistent with traffic projections in the Comprehensive Plan.
38. *Revise land use ordinances in a manner that implements the plans and policies established by the Comprehensive Plan.*
- 38.A. Assure that zoning district designations at municipal boundaries are compatible where possible with the Comprehensive Plan.
39. *Revise land use regulations in a manner that makes these regulations more easily understood by users.*
- 39.A. Photographs and drawings should be added to the revised land use regulations to more clearly illustrate certain provisions of the ordinances.
- 39.B. Incorporate the Comprehensive Plan, the Comprehensive Recreation, Parks and Open Space Plan and all land use ordinances into a “Visual Interactive Code” or equivalent product.

The following table lists the current implementation schedule, developed by the Murrysville Planning Staff, for the Policies and Actions detailed on the previous pages.

**Table 1: Comprehensive Plan Implementation Schedule**

**Local Government**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
<p>1.A. The Municipal Comprehensive Plan should contain policy recommendations and an implementation schedule for the Municipality of Murrysville to follow in these areas:</p> <ul style="list-style-type: none"> <li>▪ Community Facilities and Services.</li> <li>▪ Regional Planning and Inter-municipal Cooperation.</li> <li>▪ Affordable Housing.</li> <li>▪ Municipal Involvement in Economic Development Activities.</li> <li>▪ Long-Range Transportation Improvements.</li> </ul> <p>The Planning Commission should annually review the progress in implementing the policies.</p>	<p>Capital Budgeting for Implementing Comprehensive Plan</p>	<p>Administration/ Council</p>	<p>Short Term</p>	<p>2003</p>
<p>2.A. The Municipal Act 537 Sewage Facilities Plan should designate the limits of extending public water and sewer facilities consistent with the Comprehensive Plan.</p>	<p>Act 537 Plan Update</p>	<p>Engineering Department</p>	<p>Immediate</p>	<p>2002</p>
<p>2.B. Adopt storm water management and erosion and sedimentation control regulations that protect and enhance water quality.</p>	<p>Revise Land Use Regulations</p>	<p>Planning Commission</p>	<p>Immediate</p>	<p>2002</p>

**Local Government (continued)**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
2.C. Assess public safety services, facilities and resources and, if necessary, plan for future improvements.	Public Safety Services Assessment	Police Department, Emergency Management Service and Fire Companies	Short Term	2005
2.D. Promote the expansion of public transportation by increasing the number of scheduled routes.	Regional Transportation Planning	Administration	Short Term	2005
3.A. Undertake an ongoing citizen participation process to increase the level and quality of public participation in government activities.	Promote Greater Citizen Involvement	Administration, Other Community Resources	Immediate	2002
4.A. Support greater cooperation with Westmoreland County government.	Develop Partnerships on Specific Issues	Administration	Ongoing	2002-2012
4.B. Support greater cooperation with the Franklin Regional School District.	Develop Partnerships on Specific Issues	Administration	Ongoing	2002-2012
4.C. Support greater cooperation with neighboring municipalities.	Develop Partnerships on Specific Issues	Administration	Ongoing	2002-2012
5.A. Support the formation of a Council of Governments among neighboring municipalities.	Participate in Council of Governments	Administration and Council	Short Term	2004

**Local Government (continued)**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
6.A. Evaluate, prioritize and document municipal projects that may be eligible for private or state funding; review periodically and update as required	Capital Budgeting for Implementing Comprehensive Plan	Administration/ Council	Short Term	2003

Housing

Policies	Description	Implementing Entity	Priority	Implementing Target Date
7.A. Consider providing regulatory incentives for private developers to provide affordable housing. (Affordable housing is housing which is affordable to families at 80 percent of the median household income of the community).	Promote Affordable Housing	Planning Commission	Immediate	2003
7.B. Housing density and design should reflect the character of the neighborhood in which it will be located.	Revise Land Use Regulations	Planning Commission	Immediate	2002
8.A. Provide regulatory incentives to promote high-density development in the appropriate zoning districts.	Revise Land Use Regulations	Planning Commission	Immediate	2002
8.B. Provide incentives to establish usable open space in conjunction with higher-density development.	Revise Land Use Regulations	Planning Commission	Immediate	2002
9.A. Consider a variety of low-density housing zoning districts.	Revise Land Use Regulations	Planning Commission	Immediate	2002
10.A. Increase minimum lot size in "resource protection" areas.	Revise Land Use Regulations	Planning Commission	Immediate	2002
11.A. Undertake a historical preservation plan.	Historic Resource Survey	Planning Commission	Short Term	2004
12.A. Directly participate in regional housing plans and programs whenever participation supports the goals of the Comprehensive Plan.	Multi-Municipal Planning	Planning Commission	Short Term	2004

**Economic Development**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
13.A. New industrial uses should locate mainly along the Routes 286/380 and near the Route 66 corridor.	Economic Development Plan Implementation	CEDC	Immediate/ Short Term	2002-2005
14.A. New commercial uses should locate mainly along the Route 22 corridor.	Economic Development Plan Implementation	CEDC	Immediate/ Short Term	2002-2005
15.A. Some existing, non-residential zoning regulations should be changed in order to promote adaptive reuse of underutilized lands or buildings.	Revise Land Use Regulations	Planning Commission	Immediate	2002
16.A. Adopt proactive economic development philosophies based upon principles of "sustainability". The principles of sustainable economic development promote development that meets the needs of the present without compromising future generations.	Non-Residential Land Use Studies	Planning Commission	Immediate	2002
17.A. Municipal land use regulations should include provisions for transportation impact fees.	Transportation Impact Fee Ordinance	Planning Commission	Immediate	2002

**Transportation**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
18.A. Take the initiative to form a regional transportation planning process with neighboring municipalities.	Regional Transportation Planning	Administration	Short Term	2005
19.A. Municipal land use regulations should provide for visual screening along roadways.	Revise Land Use Regulations	Planning Commission	Immediate	2002
20.A. Municipal land use regulations should include provisions for traffic calming.	Revise Land Use Regulations	Planning Commission	Immediate	2002
21.A. Actively encourage the Commonwealth to do a regional traffic systems study.	Regional Transportation Planning	Administration	Short Term	2005
22.A. Participate financially in improving traffic flow only on Municipal roads.	Comprehensive Traffic Study	Engineering	Short Term	2004
23.A. Participate in providing pedestrian ways and bikeways within the Municipality when financially possible.	Construct Pedestrian and Bikeways	Park and Recreation Commission	Long Term	2010
24.A. Adopt road design and construction standards that meet or exceed PennDOT standards.	Comprehensive Traffic Study	Engineering	Short Term	2004
25.A. Adopt policies that require environmental impact mitigation for Municipal road improvement projects.	Comprehensive Traffic Study	Engineering	Short Term	2004

Environmental

Policies	Description	Implementing Entity	Priority	Implementing Target Date
26.A. Incentives should be developed to promote new development in designated areas in order to preserve "important" rural areas of the community.	Designate Growth Management Areas	Planning Commission	Immediate	2003
27.A. "Environmentally sensitive lands" should be identified and protected through locally adopted and administered resource protection programs.	Environmental Management System	EAC	Immediate	2003
28.A. Incompatible land uses in flood plain areas should be prohibited.	Revise Land Use Regulations	Planning Commission	Immediate	2002
29.A. Municipal storm water management control and erosion and sedimentation control regulations should be evaluated in order to promote best management practices.	Environmental Management System	EAC	Immediate	2003
30.A. Consider cooperating with neighboring municipalities to expand recycling programs and practices.	Expand Recycling Programs	Administration	Long Term	2006
30.B. Establish means and methods to evaluate the effectiveness of the existing municipal recycling program.	Expand Recycling Program	Administration	Long Term	2006
31.A. Municipal land use regulations should require mitigation of impacts on important environmental, historic, cultural and scenic resources to the maximum extent practical.	Revise Land Use Regulations	Planning Commission	Immediate	2002

**Recreation and Open Space**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
32.A. Municipal land use regulations should mandate that new developments provide open space in conformance with the "Comprehensive Recreation and Open Space Plan".	Open Space and Parks Plan Implementation	Parks and Recreation Commission	Ongoing	2002-2012
32.B. Municipal land use regulations should require that "fee-in-lieu" provisions contained in municipal land use regulations be based on the market value of land.	Revise Land Use Regulations	Planning Commission	Immediate	2002
32.C. Consider, in cooperation with the County and School District, establishing a "purchase of development rights" program.	Purchase of Development Rights Program	Planning Commission	Short Term	2004
33.A. Adopt policies to assure that environmentally sensitive designs are incorporated into any Municipal recreation facilities.	Municipal Facilities Study	Administration	Short Term	2003

**Land Use**

<b>Policies</b>	<b>Description</b>	<b>Implementing Entity</b>	<b>Priority</b>	<b>Implementing Target Date</b>
34.A. Establish a target number of 3,500 new dwelling units and 5.2 million square feet of new non-residential development at build-out.	Revise Land Use Regulations	Planning Commission	Immediate	2002
34.B. Establish Urban, Suburban and Rural Growth areas using principles of density and intensity-based zoning.	Designate Growth Management Areas	Planning Commission	Immediate	2002
35.A. Establish Resource Protection Areas to protect valuable environmental, historic and cultural resources through land use regulations.	Designate Resource Protection Areas	EAC	Short Term	2004
35.B. Establish an Environmental Management System.	Environmental Management System	EAC	Immediate	2003
35.C. Adopt an "Official Map" that incorporates future road, utility and recreation facilities.	Official Map	Planning Commission	Immediate	2002
35.D. Require a community-wide network analysis and traffic mitigation plans on all rezoning applications as part of the development approval process for development located along critical roadways.	Revise Land Use Regulations	Planning Commission	Immediate	2002
35.E. Require geo-technical analysis on projects located on steep slopes or in previously mined areas as a part of the development approval process.	Revise Land Use Regulations	Planning Commission	Immediate	2002

Land Use (Continued)

Policies	Description	Implementing Entity	Priority	Implementing Target Date
36.A. Substantially revise land use regulations to reflect the policies adopted in the Comprehensive Plan.	Revise Land Use Regulations	Planning Commission	Immediate	2002
36.B. Incorporate all land use regulations into a "Unified Development Code" consistent with the state's Municipalities Planning Code.	Update the Municipal Code	Administration and Council	Immediate	2002-2003
37.A. Consider "Transfer of Development Rights" programs to protect valuable agricultural and woodland areas and to be consistent with traffic projections in the Comprehensive Plan.	Transfer of Development Rights Program	Planning Commission	Short Term	2004
38.A. Assure that zoning district designations at municipal boundaries are compatible where possible with the Comprehensive Plan.	Revise Land Use Regulations	Planning Commission	Immediate	2002
39.A. Photographs and drawings should be added to the revised land use regulations to more clearly illustrate certain provisions of the ordinances.	Revise Land Use Regulations	Planning Commission	Immediate	2002
39.B. Incorporate the Comprehensive Plan, the Comprehensive Recreation, Parks and Open Space Plan and all land use ordinances into a "Visual Interactive Code" or an equivalent product.	Visual Interactive Code	Planning Commission	Immediate	2002