



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, December 13, 2021 – 6 p.m. • Virtual meeting via Zoom
(Zoom Meeting ID: 970 6596 9184)

- 1. Call to Order:**
 - a. Pledge of Allegiance
 - b. Attendance (*by presence, not roll call—unless hearing scheduled*)
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Karla Slate
- 2. Consent Agenda:** *All matters listed under Item 2 are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*
 - a. Agenda Approval or Modifications
 - b. Review Planning Commission meeting minutes from November 8, 2021
 - c. Review EDAB meeting minutes from November 1, 2021
 - d. Review of Development Review Report- November 2021
- 3. Citizen Comment Period:** *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*
- 4. Public Hearings:** None
- 5. Action Items:** None
- 6. Discussion Items:**
 - a. **Old Business**
 - i. Town Center (TC)
 - ii. Wireless Ordinance
 - iii. City-initiated Comprehensive Plan Amendments
 - iv. 2022 Work Plan
 - v. 2021 Work Plan
 - b. **New Business:**
 - i. Noise Ordinance
 - ii. GIS Map Code Updates
- 7. Staff Comments**
- 8. Commissioner Updates**
- 9. Adjourn**

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253)952-3299, 24 hours in advance.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, November 8, 2021 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:** Vice-Chair Pincas called meeting to order at 6:04 PM
 - A. Commissioners Present:** Overfield (6:11); Greene; Wagner; Pincas; Ramirez; Slate
 - B. Commissioners Absent:** Guillory
 - C. Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
 - D. Others Present:** Councilmember Day
Councilmember Tomin
- 2. CONSENT AGENDA:** Slate moved to APPROVE as presented, Ramirez seconded.
Commission voted 5-0 to approve the Consent Agenda.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:** None
- 5. ACTION ITEMS:** None
- 6. DISCUSSION ITEMS:**
 - A. Old Business:**
 - i. Town Center (TC)**
 - Hietpas presented the Town Center subarea plan timeline from 2021-2022.
 - Hietpas presented historic Town Center community planning efforts outlined in the 2020 Berk report.
 - Groth presented a watershed map for the City Hall campus.
 - Discussion between the Commission and staff ensued.
 - ii. Street Light Standards: Dimming Schedule**
 - Hietpas opened the discussion and provided staff's recommendation for the Commission's consideration.
 - The Commission agreed with staff's recommendation for the smart street light dimming schedule.
 - iii. 2021 Work Plan**
 - Hietpas briefly talked about two work plan items and the future agenda calendar.
 - No further discussion.



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PLANNING COMMISSION MEETING MINUTES**

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Meeting Held Virtually via Zoom

B. New Business:

i. Retail Strategies Update

- Groth provided an update on the City's partnership with the Retail Strategies company and requested the Commissioners' participation in a community survey.

ii. 2022 City-initiated Comprehensive Plan Amendments

- Hietpas provided an opportunity for Commissioners to discuss City-initiated Comprehensive Plan amendment applications.
- No recommendations were made.

iii. 2022 Work Plan

- City staff and Commissioners discussed the establishment of the 2022 Work Plan.

Note: Commissioner Greene left the meeting at 7:14PM

7. STAFF COMMENTS:

8. COMMISSIONER COMMENTS:

- A.** Commissioner Ramirez asked about the City's plans to host in-person public meetings.
- B.** Councilmember Day explained that City Council and the Mayor are having an on-going discussion about facilitating hybrid (virtual and in-person) meetings.

9. ADJOURN: Chair Overfield adjourned meeting at 7:17 PM.



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**

Monday, November 1, 2021, 6 p.m. • Virtual Zoom Meeting

Meeting Link: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:19 p.m.
 - A. **Members Present:** Butterfield; Clark; Vice Chair Kilmer; A. Swanson; Chair Wiesenfeld
 - B. **Commissioners Absent:** Neil; D. Swanson
 - C. **Staff Member(s) Present:** Emily Arteché, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Wise
2. **CONSENT AGENDA:**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for October 4, 2021**
 - C. **Review of October Development Review Reports**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. None
4. **OLD BUSINESS**
 - A. Town Center
 - i. Emily Arteché provided a brief background and update regarding the status of Dept. of Commerce Transit Oriented Development Grant applied for by the City to cover the Town Center Subarea Plan. The City was not awarded this grant and is now re-evaluating the scope of work for the subarea plan. The City is looking to have the subarea plan out by the end of 2022.
 - ii. Discussion ensued
 - B. Business Survey
 - i. Emily Arteché provided a background regarding the business survey from Retail Strategies to understand the Edgewood community and requested EDAB members to participate in the survey.
 - ii. Discussion ensued
 - C. Retail Strategies
 - i. Emily Arteché provided a brief background and update Retail Strategies regarding their city visit.
 - ii. Board Member Kilmer asked about coordination with Milton regarding the shared commercial area along Meridian. Emily Arteché responded stating that the City will coordinate with Milton regarding the Town Center Subarea plan to look for support or input from Milton. The City has already reached out to Milton working regarding ongoing development that requires coordination with Milton.
 - iii. Chair Wiesenfeld asked about Retail Strategies coming to EDAB; City staff will look into this.
 - iv. Discussion ensued
 - D. 2021 Work Plan
 - i. No discussion was held.
 - E. 2022 Work Plan
 - i. No discussion was held.

6. NEW BUSINESS:

A. City GIS Business Map Layer

- i. Morgan Dorner provided a brief background regarding a City of Edgewood Businesses Map to provide a tool for EDAB and a visual to help EDAB's discussions. Staff asked for input and ideas and if this is something that EDAB wants to pull up at the beginning of future EDAB meetings.
- ii. D. Clark stated this is a great tool and would like to have this up at the beginning of EDAB meetings and for when EDAB is talking through things to bring it up and reference. She advised that it may be better to have this on the front page of the City's website for citizens to use. D. Clark also mentioned a tool for a business owner to be able to add their business to the map if it's not already there;
- iii. Kilmer provided input that this would be a good tool for citizens to use and spend money at Edgewood businesses.
- iv. Wiesenfeld inquired about additional data resources and discussion ensued; Butterfield and A. Swanson provided potential resources
- v. Councilmember Wise provided input regarding how this tool would be useful for the public to use and support local businesses and for Retail Strategies to use in their work.
- vi. Chair Wiesenfeld asked about providing this tool to Retail Strategies and City staff stated that we would share it with them.
- vii. Further discussion will occur at the December meeting.

B. Mayor's Message

- i. Morgan Dorner provided a brief background regarding the Mayor's Message.
- ii. No discussion was held.

C. WA Department of Commerce – Short Courses for on Local Planning and Economic Development ([link](#))

- i. Chair Wiesenfeld introduced this topic regarding training for EDAB.
- ii. Morgan Dorner provided a brief background regarding past trainings the City has taken, and introduced some of the Department of Commerce economic development and planning trainings provided and available for EDAB to take.
- iii. Chair Wiesenfeld asked to take the 2-minute intro course at the next meeting and others agreed.
- iv. Morgan Dorner asked if EDAB would be interested in future trainings and resources for EDAB.
- v. Discussion ensued.

7. STAFF COMMENTS:

- A. Councilmember Wise shared that EDAB Board Member D. Swanson resigned from the board and there should be advertising for her position.

8. BOARD COMMENTS:

- A. Chair Wiesenfeld introduced this new section of the meeting to create a space for the board members to provide comments about EDAB meetings and any ideas or suggestions for improving future meetings.
- B. No discussion was held.

9. BOARD MEMBER UPDATES:

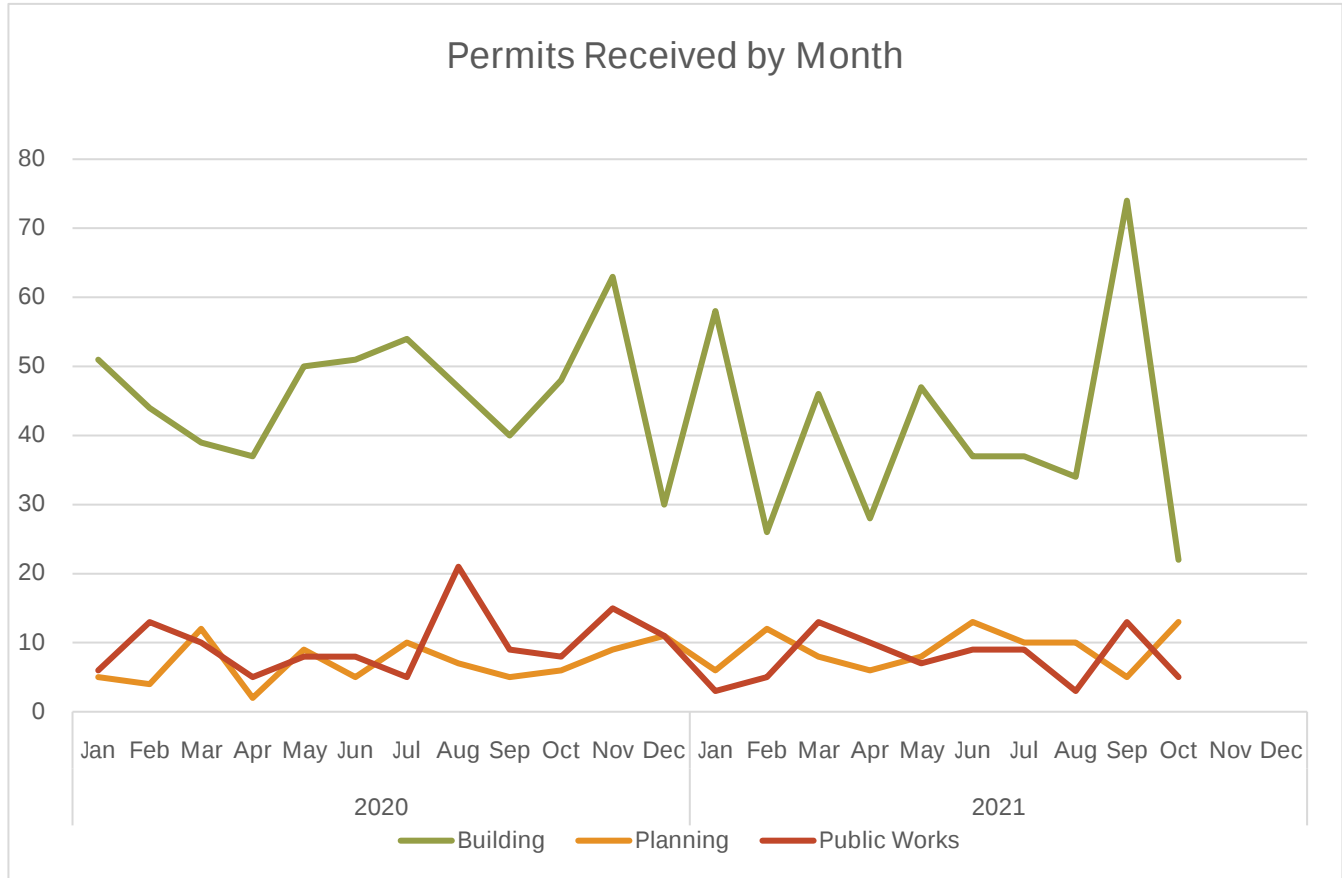
- A. Butterfield provided an update regarding the Grocery Outlet grand opening in Milton on Nov. 4th.
- B. Chair Wiesenfeld mentioned the progress for the new park.

10. ADJOURN:

Chair Wiesenfeld adjourned the meeting at 7:15 p.m.

Oct 2021

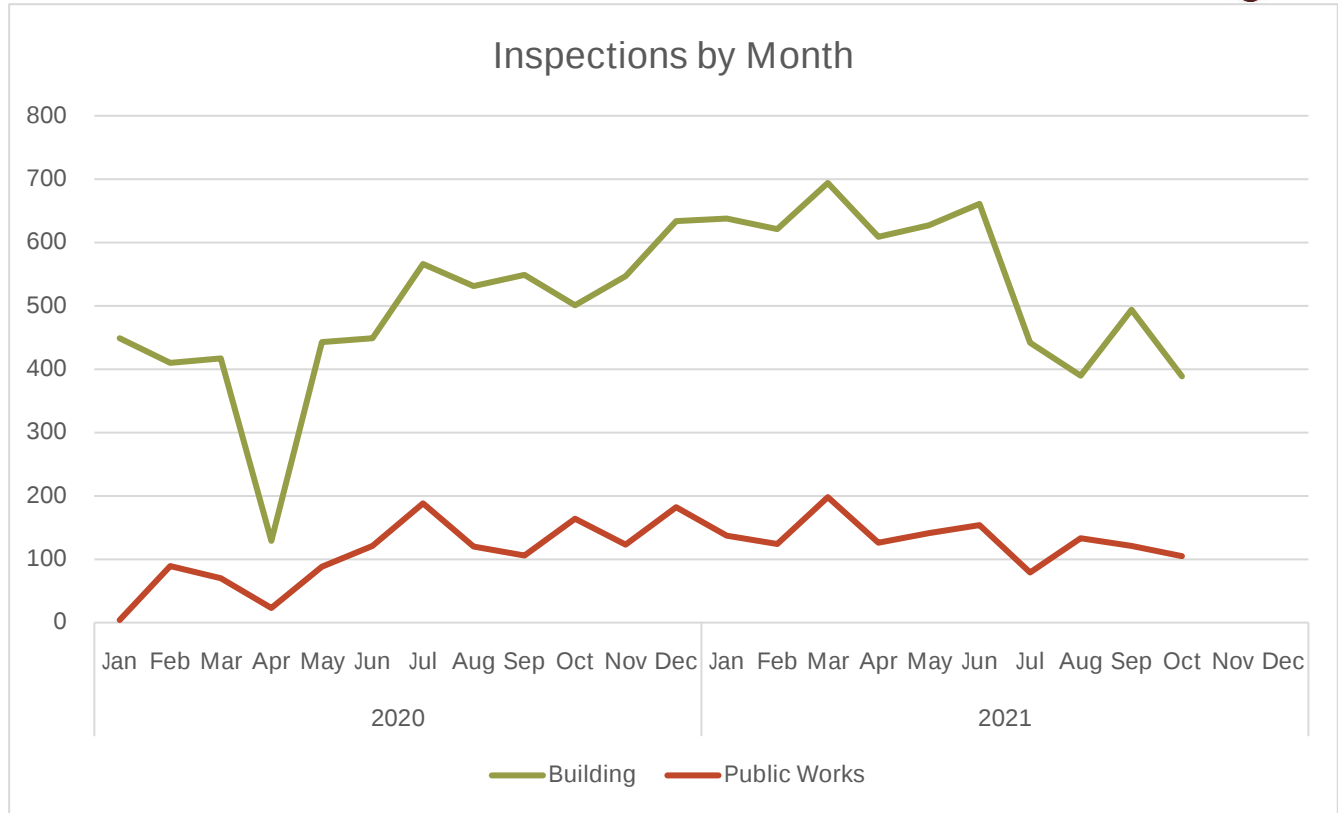
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Oct 2021	22	40	13	5	5	4
Oct 2020	48	48	6	1	8	11
Average 2021	41	37	9	3	8	7
Average 2020	46	34	7	3	9	8
YTD 2021	409	373	91	30	77	67
YTD 2020	461	341	65	31	93	82
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Sep	74	Jun	13	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Oct 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Oct 2021	389		105	
Oct 2020	501		164	
Average 2021	557		132	
Average 2020	469		107	
YTD 2021	5565		1318	
YTD 2020	4444		973	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 11/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	INCOMPLETE	09/04/2021	10/05/2021
21-1487	HAMILTON BOUNDARY LINE ADJUSTMENT (BLA)	4926 MONTA VISTA DR E	3315000150	PLANNING	BLA	INCOMPLETE	10/08/2021	10/18/2021
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	4120 90TH AVE E	420163702	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	09/29/2021
21-1372	ROSENBERG CLEAR AND GRADE	XXX 101ST AVE E	420095011	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	08/09/2021	10/11/2021
21-1483	JOVANOVIICH CLEAR AND GRADE	8710 27TH ST E	420097020	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	10/06/2021	10/21/2021
21-1489	MJORUD CLEAR AND GRADE	XXX 32ND ST E	5492800080	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	10/12/2021	10/19/2021
CODE UPDATES AND CHANGES								
21-1402	BRIDGE POINT REZONE APPLICATION	9317 44TH STREET CT E	420163075	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	09/02/2021	10/26/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	WAITING ON REVISIONS	06/15/2021	10/21/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	10/21/2021
PRE APP								
21-1366	SANDHU REZONE PRE-APPLICATION MEETING	8306 36TH ST E	420171012	PLANNING	PRE APP	INCOMPLETE	08/05/2021	10/05/2021
21-1385	MERIDIAN AUTO DEALERSHIP	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	INCOMPLETE	08/19/2021	10/05/2021
21-1505	LOWRY SHORT PLAT PRE-APPLICATION MEETING	10905 8TH ST E	420032011	PLANNING	PRE APP	UNDER REVIEW	10/25/2021	10/29/2021
SHORT PLAT - FINAL								
21-1485	GERVAIS SHORT PLAT FINAL PLAT	1607 112TH AVE E	9770000020	PLANNING	SHORT PLAT - FINAL	INCOMPLETE	10/06/2021	10/18/2021
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	10/26/2020	10/19/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/05/2017	10/22/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	04/20/2021
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/18/2020	07/15/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	09/17/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	01/15/2021	04/21/2021
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	10/21/2021
SITE PLAN DESIGN REVIEW								

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 11/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	10/19/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	09/01/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	08/31/2021
21-1403	BRIDGE POINT SITE PLAN APPLICATION	9321 44TH STREET CT E	420163000	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/02/2021	10/19/2021
21-1479	DISH WIRELESS ELIGIBLE FACILITIES REQUEST SITE PLAN APPLICATION	9732 18TH STREET CT E	420091133	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	10/01/2021	10/12/2021
21-1497	EDGEWOOD HEIGHTS SUB-PHASING SITE PLAN	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	APPLICATION	10/20/2021	10/29/2021
SUBDIVISION - FINAL								
21-1389	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	08/25/2021	09/21/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	10/28/2021
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	10/07/2021
TRAFFIC CONCURRENCY								
21-1167	29TH ST APARTMENTS TRAFFIC CONCURRENCY	XXX 29TH ST E	3625000372	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2021	05/21/2021
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021
21-1319	VIEW POINTE RV STORAGE TRAFFIC CONCURRENCY	10315 12TH STREET CT E	420037059	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	07/12/2021	10/11/2021

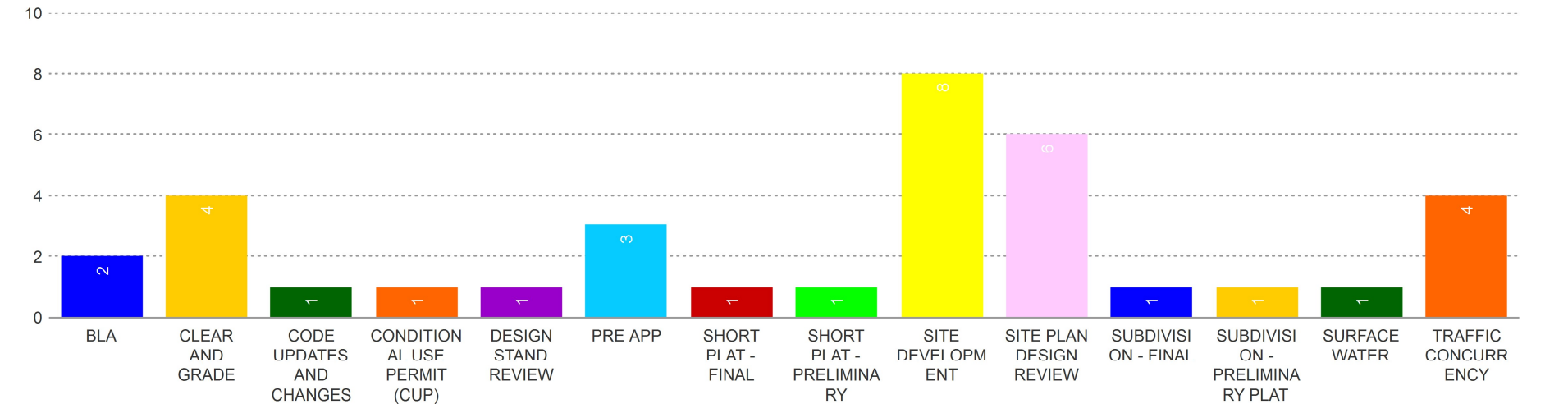
Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 11/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type



Plat Construction Tracking Report- October 2021

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	CONNOLLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A				
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	APPLICATION				
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	APPLICATION	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	2	50%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6		
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	7	38%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	61	91%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPLICATION			
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
2015	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	22	58%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED			
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100% 9/3/2021
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	264	93%



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: Town Center (TC)

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Background Information:

December 14, 2020- March 8, 2021: Key discussion points from these meetings are listed below:

- Vision for TC neighborhood, as established in City's Comprehensive Plan
- Future of Edgewood City Hall property and development of a Civic Campus
- Current and recent projects in TC including multi-family developments
- Conceptual building and site design, through "Sketch-Up" 3-D modeling
- Targeted land uses like craft manufacturing and business incubators
- Variety of housing options
- Trail, open space networks and plazas/greenspace
- Equitable access to public amenities
- Public-private partnerships

April 12, 2021: Commission recommended three actions to City Council.

June 7 and June 9, 2021: Staff kicked off the public involvement process with presentations to both the EDAB and PRAB. Staff will continue working with the boards to gather input on the promotion of local craft manufacturing, business incubators, and to seek public feedback on public plazas, greenspaces, and trails, both connecting to and within the TC area.

September 13, 2021: Commission determined the geographic boundary of the Town Center Subarea Plan (attachment 3). The boundary is limited to properties with TC zoning designation and is consistent with Pierce County's Center of Local Importance (COLI) designation.

October 11, 2021: City staff presented youth engagement efforts during the Edgewood Experience program. Additionally, City staff announced that the boundary set at the September 13th meeting would be used to apply for the WA State Dept. of Commerce's Transit Oriented Development Implementation (TODI) Grant. It is worth noting that Edgewood was not selected for the grant and staff is evaluating any potential impacts this may have on the subarea planning process.

November 8, 2021: Commission and staff held discussion on historic TC planning efforts and the proposed Town Center Subarea Planning schedule, focusing on the public involvement process.

Current Discussion:

Staff has created a project page on the City's website for the Town Center Subarea Plan, found online here <https://www.cityofedgewood.org/317/Town-Center-Subarea-Plan>. At this meeting, staff will present the new webpage and discuss how they envision using it to keep the public involved in the Subarea Planning process. The webpage has been promoted in the [Edgewood Community Magazine](#), published on Wednesday December 8, 2021, on page nine (9) in an article written by Associate Planner Evan Hietpas.

Additionally, the city is organizing a Community Workshop to be held virtually on Thursday January 27, 2022. This workshop will be the first in a series of three (3). At the workshop, staff will inform the public about the Town Center Subarea Plan by focusing on the topics below:

- City's Legislative Process (Planning Commission, EDAB, PRAB)
- Comprehensive Planning Basics
- Town Center Vision - "Heart of Edgewood"
- Public Involvement Process (PIP) – resources, schedule, and expectations



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: Wireless Code Ordinance

Attachments: Draft Code Amendments

Submitted By: Emily Arteche, Planning Manager

Background Information:

The deployment of new small cell networks will look different than the 3G and 4G deployments of the past. Over the last few years, providers have been increasingly looking to densify their networks with new small cell deployments that have antennas much smaller than previous systems. This new small cell technology is sought after by wireless companies, whereas Distributed Antenna Systems (DAS) are not. Examples of common DAS deployment include wireless coverage to hotels, subways, airports, hospitals, businesses, roadway tunnels, etc.

Current Discussion:

City staff has recognized a need to update the Edgewood Municipal Code (EMC) related to small wireless facilities to ensure that the City's regulations are up-to-date with current industry standards and federal regulations set by the United States Federal Telecommunication Commission (FCC). The changes are outlined below:

- Update the definition for small wireless facilities, currently found in EMC 18.20.220
- Remove references to unfulfilled technology at the local level, Distributed Antenna Systems (DAS), currently found in EMC 18.100.110
- Compatibility with United States Federal Communications Commission (FCC) regulations
- Compatibility between small cell wireless infrastructure and the City's new street light standards to be adopted soon
- Accurately describe the City's review process and procedures; including Aesthetic Standards

At this December meeting, City staff want to discuss with the Planning Commission draft proposed code amendments. As part of this discussion, the Commission may also provide direction on establishing Preferred Locations in the right of way for small-cell wireless facilities (SWF) like that for wireless cell facility (WCF) towers in EMC 18.100.110(11)(a), in the Public Rights-of-Way. The proposed code amendments currently would require SWF's to be concealed, i.e., integrated into the support structure design and to conform with street light support structures. These proposed amendments are included under the new Aesthetic Standards in EMC 18.100.110(D)(2)(e)(iv and vi.). While it is likely that SWF's will be placed into street light support structures there is no equivalent to that of 18.100.110(11)(a).

EMC 18.20.220 Definitions.

"Small cells" means compact WCFs containing their own transceiver equipment and that function like cells in a mobile network but provide a smaller coverage area than traditional macrocells. Small cells must meet the parameters in subsections (1) and (2) of this definition. For purposes of these definitions, "volume" is a measure of the exterior displacement, not the interior volume of the enclosures. Antennas or equipment concealed from public view in or behind an otherwise approved structure or concealment are not included in calculating volume.

1. Small Cell Antenna. Each antenna shall be no more than three cubic feet in volume.

2. Small Cell Equipment. Each equipment enclosure shall be no larger than 17 cubic feet in volume. Associated conduit, mounting bracket or extension arm, electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, and cut-off switch may be located outside the primary equipment enclosure(s) and are not included in the calculation of equipment volume.

"Small Wireless Facilities," as used herein and consistent with 47 CFR section 1.1312(e)(2) or as hereafter amended, encompasses facilities that meet the following conditions:

(1) The facilities—

(i) are mounted on structures 50 feet or less in height including their antennas as defined in 47 CFR section 1.1320(d) or as hereafter amended, or

(ii) are mounted on structures no more than 10 percent taller than other adjacent structures, or

(iii) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 CFR section 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;

(4) The facilities do not require antenna structure registration under part 17 of this CFR chapter I, Title 47, CFR;

(5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR section 1.1307(b) or as hereafter amended.

EMC 18.100.110 Wireless communications facilities.

A. Purpose. The purpose of this section is:

1. To protect the community's natural beauty, visual quality and safety while facilitating the reasonable and balanced provision of wireless communication services. More specifically, it is the city's goal to minimize the visual impact of WCFs on the community, particularly in and near residential zones;

2. To promote and protect the public health, safety, and welfare, preserve the aesthetic character of the Edgewood community, and to reasonably regulate the development and operation of WCFs within the city to the extent permitted under state and federal law;

3. To minimize the impact of WCFs by establishing standards for siting, design and screening;

4. To encourage the collocation of antennas on existing structures, thereby minimizing new visual impacts and reducing the potential need for new towers that are built in or near residential zones by encouraging that WCFs first be located on buildings, existing towers or antenna, or utility poles-support structures in public rights-of-way;

5. To protect residential zones from excessive development of WCFs;

6. To ensure that towers in or near residential zones are only sited when alternative facility locations are not feasible;

7. To preserve the quality of living in residential areas which are in close proximity to WCFs;

8. To preserve the opportunity for continued and growing service from the wireless industry;

9. To preserve neighborhood harmony and scenic viewsheds and corridors;

10. To accommodate the growing need and demand for wireless communication services;

11. To establish clear guidelines and standards and an orderly process for expedited permit application review, intended to facilitate the deployment of wireless transmission

equipment, to provide advanced communication services to the city, its residents, businesses and community at large;

12. To ensure city zoning regulations are applied consistently with federal telecommunications laws, rules, regulations and controlling court decisions;

13. To encourage the use of ~~distributed antenna systems (DAS) and other small cell wireless facility~~ systems that use components that are a small fraction of the size of macrocell deployments, ~~and can be installed with street lights or on other utilities support structures with little or no visual impact on utility support structures, buildings, and other existing structures;~~

14. To provide regulations which are specifically not intended to, and shall not be interpreted or applied to, (a) prohibit or effectively prohibit the provision of personal wireless services, (b) unreasonably discriminate among functionally equivalent service providers, or (c) regulate WCFs and wireless transmission equipment on the basis of the environmental effects of radio frequency emissions to the extent that such emissions comply with the standards established by the Federal Communications Commission; and

15. To implement Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act"), as amended and as interpreted by the Federal Communications Commission's ("FCC" or "Commission") Acceleration of Broadband Deployment Report and Order, which requires a state or local government to approve any eligible facilities request for a modification of an existing tower or base station that does not result in a substantial change to the physical dimensions of such tower or base station.

B. Exemptions. (No proposed amendments)

C. New Wireless Communication Antenna Arrays. (No proposed amendments)

D. ~~Distributed Antenna Systems and Small Cells~~Wireless Facilities.

1. Siting.

a. ~~Distributed antenna systems (DAS) and Small cells wireless facilities~~ are permitted in all zones ~~as long as they meet~~subject to the following requirements:

i. ~~DAS and small cells in public right-of-way are subject to the city's~~ For small wireless facilities to be sited within the City rights-of-way: Approval of a master use permit/franchise agreement and right-of-way use permit under EMC Title [12](#).

ii. ~~DAS and small cells require~~ For small wireless facilities to be sited outside of the City rights-of-way: Approval of an administrative use permit and a building permit if their the small wireless facility or facilities installation requires construction of a new antenna support structure, -utility support structure or

building, or the erection of a replacement antenna support structure and/or utility support structure in excess of 15 feet, (including antennas) the dimensional standards listed in Subsection (A) taller than the existing antenna support structure and/or utility support structure. ~~Additional below:~~

~~iii. A. DAS and small cells do not require an~~ For small wireless facilities to be sited outside of the City rights-of-way, ~~an administrative use permit, or building permit is required in the following circumstances: if of the facility will be on the height of a replacement antenna support structure or replacement utility support structure, the height of which, including antennas, will be no more than the greater of than:~~ (A) 15 feet taller than the existing antenna support structure or utility support structure; ~~eight is allowed when it is or (B) the minimum height necessary to provide the required safety clearances from transmission or distribution lines and and pole owner requirements.~~

b. Permit Batching: An applicant may apply for ~~M~~multiple site DAS and small cells wireless facilities are permitted in one application, per the following requirements in the following situations:

i. ~~An administrative use permit for multiple distributed antennas that are part of a larger overall DAS network;~~

ii. An applicant seeks administrative use permits for multiple small cells wireless facilities placed to provide wireless coverage in a contiguous area; or

iii. For locations in the public right-of-way, a single master use permit/franchise agreement (EMC Title [12](#)) may be used for multiple ~~node~~ locations in DAS and/or small cell wireless facilities networks throughout the city.

2. Standards – Small Cell Wireless Facility Equipment. The following standards are applicable to all small wireless facilities, whether sited within or outside of the rights-of-way.

a. All related antenna equipment, including but not limited to ancillary equipment, radios, cables, associated shrouding, microwaves, and conduit, which is mounted on utility support structures, ~~(as defined in 47 CFR 1.6002 or as hereafter amended)~~ shall not be mounted more than six inches from the surface of the support structure, unless a further distance is technically required, ~~and is confirmed in writing by the support structure owner.~~

~~bb. E~~Related base station antenna equipment (as defined in 47 CFR 1.6002) for small cell wireless facilities of up to four (4) cubic feet shall be surface mounted as close to the antenna(s) as technically feasible but not placed more than six inches from the surface of the support structure unless a further distance is technically required.;

(5)

~~must be attached to the utility support structure, unless otherwise permitted to or be underground-mounted. equipment exceeds 4 cubic feet and it's the equipment~~
The equipment must be placed in the smallest enclosure possible for the intended purpose. The equipment enclosure may not exceed 17 cubic feet. Multiple equipment enclosures may be acceptable if designed to more closely integrate with the support structure design and do not cumulatively exceed 17 cubic feet. The applicant shall place the equipment enclosure behind any banners or road signs that may be on the support structure, if such banners or road signs are allowed by the pole owner and provided by the city.

~~cc. Antenna equipment (other than cabling) that exceeds four (4) cubic feet shall be undergrounded if technically feasible; if not, such equipment shall then be located in an enclosure that is ground mounted as close to the antenna support structure or utility support structure as technically feasible. If technically not feasible to underground An applicant that desires to enclose its antennas and equipment within a unified enclosure; provided, that such unified enclosure does not exceed four cubic feet the FCC ruling for maximum dimensional standards. To the extent possible, the unified enclosure shall be placed so as to appear as an integrated part of the antenna support structure or utility support structure or behind banners or signs. The unified enclosure may not be placed more than six inches from the surface of the support structure, unless a further distance is technically required and confirmed in writing by the support structure owner.~~

d. Small ~~cell-wireless~~ facilities mounted on cables strung between existing utility poles ~~support structures~~ shall conform to all of the following standards:

i. Each strand-mounted facility shall not exceed three cubic feet in volume;

ii. Only one strand-mounted facility is permitted per cable between any two existing ~~poles~~ utility support structures;

iii. The strand-mounted devices shall be placed as close as possible to the nearest utility ~~poles~~ support structure, in no event more than six feet from the ~~pole~~ utility support structure unless a greater distance is technically necessary or required by the ~~pole~~ utility support structure owner for safety clearance;

iv. No strand-mounted device shall be located in or above the portion of the roadway open to vehicular or pedestrian traffic;

v. Ground-mounted equipment to accommodate such strand-mounted facilities is not permitted, except when placed in preexisting equipment cabinets;

vi. ~~Pole~~Utility support structure -mounted equipment for strand-mounted facilities shall meet the requirements for ~~pole utility support structure~~ -mounted small ~~cell~~wireless facilities; and

vii. Such strand-mounted devices must be installed to cause the least visual impact and with the minimum exterior cabling or wires (other than the original strand) necessary to meet the technological needs of the facility.

e. Aesthetic Standards.

i. ~~To the extent possible the antenna~~All antennas, including equipment enclosures, shall be the smallest technically feasible. All antenna and attached antenna equipment must be placed in the smallest enclosure(s) possible for the intended purpose and not to exceed the FCC ruling for maximum-dimensional standards contained within the definition of small wireless facility.

ii. ~~Equipment enclosures may not block any banners or road signs that may be on the support structure. space shall be designed to use the smallest enclosure technically necessary to fit the equipment and antennas.~~

~~_____~~

~~_____ Applicants are encouraged to place the equipment enclosure as close to the antennas as physically and technically possible.~~

iii. ~~All conduit, cables, wires, and fiber shall be routed internally in afor small wireless facilities mounted on a nonwooden poleantenna support structures or utility support structures. Full concealment of all conduit, cables, wires and fiber is required within mounting brackets, shrouds, canisters or sleeves for small wireless facilitiesif attaching to exterior antennas or equipment mounted on wooden antenna support structures or utility support structures, or for building mounted small wireless facilities.~~

iv. ~~For antenna support structure or utility support structure mounted antennassmall wireless facilities, the antennas, and any support structure extender, associated equipment, shrouding, bracketing, and any other visible antenna equipment extension shall be integrated into the polesupport structure design so that itthey appears asto be a continuation of the original polesupport structure, including being colored or painted to reasonably match the polesupport structure, and shall be shrouded or screened to blend with the polesupport structure.~~

v. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole support structure shall be fully concealed and integrated with the pole antenna or utility support structure by color or paint matching and/or shrouding or screening.

vi. Any replacement of street light pole support structure shall substantially conform to the design of the City's current street lighting standards unless not technically feasible, except where all adjacent existing support structures support overhead utilities, in which case the replacement support structure shall substantially conform with the design of the adjacent existing support structures. it is replacing or the neighboring pole design standards utilized within the contiguous right-of-way.

i. Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored, tinted, or painted to match the approximate color of the surface of the wooden pole on which they are attached.

vii. For building mounted small wireless facilities, placement shall be such that the new antenna is not visible from adjacent streets or surrounding public spaces, unless such placement is not if technically feasible. Further, any building mounted small wireless facilities must be entirely colored or painted to reasonably match the color of the building to which it is mounted. Building mounted small wireless facilities may not interrupt the architectural lines or horizontal or vertical reveals of the building. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if they complement the architecture of the existing building. Small wireless facilities mounted on buildings shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building and any brackets must match the color of the building. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Such skirts or shrouds must also reasonably match the color of the building. Exposed cabling/wiring is prohibited.

E. Standards – Towers (No proposed amendments)

F. General Development Standards Applicable to WCFs Other than Small Wireless Facilities. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF that is not a small wireless facility. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

1. Height. Refer to Tables 1 and 2.

2. Setback Requirements.

a. Refer to Tables 1 and 2 for towers.

b. All equipment shelters, cabinets or other on-the-ground ancillary equipment shall be buried or meet the setback requirement of the zone in which located. Notwithstanding the setbacks provided for in Tables 1 and 2, when a residence is located on an adjacent parcel, the minimum side setback from the lot line for a new tower must be equal to the height of the proposed tower, unless:

i. The tower is constructed with breakpoint design technology. If the tower has been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the distance from the top of the structure to the breakpoint level of the structure, or the applicable zone's minimum side setback requirements, whichever is greater. (For example, on a 100-foot tall monopole with a breakpoint at 80 feet, the minimum setback distance would be 22 feet [110 percent of 20 feet, the distance from the top of the monopole to the breakpoint] or the minimum side yard setback requirements for that zone, whichever is greater.) Provided, that if an applicant proposes to use breakpoint design technology to reduce the required setback from a residence, the issuance of building permits for the tower shall be conditioned upon approval of the tower design by a structural engineer.

3. Landscaping.

a. All landscaping shall be installed and maintained in accordance with this chapter. Existing on-site vegetation shall be preserved to the greatest extent reasonably possible and disturbance of the existing topography shall be minimized. The director may grant a waiver from the required landscaping based on findings that a different requirement would better serve the public interest.

b. Tower bases, when fenced (compounds), or large equipment shelters (greater than three feet by three feet by three feet), shall be landscaped. Tower bases shall be screened by fencing and landscaping, which will encompass a five-foot radius around the fenced area.

c. If fencing is installed, it shall consist of decorative masonry or wood fencing.

4. Visual Impact. All WCFs in residential zones and within 150 feet of residential zones, including equipment enclosures, shall be sited and designed to minimize adverse visual impacts on surrounding properties and the traveling public to the greatest extent reasonably possible, consistent with the proper functioning of the WCF. Such WCFs and equipment enclosures shall be integrated through location and design to blend in with the existing characteristics of the

site. Such WCFs shall also be designed to either resemble the surrounding landscape and other natural features where located in proximity to natural surroundings, or be compatible with the urban built environment through matching and complementing existing structures and specific design considerations, such as architectural designs, height, scale, color and texture, and/or be consistent with other uses and improvements permitted in the relevant zone.

5. Use of Stealth Design/Technology. Stealth design is required in residential zones and to the extent shown in Tables 1 and 2. Stealth and concealment techniques must be appropriate given the proposed location, design, visual environment, and nearby uses, structures, and natural features. Stealth design shall be designed and constructed to substantially conform to surrounding building designs or natural settings, so as to be visually unobtrusive. Stealth design that relies on screening WCFs in order to reduce visual impact must screen all substantial portions of the facility from view. Stealth and concealment techniques do not include incorporating faux tree designs of a kind that are not native to the Pacific Northwest.

6. Lighting. For new towers, only such lighting as is necessary to satisfy FAA requirements is permitted. All FAA-required lighting shall use lights that are designed to minimize downward illumination. Security lighting for the equipment shelters or cabinets and other on-the-ground ancillary equipment is also permitted as long as it is down shielded to keep light within the boundaries of the site. Motion detectors for security lighting are encouraged in residential zones or adjacent to residences.

7. Noise. At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).

8. Signage. ~~No facilities may bear any signage or advertisement(s) other than signage required by law or expressly permitted or required by the city.~~ Any signage on facilities shall comply with EMC Chapter 18.97.

9. Code Compliance. All facilities shall at all times comply with all applicable federal, state and local building codes, electrical codes, fire codes and any other code related to public health and safety.

10. Building-Mounted WCFs.

a. In residential zones, all transmission equipment shall be concealed within existing architectural features to the maximum extent feasible. Any new architectural features proposed to conceal the transmission equipment shall be designed to mimic the existing underlying structure, shall be proportional to the existing underlying structure or conform to the underlying use and shall use materials in similar quality, finish, color and texture to the existing underlying structure.

b. In residential zones, all roof-mounted transmission equipment shall be set back from all roof edges to limit visibility from the right-of-way to the maximum extent feasible.

c. In all other zones, antenna arrays and supporting transmission equipment shall be installed so as to camouflage, disguise, or conceal them to make them closely compatible with and blend into the setting or host structure.

11. WCFs in the Public Rights-of-Way.

a. Preferred Locations. Facilities shall be located as far from residential uses as feasible, and on main corridors and arterials to the extent feasible. Facilities in the rights-of-way shall maintain at least a 200-foot separation from other wireless facilities (except with respect to DAS or small cell wireless facilities), except when collocated or on opposite sides of the same street.

~~b. Pole-Mounted or Tower-Mounted Equipment. All facilities in the Public Rights-of-Way shall be mounted and tower-mounted transmission equipment shall be mounted shall mount or place associated equipment as close as physically and technically possible to the the antennas on the pole or tower as physically and technically possible pole or tower so as to reduce the overall visual profile to the maximum extent feasible while still maintaining required safety clearances or shall instead underground such equipmented. All pole-mounted and tower-mounted transmission equipment shall be painted with flat, nonreflective colors that blend with the visual environment. Notwithstanding the above, All appurtenant antenna equipment (non-antenna) shall be placed underground to the maximum extent unless not technically feasible.~~

c. Exception from Setback Requirements. Setbacks do not apply to facilities in the right-of-way, as shown in Tables 1 and 2.

12. Accessory Equipment. In residential zones, all equipment shall be located or placed in an existing building, underground, or in an equipment shelter or cabinet that is (a) designed to blend in with existing surroundings, using architecturally compatible construction and colors; and (b) located so as to be as unobtrusive as possible consistent with the proper functioning of the WCF.

13. Spacing of Towers. Towers shall maintain a minimum spacing of one-half mile, unless it can be demonstrated that physical limitations (such as topography, terrain, tree cover or location of buildings) in the immediate service area prohibit adequate service by the existing facilities or that collocation is not feasible.

14. Entire Lot Controls. For purposes of determining whether the installation of a WCF complies with development standards, such as, but not limited to, setback and lot coverage requirements, the dimensions of the entire lot shall control, even though a WCF is located on a leased parcel within that lot.

15. Backup Power Sources. The city encourages proposed WCFs to include backup power sources, such as batteries or generators, to maintain wireless service in the event of an emergency, such as a natural disaster. So long as the WCF otherwise complies with this chapter, a WCF using such backup power during an emergency will be presumed to neither be

353 detrimental to the public health, safety, and general welfare, nor injurious to, or adversely
354 affect, the uses, property, or improvements adjacent to and in the vicinity of the site upon
355 which the proposed use is proposed to be located.



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM**

Date: December 13, 2021

Title: City-initiated Comprehensive Plan Amendments

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

The City may consider amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year's amendment process. The City can also initiate comprehensive plan amendments to revise standards and regulations. This discussion item is intended to allow the Planning Commission to identify any potential city-initiated comprehensive plan amendments that they wish to pursue.

Recommendation:

City staff has not identified any recommended comprehensive plan amendment applications. If the Planning Commission wishes to recommend the pursuit of an application, they will need to take a vote as a formal action for City Council review.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: 2022 Work Plan

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

This discussion item is intended to allow the Planning Commission to start preparing for setting their Work Plan for 2022. The list below is provided by city staff to outline potential topics. The items in **bold** are new additions.

Draft 2022 Work Plan- prepared by staff

1. Town Center (subarea plan)
2. Development and Public Works standards (streetlights, right-of-way improvements, streetscapes, etc.)
3. Sewer connection requirements
4. Tree preservation (city-wide goals, community forest management plan, etc.)
5. Various Edgewood Municipal Code (EMC) updates
6. **Public education and engagement*** (*moved from 2021 objectives list*)
7. **Review Planning Commission handbook**
8. **2024 City Comprehensive Plan update**
9. City-initiated Comprehensive Plan amendments
10. Public zoning
11. EMC Title 17: Planning and Development (form-based code)

Objectives

1. **Identify training opportunities**
2. Promote diversity, equity, and inclusion in recommendations to City Council
3. Collaborate with the Economic Development Advisory Board (EDAB)
4. Collaborate with Parks and Recreation Advisory Board (PRAB)

Recommendation

Discuss the formation of the 2022 Work Plan in preparation for the Tuesday February 15, 2021 meeting with City Council at 7:00PM. All Planning Commissioners are asked to attend the February 15th meeting.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: 2021 Work Plan

Attachments: 1) 2021 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On February 16, 2021 the Planning Commission proposed the 2021 Work Plan to City Council at a Special Joint Study Session. On February 23, 2021 the City Council voted 7-0 to approve the adoption of the 2021 Planning Commission Work Plan.

2021 Work Plan Items:

1. Town Center
2. Street Light Standards
3. Development Standards and Public Works Standards
4. Sewer Connection Requirements
5. Tree Preservation (Code Update and Goals)
6. Various Edgewood Municipal Code (EMC) Updates
7. Public Zoning
8. Create Edgewood Municipal Code Title 17
9. City-initiated Comprehensive Plan amendments

2021 Objectives:

- Promote Diversity, Equity, and Inclusion in recommendations to City Council
- Collaborate with the Economic Development Advisory Board (EDAB) and Parks and Recreation Advisory Board (PRAB)
- Increase Public Engagement Efforts

This is a standing item for the remainder of 2021 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Edgewood Planning Commission 2021 Future Agenda Calendar- December 2021

Work Plan Items	2021						2022					
	12-Jul	9-Aug	13-Sep	11-Oct	8-Nov	13-Dec	10-Jan	14-Feb	14-Mar	11-Apr	9-May	13-Jun
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Street Light Standards	None	None	None	Discussion (Dimming Schedule)	Discussion (Dimming Schedule)	None	Discussion	Discussion	PH and Action	None	None	None
Development & Public Works Standards	None	None	None	None	None	None	Discussion	Discussion	PH and Action	None	None	None
Sewer Connection Requirements	Discussion	Discussion	Discussion	None	None	None	Discussion	Discussion	Action	None	None	None
Tree Preservation	None	None	None	None	None	None	None	None	Discussion	Discussion	Discussion	Discussion
Public Zoning	None	None	None	None	None	None	None	None	None	None	None	None
Create EMC Title 17	None	None	None	None	None	None	None	None	None	None	None	None
Various Code Updates	Discussion 1. Streetscapes 2. Temp. Signs in ROW	PH and Action 1. Streetscapes Discussion 1. HB 1220	PH and Action 1. HB 1220	Discussion 1. Wireless Ordinance 2. School Impact Fees	None	Discussion 1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	PH and Action 1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	None	None	None	None	None
2022 Comp. Plan Amendments	None	None	None	None	Discussion	Discussion	None	None	None	None	None	None
2021 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None	None	None	None	None	None
2022 Work Plan	None	None	None	Discussion	Discussion	Discussion	Action	Discussion	Discussion	Discussion	Discussion	Discussion
Agenda Formation	July	August	September	October	November	December	January	February	March	April	May	May
Public Hearing (PH)	None	1. Streetscapes	1. HB 1220	None	None	None	1. Wireless Ordinance 2. Noise Ordinance 3. Critical Areas Mapping	None	1. Street Light Standards 2. Public Works Standards	None	None	None
Action	1. Chair and Vice Chair Appointments	1. Streetscapes	1. HB 1220	None	None	None	1. Wireless Ordinance 2. Noise Ordinance 3. Critical Areas Mapping 4. 2022 Work Plan	None	1. Street Light Standards 2. Public Works Standards 3. Sewer Connection Reqs.	None	None	None
Discussion	1. Sewer Connection Reqs. 2. Streetscapes 3. Town Center 4. PC Handbook 5. HB 1220 6. Temp. Signs in ROW 7. 2021 Work Plan	1. Town Center 2. HB 1220 3. Sewer Connection Reqs. 4. PC Handbook 5. 2021 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Small Cell Wireless 4. School Impact Fees 5. 2021 Work Plan 6. 2022 Work Plan	1. Town Center 2. Street Light Standards 3 City Comp. Plan Amend. 4. 2022 Work Plan 5. 2021 Work Plan	1. Town Center 2. Wireless Ordinance 3. Noise Ordinance 4. GIS Map Code Updates 5. City Comp. Plan Amend. 6. 2022 Work Plan 7. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs.	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation 4. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation Goals 4. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2022 Work Plan

This calendar is for planning purposes only. Please check with staff should you have any questions.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: Come on Feel the Noise

Attachments: 1) Draft Code Amendments

Submitted By: Darren Groth, AICP, CPM CED Director

Discussion:

In response to several recent complaints received regarding noise, City Council asked for a review of Edgewood's noise code provisions and sought recommendations regarding measures to improve the current code. Staff reviewed the existing EMC regulations and also reviewed noise ordinances being used in other municipalities. After conducting those reviews, staff is recommending the proposed changes included in Attachment 1.

The Edgewood Police Department is currently tasked with enforcing noise violations in the City of Edgewood using Pierce County Code (PCC) 8.76. The existing PCC is overly complicated, requiring the use of calibrated sound measuring devices, various decibel levels in various zones, and a one-hour sound measurement by law enforcement. The drafted changes are modeled after local municipalities that uses time-of-day constraints and noise audible at specified distances in lieu of continuing the requirement for decibel readings.

Title 8 | HEALTH AND SAFETY

Chapter 8.20, Noise Pollution

8.20.010 Purpose.

The City Council has found that inadequately controlled noise may adversely affect the health, safety, and general welfare of people, the value of property, and the quality of the environment. The purpose of this chapter is to minimize the exposure of residents and visitors to the harmful physiological and psychological effects of excessive noise by limiting noise pollution in a manner that promotes commerce; the use, value, and enjoyment of property; sleep and repose; and the quality of the environment.

8.20.020 Noise pollution.

A. General Prohibition. It is unlawful for any person to cause or for any person who owns or occupies property to allow to originate from the property sound that is a public disturbance noise.

B. Public Disturbances. The following sounds are public disturbance noises in violation of this chapter:

1. The frequent, repetitive, or continuous sounding of any horn or siren attached to a motor vehicle, except as a warning of danger or as specifically permitted or required by law;
2. The creation of frequent, repetitive, or continuous sounds in connection with the starting, operation, repair, rebuilding, or testing of any motor vehicle, motorcycle, off-highway vehicle, or other internal combustion engine within a residential district, so as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;
3. Yelling, shouting, whistling, or singing on or near public streets, particularly between the hours of 10:00 p.m. and 7:00 a.m., or at any time and place as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;
4. The creation of frequent, repetitive, or continuous sounds which emanate from any building, structure, apartment, or condominium, which unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property, such as sounds from musical instruments, audio sound systems, band sessions, or social gatherings, so as to be audible greater than 100 feet of the source;
5. Sound from motor vehicle audio sound systems, such as tape players, radios, or compact disc players, operated at a volume so as to be audible greater than 50 feet from the vehicle itself;
6. Sound from portable audio equipment, such as tape players, radios or compact disc players, operated at a volume so as to be audible greater than 50 feet from the source when not operated upon the property of the operator, and if operated on the property of the operator, then so as to be audible greater than 50 feet from the boundary of the property;

7. The squealing, screeching, or other such sounds from motor vehicle tires in contact with the ground or other surface because of rapid acceleration, braking, excessive speed around corners, or any other reason, except for sounds resulting from actions necessary to avoid danger;

8. Land development and construction activity noise generated by activities regulated by EMC Titles 12-16, 18, and 20, except as authorized by EMC 18.90.140(G);

9. Sounds originating from residential property relating to temporary projects performed by the homeowner for the maintenance or repair of homes, grounds, or appurtenances, including but not limited to sounds from lawnmowers, powered hand tools, snow removal equipment, or any other power motorized equipment before 7:00 a.m. and after 10:00 p.m. on weekdays and before 8:00 a.m. and after 10:00 p.m. on weekend days; or

10. Continuing and/or ongoing sounds from motor vehicles including but not limited to engine sounds, horn sounds, hydraulic or air break sounds, or other equipment located on the motor vehicle or attached trailer, audible more than 25 feet away from the vehicle located on or in the vicinity of residential property, which sounds unreasonably cause the annoyance or disturbance of two or more neighbors not residing at the same address, except for to warn of danger or emergencies. For the purposes of this section, such sounds after 10:00 p.m. and before 7:00 a.m. on weekdays or after 10:00 p.m. and before 8:00 a.m. on weekend days shall be presumed to be a public disturbance noise.

C. Exemptions. EMC Chapter 8.20 shall not apply to the following activities.

1. Community and special events subject to an approved permit.

2. Fireworks lawfully discharged within the city.

3. Public safety training activities and the sirens or other warning devices, either on emergency vehicles operated by agencies such as fire departments, police departments, or ambulance services, or stationary devices for warning the general public of threats such as those from natural occurrences such as lahars, necessary in the interests of law enforcement or for the health, safety, or welfare of the community.

4. The performance of emergency work for the immediate safety, health, or welfare of the community or individuals of the community to restore property to a safe condition.

5. Equipment, tools, generators, or other devices used during emergency situations and the associated work performed for the duration of the emergency.

8.20.030 Enforcement.

A. The Mayor, or designee, and any law enforcement officer are authorized to enforce this Chapter.

8.20.040 Violation – Penalty.

Any person who violates the provisions of this chapter shall be subject to issuance of a civil infraction and a civil penalty of up to \$250.00; provided, that the penalty for a second or subsequent violation within any two-year period shall be a civil penalty of up to \$500.00.

8.05.050 PCC sections and chapters not adopted.

The following provisions of PCC Title [8](#) are excluded from the scope of this chapter and are expressly not adopted by reference hereunder:

- A. ~~PCC 8.72.090(A)~~; Chapter 8.72 PCC (Motor Vehicle, Public Disturbance, and Public Nuisance Noise);
- B. Chapter [8.08](#) PCC (Public Nuisances); and
- C. Chapter [8.09](#) PCC (Chronic Nuisance Properties).

18.90.140 Performance standards.

A-D unchanged

E. Restrictions on Dangerous and Objectionable Elements.

1. ~~The provisions of Chapter 8.76 PCC, Noise Pollution Control (as adopted in EMC Title 8), shall apply. In addition, frequent, repetitive or continuous sounds emanating from any use or facility other than transportation facilities or temporary construction work shall not exceed 75 decibels at the property lines. If the community development director or designee determines it to be necessary or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility shall be required to provide noise reading data for noise levels at all property lines. No noise shall be permitted in violation of Chapter 8.20 EMC or this chapter.~~
2. No vibration shall be permitted which is discernible without instruments at the points of measurement specified in this section.
3. No emission shall be permitted of odorous gases or other odorous matter released from any operation or activity in such quantities so as to exceed the odor threshold beyond lot lines. The odor threshold shall be defined as the concentration in the air of a gas or vapor which will just evoke a response in the human olfactory system.
4. No direct or reflected light or glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property lines or skyward beyond the building height of the zone, shall be permitted.
5. The regulations of the federal occupational safety and health standards shall apply for all radioactivity and electrical disturbance unless local codes and ordinances supersede this federal regulation.

F-G unchanged

18.100.110 Wireless communications facilities.

A-E unchanged

F. General Development Standards Applicable to WCFs. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

F.1-6 unchanged

7. Noise. ~~At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).~~ Facilities utilizing passive cooling or other cooling methods that do not emit noise are to be utilized when feasible. If not feasible, cooling methods using low noise profile equipment shall be utilized. In no event shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).

12.10.050 Prohibited activities.

The following activities are unlawful within city parks:

A-H unchanged

I. Noise. No person shall make any public disturbance noise or public nuisance noise as defined in EMC Chapter 8.20 ~~Chapter 8.72 of the Pierce County Code~~.

J-P unchanged

12.10.080 Violation – Penalty.

A-D unchanged

E. Violations of EMC 12.10.050(I) (“Noise”) shall be punished as set forth in ~~Pierce County Code Section 8.72.130, which provides that the first violation is a class 3 civil infraction under RCW 7.80.120 (\$50.00), the second violation is a class 2 civil infraction under RCW 7.80.120 (\$125.00) and the third violation is a class 1 civil infraction under RCW 7.80.120 (\$250.00) (all of these amounts do not include statutory assessments)~~ EMC Chapter 8.20.

F-K unchanged

8.09.020 Definitions.

“Nuisance” or “Nuisance activity” means and includes:

3. Any criminal conduct, including the attempt and/or conspiracy to commit any criminal conduct, as defined by state or local ordinance occurring on, around, near or having a nexus to a property including, but not limited to:

a-g unchanged

~~h. Noise: Chapter 70.107 RCW;~~

i-o Sequencing updated to capture deletion of ‘h’ in the outline.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 13, 2021

Title: GIS Map Code Updates

Attachments: 1) Proposed EMC Code Updates- draft

Submitted By: Evan Hietpas, Associate Planner

Background:

The City of Edgewood has developed a robust geographic information system (GIS) map that is available on the city's website and managed by Associate Planner Silas Read who regularly updates the map to ensure that information is accurate and current. These efforts result in a tremendous resource for city staff and the public because the GIS map hosts data layers that provide an outstanding amount of data and resources. Data hosted on the map includes potential critical areas, future land use designations, and current zoning.

Based on these efforts, city staff has recognized that there are sections of the Edgewood Municipal Code (EMC) that should be updated to reflect the technological advances the city has made related to GIS. The proposed code updates outlined in attachment 1 of this staff report accurately reflect these improvements.

Discussion:

Staff recommends moving forward with the proposed EMC updates to ensure the best applicability of potential critical areas, future land use designations, and current zoning for properties in Edgewood.

The Planning Commission may discuss the proposed code updates as needed in preparation for a public hearing and recommendation at the January 10, 2022 meeting.

14.10.040 Applicability.

A. This title shall apply to all lands and waters within Edgewood ~~that are designated, mapped, or identified as a critical area, and their corresponding critical area buffer, and closed depression, erosion hazard area, flood hazard area, landslide hazard area, mineral resource land, natural resource land, seismic hazard area, setback-sensitive area, volcanic hazard area, or wellhead protection area.~~

B. No development, development activity, or regulated activities shall hereafter take place without full compliance with this title.

C. When the requirements of this title are more stringent than those of other city codes and regulations, the requirements of this title shall apply.

D. Compliance with these regulations does not remove an applicant's obligation to comply with applicable provisions of any other federal, state, or local law or regulation.

E. Criteria for determining the presence of a critical area is contained within each chapter of this title.

F. When a site contains two or more critical areas, the site shall meet the minimum standards and requirements for each.

G. ~~Critical areas are identified on, but may not be limited to, the following maps: as defined in EMC 14.20.010 Definitions, and known potential critical areas shall be shown on the geographic coverage layers maintained as a part of the City's geographic information system (GIS) under the authorization of the Director. No unauthorized person may alter or modify the critical areas GIS layers. This geographic coverage layer, as amended from time to time, shall constitute the official critical areas map and shall be incorporated into this title by reference as if fully set forth herein.~~

~~1. Wetlands;~~

~~2. Geologically Hazardous Areas;~~

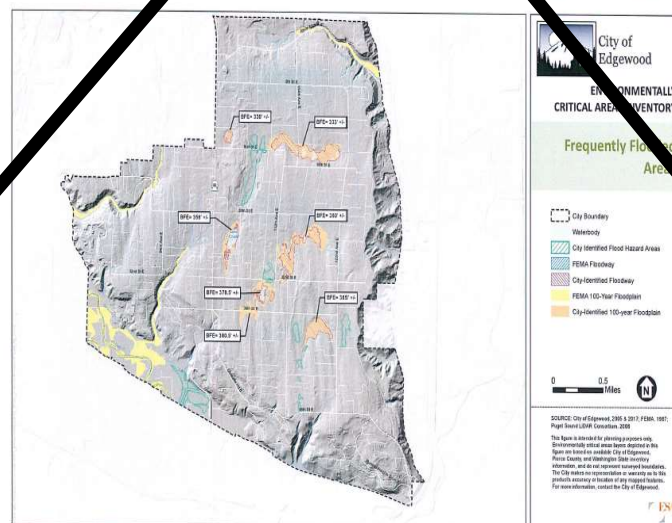
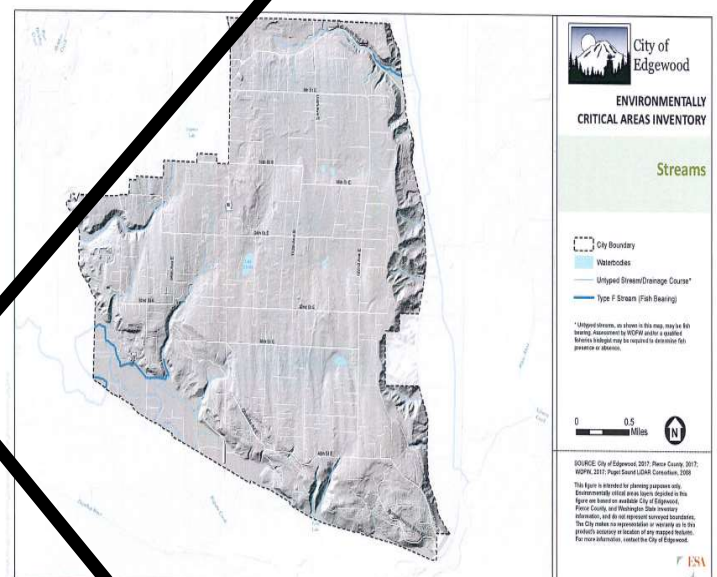
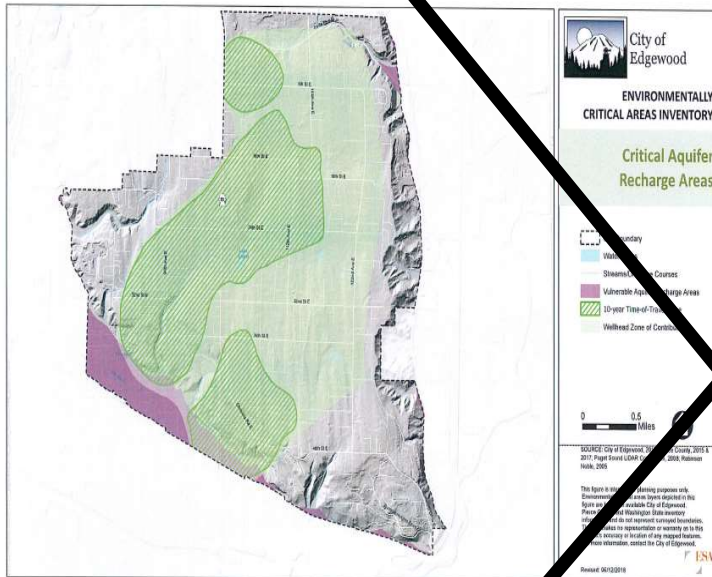
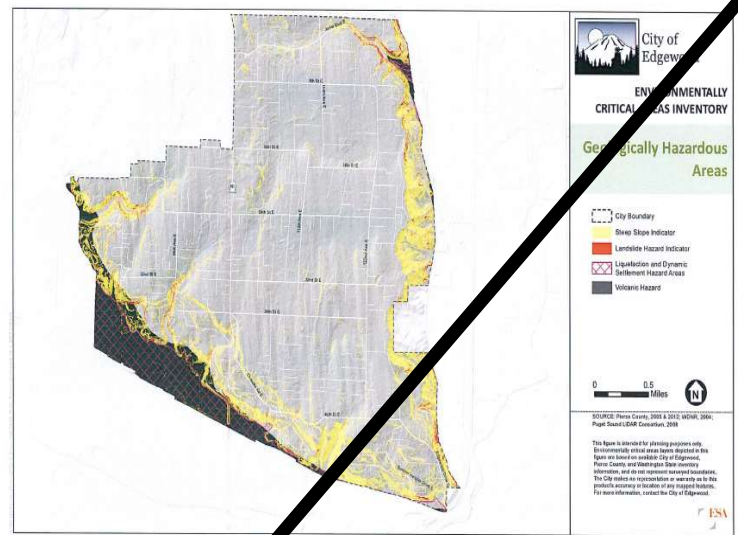
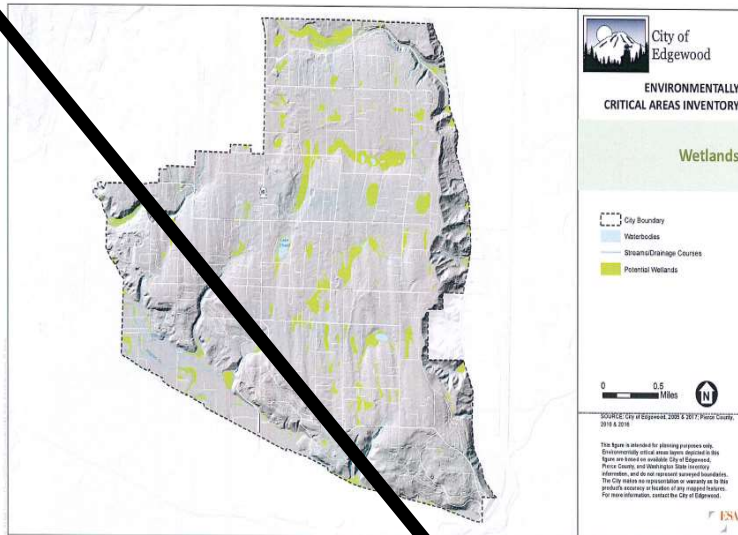
~~3. Critical Aquifer Recharge Areas;~~

~~4. Streams; and~~

~~5. Frequently Flooded Areas.~~

H. The boundary of each mapped critical area identified in EMC Section 14.10.040.A is approximate and is only intended to provide an indication of the presence of a critical area on a particular site. Additional critical areas that have not been mapped may also be present on a site. The actual presence of a critical area and the applicability of these regulations shall be determined based upon the classification or categorization criteria and review procedures established for each critical area. City staff or the city's consultant(s) may request the ability to perform an on-site inspection to assess the site in order to advise if additional studies or reports shall be included with any development application.

~~I. Critical area maps shall be updated and maintained by the department.~~



(Ord. 17-513 § 3 (Exh. A)).

18.80.020 Establishment of zones.

A. The classification system used in the comprehensive plan was established and mapped as a management tool to implement the policies and intent of the comprehensive plan. Land use designations were established which are appropriate to carry out the intent and purpose of the comprehensive plan, ~~and are defined in the comprehensive plan's land use element, and are mapped as a layer on the City's geographic information system (GIS) as the Future Land Use Map.~~ The zoning district classifications established to implement each of the comprehensive plan land use designations for the city are shown in Table 2 below. The zone boundaries are as shown on the ~~eCity's official Zoning mMap,~~ which is ~~further described in EMC Section 18.80.030, Zoning Map~~ hereby adopted by reference. Where the abbreviated designation is used in this title, it has the same meaning as the entire classification title.

18.80.030 Zoning map.

A. The location and boundaries of all zones or districts designated in this title ~~were are hereby established in accordance with EMC Section 18.80.020, Establishment of Zones. The established zones are officially mapped and as maintained as a part of the City's geographic information system (GIS) under the authorization of the Director, or designee. No unauthorized person may alter or modify the shown on the map entitled, "City of Edgewood Zoning Map," as adopted herewith and as may be amended from time to time, and hereafter referred to as "Zoning mMap."~~ The official GIS Zoning mMap shall be as shown on a geographic coverage layer attributed to zoning that is maintained as a part of the city's geographic information system (GIS) at the direction of the community development director or designee. No unauthorized person may alter or modify the zoning GIS layer. This geographic coverage layer, as amended from time to time, shall constitute the official zZoning mMap for the eCity's zoning jurisdiction and shall be incorporated into this title by reference as if fully set forth herein. An original, signed copy of the zoning GIS layer containing the zoning districts designated at the time of adoption of this title shall be retained in the office of the city clerk pursuant to RCW 35.63.100, and duplicates shall be filed in the community development department for reference and public distribution. All amendments hereafter made to the zoning map by ordinance shall be reflected on such map, and it shall be the responsibility of the community development department to ensure that an up-to-date map is maintained at all times.

B. Where uncertainty exists as to any of the zone boundaries as shown on the ~~zZoning mMap~~, the following rules shall apply:

1. A boundary shown on the ~~zoning map~~ Zoning Map as approximately following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established. If, subsequent to the establishment of the zoning boundary, a lot line should be moved as a result of a legally performed boundary line adjustment, then the zoning boundary shall be construed as moving with the lot line if and only if the lot line is moved no more than 10 feet and remains generally parallel to the original line.
2. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, then the boundary shall be construed as moving with the centerline of the water course.
3. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a ridgeline or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, then the boundary shall be construed as moving with the ridge or contour line.
4. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or minor realignment (such as at an intersection), then the boundary shall be construed as moving with the centerline if and only if the centerline is moved no more than 20 feet.
5. Whenever any street or other public right-of-way is vacated in the manner prescribed by law, the zoning district adjoining each side of said street or other public right-of-way shall be automatically extended to the

centerline of the former street or other public right-of-way, and all of the area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

6. Whenever a single lot, one acre or less in size, is located within two or more different zoning districts, the district regulations applicable to the district within which the larger portion of the lot lies shall apply to the entire lot.

7. Whenever a single lot greater than one acre in size is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

~~8. If the specific location of a zoning boundary line cannot be determined from application of the above rules to the zoning map, it shall be determined by the use of the scale designated on the zoning map.~~

98. Where questions still arise concerning the exact location of a district boundary, the community development director or designee shall interpret the zone boundaries. (Ord. 20-579 § 3 (Exh. C); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).