



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

Monday, May 2, 2022, 6:00 p.m. • Hybrid Meeting held at City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372 and Virtually via Zoom Meeting Link: <https://zoom.us/j/92275379112>

1. Call to Order

- a. Attendance (*by presence, not roll call*)
 - i. Position 1: Colleen Wise
 - ii. Position 2: Andrew Wiesenfeld, Chair
 - iii. Position 3: Lora Butterfield
 - iv. Position 4: Deanna Clark
 - v. Position 5: Angel Swanson, Vice Chair
 - vi. Position 6: Vacant
 - vii. Position 7: Jason Neil

2. Consent Agenda: *All matters listed under Item 2, Consent Agenda, 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. Approval of Meeting Minutes for April 4, 2022
- c. Review of Planning Commission Meeting Minutes for April
- d. Review of March Development Review Reports

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Old Business

- a. Town Center
- b. 2022 Work Plan Prioritization and 2nd Half of 2022 Program

5. New Business

- a. Retail Strategies – ICSC Convention and New Economic Development Webpage

6. Staff Comments

- a. Town Center Community Workshop May 19
- b. Resource for EDAB Members – [Edgewood Municipal Code \(EMC\) Chapter 2.32, Economic Development Advisory Board Bylaws](#)
- c. Business Licensing – staff is gathering information related to last month's discussion
- d. Board Member Outreach Opportunities
 - i. Fife-Milton-Edgewood Chamber of Commerce (view [Event Calendar](#))
 - ii. Tacoma-Pierce County Chamber (view [Event Calendar](#))
 - iii. NAIOP Washington State Chapter, Commercial Real Estate Development Association (view [Event Calendar](#))

7. Board Member Comments/Updates

- a. Board member recruitment

8. Adjourn



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES
Monday, April 4, 2022 at 6 p.m.
Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:01 p.m.
 - A. **Members Present:** Wise; Chair Wiesenfeld; Butterfield; Clark; Vice Chair Swanson
 - B. **Commissioners Absent:** Neil; Position 6 (Vacant)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Tomy
Councilmember Buckley
2. **CONSENT AGENDA:**
 - A. Agenda Approval
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 5-0 to approve the Consent Agenda.
 - B. Approval of Meeting Minutes for March 7, 2022
 - C. Review of March Development Review Reports
3. **CITIZEN COMMENT PERIOD:** None
4. **OLD BUSINESS**
 - A. Town Center
 - i. Morgan Dorner provided a brief update regarding Town Center Subarea Plan survey results. Survey results are being prepared to present at the May 19 Community Workshop for the Town Center Subarea Plan and will be provided to the Board.
 - ii. Morgan Dorner provided an update and overview regarding a presentation given to the Puyallup Rotary the previous month, initiated by Chair Wiesenfeld.
 - iii. Discussion regarding City outreach and how EDAB members could help.
 - iv. Vice Chair Swanson spoke to using the survey results showing a need for community uses and adult-type businesses, specifically places serving alcohol. In addition, provided information regarding licensing for businesses serving alcohol, potential opportunities for sales tax revenue, how businesses would go about obtaining licensing. Discussion ensued. Staff can prepare some information and the Board could discuss it at the next meeting along with land uses allowed in Town Center.
 - B. Planning Commission Collaboration Plan
 - i. Chair Wiesenfeld introduced this item. Discussion ensued regarding future collaboration with the Planning Commission. A joint meeting was recommended with the Planning Commission regarding land uses and business types allowed in Town

Center. The Board wants to review the Town Center Subarea Plan survey results before meeting with the Planning Commission.

- ii. Darren Groth suggested the Chair attend the Planning Commission meeting on behalf of EDAB to raise this interest.

C. 2022 Work Plan Prioritization

- i. Chair Wiesenfeld introduced this item and discussion ensued. EDAB decided to prioritize Town Center and Planning Commission Collaboration.
- ii. Discussion ensued regarding other work plan items. Vice Chair Swanson asked for a calendar for the work plan items. Morgan Dorner responded that this can be done, guidance from the Board is needed to address how to prioritize the Edgewood Marketplace item. Board member Wise commented on the prioritization of the SWOT Analysis regarding the Edgewood Businesses Map.
- iii. Vice Chair Swanson asked if could investigate working with the Washington State Office of Minority Women's Owned Business Enterprises for resources and finding local business owners or other organizations with people looking to start a business. Discussion ensued regarding local organizations for community improvements. The City is working with other jurisdictions, the Puyallup Tribe, and organizations for opportunities for public art to decoratively wrap utility boxes.

D. EDAB Training

- i. Morgan Dorner introduced and provided a brief background on this item
- ii. Board member Wise discussed some key takeaways from the last training.

5. **NEW BUSINESS:** None

6. **STAFF COMMENTS:**

A. Town Center Outreach Efforts

- i. Puyallup Rotary – Morgan Dorner provided an overview regarding a presentation given to the Puyallup Rotary the previous month, initiated by Chair Wiesenfeld. Chair Wiesenfeld provided information regarding outreach within the business community.
- ii. Investors Forum anticipated for January 2023

B. Retail Strategies Update – Re-Con Convention in Las Vegas for commercial retail recruitment

C. Resources for EDAB Members

- i. Morgan Dorner provided resources for the Board and economic development planning, including the City's Land Use Table in located in Edgewood Municipal Code (EMC) [18.70.050](#) and EDAB bylaws in [EMC 2.32](#).

7. **BOARD COMMENTS/UPDATES:**

A. Board member recruitment

- i. Morgan Dorner spoke to this item regarding applications received and encouraged EDAB to seek out potential recruits.

8. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:05 p.m.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, April 11, 2022 – 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 6:03 PM
 - A. Commissioners Present:** Guillory (6:17); Greene; Overfield (6:05); Pincas; Ramirez; Slate
 - B. Commissioners Absent:** Wagner
 - C. Staff Member(s) Present:** Darren Groth, CED Director
Jeremy Metzler, Public Works Director
Evan Hietpas, Associate Planner
 - D. Others Present:** Mayor Eidinger
Councilmember Day
Councilmember Tomy
- 2. CONSENT AGENDA:** Slate motioned to APPROVE as presented, Greene seconded. Commission voted 4-0 to approve the Consent Agenda, as presented.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:**
 - A. EMC Title 13: Stormwater Manual Code Updates**
 - i. Vice Chair Pincas opened the public hearing at 6:04PM
 - ii. Metzler presented the proposed code updates.
 - iii. No public comment.
 - iv. Chair Overfield closed the public hearing at 6:08.
- 5. ACTION ITEMS:**
 - A. EMC Title 13: Stormwater Manual Code Updates**
 - i. Commissioner Greene requested one final summary of the code changes.
 - ii. Metzler provided further clarification on the proposed code changes.
 - iii. Chair Overfield requested a motion to approve the EMC amendments presented in the staff report and attachment submitted by Metzler.
 - iv. Pincas moved to approve; Slate seconded. Commission voted 5-0 to approve the amendments.
 - B. Parks, Recreation, Open Space, and Trails (PROST) Plan Update**
 - i. Chair Overfield requested a motion to approve the updated PROST Plan presented in the staff report and attachment submitted by Metzler.
 - ii. Ramirez moved to approve; Pincas seconded. Commission voted 4-0 to approve the amendments.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, April 11, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

6. DISCUSSION ITEMS:

A. New Business:

i. Impact Fee Exemptions Code Update

- Metzler opened the discussion.
- The Commission discussed the following key topics:
 - Ensuring that proposed affordable housing developments are rented at affordable rates and sustain that affordability for an extended period of time, avoiding issues like conversion to condominiums.
 - Effectiveness of impact fee exemptions and reductions as incentives for developers to develop affordable housing.
 - Including other development types to qualify for impact fee exemptions under “broad public purposes” (RCW 82.02.060(2)). Examples include senior housing, assisted living facilities, child care centers, and public libraries.
 - Neighboring cities’ impact fee exemptions, specifically those involved in South Sound Housing Affordability Partners (SSHAP).
- The Commission desires to continue their discussion regarding these topics, and requests direction from City Council on how to proceed with the proposed code amendments.

B. Old Business:

i. Town Center (TC)

- Hietpas provided an update on the Town Center Subarea Plan, focusing on the public survey held from February 28th - March 31st and the upcoming May 19th Subarea Plan workshop.
- No further discussion.

ii. 2022 Work Plan

- No discussion held on the 2022 Work Plan.

7. STAFF COMMENTS:

- A.** Groth announced that the City Comprehensive Plan update deadline has been extended from June 30, 2024 to December 31, 2024.

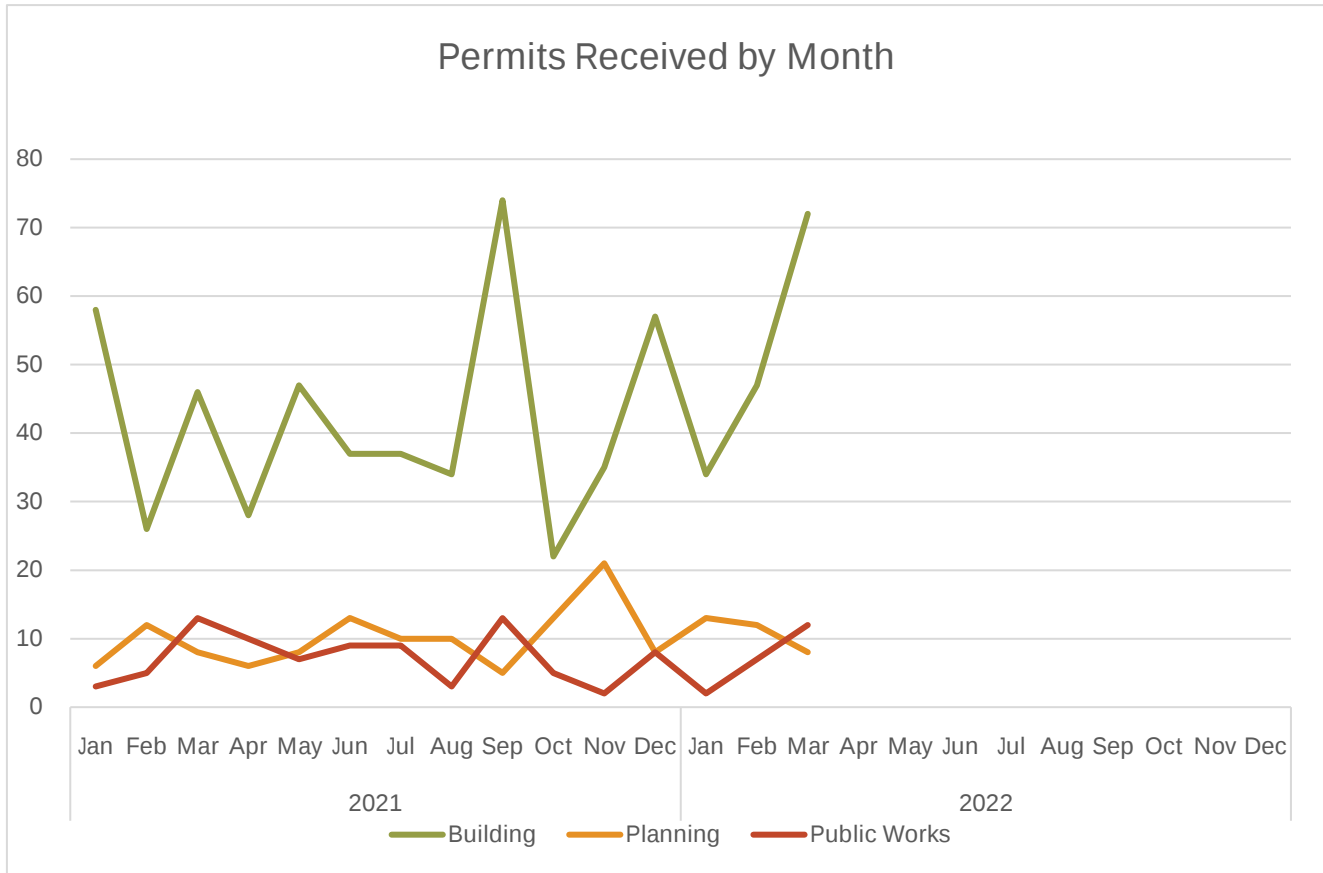
8. COMMISSIONER COMMENTS:

- A.** Overfield expressed excitement about the new Edgewood Community Park opening, and Metzler thanked everyone who attended the opening ceremony.

9. ADJOURN: Chair Overfield adjourned meeting at 6:45 PM.

Mar 2022

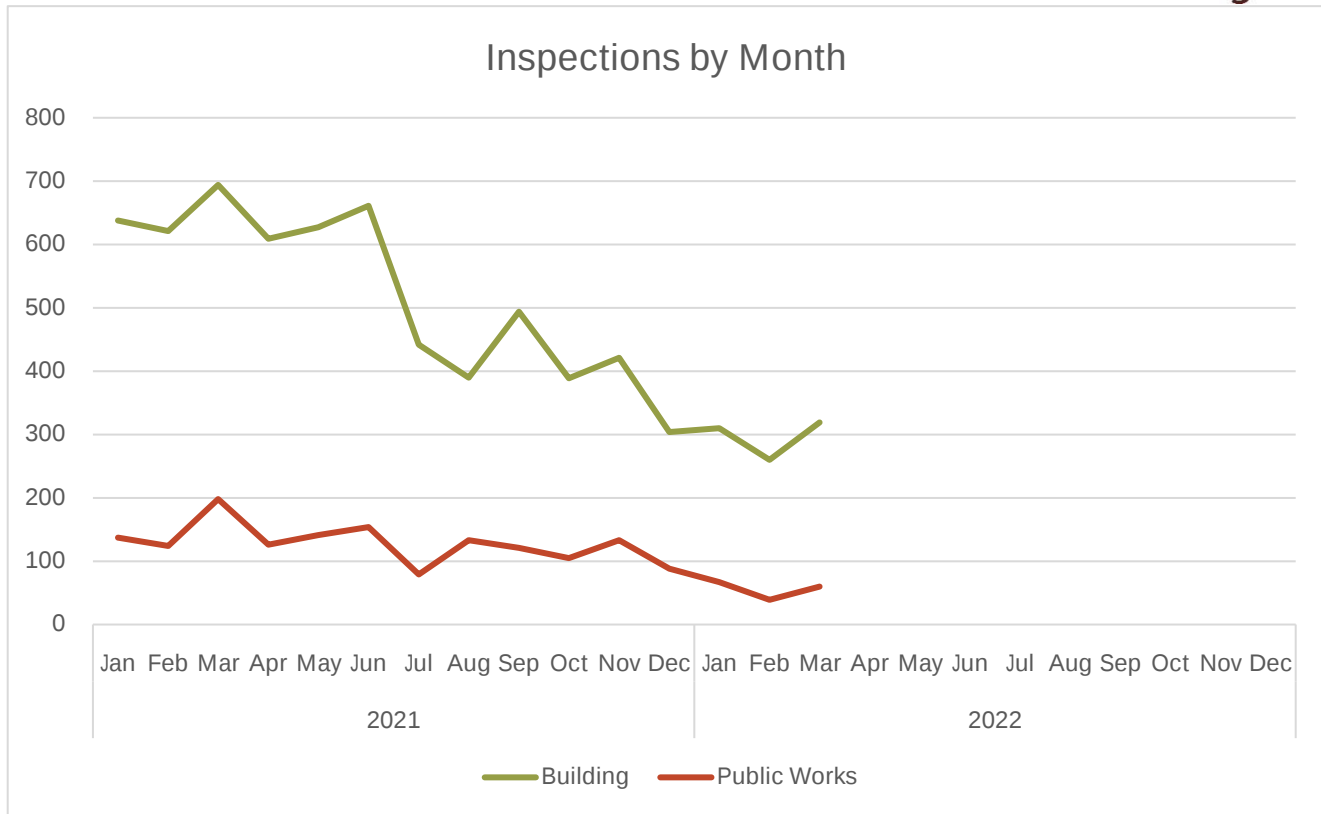
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Mar 2022	72	29	8	3	12	7
Mar 2021	46	59	8	6	13	9
Average 2022	51	26	11	5	7	6
Average 2021	43	48	9	7	7	6
YTD 2022	153	77	33	15	21	17
YTD 2021	130	144	26	21	21	18
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Jan	13	Mar	12
Highest Month 2021	Sep	74	Nov	21	Mar	13

Mar 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Mar 2022	319		60	
Mar 2021	694		198	
Average 2022	296		55	
Average 2021	524		128	
YTD 2022	889		166	
YTD 2021	1953		459	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	319	Jan	67
Highest Month 2021	Mar	694	Mar	198

Pending Projects - Planning and Engineering Permits

40 Permits

Exported: 04/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	INCOMPLETE	12/30/2021	02/25/2022
22-1057	BENNETT BLA	5423 MONTA VISTA DR E	420235006	PLANNING	BLA	INCOMPLETE	02/04/2022	02/09/2022
22-1128	DHALIWAL TC LANDING BOUNDARY LINE ADJUSTMENT	1914 MERIDIAN AVE E	420091134	PLANNING	BLA	APPLICATION	03/22/2022	03/24/2022
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	02/08/2022
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	03/24/2022	03/30/2022
22-1164	7-Eleven Tank Replacement	817 MERIDIAN AVE E	6575000010	ENGINEERING	CLEAR AND GRADE	APPLICATION	03/31/2022	03/31/2022
CODE UPDATES AND CHANGES								
21-1574	ENVIRONMENTAL NOISE ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	02/18/2022
21-1583	WIRELESS ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	12/02/2021	03/29/2022
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	03/22/2022
22-1108	STORMWATER MANUAL CODE UPDATES TITLE 13	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	03/08/2022	03/29/2022
22-1127	GENERAL SEWER PLAN UPDATE-PHASE 1 MAP AMENDMENT (WOLF POINT SUBDIVISION)	2224 104TH AVE	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	03/15/2022	03/30/2022
22-001CODE	IMPACT FEE EXEMPTIONS CODE UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	03/28/2022	03/30/2022
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	02/09/2022
22-1038	PINTO TIRE AND AUTO CARE CUP	1009 MERIDIAN AVE E	420033140	PLANNING	CONDITIONAL USE PERMIT (CUP)	INCOMPLETE	01/28/2022	02/07/2022
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	03/30/2022
POST REVISION - ENG								
19-1413 PR1	WOLF POINTE SITE DEVELOPMENT POST REVISION	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG	INCOMPLETE	03/10/2022	03/14/2022
PRE APP								
22-1036	PINTO TIRE AND AUTO PRE-APPLICATION	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	UNDER REVIEW	01/27/2022	03/29/2022
22-1044	EDGEWOOD POINTE SHORT PLAT PRE-APPLICATION	5210 113TH AVENUE CT E	420221702	PLANNING	PRE APP	UNDER REVIEW	02/02/2022	03/22/2022
22-1061	JJ PLUMBING PRE-APPLICATION	12620 JOVITA BLVD E	420021022	PLANNING	PRE APP	UNDER REVIEW	02/07/2022	03/10/2022
22-1111	EDGEWOOD MEMORY CARE PRE-APPLICATION	10307 JOVITA BLVD E	420036071	PLANNING	PRE APP	UNDER REVIEW	03/09/2022	03/30/2022
22-1143	BLRB EDGEWOOD APARTMENTS (LAKE CHALET)	XXX 24TH ST E	420107031	PLANNING	PRE APP	APPLICATION	03/25/2022	03/30/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	01/10/2022	03/15/2022

Pending Projects - Planning and Engineering Permits

40 Permits

Exported: 04/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	03/07/2022
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	11/15/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	02/22/2022
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/20/2020	03/30/2022
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
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	01/31/2022
21-1560	BREYER SHORT PLAT SITE DEVELOPMENT	2110 TO 2114 95TH AVENUE CT E	420095023	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/22/2021	02/24/2022
22-1144	SMITH SHORT PLAT SITE DEVELOPMENT	2506 117TH AVE E	420108013	ENGINEERING	SITE DEVELOPMENT	REVIEW PENDING PAYMENT	03/21/2022	03/22/2022
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	03/28/2022
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/29/2021	03/31/2022
22-1042	1315 MERIDIAN ACCESSIBLE ROUTE REVISION SITE PLAN REVIEW	1315 TO 1327 MERIDIAN AVE E	7420000013	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/31/2022	03/31/2022
22-1169	Squirrel's Den	2105 MERIDIAN AVE E	420102110	PLANNING	SITE PLAN DESIGN REVIEW	APPLICATION	03/31/2022	03/31/2022
SUBDIVISION - FINAL								
21-1624	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	WAITING ON REVISIONS	12/20/2021	03/18/2022
22-1017	BARTH ESTATES SUBDIVISION FINAL PLAT	3624 96TH AVE E	420161087	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	01/20/2022	03/10/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	03/22/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	01/25/2022	03/29/2022
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	12/27/2021

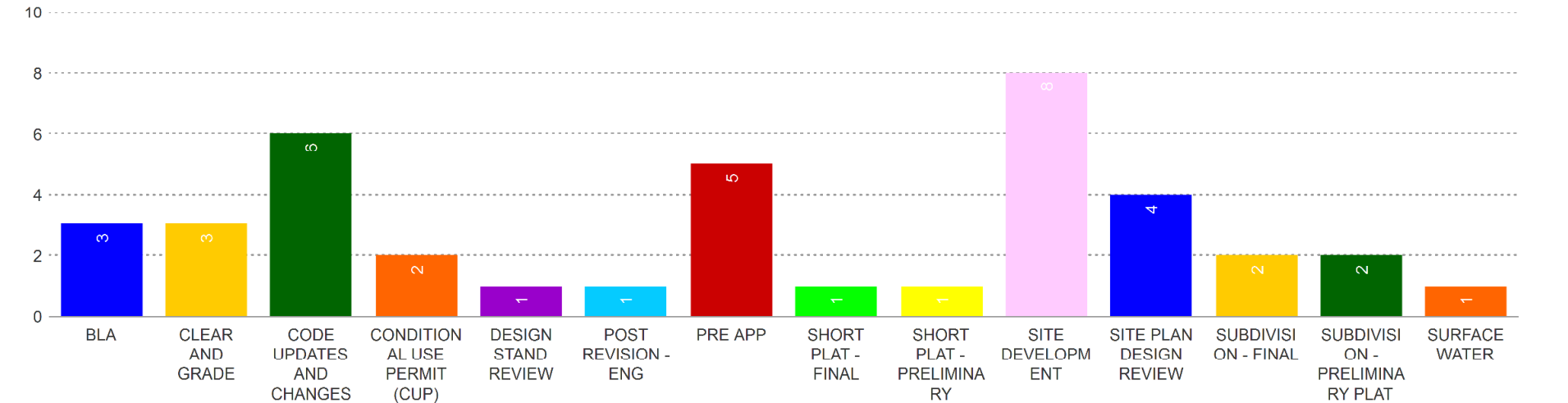
Pending Projects - Planning and Engineering Permits

40 Permits

Exported: 04/01/2022

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



Plat Construction Tracking Report- March 2022

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%
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	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%
2019	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021	APPLICATION				
	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	ISSUED	APPROVED	3	3	33%
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
2018	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPLICATION		0	
	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	3	75%
	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				
2017	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	12	67%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
2016	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
	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	63	94%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
2015	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
	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	28	73%
	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	14		
2014	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
2013	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	276	97%



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: May 2, 2022

Title: Town Center & Planning Commission Collaboration

Attachments: City of Edgewood Land Use Table ([EMC 18.70.050 Table 1](#))

Submitted By: Morgan Dorner, Senior Planner

Introduction:

Town Center is defined as the “Heart of Edgewood” in the City’s Comprehensive Plan and is intended to be the densest area of the city. Mixed-use development is encouraged, meaning that commercial and residential development should be built together. Town Center seeks to promote development that will serve the entire community.

Current Discussion:

At the last Economic Development Advisory Board (EDAB) meeting on April 4, 2022 the Board discussed land uses allowed in the Town Center (TC) and Commercial (C) zoning districts. The following information will assist EDAB in providing guidance and recommendations to the Planning Commission and City Council as it relates to the types of development currently allowed and what our code requirements for development in these areas are. See the attached City of Edgewood Land Use Table ([EMC 18.70.050 Table 1](#)). Please note, the Board also discussed business licenses for adult-type businesses. Staff is still gathering information on this topic and could be prepared for the next meeting.

For the May EDAB discussion, the Board should discuss what type recommendations to provide to the Planning Commission in a Joint Meeting for the Town Center, in addition to what areas of study or economic development considerations for the Planning Commission. If the Board needs additional information from staff to help them with this, it can be recommended at this meeting to be prepared and provided at the next meeting.

As a reminder, there is an upcoming workshop on Thursday May 19, 2022. Visit [Town Center Subarea Plan](#) to find out more. Please note, the Town Center Survey Results will be presented at this meeting and will be provided to EDAB at the next meeting.

Background:

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

December: Staff published the [Town Center Subarea Plan Webpage](#)

January 3, 2022: Discussion on TC Subarea Plan webpage and Thursday January 27th Subarea Plan Virtual Community Workshop.

January: Staff made several updates to our [project webpage](#).

- Promotional video summarizing: what Town Center is, why Edgewood is writing a Subarea Plan, and how the public can get involved
- 3-D modeling video to visualize what Town Center's future could be
- Link to a new [Historic Community Planning Resources page](#) with access to sixteen (16) documents

January 27, 2022:

Subarea Plan Virtual Community Workshop – The workshop was the first in a series of three (3). The goal of the workshop was to inform the public about what and where Town Center is and promote the importance of the Subarea Plan. The community workshop was promoted to diverse stakeholders to establish meaningful partnerships. The workshop gave people an opportunity to stay involved in the city's efforts in 2022. City staff and AHBL representatives led a recorded presentation that is posted on the Town Center webpage.

February 28, 2022:

Town Center Subarea Plan Survey: The survey was available from Monday February 28th until Monday March 28th and was posted online, in social media, and Edgewood's publications. A full survey report is being prepared and will be provided once it is complete. The results will be presented at the May 19, 2022 workshop. Visit [Town Center Subarea Plan](#) to find out more.

Additional Engagement Efforts

Staff has continued to provide more outreach throughout the process through additional community engagement opportunities:

- Puyallup Rotary
- Edgewood Community Magazine article in the Spring 2022 edition
- City of Milton Planning Commission presentation on March 9, 2022
- Mountain View Community Center Senior Lunch on Tuesday April 19, 2022
- Pierce County Library promotional opportunity (flyers at Edgewood-Milton branch)
- Second workshop in third week of May

Chapter 18.70

PERMITTED LAND USES

Sections:

- 18.70.010 Purpose of provisions.
- 18.70.020 Characterization of use and organization.
- 18.70.040 Establishing use.
- 18.70.050 Land use table.

Prior legislation: Ords. 03-203, 07-283, 08-305, 11-359, 15-448, 16-463, 16-469 and 16-482.

18.70.010 Purpose of provisions.

This chapter lists the land uses that are regulated within this title in order to ensure orderly, uniform, and fair regulation that results in not only the appropriate siting of land uses, but also the appropriate physical relationship of different land uses, which are sometimes not complementary, to one another as zoning is applied. (Ord. 20-579 § 2 (Exh. B)).

18.70.020 Characterization of use and organization.

A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System or land use definition provided in Chapter 18.20 EMC, Definitions. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements. However, no more than one single-family detached dwelling unit or one two-unit dwelling unit, as appropriate, shall be permitted as a principal use on any individual lot.

B. All references to the North American Industry Classification System (NAICS) are to the titles and descriptions found in the North American Industry Classification System, 2017 Edition, prepared by United States Office of Management and Budget, which is hereby adopted by reference. The NAICS is used to suit the purposes of this title, to list and define land uses authorized to be located in the various zoning district consistent with the comprehensive plan.

C. The NAICS uses a six-digit coding system to identify particular industries and their placement in the hierarchical structure of the classification system. The first two digits of the code designates the sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.

D. A “part” in the NAICS column of the land use table means that only a part of the associated NAICS definition will be included into the specified land use. The community development director or assignee will respond to requests for clarification on a project by project basis.

E. A “special” in the NAICS column of the land use table means that the NAICS definition for the specified land use is not provided or that the city has modified the definition by this title. The “special” definition is provided in Chapter 18.20 EMC, Definitions.

F. The community development director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a NAICS classification is allowed in a zone. The director’s determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone’s purpose as set forth in Chapter 18.80 EMC, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and

3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 20-579 § 2 (Exh. B)).

18.70.040 Establishing use.

A. The use of land or buildings shall be in accordance with those listed in the Land Use Table. No land or building shall hereafter be used and no building or structure erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the Land Use Table is:

	Designates use permitted in the zoning district indicated
–	Designates use prohibited in district indicated
A	Designates use may be approved by administrative use permit
CUP	Designates use may be approved by conditional use permit

B. If a use is identified as requiring a temporary use permit (TUP), then the use is only allowed if the TUP is obtained in accordance with EMC 18.50.070.

C. If a use is not listed, it is not allowed in any zoning district.

D. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the city of Edgewood. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Land Use Table shall be performed in accordance with EMC 18.50.020(D).

E. Any proposed use, business, structure, or other land occupancy is subject to the primary, secondary, and incidental uses expressed in the Land Use Table. As an example, a company performing surveying and mapping services may locate their office in accordance with their primary NAICS code for the service function and any secondary, tertiary, or otherwise accompanying or secondary outdoor storage, maintenance facility, information services, or other use is subject to the development standards and conditions of the incidental use. (Ord. 20-579 § 2 (Exh. B)).

18.70.050 Land use table.

Table 1: Land Use Table

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Residential													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Accessory													
Accessory Dwelling Unit (ADU), Attached	Special							–	–	–	–	–	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs
ADU, Detached (Backyard Cottage)	Special	–	–	–	–	–	–	A	A	–	–	–	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use
Caretaker Residence	Special	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	–	–	
Single-Family													
Detached Dwelling	Special							–	–	–	–	–	
Cottage Court	Special	–	–	–	–	–	–	–	–	–	–	–	
Multifamily													
Duplex: Side by Side	Special	–	–	–	–	–	–	–	–	–	–	–	
Duplex: Back to Back	Special	–	–	–	–	–	–	–	–	–	–	–	
Duplex: Top and Bottom	Special	–	–	–	–	–	–	–	–	–	–	–	
Attached Dwelling	Special	–	–	–	–	–	–	–	–	–	–	–	

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Multi-plex	Special	–	–	–	–	–	–	–	–	–	–	–	
Townhouse	Special	–	–	–	–	–	–	–	–	–	–	–	
Apartment	Special	–	–	–	–	–	–	–	–	–	–	–	
Other													
Adult Family Home	623990, part										–	–	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	–	–	–	–	CUP	–	–	–	–	–	–	
Assisted Living Facilities	6233	–	–	–	CUP	CUP	–	–	–	–	–	–	
Live/Work Unit	Special	–	–	–	–	–	–	–	–	–	–	–	
Permanent Supportive Housing											–	–	
Transitional Housing											–	–	
Agriculture and Resource (Sector 11-21)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Family Farm	111; Special	–	–	A	–	–	–	–	–	–	–	–	Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone
Agricultural Sales	454390, part	–	–	–	–	–	–	–	–	–	–	–	Activities permitted in all districts, but require TUP and must comply with EMC 18.50.070
Crop Production													

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111	–	–	A	–	–	–	–	–	–	–	–	
Animal Production and Aquaculture													
Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	–	
Cattle Feedlots	112112	CUP	–	–	–	–	–	–	–	–	–	–	
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part		CUP	–	–	–	–	–	–	–	–	CUP	
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
Utilities (Sector 22)													
– – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Electric Power Generation	22111	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part	See Note											Activities subject to Edgewood Ord. No.

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
													18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	–	–	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	CUP	CUP	–	–	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	CUP	A	–	–	
Retail Trade													

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	–	CUP	CUP	A	–	–	–	
Pet and Pet Supplies Stores	453910	–	–	–	–	–	A	–	–	–	–	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	–	–	
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–	–	CUP	–	–	Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502 Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–	–	–	–	–	–	–	CUP	
Transportation and Warehousing (Sector 48–49)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Transportation													
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note											See Condition 4
Warehousing and Storage													

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	CUP	–	–	–	
Warehousing and Storage, All Other		–	–	–	–	–	–	–	–	CUP	–	–	
Business and Professional Services (Sector 51-56)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	–	–	–	–	–	–	–	–	–	A	–	
Rental and Leasing													
Passenger Car Rental and Leasing	53211	–	–	–	–	–	–	–	–	–	–	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	CUP	CUP	A	–	–	–	
Consumer Goods Rental	5322; 5323, part	–	–	–	–	–	–	–	–	–	–	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	A	–	–	–	
Waste Management and Remediation Services													
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–	–	CUP	–	
Educational Services (Sector 61)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Requires AUP													
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	–	–	–	CUP	CUP	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	–	–	A	–	–	–	CUP	–	
Technical and Trade Schools	6115	–	–	–	–	–	A	–	–	–	CUP	–	
Educational Services, All Other	6116; 6117	–	–	–	–	–	A	–	–	–	CUP	–	
Health Care and Social Assistance (Sector 62)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	–	CUP	–	–	–	–	CUP	CUP	
Hospitals	622	–	–	–	–	–	–	–	–	–	CUP	–	
Social Assistance													
Services for the Elderly and Persons with Disabilities	624120	–	–	–	–	CUP	–	–	–	–	CUP	CUP	
Vocational Rehabilitation Services	624310	–	–	–	–	CUP	–	–	–	–	CUP	CUP	
Child Daycare Services, Home-Based	624410, part	A	A	A	A	A					–	–	Subject to standards provided in EMC 18.100.040
Child Daycare Services, All Other	624410, part	–	–	–	–	CUP	–	–	–	–	CUP	–	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	–	CUP	–	–	–	–	CUP	CUP	
Emergency Housing		–	–	–	–	–	CUP	–	–	CUP	–	–	

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Emergency Shelter		–	–	–	–	–	CUP	–	–	CUP	–	–	
Arts, Entertainment, and Recreation (Sector 71)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Libraries	Special	–	–	–	A	A	–	–	–	–	A	–	
Museums and Art Galleries	712 except 712130	–	–	–	A	A	–	–	–	–	A	–	
Zoos, Aquariums, and Botanical Gardens	712130	–	–	–	–	–	A	–	–	–	–	A	
Golf Courses and Country Clubs	713910	A	A	–	–	–	A	–	–	–	–	A	
Sexually Oriented Entertainment	Special	–	–	–	–	–	–	–	–	CUP	–	–	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	–	–	–	–	–	–	CUP	A	A	–	CUP	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	–	–	–	A	–	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	A	A	A	–	–	
Accommodation (Sector 721)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Hotels (except Casino Hotels) and Motels	721110	–	–	–	–	–	CUP	–	–	CUP	–	–	
Bed-and-Breakfast Inns	721191	–	–	–	CUP	CUP	CUP	–	–	CUP	–	–	
RV Parks and Recreational Camps	7212	–	–	–	–	–	–	–	–	–	–	–	

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Food Service and Drinking Places (Sector 722)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Special Food Services	7223 except 722330	See Note					–	–	–	–	–	–	Allowed as incidental use in residential districts
Mobile Vendors	722330	–	–	–	–	–	–	–	–	–	–	–	Activities always require TUP and must comply with EMC 18.50.070
Drinking Places for Alcoholic Beverages	722410	–	–	–	–	–	CUP	–	–	–	–	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board
Restaurants, Full Service	722511	–	–	–	–	–	–	–	–	–	–	–	
Restaurants, Limited Service	722513; 722514	–	–	–	–	–	–	–	–	–	–	–	Subject to compliance with drive-up windows (special) use, if also applicable
Snack and Nonalcoholic Beverage Bars	722515	–	–	–	–	–	–	–	–	–	–	–	Subject to compliance with drive-up windows (special) use, if also applicable
Services (Sector 811-812)													
– – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Automotive Repair and Maintenance													

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	–	CUP	A	–	–	
Car Washes	811192	–	–	–	–	–	CUP	–	–	–	–	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	–	CUP	CUP	–	–	
Personal Care Services	8121; 812310; 8123200	–	–	–	–	–	CUP	–	–	–	–	–	
Other Repair and Maintenance													
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	–	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	–	–	
Funeral Homes and Funeral Services	812210	–	–	–	–	–	–	–	CUP	CUP	–	–	
Crematoria	812220, part	–	–	–	–	–	–	–	–	CUP	CUP	–	
Pet Care Services													
Kennels	812910, part	–	–	–	–	–	–	–	–	CUP	A	–	
Veterinary Services	541940	–	–	–	–	–	A	A	–	–	A	–	
Pet Care Services, All Other	812910, part	–	–	–	–	–	–	–	–	–	A	–	
Civic and Public Uses (Sector 813)													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Cemeteries	812220, part	–	–	–	–	–	–	–	–	–	–	CUP	
Religious Assembly													
Up to 10,000 sq. ft.	813110,												

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
	Assembly Only												
10,000 to 19,999 sq. ft.	813110, Assembly Only				A	A	CUP	CUP			–	CUP	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP			–	CUP	
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	CUP	A	A	CUP	CUP			–	CUP	
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	–	–	–	–	CUP	
Correctional Institutions	922140	–	–	–	–	–	–	–	CUP	CUP	–	CUP	
Administrative Government Facilities and Services	92 except 922140	–	–	–	–	–	–	–	–	–	–	–	
Parks, Open Space, and Public Recreation	Special										A		
Other Uses													
– Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–	
Parking Structures	812930, part	–	–	–	–	–	–	CUP	CUP	–	–	–	
Drive-Up Windows	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	–	–	–	–	–	–	–	Activities also subject to EMC 18.95.030(I)

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Outside Storage	Special	–	–	–	–	–	–	CUP	CUP	CUP	A	–	Activities also subject to EMC 18.90.120

Conditions

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.
- (4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.
- (5) Public facilities are subject to EMC 18.50.060, Public facilities permit.
- (6) Subject to EMC 18.100.030, Animals.

(Ord. 21-613 § 5 (Exh. B); Ord. 20-579 § 2 (Exh. B)).



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: May 2, 2022

Title: 2022 Work Plan Prioritization and 2nd Half of 2022 Program

Attachments: Draft 2022 Work Plan and Program

Submitted By: Morgan Dorner, Senior Planner

Discussion:

In previous meetings, EDAB has reviewed the work plan to set priority on specific items, such as the Town Center and collaboration with the Planning Commission.

For this May meeting, EDAB should review and discuss the enclosed Draft 2022 Work Plan and Program and recommend any changes if necessary.



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD 2022 WORK PLAN PROGRAM

2022 Work Plan Prioritization

Projects:

1. Town Center

- a. Provide input for the Town Center Subarea Plan to Planning Commission and City Council.

2. Develop a SWOT Analysis

- a. Schedule economic development workshops, at least two
 - i. 1st workshop – ask for input from stakeholders
 - ii. 2nd workshop, at least a month later so the analyses can be completed – present the findings.
- b. Use SWOT Analysis to develop strategic plan, and SWOT findings to be used in business attraction.
- c. Edgewood Business Map on City website for residents to find local businesses.

3. Edgewood Marketplace

- a. Finalize recruitment
- b. Create directory
- c. Develop a governing structure
- d. Partner with PRAB and/or Friends of the Park regarding 2022 event

4. Create, distribute, and analyze a restaurant or other preferred business survey

- a. Optional methods of distribution include: Survey Monkey, publishing in the local paper; copies at Chamber of Commerce; a new webpage on the City's website; or a separate website or landing page.
- b. Seek [anecdotal] information to give to a targeted restaurant or eatery, e.g., "Our recent survey showed that 72% of the respondents wanted XYZ Café in Edgewood."
- c. End result may be a press release or new marketing materials.

Ongoing:

5. Planning Commission Collaboration

6. Serve as Business Retention Ambassadors

- a. Visit existing businesses and conduct a survey or see if they will provide testimonials, i.e., what is it like doing business in Edgewood.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.

7. Promote Diversity, Equity, and Inclusion in recommendations to City Council

8. Increase Public Engagement Efforts

Proposed Work Plan Program Schedule (2 nd Half of 2022)	
Meeting	Topics
May 2	• Discussion regarding Land Uses in Town Center, Commercial, Business Park, and Industrial Zoning Districts; • Retail Recruitment Updates; and • Ironing out work plan schedule for 2nd half of 2022.
June 6	• Town Center Survey Results Discussion and Recommendations (Prep for Joint Planning Commission Meeting); • Business Licenses Discussion and Recommendations; • Edgewood Business Map Website Publication FYI; • Retail Recruitment Updates; and • additional items added based on discussions from previous meeting
June 13*	Joint Meeting w/ Planning Commission *not a regular meeting date (this is the date of the Planning Commission Meeting)
July*	*No meeting – July 4th holiday conflict
August 1	• Town Center Updates • Summary Discussion from Joint Planning Commission Meeting and formal recommendations to PC or City Council, if any; • Edgewood Marketplace; and • additional items added based on discussions from previous meeting
September*	*No meeting – July 4th holiday conflict
October 3	• Town Center Updates • Edgewood Marketplace; • Business Survey; and • additional items added based on discussions from previous meeting
November 7	• Town Center Updates & Investors Forum Heads-up • Edgewood Marketplace; • Business Survey; • 2023 Work Plan; and • additional items added based on discussions from previous meeting
December 5	• Town Center Updates & Investors Forum Preparation • Business Survey; • 2023 Work Plan; and • additional items added based on discussions from previous meeting



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: May 2, 2022

Title: Retail Strategies – ICSC Convention and New Economic Development Webpage

Attachments: Edgewood, WA Market Guide Handout
Visit links below for additional information to be discussed.

Submitted By: Morgan Dorner, Senior Planner

Discussion:

In May, Retail Strategies and the Mayor along with City staff will be attending the [Innovating Commerce Serving Communities \(ICSC\) 2022 Convention](#). The ICSC event series offers community changemakers and ground-breakers one to two days of meaningful connections, insights and deals that bring local businesses and communities to life. A strong presence from the City will help us attract retailers and commercial development. We will have [Market Guide Handouts](#) and t-shirts with QR codes that will direct those interested to the new [City of Edgewood Economic Development Webpage](#) which provides market data and information about Edgewood.



retailstrategies.com



retail strategies

EDGEWOOD, WASHINGTON

Market Guide

City Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics

(10 Min Drive Time)



Population
77,869



Average Age
40.0



Household Income (Median)
\$75,555



Number of Households
30,170



Household Income (Average)
\$93,381

Peer Analysis

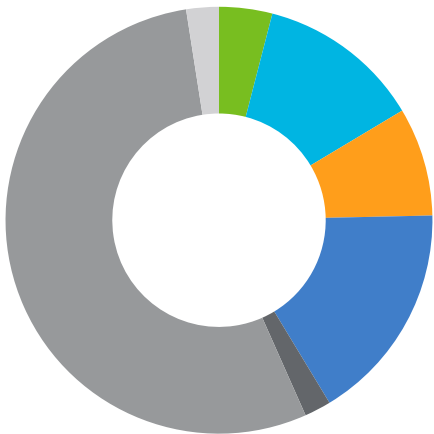
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Marysville CA	921 B Street
Keyes CA	5521 7th Street
Madera CA	201 South Gateway Drive #101
Mentone CA	2038 Mentone Blvd

Daytime Population 95,060

(10 Min Drive Time)



Children at Home	3,827
Retired/Disable persons	11,780
Homemakers	7,824
Student Populations	15,864
Work at Home	1,914
Employed	51,503
Unemployed	2,348

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Clothing Stores



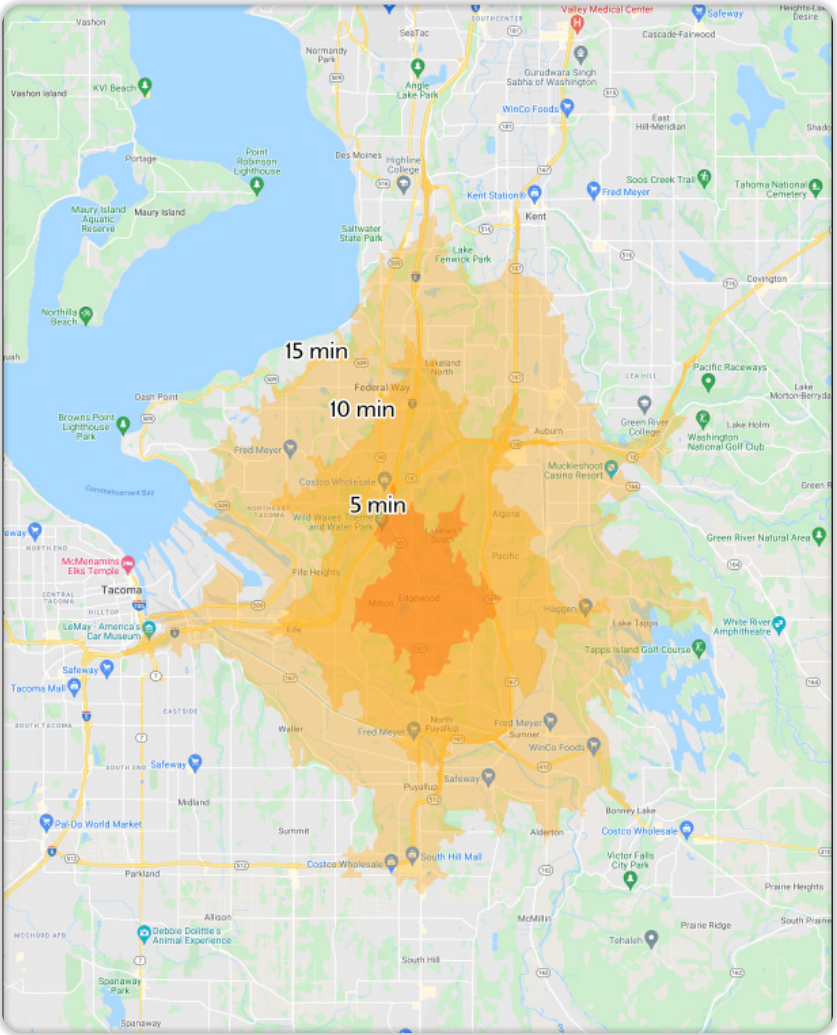
Home & Garden



Restaurants



General Merchandise



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	52,349	182,315	759,899
Daytime Population	50,437	209,317	756,861
Median HH Income	\$80,647	\$75,555	\$74,579
Number of Households	19,774	70,221	285,720

	5 Minute DT	10 Minute DT	15 Minute DT
2021 Estimated Population	17,014	77,869	284,459
Daytime Population	13,381	95,060	312,808
Median HH Income	\$84,393	\$75,555	\$75,530
Number of Households	6,477	30,170	107,573

*Source: STI PopStats



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Portfolio Director

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John Mark Boozer
Retail Recruiter, Western Region

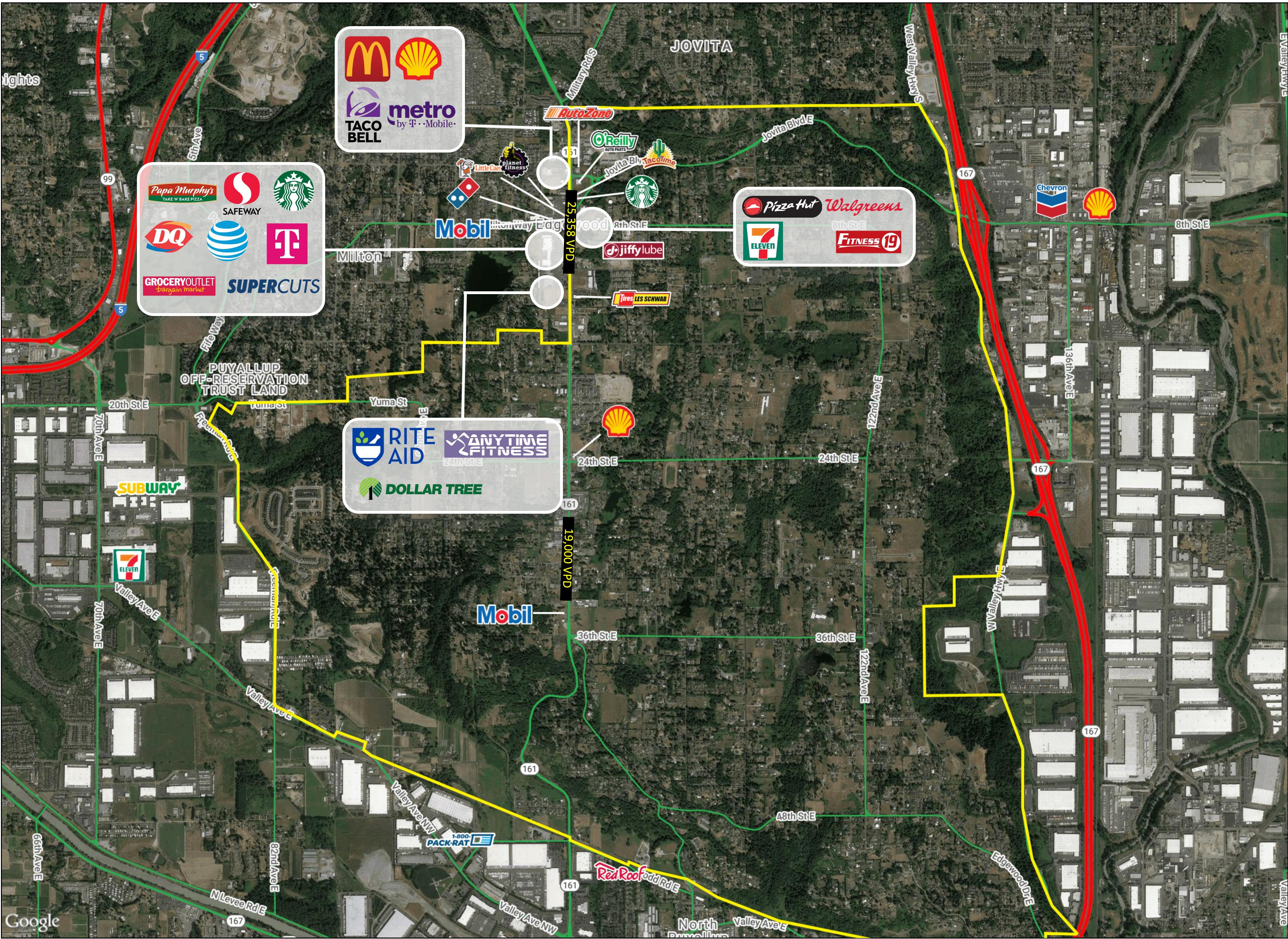
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EDGEWOOD, WASHINGTON

Major Retail & Restaurant