



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, May 9, 2022 – 6 p.m.

Hybrid meeting held via Zoom: Meeting ID: 970 6596 9184
at Edgewood City Hall: 2224 104th Ave E. Edgewood WA, 98372

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 April 11, 2022
- c. Review EDAB meeting minutes from April 4, 2022
- d. Review of Development Review Report- April 2022

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 Hearing:

- a. Comprehensive Plan Amendment Docket
- b. Impact Fee Exemptions Code Update: Low-Income Housing

5. Action Items:

- a. Comprehensive Plan Amendment Docket
- b. Impact Fee Exemptions Code Update: Low-Income Housing

6. Discussion Items:

- a. **New Business**
 - i. Stormwater Regulations: Artificial Turf
 - ii. Reappointments
 - iii. Training Opportunity: American Planning Association (APA) Membership
 - iv. Impact Fee Exemptions Code Update
- b. **Old Business**
 - i. Town Center (TC)
 - ii. 2022 Work Plan

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, 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.



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:**

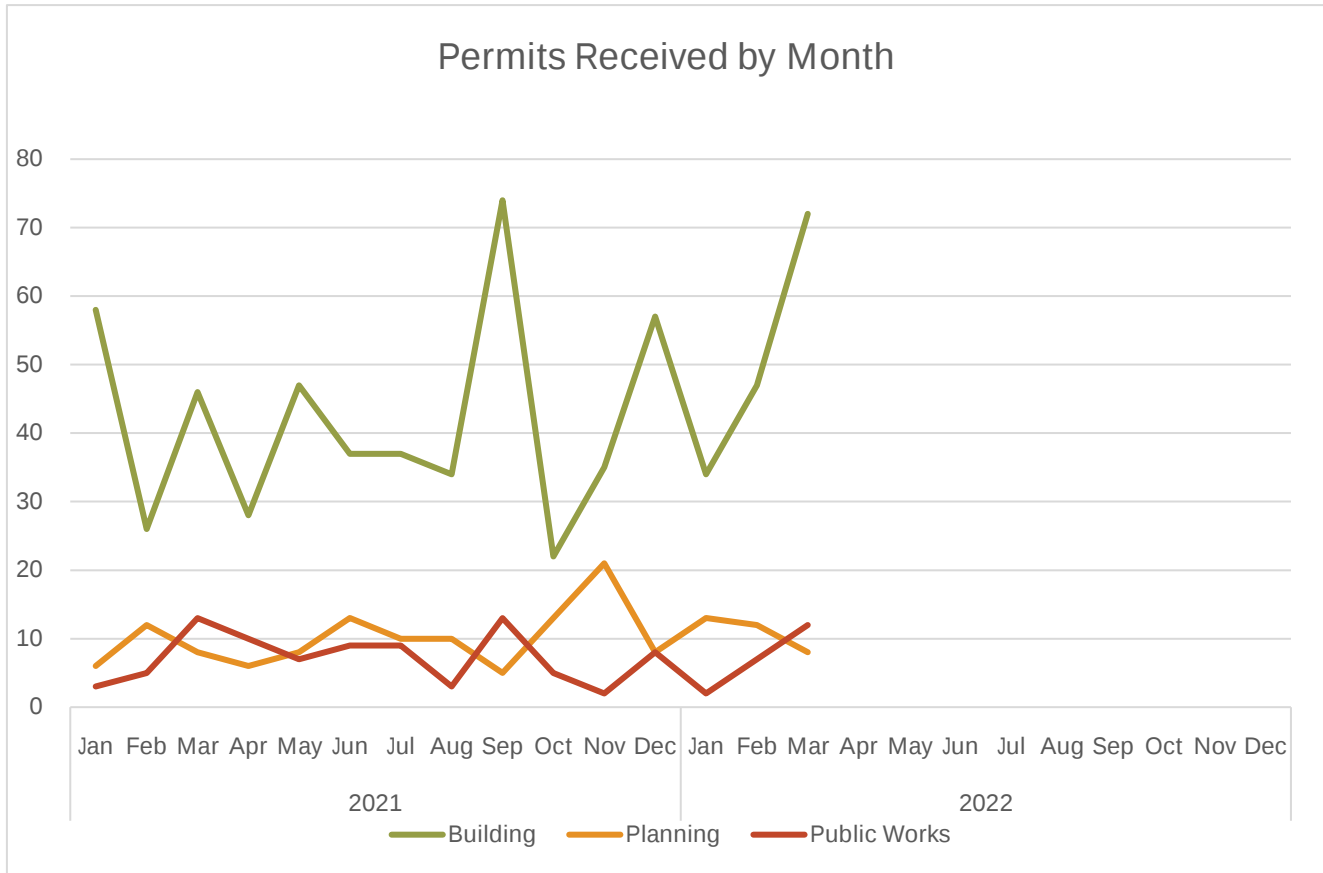
A. Board member recruitment

- 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.

Mar 2022

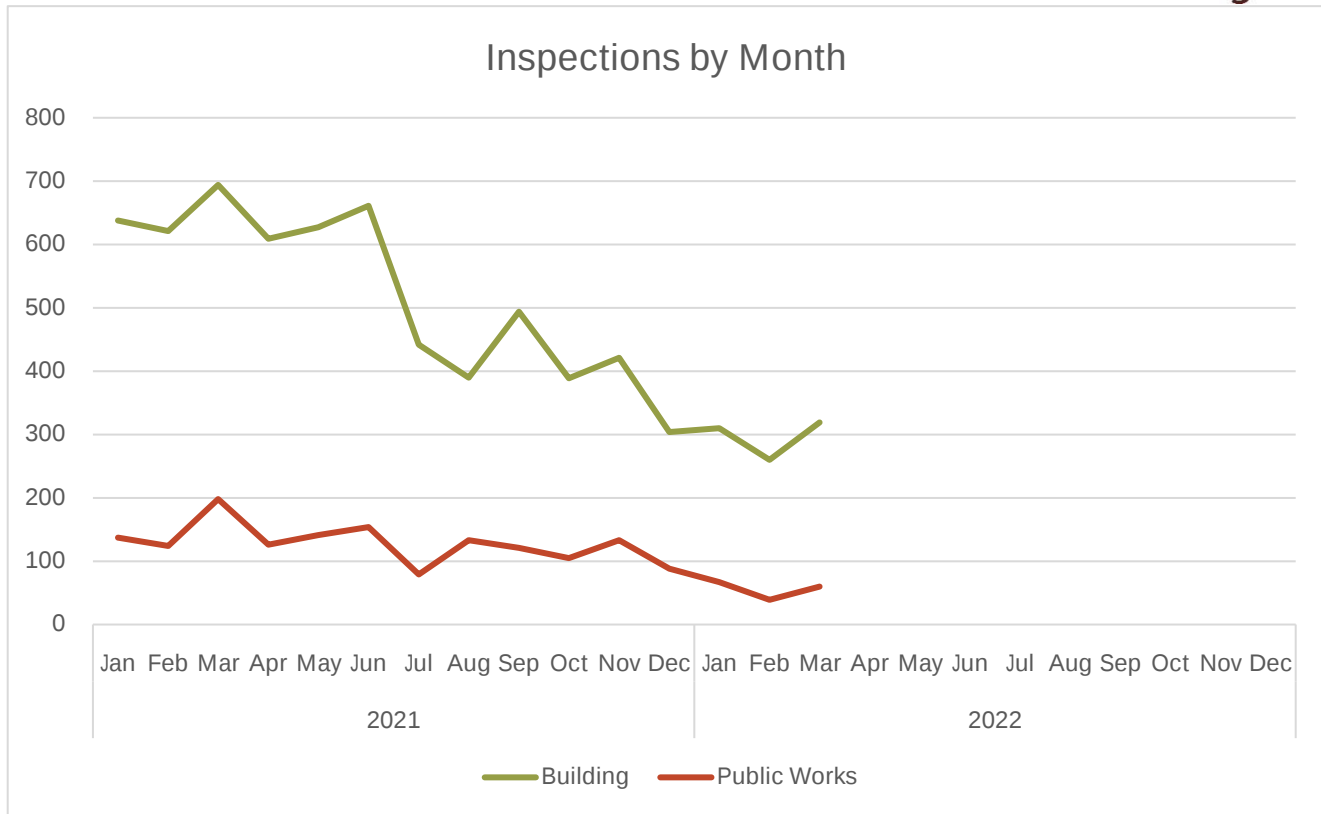
Monthly Development Report



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

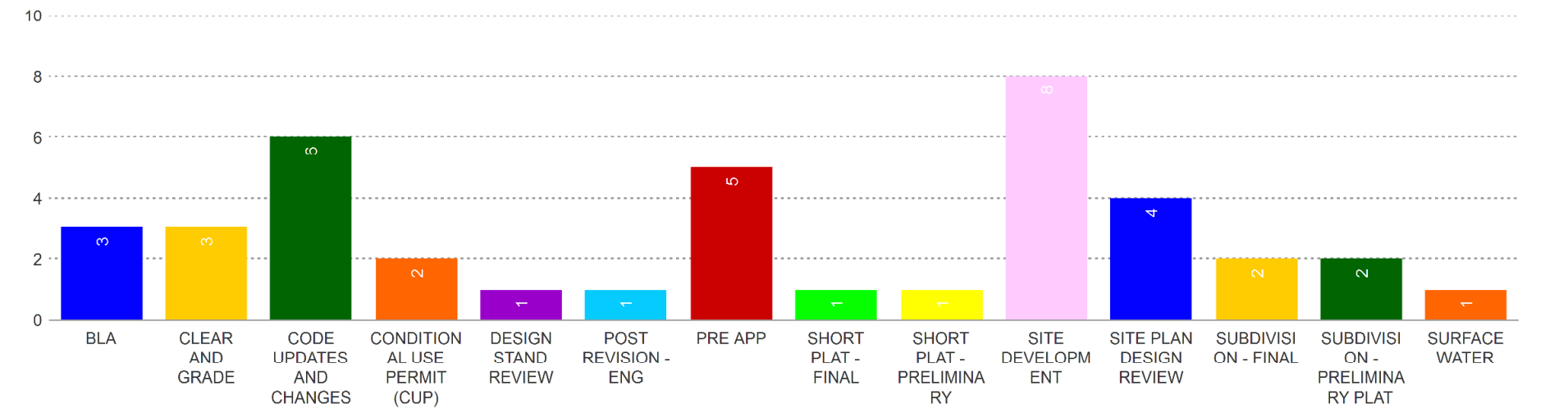
Pending Projects - Planning and Engineering Permits

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%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2013	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
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Comprehensive Plan Amendment Docket

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Background:
The City of Edgewood is currently writing a Town Center Subarea Plan and in the process of updating the City's Parks, Recreation, Open Space, and Trails (PROST) Plan.

Public Hearing:
The City of Edgewood Planning Commission may hold a public hearing to accept public comment regarding the suggested amendments on the preliminary docket for amendments to the City's Comprehensive Plan. Following the public hearing, the Planning Commission may issue a recommendation for consideration by the City Council during the annual amendment process. The docket includes two (2) requests, related to incorporation and reference of both the Town Center Subarea Plan and the updated Parks, Recreation, Open Space, and Trails (PROST) Plan into the Comprehensive Plan.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Impact Fee Exemptions (Low-Income Housing)

Attachments: 1) Impact Fee Exemptions Proposed Code Amendments

Submitted By: Jeremy Metzler, Public Works Director
Evan Hietpas, Associate Planner

Background:

City Council expressed interest in exempting low-income housing from impact fees. In response, the City Attorney's office has reviewed the impact fee statutes (RCW Ch. 82.02) and the applicable portions of the Edgewood Municipal Code (EMC). The City currently imposes three types of impact fees: school (EMC Ch. 4.10), park (EMC Ch. 4.20), and transportation (EMC Ch. 4.30). Two of the three types of impact fees currently provide some type of low- or moderate-income housing exemptions:

- School (EMC 4.10.050) – Exempts low- or moderate-income housing projects developed or owned by public housing agencies or private nonprofit housing developers. Further exempts residential housing units dedicated for occupancy by low- or moderate-income households and whose rents or purchase price is affordable to low- or moderate-income persons under the HUD regulations.
- Park (EMC 4.20.040) – Exempts developments of affordable housing, including low- and moderate-income housing as defined in EMC 4.20.020.

The City's transportation impact fee ordinance does not currently provide for any exemption for low-income housing.

The proposed ordinance (attachment 1) would create a new Chapter EMC 4.40 to provide a uniform low-income housing exemption from all types of impact fees. The proposed ordinance further proposes revisions to the other sections of EMC Title 4 to remove any conflicting language or redundancies. As crafted, the ordinance would establish a common exemption for low-income housing as defined in RCW Ch. 82.02, exempting up to 80% of the applicable fee subject to recording of a covenant on the exempted property. In this scenario, RCW 82.02 does not require payment the exempted portion of the fee from public funds. If a higher exemption is desired, the percentage of the fee above 80% would have to be paid from other public funds.

Public Hearing:

The Planning Commission may hold a public hearing to accept public comment regarding proposed code amendments to implement one uniform impact fee exemption process for low-income housing, contained in EMC Title 4.

ORDINANCE NO. 22-xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, CREATING NEW CHAPTER 4.40 OF THE EDGEWOOD MUNICIPAL CODE RELATED TO IMPACT FEE EXEMPTIONS; AMENDING EXISTING EMC SECTIONS 4.10.050 AND 4.20.040; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood imposes transportation, park, and school impact fees, as authorized by Chapters 36.70A and 82.02 RCW, to ensure that public facilities and services necessary to support development are adequate and that new development pays a proportionate share of the costs of new facilities and services; and

WHEREAS, the City wishes to implement one uniform impact fee exemption process for low-income housing; and

WHEREAS, the Planning Commission held a Public Hearing at their May 9, 2022 meeting and made a recommendation to the City Council; and

WHEREAS, the City Council considered the Planning Commission's recommendation at its May 17, 2022; and

WHEREAS, the City Council held a Public Hearing at its May 24, 2022 regular meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. New Chapter 4.40 Impact Fee Exemptions for Low Income Housing, Adopted. EMC Chapter 4.40, Impact Fee Exemptions for Low Income Housing, is hereby adopted to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. EMC Section 4.10.050, Exemptions – Low-income or moderate-income housing, Amended. EMC Section 4.10.050, Exemptions – Low-income or moderate-income housing, is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. EMC Section 4.20.040, Exemptions, Amended. EMC Section 4.20.040, Exemptions, is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication. The full text of this Ordinance shall be mailed without charge, upon request.

PASSED BY THE CITY COUNCIL ON THE 14TH DAY OF JUNE, 2022.

Mayor Daryl Eiding

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

City Attorney, Ann Marie J. Soto

Date of Publication:

Effective Date:

Exhibit A

Chapter 4.40 Impact Fee Exemptions for Low Income Housing

4.40.010 Applicability

This Chapter shall apply to all impact fees charged by the City of Edgewood, without restriction as to type (i.e. school, transportation, fire, or park).

4.40.020 Low Income Housing Exempted

A. For the purposes of this section, “low income housing” shall have the same meaning as that provided within RCW 82.02.060 or as hereafter amended.

B. The City hereby exempts low-income housing from 80% of the impact fees that would ordinarily be due. In order to qualify for this exemption, the developer must record a covenant that, except as provided otherwise by this subsection, prohibits using the property for any purpose other than for low-income housing. At a minimum, the covenant must address price restrictions and household income limits for the low-income housing, and that if the property is converted to a use other than for low-income housing, the property owner must pay the applicable impact fees in effect at the time of conversion. Such covenant must be in a form acceptable to the City Attorney.

C. Any claim or request for an exemption under this section shall be made no later than the time of application for a building permit. If a building permit is not required for the development, then the claim shall be made when the first development permit is applied for. Any claim not made when required by this section shall be deemed waived.

Exhibit B

4.10.050 Exemptions – ~~Low-income or moderate-income~~ housing.

For low-income housing exemptions, see EMC Chapter 4.40.

~~In addition to the exemptions in EMC 4.10.030, the following shall be exempt from the requirement to pay all impact fees:-~~

~~A. Low or moderate income housing projects developed or owned by public housing agencies or private nonprofit housing developers.-~~

~~B. Residential housing units dedicated for occupancy by low or moderate income households and whose rents or purchase price is affordable to low or moderate income persons under the regulations of the U.S. Department of Housing and Urban Development or its successor.-~~

~~C. Any claim or request for an exemption under this section shall be made no later than the time of application for a building permit. If a building permit is not required for the development activity, the claim shall be made when the fee is tendered. Any claim not made when required by this section shall be deemed waived.-~~

~~D. The impact fees not collected from low and moderate income housing shall be paid from public funds from sources other than impact fees or interest on impact fees and budgeted for this purpose by the districts.-~~

~~E. If claims or requests for exemptions under this section exceed the funds the districts budgeted for the payment of impact fees for low and moderate income housing, this section shall not apply to claims or requests for exemptions under this section made after the budgeted funds were committed or allocated until additional funds are budgeted.-~~

Exhibit C

4.20.040 Exemptions.

The following developments are exempt from the requirements of this chapter:

A. Low-income Affordable Housing. For low-income housing exemptions, see EMC Chapter 4.40. ~~An applicant proposing a development of affordable housing, which includes low and moderate income, as defined in EMC 4.20.020, shall not be assessed a park impact fee as follows:~~

~~1. As a condition of receiving an exemption under this section, the owner shall execute and record in Pierce County's real property title records a city drafted lien, covenant, or other contractual provision against the property that provides that the proposed housing unit or development will continue to be used for low or moderate income housing and remain affordable to those households for a period of not less than 30 years. The lien, covenant, or other contractual provision shall run with the land and apply to subsequent owners and assigns in the event that the housing unit(s) are exempted.~~

~~2. Any claim or request for an exemption under this section shall be made no later than the time of application for a building permit. If a building permit is not required for the development, then the claim shall be made when the first development permit is applied for. Any claim not made when required by this section shall be deemed waived.~~

B. Change of Use. An applicant proposing a development involving a change of use and/or structure that has no greater impact than the existing use shall not be assessed a park impact fee.

C. City Projects. An applicant proposing the development of a city project shall not be assessed a park impact fee.

D. Home Occupations. An applicant proposing the development of a home occupation shall not be assessed a park impact fee.

E. Pending Development Permit. An applicant shall not be assessed a park impact fee if one or more of the following has occurred:

1. The city and applicant have signed a park mitigation agreement for the development at issue prior to the effective date of the ordinance codified in this chapter; or
2. The applicant has already provided, or been required to provide as a condition of approval, park mitigation for the development at issue prior to the effective date of the ordinance codified in this chapter; or
3. The applicant has already been assessed a park impact fee for the same development.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Comprehensive Plan Amendment Docket

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Associate Planner

Summary:

On May 9, the Planning Commission held a public hearing to solicit public input on the 2022 Comprehensive Plan Amendment Docket. Following the public hearing, the Planning Commission may take action by providing a recommendation to City Council on setting the docket. A draft recommendation has been prepared by staff, included as Attachment 1.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted X-X to recommend APPROVAL of the proposed Comprehensive Plan Amendment docket, including two (2) requests, related to incorporation and reference of both the Town Center Subarea Plan and the updated Parks, Recreation, Open Space, and Trails (PROST) Plan into the Comprehensive Plan.

It is the recommendation of the City of Edgewood Planning Commission to approve the docket as presented in the staff report submitted by Associate Planner Evan Hietpas at the May 9, 2022 meeting.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 9TH DAY OF MAY 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Impact Fee Exemptions (Low-Income Housing)

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Associate Planner

Summary:

On May 9, the Planning Commission held a public hearing to solicit public input on proposed code amendments to implement one uniform impact fee exemption process for low-income housing, contained in EMC Title 4. Following the public hearing, the Planning Commission may take action by providing a recommendation to City Council for discussion, public hearing, further discussion, and final action. A draft recommendation has been prepared by staff, included as Attachment 1.



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted X-X to recommend APPROVAL of the proposed code amendments to the Edgewood Municipal Code (EMC) pertaining to Impact Fee Exemptions for low-income housing.

It is the recommendation of the City of Edgewood Planning Commission to approve the EMC amendments as presented in the staff report and attachment submitted by Associate Planner Evan Hietpas at the May 9, 2022, meeting.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 9TH DAY OF MAY 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Stormwater Regulations: Artificial Turf

Attachments: 1) Proposed Draft Ordinance

Submitted By: Joe Blaine, Engineering Technician
Evan Hietpas, Associate Planner

Background:

April 11, 2022: Planning Commission held a public hearing on the proposed code amendments to EMC Title 13: Stormwater Manual Code Updates. Commission voted 5-0 to recommend approval of the proposed amendments for City Council review.

April 26, 2022: City Council held a public hearing on the proposed code amendments to EMC Title 13: Stormwater Manual Code Updates.

Current Discussion:

While no public comments were provided at either public hearing, concerns regarding artificial turf installations were recently brought to the attention of City staff. Reviewing the 2021 Pierce County Manual, artificial turf is specifically called out as a “pollution-generating pervious surface (PGPS)” in the Volume I Glossary and in Volume V, Section 4.1.3. While this addresses water quality treatment for these surfaces, staff is concerned about surface water runoff quantity regulation. In short, with the removal of vegetation, we expect more runoff from these surfaces than other vegetated surfaces, both above and below the ground's surface.

Staff Recommendation:

Staff is seeking the Planning Commission’s direction on this issue. The proposed code amendments must be adopted by June 30, 2022 to maintain compliance with the Department of Ecology’s Western Washington Phase II Municipal Stormwater Permit. Staff offers the following two options for the Commission’s consideration:

- 1) Staff prepares an update to the draft ordinance that would address this issue,
- 2) Proceed with the current ordinance, as attached, and address the artificial turf concerns further review in the coming months, with a possible separate updates to EMC Title 13.

ORDINANCE NO. 22-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING EDGEWOOD MUNICIPAL CODE (EMC) TITLE 13 SURFACE WATER MANAGEMENT AND SITE DEVELOPMENT; ADOPTING THE JULY 2021 EDITION OF THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL, WITH LOCAL AMENDMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood (City) is a National Pollutant Discharge Elimination System (NPDES) permittee operating a Municipal Separate Storm Sewer System (MS4) under the Western Washington Phase II Municipal Stormwater Permit (hereafter “Phase II Permit”), as issued by the Washington State Department of Ecology (Ecology) as directed by the Federal Clean Water Act (CWA) and the State Water Pollution Control Law (Chapter 90.48 RCW); and

WHEREAS, a new Phase II Permit was issued on July 1, 2019, effective August 1, 2019 through July 31, 2024; and

WHEREAS, the Phase II Permit requires the City adopt a Stormwater Manual which has been determined by Ecology to be equivalent to the Ecology “Stormwater Management Manual for Western Washington” for controlling the quantity and quality of stormwater runoff; and

WHEREAS, a “60-day Notice of Intent to Adopt Amendment” was submitted to the Washington State Department of Commerce on March 11, 2022 pursuant to RCW 36.70A.106, acknowledged by letter March 14, 2022, with 60-day notice period ending on May 10, 2022; and

WHEREAS, the City of Edgewood Planning Commission met to discuss the proposed updates at the March 14, 2022 and April 11, 2022 regular planning commission meetings; and

WHEREAS, the Planning Commission held a public hearing to review and gather public comment on April 11, 2022, providing recommendations on the proposed amendments; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) was issued for the amendments on April 4, 2022, and no timely appeals of said determination were filed; and

WHEREAS, on April 19, 2022, the City Council first reviewed the proposed updates and recommendation from the Planning Commission; and

WHEREAS, on April 26, 2022, the City Council held a public hearing to review and gather public comment on the proposed changes; and

WHEREAS, the Council considered this Ordinance during its study session on May 3, 2022, and regular City Council meeting on May 10, 2022;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Findings. The recitals above are hereby adopted as legislative findings in support of this ordinance. The City Council further adopts by reference previously held study session agenda bills of April 19, 2022 and May 3, 2022 as additional findings.

Section 2. Amendments to EMC 13.05. Edgewood Municipal Code Sections 13.05.160 and 13.05.170 are hereby amended as set forth in Exhibit A, attached herewith.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force and effect five days after publication, as provided by law.

ADOPTED THIS 10TH DAY OF MAY, 2022.

Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

Ann Marie J. Soto, City Attorney

Date of Publication:

Effective Date:

Chapter 13.05

STORMWATER MANUAL – SITE DEVELOPMENT REGULATIONS

13.05.010 Exemptions.

The following work is exempt from the requirements of these regulations:

A. Complete site development applications submitted prior to the effective date of this chapter, or any amendments thereto, for city review and approval. In such event, the provisions of this chapter that were in effect as of the time a complete site development application was submitted shall control.

B. Emergency projects which if not performed immediately would substantially endanger life or property. Upon resolution of the emergency, the property owner must either restore the site to its original condition or comply with the requirements of this Title within 60 days. The City may extend the 60-day time limit when the property owner can show reasonable cause for the delay.

C. Public works and private sector road and utility projects completely within the road right-of-way or within easements adjacent to the right-of-way which do not add impervious surface (not to include trenching activities) or impact the watershed or downstream resources. This may include pavement maintenance practices limited to pothole and square cut patching, overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage, shoulder grading, reshaping/regrading drainage systems, crack sealing, resurfacing with in-kind material without expanding the road prism, pavement preservation activities that do not expand the road prism, and vegetation maintenance.

D. Grading of land for agricultural purposes; provided, that the requirements of EMC Title 14, Critical Areas, are met.

E. Maintenance of public roads or flood control projects when done by a public agency and the project has been reviewed and approved for compliance with applicable state, federal, county, and city regulations, and the work is in existing public right-of-way or easement dedicated to or on property owned by the city.

F. Public works maintenance activities and utility activities which have submitted and had approved an annual scope of work for routine repetitive activities detailing erosion and sediment control measures that comply with the provisions of the PCM or Regional Road Maintenance Endangered Species Act Program Guidelines developed by Tri-County Road Maintenance Technical Working Group, August 2000, and which will be implemented during the specified activities.

Commented [JM1]: Added edits due to the manual's updates, pulling items from PCC 17A into EMC instead of listing any more modifications to the PCM below.

G. Routine agricultural practices such as disking, harrowing, plowing, etc., except in sensitive or critical areas. However, said routine agricultural practices in sensitive or critical areas that commenced prior to June 1998 are exempt.

Commented [JM2]: One additional exemption from PCC 17A

H. Emergency sandbagging, diking, ditching, filling or similar work during or after periods of extreme weather conditions when done to protect life or property.

I. Washington State Department of Transportation (WSDOT) projects in which stormwater management standards, specifications, and practices are conducted in accordance with "WSDOT's Highway Runoff Manual" as approved by the Department of Ecology.

J. All utility trenching and installation where said utility has filed a yearly scope of work plan that addresses sediment and erosion control work methods that comply with the PCM.

K. Projects that are covered under the state of Washington Model Toxics Control Act (MTCA) or the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

L. The removal, deposit, stockpiling, broadcasting or displacement of not more than a total of 50 cubic yards of material throughout the life of a development from its existing, permitted condition. Said materials shall include, but not be limited to, topsoil, gravel, earth, peat, sawdust, mulch, bark, chips or solid nutrients.

Commented [JM3]: Consolidation L & M

M. The creation, addition, or replacement of not more than 200 square feet of impervious surface area, stockpiling or broadcasting of less than 50 cubic yards of topsoil, peat, sawdust, mulch, bark, chips or solid nutrients on a lot, tract, or parcel of land.

Commented [JM4]: Adding the practical threshold for surface water permit applications that the City has been practicing, supported by surface water modeling outputs and other regulatory thresholds.

...

13.05.160 ~~December 2015 Edition~~ July 2021 Edition, Pierce County Stormwater Management and Site Development Manual adopted.

The city adopts by reference the December 2015 July 2021 Edition, Pierce County Stormwater Management and Site Development Manual as modified herein.

13.05.170 Modifications to the PCM.

The city hereby amends the PCM as follows:

Replace any reference to "County" or "Pierce County" in the PCM with "City" or "City of Edgewood". Replace any reference to "Planning and Public Works (PPW) Land Services (PALS)" in the PCM with "Community Development and Public Works Departments". Replace any reference to "PCC Title 18E", "PCC Title 18E.70", "PCC Title 18E.80", or "Critical Areas Ordinance" with "EMC Title 14". Replace any reference to "PCC Title 18A" or "PCC Title 18J"

with “EMC Title 18”. Any other references to “Pierce County Code” shall remain unchanged, unless otherwise noted herein.

~~As stated in PCM Volume I, Section 2.3, all projects shall meet the following minimum requirements, regardless of size and even if exempt from permit application submittal:~~

- ~~• Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP);~~
- ~~• Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls; and~~
- ~~• Minimum Requirement #5: Onsite Stormwater Management.~~

~~Projects exempt from the requirements of the 2015 PCM are identified in Volume I Chapter 2.2 and Pierce County Code (PCC) 17A. Such exemptions are briefly summarized below. See the PCM and PCC 17A for further details.~~

- ~~• Emergency projects which if not performed immediately would substantially endanger public safety or property. Upon resolution of the emergency, the property owner must either restore the site to its original condition or comply with the requirements of this Title, EMC Title 18, and PCC 17A within 60 days;~~
- ~~• Pavement maintenance practices (no road prism expansion);~~
- ~~• Commercial agricultural practices, on lands defined in RCW 84.34.020(2) for production, except for activities in sensitive and/or critical areas commencing since June 1998, conversion of timberland to agriculture, or construction of impervious surfaces;~~
- ~~• Projects covered under the State of Washington Model Toxics Control Act (MTCA) or the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA);~~
- ~~• Forest practices regulated under the Forest Practices Act (Chapter 76.09 RCW) that do not convert timberland to other uses;~~
- ~~• Underground and/or overhead utility projects (PCC 17A.10.070 C.1.g, 17A.10.070 C.4) that create less than 500 square feet of impervious surface and are constructed in accordance with the Manual on Accommodating Utilities in Pierce County Rights-of-Way.~~

Volume 1 ~~Chapter-Section~~ 1.3 How to Use this Volume – Replace Item 3 with the following:

Chapter 3 to determine what submittal requirements apply. Submittal forms can be obtained from the City of Edgewood’s website: www.cityofedgewood.org.

Volume 1 ~~Section Chapter~~ 1.4.2 Protection and Establishment of Natural Buffer Areas

– Replace the first paragraph with the following:

Natural buffer areas may be required to protect drainage courses from erosion and pollutants. Natural buffer areas are required adjacent to all wetlands, per the city’s requirements, as documented in the Edgewood critical areas ~~atlas~~ maps and required by the Critical Areas Ordinance, EMC Title 14. Where development is proposed near buffer zones

Commented [JM5]: Deleted here, see edits to EMC 13.05.010 (above) and Volume 1 Sections 2.2 & 2.3.1 (below).

Commented [AMS6]: These are sections, not chapters. I updated throughout so as not to confuse.

that have been established by the city or near an environmentally sensitive area, obtain the city's regulations regarding buffer zones.

Volume 1 ~~Section Chapter~~ 1.7 Relationship of this Manual to Federal, State, and Local Regulatory Requirements – Replace the second and third paragraphs with the following:

The City of Edgewood website has information on the city's permitting process, including online permit information: www.cityofedgewood.org.

Permit information can also be obtained by calling the general information line at (253) 952-3299, or visiting City Hall at 2224 104th Ave. E. in Edgewood.

Volume 1 ~~Section Chapter~~ 1.7.1 The Manual's Role as Technical Guidance and Requirements – Replace "~~PCC Title 17A~~"~~the code reference~~ under "Penalties and Enforcement" with "EMC 13.05.100". Replace "~~PCC Title 17A~~"~~the code reference~~ under "Appeals" with EMC 13.05.090.

Volume 1 ~~Section Chapter~~ 1.7.2 More Stringent Measures – Delete the second paragraph.

Volume 1 ~~Section Chapter~~ 1.7.3 Presumptive Versus Demonstrative Approaches to Protecting Water Quality – Replace the phone number at the end of the section with (253) 952-3299.

Volume 1 ~~Section Chapter~~ 1.7.4 – Replace this section with the following:

Phase II – NPDES and State Waste Discharge Stormwater Permits for Municipalities

Certain municipalities and other entities are subject to permitting under the U.S. Environmental Protection Agency (U.S. EPA) Phase II Stormwater Regulations (40 CFR Parts 122, 123). In western Washington, Ecology has issued joint NPDES and state waste discharge permits to regulate the discharges of stormwater from the municipal separate storm sewer systems operated by small cities, including Edgewood.

The Phase II NPDES Municipal Stormwater Permit was reissued on ~~August 1, 2012~~July 1, 2019 (and subsequently modified on January 16, 2015) and is available on the Ecology website: <http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phaseIIwww/wwwphiipermits.htm><https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Municipal-stormwater-general-permits/Western-Washington-Phase-II-Municipal-Stormwater>.

Volume 1 Section 2.2 Exemptions – Replace "PCC Title 17A" with "EMC 13.05.010".

Volume 1 ~~Chapter-Section~~ 2.3.1 New Development - Replace the first, bold sentence with the following: All new development shall be required to comply with Minimum Requirements #2, #4 and #5, regardless of size and even if exempt from permit application submittal.

~~There are no amendments to the New Development thresholds.~~

Volume 1 Chapter 2.3.2 Redevelopment

Commented [JM7]: Removed to clean up code.

~~There are no amendments to the Redevelopment thresholds.~~

~~Volume 1 Chapter 2.4.1~~

~~Minimum Requirement #1 Preparation of Stormwater Site Plans.~~

~~There are no amendments to Minimum Requirement #1.~~

Volume 1 ~~Section Chapter~~ 2.4.2 Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP).

On page 2-8, add the following paragraph under the third paragraph of ~~Chapter~~ Section 2.4.2:

Per EMC Title 14.90.040(B)(5), the removal and disturbance of vegetation, clearing or grading in Landslide Hazard Management Areas shall be limited to the area of the approved development and shall not be allowed during the wet season (November 1st through May 1st), unless adequate provisions for wet season erosion have been addressed in the geotechnical report and approved by the department.

~~Volume 1 Chapter 2.4.3~~

~~Minimum Requirement #3 Source Control of Pollutants.~~

~~There are no amendments to Minimum Requirement #3.~~

~~Volume 1 Chapter 2.4.4~~

~~Minimum Requirement #4 Preservation of Natural Drainage Systems and Outfalls.~~

~~There are no amendments to Minimum Requirement #4.~~

Volume 1 ~~Section Chapter~~ 2.4.5

Minimum Requirement #5 On-site Stormwater Management

On page 2-~~10~~11, add the following paragraphs under the first paragraph of ~~Chapter~~ Section 2.4.5:

To verify whether or not downstream drainage courses and facilities are adequate (Minimum Requirement #4), all project sites proposing 2,000 square feet or more of new and/or replaced impervious surface area with any discharge (including overflow) must perform a downstream analysis consistent with Chapter Section 3.3.4 (page 3-224, "Drainage Report Section 9", beginning at the second paragraph), from the project site to the applicable receiving water body (pothole, lake, or stream) as depicted in the city's Surface Water Management Plan, ~~but in no case any more than one-half mile downstream of the site.~~

The engineer must field inspect all existing stormwater drainage systems and determine if the capacity is adequate to handle existing flows, flows generated by the proposed project, and any overflows. Project sites tributary to a pothole, ~~even if more than one-half mile from the project site,~~ will also require a zero-rise analysis of said pothole, meeting the

Commented [JB8]: Removed to clean up code.

requirements of EMC 14.80.050(E). Adequacy will be evaluated based on conveyance capacity during the 5100-year peak flow, known flooding problems, erosion damage or potential, amount of freeboard in channels and pipes, and storage potential within the system. If the conveyance is deemed inadequate, the engineer must either improve the system or restrict flows leaving the project to compensate.

In lieu of this downstream analysis, the engineer may either:

1. Demonstrate the undetained / unmitigated 100-year peak flow rate under developed conditions (i.e. overflow) will not be greater than the modeled 100-year peak flow rate under existing conditions, or
2. Retain 100% of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including overflow).

On page 2-10, add the following to the second paragraph after "flow control exempt per Section 2.4.7 of this chapter": (including those project sites that infiltrate 100% of stormwater onsite)

On page 2-1011, replace the third paragraphsecond paragraph with the following:

In addition, projects subject to the city's Development and Design Standards (per EMC 18.90 and 18.95) should review Volume VI in conjunction with Minimum Requirements #5, #6, and #7. Some of the requirements of EMC 18.90 and 18.95 may partially or fully achieve the requirements of Minimum Requirements #5, #6, and #7. Projects using infiltration for stormwater management may be subject to groundwater flow testing and flow pattern identification as part of the mitigation requirements where infiltration may cause new or exacerbate existing down-gradient flooding, erosion or landslide problems.

In lieu of this downstream analysis, the engineer may either:

1. Demonstrate the undetained / unmitigated 100-year peak flow rate under developed conditions (i.e. overflow) will not be greater than the modeled 100-year peak flow rate under existing conditions, or

2. Retain 100% of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including overflow).

On page 2-1112, replace the second paragraphtext and Table 2.1 (and associated note) with the following:

Projects triggering Minimum Requirements #1 through #10 shall either:

- a. Use onsite stormwater management BMPs from List #2 for all surfaces within each type of surface in List #2; or
- b. Demonstrate compliance with the LID Performance Standard and implement the soil preservation and amendment BMP described in Volume III, Section 3.1. Projects selecting this

Commented [AMS9]: This appears to have been removed from the 2021 manual

Commented [JB10]: The second paragraph was removed by the County when they updated the manual.

Commented [JM11]: Deleting unintentional redundancy

Commented [JB12]: Paragraph has been removed in new manual and the table has been removed and a new table was added. Following review, the new information is not applicable to Edgewood and this modification still applies.

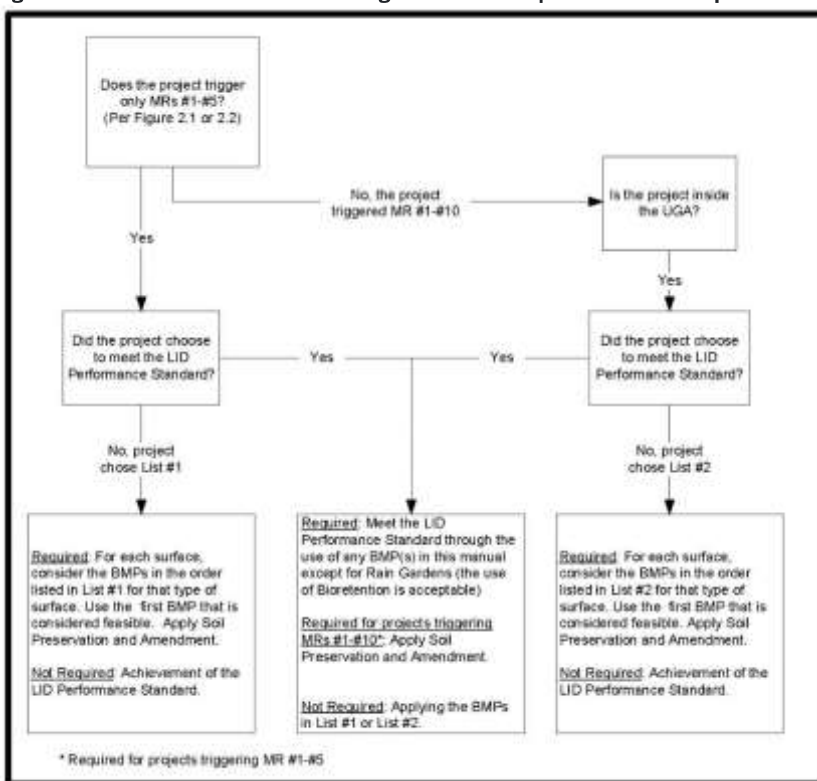
option cannot use rain gardens. They may choose to use bioretention areas as described in Volume III, Section 3.4 to achieve the LID Performance Standard.

On page 2-14, replace the second bullet under “Competing Needs” with:

Where an LID requirement has been found to be in conflict with special design criteria found in EMC Title 18, the existing codes may supersede or reduce the LID requirement.

On page 2-45~~13~~, replace Figure 2.3 with the following:

Figure 2.3 Flow Chart for Determining Minimum Requirement #5 Requirements.



On page 2-16, replace the second bullet under “Competing Needs” with:

Where an LID requirement has been found to be in conflict with special design criteria found in EMC Title 18, the existing codes may supersede or reduce the LID requirement.

Volume 1 **Section Chapter 2.4.6**

Minimum Requirement #6 Runoff Treatment

Commented [JB13]: Moved to be consistent with Manual.

Commented [JB14]: Moved to be consistent with Manual.

On page 2-~~17-19~~, add the following before the first paragraph under “Supplemental Guidelines”:

For new agricultural activities allowed under EMC 14.60.040(D) in aquifer recharge and wellhead protection areas, Integrated Pest Management (IPM) practices and fertilizer use Best Management Practices (BMPs) shall be used as described by the Washington State University Extension Service. See Appendix IV-B for an example IPM program.

Volume 1 ~~Section~~ Chapter 2.4.7

Minimum Requirement #7 Flow Control

There are no flow control-exempt receiving waters in the City of Edgewood. Delete the following:

- On page 2-~~18~~19 to page 2-20, first paragraph, last sentence, delete everything after “into a fresh waterbody” ~~(appears on page 2-20)~~.
- On page 2-~~18~~19~~20~~, delete the bullet points after the first paragraph, the second paragraph, and the bullet points following the second paragraph (which continue onto page 2-~~19~~21).

On page 2-~~19~~21, replace the second paragraph under “Thresholds” with the following:

If any of the following conditions are met / exceeded, the standard flow control requirement for western Washington must be achieved:

On page 2-~~19~~21, amend the first bulleted paragraph under Thresholds to read:

- Projects in which the total of effective impervious surfaces is 5,000 square feet or more in a threshold discharge area.

On page 2-~~20~~21, replace the first paragraph under “Discharge Requirements” with the following:

It is the City’s policy that stormwater be infiltrated whenever possible. Infiltration facilities shall be designed in accordance with summary standards provided for the applicant’s convenience by the City, or in accordance with the PCM and associated reference documents. Projects using infiltration for stormwater management may be subject to groundwater flow testing and flow pattern identification as part of the mitigation requirements where infiltration may cause new or exacerbate existing down-gradient flooding, erosion or landslide problems.

The allowable release rates from a project are dependent upon the ultimate destination for the stormwater. All projects not directly attributable to one of the four categories defined below shall use Category A for determining the allowable discharge rates.

On page 2-~~20~~21, replace first sentence under “Category A” with: “Any naturally occurring waterbody not defined as a closed depression, publicly owned regional retention and/or detention facility, or privately constructed regional retention and/or detention facility.” Under

"Requirements", delete the last word in the first paragraph, "unless", and the following two bullet points.

In summary, all project sites shall consider forested conditions for the predeveloped scenario.

On page 2-~~2423~~, under "Category B", "Requirements", first bullet point, replace both instances of the phrase "(existing)" after "predeveloped" with "(forested)". Also, after the phrase "must also be added to the final design storage volume", add the following:

without increasing the depth of the proposed facility. A zero-rise analysis shall also be performed on the closed depression, meeting the requirements of EMC 14.80.050(E). WWHM, MGSFlood, or other DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis.

On page 2-~~2325~~, under "Category D", "Requirements", second bullet point, replace "Director of Pierce County Public Works" with "City of Edgewood Public Works Department", and replace "Pierce County Surface Water Management" with "the City of Edgewood Surface Water Program Manager".

~~Volume 1 Section Chapter 2.4.8~~

~~Minimum Requirement #8 Wetlands Protection~~

On page 2-~~2628~~, under "Supplemental Guidelines", first paragraph, replace "Pierce County Critical Areas Ordinance 18E" with "EMC Title 14".

~~Volume 1 Chapter 2.4.9~~

~~Minimum Requirement #9 Operations and Maintenance~~

There are no amendments to Minimum Requirement #9.

~~Volume 1 Chapter 2.4.10~~

~~Minimum Requirement #10 Financial Liability~~

There are no amendments to Minimum Requirement #10.

Volume 1 ~~Section Chapter~~ 3.2.6 Abbreviated Plan - Site Development Drawings

On page 3-7, bullet point 11, replace "PCC title 18I" with "EMC Title 18".

On page 3-8, under "Advanced Plan Requirements", replace "PCC Title 17A, Soil Engineering - Stability" in the last paragraph with "EMC Title 14".

Volume 1 ~~Section Chapter~~ 3.2.9 Abbreviated Plan - Establishment of Maintenance Covenant

On page 3-9, replace the first sentence of the second paragraph with the following:

Commented [AMS15]: Is it necessary to add this as an amendment? It would fall under the general "replace references to PC Ord 18E with EMC Title 14" at the beginning of this section.

Commented [JM16R15]: Deleting this per comment above.

Commented [JM17]: Removed to clean up code.

Commented [JM18]: Covered by general replacement references above.

The recorded maintenance covenant must be created on a city-approved form, obtainable from the Surface Water Program Manager.

Volume 1 Section Chapter 3.3.4 Drainage Control Plan – Drainage Report

On page 3-~~2021~~, replace “Drainage Report Section 7 – Floodplain Analysis” with the following:

If the project is within a potential flood hazard area as defined in EMC Title 14 and indicated on the City of Edgewood’s Critical Areas Map, show the 100-year flood hazard area on the plans. If the flood hazard area has not been established (or the city determines that it is in error), the city may require the applicant to establish and map the 100-year flood hazard area for the proposed project per EMC 14.80, to be submitted with the Drainage Report. For closed depressions, the analysis will be for the 100-year flood considering existing land cover conditions. For streams and other water bodies with surface outlets, the analysis will be for the 100-year flood for build out at maximum density allowed by current zoning. If the project is determined to be in the flood hazard area, additional studies per EMC 14.80 may be required. WWHM, MGSFlood, or another DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis. ~~The project engineer shall contact the city Surface Water Program Manager regarding the appropriate computer program(s) for backwater analysis.~~

On page 3-~~2122~~, replace the ~~second through fourth paragraphs~~last sentence of the first bullet under “Drainage Report Section 9 – Facility Sizing and ~~Offsite~~Downstream aAnalysis” with the following:

The study area shall extend downstream of the proposed project discharge location to the applicable receiving water body (pothole, lake, or stream) as depicted in the city’s Surface Water Management Plan.

~~A downstream analysis is required from the project site to the applicable receiving water body (pothole, lake, or stream) as depicted in the city’s Surface Water Management Plan. The engineer must field inspect all existing stormwater drainage systems and determine if the capacity is adequate to handle existing flows, flows generated by the proposed project, and any overflows. Adequacy will be evaluated based on conveyance capacity during the 100-year peak flow, known flooding problems, erosion damage or potential, amount of freeboard in channels and pipes, and storage potential within the system.~~

On page 3-22, under “Drainage Report Section 9 – Facility Sizing and Offsite Analysis”, between the first and second bullet, insert a new bullet reading as with the following:

Project sites tributary to a closed depression / pothole will also require a zero-rise analysis meeting the requirements of EMC 14.80.050(E). WWHM, MGSFlood, or another DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis.

~~If a capacity problem or stream bank erosion problem is encountered, the release rate from the project will be restricted accordingly or the applicant may correct the problem. Drainage data (available at the city) may be used to assist the engineer in determining the capacity of existing systems. Historic comprehensive storm drainage maps are also available to aid in understanding development patterns and changed conditions. For naturally occurring drainage systems, drainage ditches, or undeveloped drainage courses, the engineer must~~

Commented [AMS19]: Is this still accurate? Is this intended to replace the paragraphs that carry over onto page 3-23 as well?

Commented [JM20R19]: Revised as needed to fit new manual and retain more strict components.

take into account the hydraulic capacity of the existing drainage course and environmental considerations such as erosion, siltation, and increased water velocities or water depths.

On page 3-24, under “Drainage Report Section 9 – Facility Sizing and Offsite Analysis”, add the following to the end of the second-to-last paragraph:

The engineer must determine if there is adequate capacity in the offsite conveyance system to handle existing flows, flows generated by the proposed project, and any overflows. Adequacy will be evaluated based on conveyance capacity during the 100-year peak flow, known flooding problems, erosion damage or potential, amount of freeboard in channels and pipes, and storage potential within the system.

A copy of any storm drainage maps generated from available GIS coverage, updated with current drainage features, and showing the flow route of the onsite water for the downstream conveyance flow path must be included in the storm drainage calculations. USGS maps (minimum scale of 1:2400) may be utilized when city maps are not available.

Volume 1 Section 3.3.5 Drainage Control Plan – Construction SWPPP Report

On page 3-254, Table 3.2, replace “Pierce County ~~PALS~~Planning & Public Works (PPW)” with “City of Edgewood”, remove the “Shoreline Permit” row, and remove “or Fish and Wildlife Permit” from the last cell.

Commented [JM21]: Table 3.2 is still technically park of Section 3.3.4, as that is where it is referenced...

Volume 1 Section Chapter 3.3.7 Drainage Control Plan – Establishment of Maintenance Covenant

On page 3-2829, replace the first paragraph with the following:

A maintenance covenant is required for each site/lot that contains stormwater management BMPs that will be maintained by a private entity such as an individual, corporation, or homeowner’s association. The maintenance covenant must be created on a city-approved form (obtainable from the Edgewood Community Development Department), and any attachments shall meet the recording requirements of the Pierce County Auditor. The covenant shall be recorded at the Pierce County Auditor’s office at the expense of the applicant, and shall be tied to the parcel numbers that the project is built on. All covenants must be recorded prior to final construction approval for the proposed project.

Volume 1 Appendix I-B

See Chapter 14.40 EMC for wetland protection, buffer and mitigation requirements. The requirements of EMC 14.40 shall take precedence over Appendix I-B.

Commented [AMS22]: Take precedence or supersede? Take precedence means that I-B still applies in some circumstances so just wanting to make sure this is the intent.

Volume 1 Glossary

Areas of Special Flood Hazard: Replace “PCC 18E” with “EMC 14.80”.

Commented [JM23R22]: Confirmed, thank you!

County, the: Replace title with “City, the” and definition as follows:

The jurisdictional boundaries of the City of Edgewood, and the Mayor or authorized representative.

~~Critical Areas: Replace "PCC Title 18E – Development Regulations – Critical Areas" with "EMC Title 14."~~

~~Environmentally Sensitive Area (Sensitive Area): Replace with "See EMC Title 14."~~

~~Large Lot: Deleted / Not Applicable~~

~~One Lot Subdivision: Deleted / Not Applicable~~

~~Short Plat or Short Subdivision: Replace with "As defined in EMC Title 16."~~

~~Subdivision: Replace with "As defined in EMC Title 16."~~

~~Wetlands: Replace with "As defined in EMC Title 14."~~

Volume 2 ~~Section Chapter~~ 2.2.1 Narrative

On page 2-45, delete the second paragraph under "Certified Erosion Control Lead".

On page 2-57, under "Financial/Ownership Responsibilities", replace "PCC Title 17A.20" with "EMC 16.06.050".

Volume 2 ~~Section Chapter~~ 2.3.1 Step 1 – Data Collection

On page 2-810, under the "Evaluate Zoning" bullet, replace with the following:

Determine if the site zoning per EMC Title 18 requires a full / comprehensive LID development or if the applicant chooses to apply a full / comprehensive LID development. If pursuing comprehensive LID, see Volume VI for additional requirements and guidelines.

Volume 2 ~~Section Chapter~~ 2.3.3 Step 3 – Construction SWPPP Development and Implementation

~~On page 2-12, under Element #2: Establish Construction Access, bullet six, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."~~

On page 2-2022 to page 2-23, under the ~~third-Fifth~~ bullet ~~under Element #9~~, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information." ~~(continued on page 2-23."~~

On page 2-2224 and continued onto page 2-25, under the ~~first-last~~ bullet, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."

Volume 2 ~~Section Chapter~~ 3.1 Source Control BMPs

Commented [AMS24]: Same comment as previously noted. This would be covered under the intro "replace references" in this section so may not be needed.

Commented [JM25R24]: Agreed – deleting redundancies.

Commented [JB26]: Has been removed for Manual.

Commented [JM27]: Deleting redundancy

Commented [JB28]: Has been removed from Manual

On page 3-112, under “~~Design and Installation Specifications~~Conditions of Use”, ~~second~~ ~~third~~ bullet, replace “County Industrial Pretreatment Program at (253) 798-3013” with “applicable purveyor – see the City of Edgewood for more information.”

Commented [JB29]: Location of phone number changed.

Volume 2 Chapter 3.2 Runoff Conveyance and Treatment BMPs

On page 3-139, under “Sanitary Sewer Disposal”, replace “County Industrial Pretreatment Program at (253) 798-3013” with “applicable purveyor – see the City of Edgewood for more information.” ~~There are no amendments required Runoff Conveyance and Treatment BMPs.~~

Commented [JB30]: Language in the permit was changed to contact local sewer authority.

Volume 3 Chapter Section 2 Hydrologic Analysis and Design Standards On page 2-1, fourth paragraph, replace the last sentence with: Additional information on general LID site design and requirements of the city's Development and Design Standards (per EMC 18.90 and 18.95) are provided in Volume VI.

Volume 3 Section Chapter 2.5.2 Infiltration Facilities for Flow Control – Procedures

On page 2-1617, under “Construct the Facility and Conduct Performance Testing:”, replace with the following:

To demonstrate that the facility performs as designed, the constructed facility must be tested and monitored per the Verification of Performance requirements in Section 2.5.3, and documented as part of the facility's as-built records.

Volume 3 Section Chapter 2.5.3 General Criteria for Infiltration Basins and Trenches

On page 2-18, under “100-year Overflow Conveyance”, add the following:

To verify the capacity of the overflow conveyance, a downstream analysis shall be prepared per Volume I, Chapter 2.4.5 of this manual (as modified herein). In lieu of this downstream analysis, the engineer may demonstrate 100% retention of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including bypass and overflow).

~~On page 2-19, bullet point #5, replace “PCC Title 18E.80” with “EMC Title 14”.~~

Commented [JM31]: Added general reference above.

~~On page 2-20, under “Infiltration Near Steep Slopes or Landslide Hazard Areas”, replace “PCC Title 18E.80” with “EMC Title 14”.~~

Volume 3 Section Chapter 3.2.1 General Dispersion Facility Design Criteria

On page 3-8, replace the ~~first-second~~ bullet point under “General Design Criteria” with the following:

Runoff from dispersion facilities shall not be allowed for stormwater discharges up-slope from Landslide or Erosion Hazard Areas. If the natural discharge location of the site is toward a Landslide or Erosion Hazard Area, stormwater shall be conveyed down the slope in a pipe as required by Chapters 14.90 and 14.110 EMC. If the natural discharge location of the site is away from the Landslide or Erosion Hazard Area, a piped storm system shall be used to convey stormwater away from the hazard area. Stormwater management facilities for the

Commented [AMS32]: Did you want to amend the 3rd bullet point under “general design criteria” to update the PCC Title 18E.80 reference to Title 14 EMC?

Commented [JM33R32]: Added general reference above.

site shall be implemented in accordance with the requirements of Chapter 13.05 EMC and PCM as supplemented herein.

On page 3-8, add the following to the end of Section 3.2.1:

To preserve the vegetative flowpath area on the project site from alteration, the dispersion system and flowpath length shall be documented on a site plan, to be recorded on the property title. The site plan shall include the following requirements:

1. Maintenance of vegetation in the flowpath area shall be in accordance with BMP T5.13 (or otherwise approved design).
2. Splashblocks or gravel-filled trenches shall not be covered or removed but shall be maintained in accordance with the approved design.
3. If the flowpath area, splashblocks, or gravel-filled trenches are disturbed, additional stormwater management facilities shall be designed and constructed in accordance with the PCM or City's most current adopted stormwater manual.

Volume 3 Chapter 3.5.6 Paving Surface Design Criteria

On page 3-56, replace "PCC Title 18E.80" with "EMC Title 14".

Volume 3 Chapter 3.9.5 Perforated Stub-Out Connections

On page 3-84, replace "PCC Title 18E.80" with "EMC Title 14".

Commented [JM34]: Added general reference above.

Volume 3 Section Chapter 3.10.2 Vegetated Roofs – Applications and Limitations

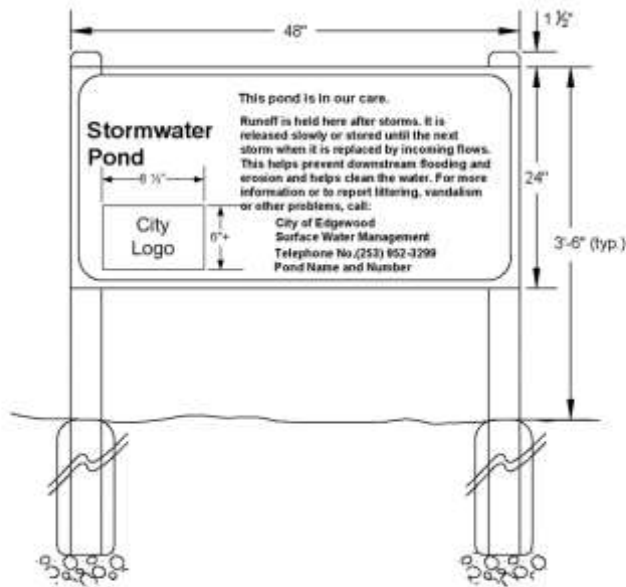
On page 3-8794, replace "PCC Title 17C – Construction and Infrastructure Regulations – Building and Fire Codes" with "EMC Title 15.05" in fourth bullet point.

Volume 3 Section Chapter 3.12.1 Detention Ponds

On page 3-106, replace "Stormwater Sign Sample Specifications" with the following:

On page 3-109, under "Signage" replace paragraph with the following: "

Detention ponds, infiltration basins, wet ponds, and combined ponds shall have a sign placed for maximum visibility from adjacent streets, sidewalks, and paths. An example of sign specifications for a permanent surface water control pond is illustrated below."



Sample Specifications:

Size:	48 inches by 24 inches
Material:	0.125-gauge aluminum
Face:	Non-reflective vinyl or 3 coats outdoor enamel (sprayed).
Lettering:	Silk screen enamel where possible, or vinyl letters.
Colors:	White background, Black letters.
Type face:	Anal. Title: 3 inch; Sub-Title: 1 1/2 inch; Text: 1 inch; Outer Border: 1/8 inch; Border Distance from Edge: 1/4 inch; all text 1 1/4 inch from border.
Posts:	Pressure treated, beveled tops, 1 1/2 inch higher than sign.
Installation:	Secure to chain link fences if available. Otherwise install on two 4" x 4" posts, pressure treated, mounted atop gravel bed, installed in 30-inch concrete filled post holes (8-inch minimum diameter). Top of sign no higher than 42 inches from ground surface.
Placement:	Face sign in direction of primary visual or physical access. Do not block any access road. Do not place within 6 feet of structural facilities (e.g. manholes, spillways, pipe inlets).

Volume 4 Section Chapter 1.3 What Type of Pollutants...

On page 1-2, first paragraph, replace "Pierce County Code (PCC) Title 11" with "EMC 13.25".

Volume 4 Section Chapter 1.4.1 Source Control Best Management Practices

On page 1-45, under item 2, third bullet, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."

Volume 4 Section Chapter 1.7 How Do I Get Started?

On page 1-7, replace the third paragraph with the following:

If you have questions, please contact the City of Edgewood Surface Water Program Manager at (253) 952-3299. They can provide assistance over the phone and also at your business site.

Commented [JB35]: Replaces Pierce County information.

Volume 4 ~~Section~~ ~~Chapter~~ 1.8 Some Important Requirements to Note

On page 1-7, replace "PCC Title 11 Illicit Stormwater Discharges" with "Chapter 13.25 EMC", replace "Pierce County Surface Water Management at (253) 798-2725" with "the City of Edgewood Surface Water Program Manager at (253) 952-3299", and replace "Pierce County Planning ~~and Land Services~~ and Public Works (PALSPW) at (253) 798-7200" with "City of Edgewood at (253) 952-3299." In the second and third paragraphs.

Volume 4 Chapter 2 Worksheet for Commercial and Industrial Activities

On page 2-1, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information", and replace "Pierce County Surface Water Management at (253) 798-2725" with "the City of Edgewood Surface Water Program Manager at (253) 952-3299" in the second and third paragraphs.

Commented [AMS36]: Should the refence in the first paragraph to PCC Title 11 Illicit Stormwater Discharges be amended to cite to Chapter 13.25 EMC?

Commented [JM37R36]: Added – thanks!

Commented [JB38]: Changes were made by P.C. program names.



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

Date: May 9, 2022

Title: Reappointments

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

Edgewood Municipal Code (EMC) 2.30 establishes the general rules and procedures for the City's Planning Commission. The code states that Planning Commissioners shall serve two-year terms, in accordance the City's Council Rules of Procedure.

The following three Planning Commission positions are set to expire on June 30, 2022:

- Position 1 - Carly Guillory
- Position 2 - JoAnn Overfield (Chair)
- Position 3 – Tom Greene

Recommendation:

City staff recommends that the three Commissioners listed above should be reappointed to serve another two-year term, lasting until June 30, 2024. This recommendation is based on the fact that the three Commissioners have had consistent attendance and contributions to important Planning Commission discussions and actions. These three Commissioners may choose to serve another two-year term if they so choose.

Furthermore, EMC 2.30.040 allows the Planning Commission to elect a chair and vice-chair on an annual basis. At the June 13, 2022 meeting, the Planning Commission shall discuss and take action on electing a chair and vice-chair to serve until July 1, 2023.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Training Opportunities: APA Membership

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

City staff would like the Planning Commission to confirm that they would like to extend their American Planning Association (APA) memberships as a resource to support their duties as Commissioners.

Learn more about APA on their website here: <https://www.planning.org/>.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: Impact Fees Exemptions

Attachments: None

Submitted By: Jeremy Metzler, Public Works Director
Evan Hietpas, Associate Planner

Background:

Several impact fee exemptions are listed under EMC 4.10.030, 4.20.040, and 4.30.050 that are currently only applicable to individual impact fee categories, but the City may decide to apply them uniformly:

- Reconstruction, remodeling, or construction of:
 - Temporary shelters / dwellings used for not more than four weeks,
 - Transitional housing / dwellings used for not more than 24 months, or
 - Housing for the elderly (55+) with covenants prohibiting school-aged children as residents (School)
 - Any existing dwellings or structures that do not increase the applicable impact
- Rebuilding legally established dwellings within one year following their damage / destruction
- Conversion of multi-family dwellings to condominiums
- Any development activity exempted by SEPA under RCW 82.02.100, subdivision approval condition, or voluntary agreement
- Change of use with no demonstrated increase in impact
- Home Occupations

Additionally, under the heading of “broad public purposes” (RCW 82.02.060(2)), the City may consider impact fee exemptions additional development types. On April 11, 2022, the Planning Commission discussed impact fee exemptions and raised several key points of interest to discuss further.

On April 19, 2022, City Council requested that the Planning Commission:

1. Hold a public hearing on May 9, 2022 and make a recommendation on the low-income housing impact fee exemption code amendments, and
2. Continue discussion and provide a recommendation to City Council regarding further code changes or other development activities with broad public purposes that should also receive impact fee exemptions.

Current Discussion:

At this meeting, the Planning Commission may discuss further code changes or other development activities with broad public purposes that should also receive impact fee exemption, in addition to low-income housing, addressed the Public Hearing earlier in this meeting.

“Broad Public Purpose” Considerations: Public libraries, senior living facilities, child care centers

City of Sumner

- [SMC 3.50.030: School Impact Fee Exemptions](#)
- [SMC 12.36.080: Transportation Impact Fee Exemptions](#)
- [SMC 12.38.070: Park Impact Fee Exemptions](#)

City of Puyallup

- [PMC 21.20.030: Impact Fee Exemptions](#)

Staff Recommendation:

Review and discuss in order to provide direction to City staff on how the Planning Commission would like to move forward with their discussion on Impact Fee Exemptions.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

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. 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: Discussion on historic TC planning efforts and the proposed Subarea Planning schedule, focusing on the public involvement process.

December 13, 2021, and January 10, 2022: Discussion on TC Subarea Plan webpage and Thursday January 27th Subarea Plan Virtual Community Workshop.

Background Information: (continued)

February 14, 2022: Summary of the January 27, 2022, Community Workshop provided.

The workshop was the first in a series of three (3). The goal of the workshop was to *inform and promote*. *Inform* the public about what and where Town Center is and *promote* the importance of the Subarea Plan. The workshop gave people an opportunity to stay involved in the city's efforts in 2022. City staff and AHBL representatives will lead a recorded presentation that is posted on the [Town Center webpage](#).

The community workshop was promoted to diverse stakeholders to establish meaningful partnerships:

- Town Center webpage, City event calendar, and social media
- E-mail subscribers on City Clerk's distribution list
- Postcards to Town Center property owners
- Puget Sound Business Journal, South Sound Magazine, and Tacoma News Tribune advertisement
- Direct outreach to Pierce County Library System, Mountain View Community Center (MVCC), City of Milton, FME Chamber of Commerce, and WA State Farmer's Market Association

Current Discussion:

City staff is preparing to host a hybrid public workshop for the Town Center Subarea Plan on Thursday May 19, 2022 at 6:00PM. The workshop will begin with a staff presentation focusing on two key topics.

1. Public Engagement Efforts: project webpage, workshops, online public survey, community presentations, etc.
2. Subarea Plan Document: overview and purpose, key components (vision statement, urban design, and land use), and timeline for plan finalization

Following the staff presentation, the public will be given an opportunity to "review and consult" the draft Subarea Plan document. The draft document will be posted on the City's website and the public will be given an opportunity to provide comments. Planning Commissioners are strongly encouraged to review the draft plan and provide written feedback to City staff.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: May 9, 2022

Title: 2022 Work Plan

Attachments: 1) 2022 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On January 10, 2022, the Planning Commission set a proposed 2022 Work Plan. On February 22, 2022, the City Council formally approved the proposed 2022 Work Plan, outlined below.

2022 Work Plan Items:

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 (ex. Wireless, Noise, Land Use Table)
6. Training opportunities and guest speakers
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. Public education and engagement 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)

This is a standing item for the remainder of 2022 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Edgewood Planning Commision 2022 Future Agenda Calendar- May												
Work Plan Items	2021	2022										
	13-Dec	10-Jan	14-Feb	14-Mar	11-Apr	9-May	13-Jun	11-Jul	8-Aug	12-Sep	10-Oct	14-Nov
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Development & Public Works Standards	None	None	None	None	None	None	Discussion	Discussion	PH and Action	None	None	None
Sewer Connection Requirements	None	None	None	Discussion	None	None	Discussion	Discussion	Action	None	None	None
Tree Preservation	None	None	None	None	None	None	None	None	Discussion	Discussion	Discussion	Discussion
Various Code Updates	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	PH and Action 1. Wireless Ordinance	Discussion 1. Title 13 Code Updates	PH and Action 1. Title 13 Code Updates Discussion 1. Impact Fee Exemptions	PH and Action 1. Impact Fee Exemptions Discussion 1. Impact Fee Exemptions 2. Stormwater Regulations	Discussion 1. Impact Fee Exemptions	Discussion 1. Impact Fee Exemptions	Action 1. Impact Fee Exemptions	None	None	None
2024 City Comprehensive Plan Update	None	None	None	None	None	None	None	None	None	None	Discussion	Discussion
Training Opportunities & Guest Speakers	None	None	Discussion	Discussion 1. GIS Map	None	Discussion 1. APA Membership	None	None	None	Discussion	Discussion	Discussion
Review Planning Commission Handbook	None	None	None	None	None	None	Discussion	None	None	None	None	None
2022 Work Plan	Discussion	Action	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Comprehensive Plan Amendment	None	None	None	None	None	PH and Action 1. Preliminary Docket	None	None	None	None	PH and Action 1. Final Docket	None
Miscellaneous Updates	None	None	Discussion 1. PROST Plan	Discussion 1. PROST Plan	Action 1. PROST Plan	Discussion 1. Reappointments	Action 1. Chair and Vice Chair	None	None	None	None	None
Agenda Formation	December	January	February	March	April	May	June	July	August	September	October	October
Public Hearing (PH)	None	1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	1. Wireless Ordinance	None	1. Title 13 Code Updates	1. Comprehensive Plan Amendment Preliminary Docket 2. Impact Fee Exemptions	None	None	1. Dev. & PW Standards	None	1. Comprehensive Plan Amendment Final Docket	None
Action	None	1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates 4. 2022 Work Plan	1. Wireless Ordinance	None	1. Title 13 Code Updates 2. PROST Plan	1. Comprehensive Plan Amendment Preliminary Docket 2. Impact Fee Exemptions	1. Chair and Vice Chair	None	1. Dev. & PW Standards 2. Sewer Connection Reqs. 3. Impact Fee Exemptions	None	1. Comprehensive Plan Amendment Final Docket	None
Discussion	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	1. Town Center 2. PROST Plan 3. Training Opportunities 4. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Title 13 Code Updates 4. Training Opportunity: GIS 5. 2022 Work Plan 6. PROST Plan	1. Town Center 2. Impact Fee Exemptions 3. 2022 Work Plan	1. Town Center 2. Impact Fee Exemptions 3. Stormwater Regulations 4. Training Opportunity: APA 5. 2022 Work Plan 6. Reappointments	1. Town Center 2. Dev. & PW Standards 3. Sewer Connection Reqs. 4. Impact Fee Exemptions 5. Review PC Handbook 6. 2022 Work Plan	1. Town Center 2. Dev. & PW Standards 3. Sewer Connection Reqs. 4. Impact Fee Exemptions 5. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. Training Opportunity 4. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. Training Opportunity 5. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. Training Opportunity 5. 2022 Work Plan

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