



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, September 12, 2022 – 6 p.m.

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

1. Call to Order:

- a. Pledge of Allegiance
- b. Planning Commission 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 EDAB meeting minutes from minutes from August 1, 2022
- c. Review Planning Commission meeting minutes from August 8, 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: None

5. Action Items:

- a. Sewer Connection Requirements

6. Discussion Items:

- a. Planning Commission Handbook
- b. Town Center
- c. Land Use Table
- d. Commercial Zoning District
- e. Industrial Height Standards
- f. 2022 Work Plan

7. Staff Comments

8. Commissioner Comments

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
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**

Monday, August 1, 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 6:00pm
- MEMBERS PRESENT:** Members Wise, Wiesenfeld, Butterfield, Pearce, Neil, and Swanson
- STAFF MEMBER(S) PRESENT:** Morgan Dorner, Senior Planner (SP)
Assistant City Administrator Dave Gray
Associate Planner Evan Hietpas

2. **CONSENT AGENDA:**

- A. Agenda Approval or Modifications
- B. Approval of Meeting Minutes for June 6, 2022
- C. Review of Planning Commission Meeting Minutes for June
- D. Review of Special Joint Planning Commission & EDAB Meeting Minutes for July 11
- E. Review of June Development Review Reports

Motion: As presented **Action:** Approve, **Moved by:** Wise **Seconded by:** Pearce **Motion Passed 6-0**

3. **CITIZEN COMMENT PERIOD:**

Jason Ramirez spoke.

4. **OLD BUSINESS**

- A. Town Center & Planning Commission Collaboration
Senior Planner Dorner discussed the joint meeting EDAB members recently had with the Planning Commission. Associate Planner Evan Hietpas shared his plans to sit in on a Milton Planning Commission meeting to further community engagement.

5. **NEW BUSINESS:**

- A. Chair and Vice Chair Appointments
Chair Wiesenfeld nominated Vice Chair Swanson, and Lora Butterfield nominated Colleen Wise as Chair. Both accepted the nominations and then spoke to their desire to hold the position. Members voted by a show of hands for their choice resulting in Angel Swanson as the new Chair.

Andrew Wiesenfeld nominated Michael Pearce for Vice Chair. There were no other nominations and Michael Pearce accepted the position.

B. Hotel Market Feasibility Study

Assistant City Administrator Dave Gray briefed the board members on this agenda item as a part of the ongoing city strategy to attract targeted industry to achieve the vision of the community. Discussion then ensued between staff.

Motion: To recommend Council move forward with the study

Action: Approve, **Moved by:** Wiesenfeld **Seconded by:** Wise **Motion Passed 6-0**

C. **STAFF COMMENTS:**

Senior Planner Dorner reminded members about the Town Center Community Workshop September (4th Week of September), as well as the DRAFT subarea plan which should be available the end of September for review.

6. **BOARD COMMENTS/UPDATES:**

Andrew Wiesenfeld spoke.

Lora Butterfield spoke.

Chair Swanson spoke.

ADJOURN:

Motion: To adjourn **Action:** Approve, **Moved by:** Wiesenfeld **Seconded by:** Wise

Motion Passed 6-0 Chair Swanson adjourned the meeting at 6:56pm



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, August 8, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Chair Overfield called Planning Commission meeting to order at 6:00 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Wanger; Ramirez; Pincas; Slate
 - B. **Commissioners Absent:** Greene
 - C. **Staff Members Present:** Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator/ Finance Director
Morgan Dorner, Senior Planner
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Ramirez motioned to approve, Guillory seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **PLANNING COMMISSION DISCUSSION ITEMS:**
 - A. Sewer Connection Requirements
 - i. Metzler opened the agenda item for discussion.
 - ii. The Planning Commission discussed the item and will provide a recommendation to City Council at their September 12th meeting.
 - B. Land Use Table
 - i. Hietpas opened the agenda item for discussion.
 - ii. Discussion held on:
 - “Kennels” and “All Other Pet Care Services” land uses and considerations for potential impacts of this land use (noise, traffic, utilities, lighting, etc.)
 - Conditional Use Permit (CUP) and Administrative Use Permit (AUP) processes
 - Enforcement of applicable regulations
 - C. Town Center
 - i. Hietpas opened the agenda item for discussion.
 - ii. Commissioners held discussion and provided input on the draft Subarea Plan document.
 - D. Development Review Processes
 - i. Hietpas opened the agenda item for discussion.
 - ii. Discussion held on the City’s processes to improve transparency, inclusiveness, and overall communication/ education with the public.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, August 8, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

E. 2022 Work Plan

- i.** No discussion.

7. STAFF COMMENTS:

- A.** Hietpas provided update on the Edgewood Experience high school program.
- B.** Dorner provided update on current and anticipated development projects in Edgewood.

8. COMMISSIONER COMMENTS:

- A.** Slate requested an update on the vacant CED Director position.
 - i.** Gray provided update for Commissioners.

9. ADJOURN: Chair Overfield adjourned meeting at 7:37 PM.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Sewer Connection Requirements

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Associate Planner

Background Information:

All development within the City of Edgewood must provide for adequate sanitary waste disposal. There are typically two methods to achieve compliance with this standard: 1) public sanitary sewer connection, or 2) a private on-site septic system (OSS). This agenda item is included to guide any policy or code changes that should be pursued related to sanitary waste disposal methods, specifically regarding the on-going use of on-site sewer systems as those can have the effect of precluding development at urban densities.

April 2021 recommendation:

The Commission voted 6-0 to recommend that the City should incorporate the following six (6) topics into the review process of the General Sewer Plan (GSP):

- City's Comprehensive Plan goals and policies
- WA State Growth Management Act (GMA) requirements ([WAC 365-196-300](#))
- City's Local Improvement District (LID) geographic restrictions
- Compatibility between current zoning boundaries and sewer service boundaries
- Community on-site septic system allowance and long-term feasibility
- Sewer system extension requirements for new development

September 2021 discussion:

An Issue Paper by FCS Group was presented to the Planning Commission. The paper acknowledges three challenges that the City will face when expanding sewer service: treatment, timing, and funding. The paper also provides three "key tools" to face the challenges: planning, development regulations, and funding sponsorship.

March 14, 2022 discussion:

Staff shared a DRAFT Collection System Map to demonstrate how the planning effort is considering the six points identified in the Planning Commission's April 2021 recommendation (above), requiring a significant level of effort to plan comprehensively / city-wide.

June 13, 2022-August 8, 2022 discussion:

Following the consultant's completion of a full draft of the updated GSP, the Planning Commission held discussions to prepare to give policy direction to City staff regarding the draft GSP and municipal code updates on six (6) policy topics, as requested by staff to help in developing the capital improvement program.

Summary:

The Planning Commission may take action by providing a recommendation. Any direction provided by the Planning Commission at this time is still subject to further public review and input before any potential action by the Council at a later date. 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 EVALUATION of the following proposed policies related to the General Sewer Plan (GSP) update. It is the recommendation of the City of Edgewood Planning Commission to evaluate the proposed policies as presented below, submitted by Associate Planner Evan Hietpas at the September 12, 2022 meeting.

1. If a new sewer is installed by a **private developer** adjacent to an existing structure served by an OSS, the existing structure shall connect to the new sewer either:
 - a. prior to any permit approval that would increase use of the OSS beyond its approved capacity,
 - b. prior to permit approval for any reclassification of use (*ex., from residential to non-residential*),
 - c. if the OSS requires a substantive repair as will be defined in EMC Chapter 11 (*i.e., drainfield replacement or additional effluent treatment*), or
 - d. if the OSS is failing as defined by the Tacoma-Pierce County Health Department (TPCHD).
2. If a new sewer is installed by the **City** adjacent to an existing structure served by an OSS, the existing structure shall connect to the new sewer immediately upon availability.
3. The City should prioritize funding for the expansion of sanitary sewer in the following order:
 - a. Areas where road conditions warrant repair and/or replacement
 - b. Areas where other capital improvements are planned or warranted
 - c. Existing neighborhoods with aging OSS's
 - d. Other developable areas
4. If an existing structure's OSS fails, the OSS may only be repaired if the existing sanitary sewer is further than 300 horizontal feet away from the property. The horizontal distance shall be measured along a straight line from the available connection point to the closest property line.
(consistent with Pierce County Code 13.04.030(B)(2) and TPCHD standards)
5. New individual OSSs are only allowed on existing lots of record that are more than 300 horizontal feet from the nearest existing sanitary sewer.
6. Community on-site septic systems are not permitted anywhere in the city.
7. The allowance/ prohibition of new individual OSSs in new subdivisions (full and/or short) must be evaluated further, including additional public engagement and input to fully understand the community's vision for this policy-setting process.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 12TH DAY OF SEPTEMBER 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Planning Commission Handbook

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

In July 2021, City staff created a Planning Commission handbook. This handbook has been published on the City's Planning Commission webpage (cityofedgewood.org/180). The handbook was created to provide helpful information for current Commissioners and the general public on the following topics:

- Municipal government classification systems
- Edgewood's incorporation history
- Edgewood's organizational chart and department summaries
- History of establishing cities and the birth of modern city planning
- Washington state planning regulations
- Planning Commissions' role
- Additional information and resources, and frequently asked questions

City staff has included this agenda to hold a discussion on this handbook with the Commission.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Town Center (TC)

Attachments:

- 1) TC Landmark Map
- 2) Pedestrian Connection Concepts
- 3) Parallel Road Network

Submitted By: Evan Hietpas, Associate Planner

Background Information:

December 2020- March 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 2021: Commission recommended three actions to City Council, including the to create a Town Center Subarea Plan

June 2021: Staff kicked off the public involvement process with presentations to the EDAB and PRAB.

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

October 2021: City staff presented youth engagement efforts from the Edgewood Experience program.

November 2021: Discussion on historic TC planning efforts and the proposed Subarea Planning schedule, focusing on the public involvement process.

January 2022: TC Subarea Plan webpage introduced. Promotion of first community workshop.

February 2022: Summary of the January 27th community workshop provided.

June 2022: Summary of the May 19th community workshop provided.

July and August 2022: Commission and staff held discussion on the Subarea Plan first draft.

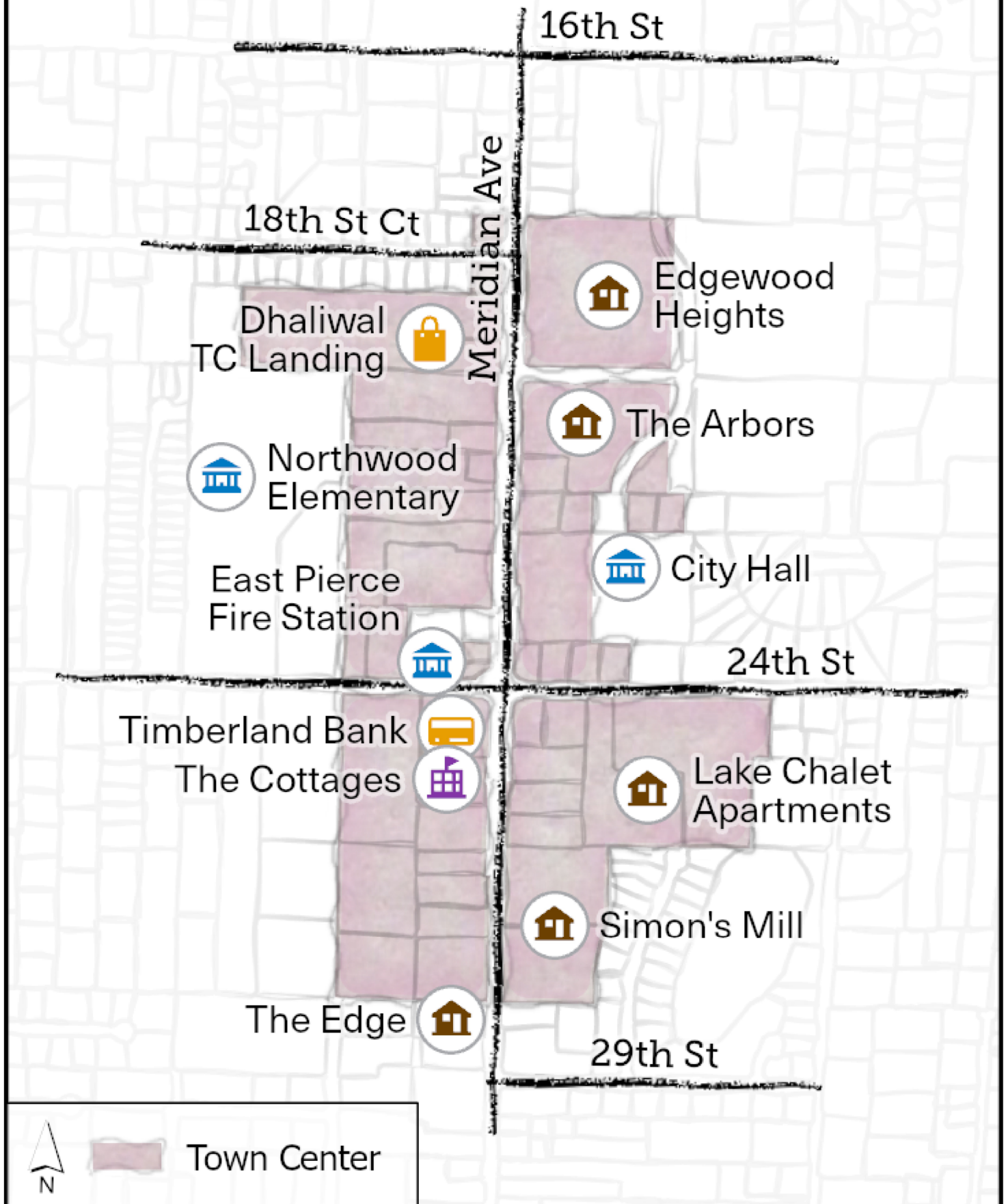
Current Discussion:

City staff and AHBL are currently crafting a Subarea Plan final draft. Through this process, it has become apparent that two (2) primary areas of focus require more thought and analysis in order to establish clear and achievable implementation strategies.

- Land Use and Development Regulations
 - Targeted land uses in specific areas/clusters
 - Appropriate mix of land uses (residential, commercial/retail, public space)
 - Building frontage requirement (Meridian and/or parallel road network)
 - “Zone of influence” for properties and streets adjacent to Town Center
- Multi-Modal Mobility
 - Pedestrian safety at road crossings
 - Walking “loop” in Town Center connecting open spaces and landmarks
 - Street cross section requirements (driving lane, parking, biking, transit)

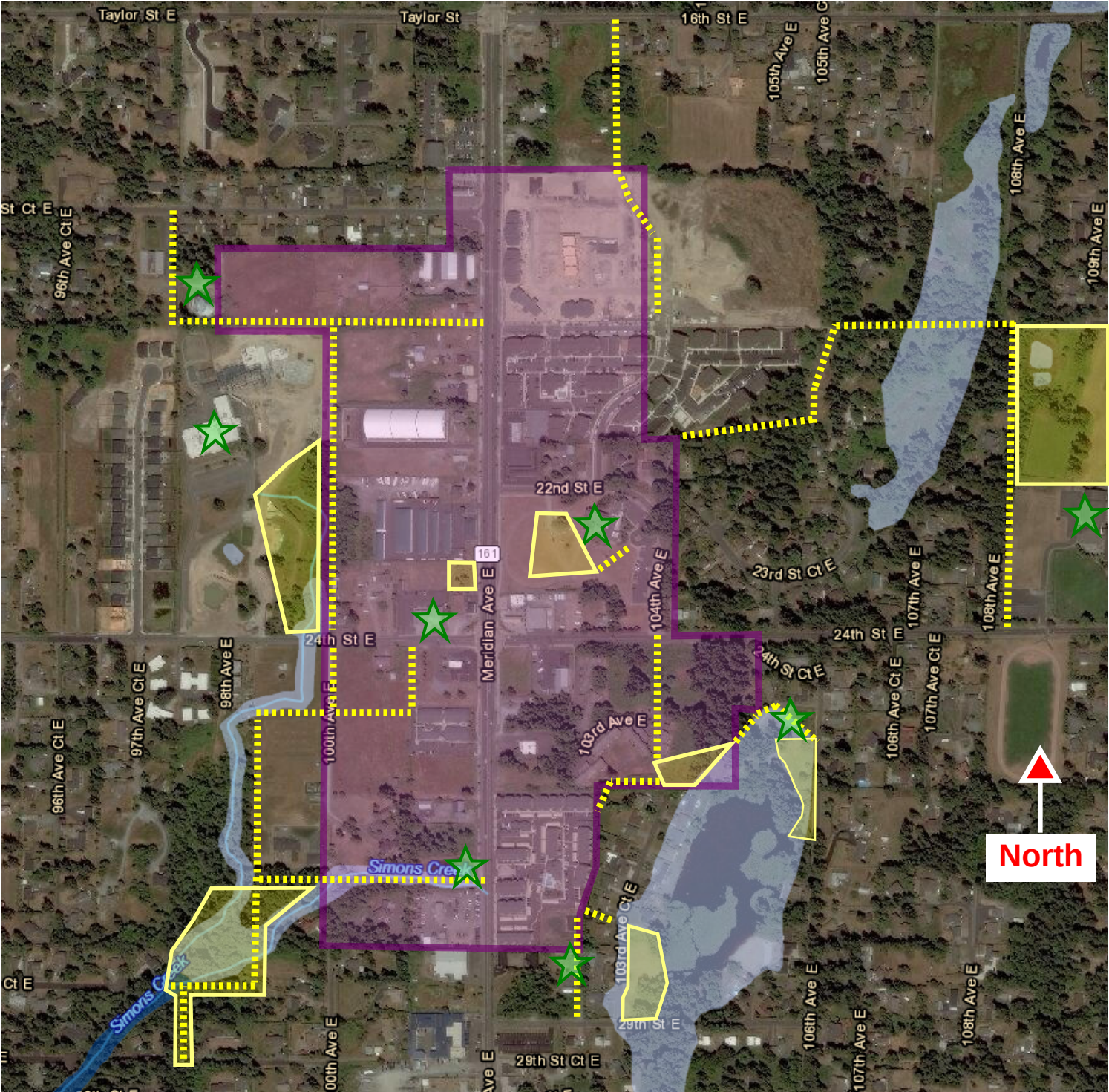
In the coming months, City staff will work with the Planning Commission to ensure that these areas of focus have been thoughtfully planned out. To this end, the third workshop originally scheduled for September 29th has been postponed until these focus areas have been fully evaluated. The Planning Commission and public will receive notice once a new workshop date has been set. Additionally, the City no longer anticipates including the Town Center Subarea Plan as a part of its comprehensive plan amendment application #22-004CODE.

EDGEWOOD TOWN CENTER



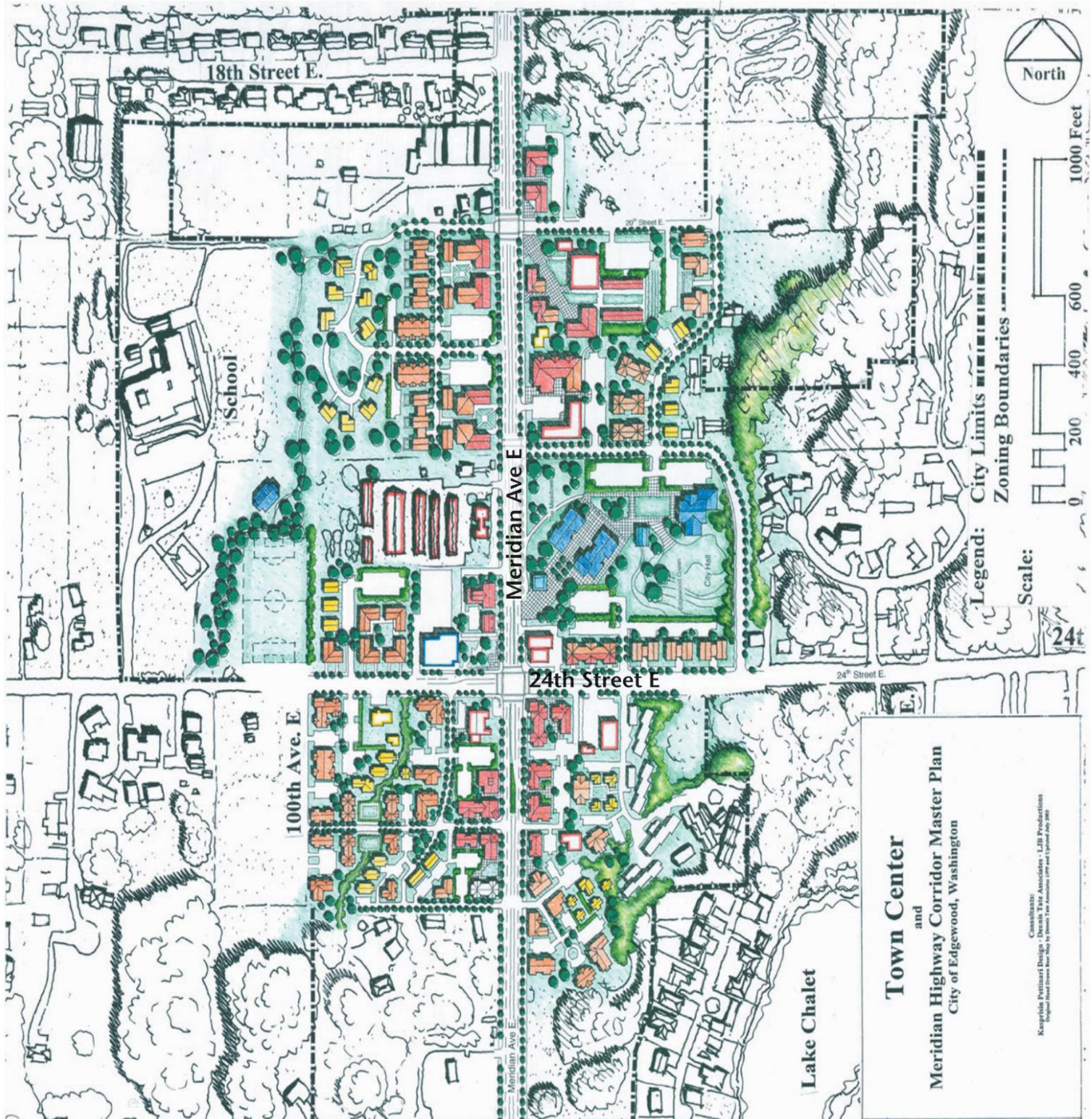
Conceptual Town Center Open Space and Trail Network

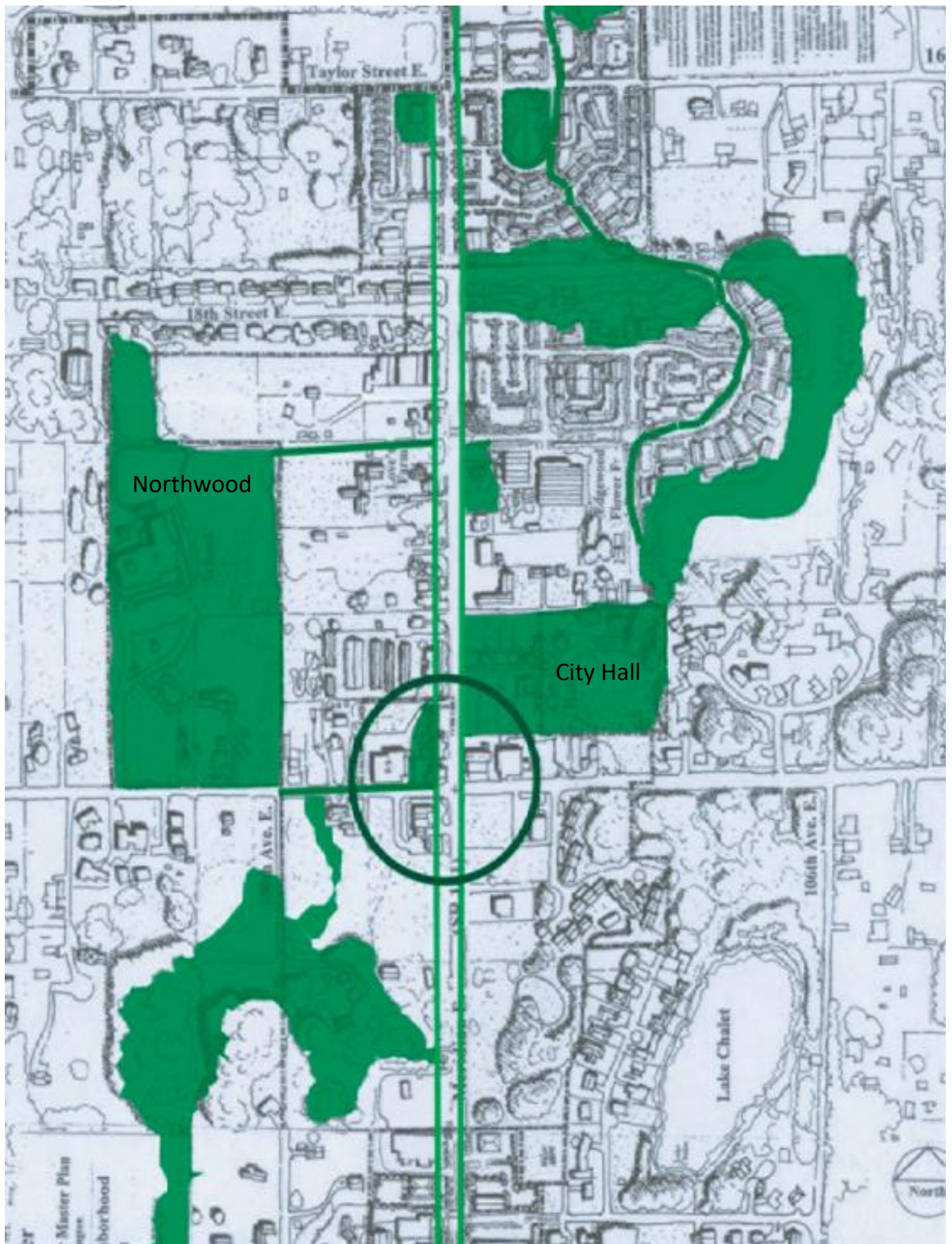
June 2021- DRAFT- for discussion only



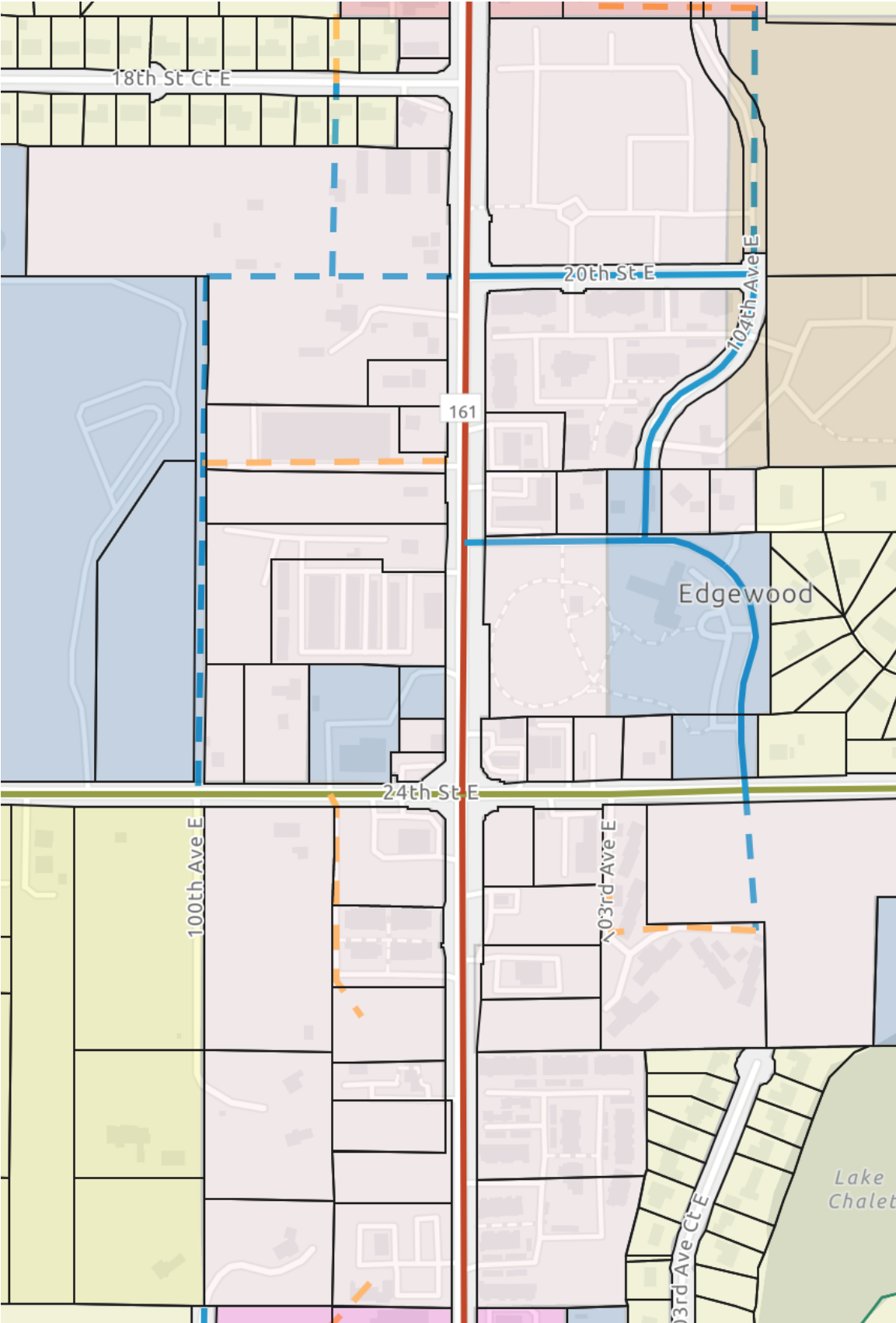
	Town Center Zoning		Regulated Floodplain
	Public Agency Property		Park/ Open Space Area
			Pedestrian Connection

2004 Town-Center and Meridian Master Plans





Town Center Parallel Road Network Section Map



Planned Connection

- Planned Collector



North



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Land Use Table

Attachments: 1) EMC 18.70.050 – Land Use Table

Submitted By: Evan Hietpas, Associate Planner

Background Information:

The City received interest from a business owner to locate a kennel in the Single-Family 2 (SF-2) zoning district. This inquiry initiated a discussion regarding proposed revisions to the land use table, specifically for “Kennels” use. The current Land Use Table (EMC 18.70.050) is included as Attachment 1 and identifies when and how a kennel is permitted as a use in Edgewood. Currently, the “Kennels” use requires a Conditional Use Permit (CUP) in the Business Park (BP) zoning district and an Administrative Use Permit (AUP) in the Industrial (I) zone. This use is currently only permitted in these two districts.

On, August 2022, the Commission held discussion on “Kennels” and “All Other Pet Care Services” land uses and considerations for potential impacts of this land use (noise, traffic, utilities, lighting, etc.)

Key Takeaways from August Discussion:

Kennels/ All Other Pet Care Services may:

- Result in negative impacts to neighboring properties (noise, parking, traffic, lighting)
- Require more services than what low-density areas typically support (employees, customers, dog waste, grooming, etc.)

Kennels/ All Other Pet Care Services may:

- Provide a well-needed service for the Edgewood community
- Be similar to the “Family Farm” use that is currently permitted in SF-2/SF-3, especially if specific condition notes are put in place in the Land Use Table

Administrative and Conditional Use permit applications allow City staff to carefully consider the proposed land use for specific properties

- [EMC 18.50.030- AUP](#)
- [EMC 18.50.040- CUP](#)

An accompanying Site Plan design review permit application allow City staff to carefully consider the proposed development for items like signage, design, parking, loading, service areas, etc.

- [EMC 18.95.020- Applicability](#)

Current Discussion:

Commissioners and staff may discuss the best approach to move forward regarding this agenda item.

Staff Recommendation:

[Edgewood Municipal Code \(EMC\) Chapter 18.60](#) outlines the process for amendments to development regulations. Any interested person, including citizens, may submit an application for an amendment of a development regulation. A complete application must be submitted for review, including information like:

- Description of the proposed amendment and associated development proposals.
- Information and/or studies that accurately depict existing and proposed use(s) and improvements.
- Proposed site-specific or project related amendments that do not specify proposed use(s) and potential impacts will be assumed to have maximum impact to the environment, public facilities and services
- An explanation of how the proposed amendment and associated development proposal(s), if any, conform to, conflict with, or relate to the criteria set forth in EMC [18.60.220](#) (Evaluation criteria for proposed amendments)

City staff recommends allowing an interested person to submit a formal amendment application before investing more time and resources on this topic. Following the clearly defined process allows the applicant the ability provide detailed background information for their specific request. This enables the Planning Commission to review a specific request in a straightforward manner.

18.70.050 Land use table.

Table 1: Land Use Table

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

Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	–	–	–	–	CUP	✓	✓	✓	✓	–	–	
Assisted Living Facilities	6233	–	–	–	CUP	CUP	✓	✓	✓	✓	–	–	
Live/Work Unit	Special	–	–	–	–	–	✓	✓	✓	✓	–	–	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Agriculture and Resource (Sector 11-21)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Family Farm	111; Special	✓	✓	A	–	–	–	–	–	–	✓	✓	Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone
Agricultural Sales	454390, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Activities permitted in all districts, but require TUP and must comply with EMC 18.50.070
Crop Production													
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111	✓	✓	A	–	–	–	–	–	–	✓	✓	
Animal Production and Aquaculture													
Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	–	
Cattle Feedlots	112112	CUP	–	–	–	–	–	–	–	–	–	–	
Animal Production except	112 except												

Animal Production and Aquaculture, All Other	112210; 112112; 112511, part	✓	CUP	–	–	–	–	–	–	–	✓	CUP	
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
Utilities (Sector 22)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Electric Power Generation	22111	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part	See Note											Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1

Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	✓	–	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	CUP	A	✓	–	
Retail Trade													
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Pet and Pet Supplies Stores	453910	–	–	–	–	–	A	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–	–	CUP	–	–	Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502

													Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–	–	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Transportation													
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note											See Condition 4
Warehousing and Storage													
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	CUP	✓	✓	–	
Warehousing and Storage, All Other		–	–	–	–	–	–	–	–	CUP	✓	–	
Business and Professional Services (Sector 51-56)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	–	–	–	–	–	✓	✓	✓	✓	A	–	

Rental and Leasing													
Passenger Car Rental and Leasing	53211	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Consumer Goods Rental	5322; 5323, part	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	A	✓	✓	–	
Waste Management and Remediation Services													
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–	–	CUP	–	
Educational Services (Sector 61)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	CUP	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Technical and Trade Schools	6115	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Educational Services, All Other	6116; 6117	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Health Care and Social Assistance (Sector 62)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals	622	–	–	–	–	–	–	✓	✓	✓	CUP	–	
Social Assistance													
Services for the													

Elderly and Persons with Disabilities	624120	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Vocational Rehabilitation Services	624310	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Child Daycare Services, Home-Based	624410, part	A	A	A	A	A	✓	✓	✓	✓	–	–	Subject to standards provided in EMC 18.100.040
Child Daycare Services, All Other	624410, part	–	–	–	–	CUP	✓	✓	✓	✓	CUP	–	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Emergency Housing		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Emergency Shelter		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Arts, Entertainment, and Recreation (Sector 71)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Libraries	Special	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Museums and Art Galleries	712 except 712130	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Zoos, Aquariums, and Botanical Gardens	712130	–	–	–	–	–	A	✓	✓	✓	✓	A	
Golf Courses and Country Clubs	713910	A	A	–	–	–	A	✓	✓	✓	✓	A	
Sexually Oriented Entertainment	Special	–	–	–	–	–	–	–	–	CUP	–	–	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	–	–	–	–	–	–	CUP	A	A	✓	CUP	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	A	A	A	–	✓	

Accommodation (Sector 721)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Hotels (except Casino Hotels) and Motels	721110	–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Bed-and-Breakfast Inns	721191	–	–	–	CUP	CUP	CUP	✓	✓	CUP	–	–	
RV Parks and Recreational Camps	7212	–	–	–	–	–	–	–	–	–	–	–	
Food Service and Drinking Places (Sector 722)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Special Food Services	7223 except 722330	See Note					✓	✓	✓	✓	–	–	Allowed as incidental use in residential districts
Mobile Vendors	722330	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities always require TUP and must comply with EMC 18.50.070
Drinking Places for Alcoholic Beverages	722410	–	–	–	–	–	CUP	✓	✓	✓	✓	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board
Restaurants, Full Service	722511	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Restaurants, Limited Service	722513; 722514	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
													Subject to

Snack and Nonalcoholic Beverage Bars	722515	–	–	–	–	–	✓	✓	✓	✓	✓	✓	compliance with drive-up windows (special) use, if also applicable
Services (Sector 811-812)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Automotive Repair and Maintenance													
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	–	CUP	A	✓	–	
Car Washes	811192	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Personal Care Services	8121; 812310; 8123200	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Other Repair and Maintenance													
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Funeral Homes and Funeral Services	812210	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Crematoria	812220, part	–	–	–	–	–	–	–	–	CUP	CUP	–	
Pet Care Services													
Kennels	812910, part	–	–	–	–	–	–	–	–	CUP	A	–	
Veterinary Services	541940	–	–	–	–	–	A	A	✓	✓	A	–	
Pet Care Services, All Other	812910, part	–	–	–	–	–	✓	✓	✓	✓	A	–	
Civic and Public Uses (Sector 813)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A –	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1

Approval Requires AUP													
Cemeteries	812220, part	–	–	–	–	–	–	–	–	–	–	CUP	
Religious Assembly													
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	✓	A	A	CUP	CUP	✓	✓	–	CUP	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP	✓	✓	–	CUP	
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	CUP	A	A	CUP	CUP	✓	✓	–	CUP	
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	–	✓	✓	–	CUP	
Correctional Institutions	922140	–	–	–	–	–	–	–	CUP	CUP	–	CUP	
Administrative Government Facilities and Services	92 except 922140	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	
Other Uses													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–	
Parking Structures	812930, part	–	–	–	–	–	–	CUP	CUP	–	–	–	
Drive-Up Windows	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities also subject to EMC

													18.95.030(I)
Outside Storage	Special	–	–	–	–	–	–	CUP	CUP	CUP	A	–	Activities also subject to EMC 18.90.120

Conditions

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

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



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Commercial Zoning District

Attachments:

- 1) Current Zoning Map
- 2) Future Land Use Map

Submitted By: Morgan Dorner, Senior Planner

Background Information:

City staff have found inconsistencies between the Comprehensive Plan and Edgewood Municipal Code (EMC) for the Commercial (C) zoning district. The purpose statement of the Commercial (C) zoning district in the EMC and the allowance of light industrial uses in the zone seems to be inconsistent with the Comprehensive Plan land use policy.

Comprehensive Plan Land Use Description:

“The Commercial designation is intended to accommodate a wide range of commercial uses, including large-format retail, auto-oriented commercial uses and regional scale commercial uses. Compatible uses are also allowed.”

Edgewood Municipal Code Zone Purpose Statement:

“The Commercial (C) zoning district accommodates a wide range of commercial development, including large format retail, auto-oriented uses, and regional scale commercial uses. Light industrial uses are also allowed. Development standards seek to balance the needs of the pedestrian with those of the automobile and are flexible to accommodate a wide range of uses and forms. This area provides a visual and functional transition to the Town Center and adjacent zones and assures that there is ample area to accommodate potential economic development opportunities. While commercial development is emphasized, this zone also allows multifamily housing with a mix of uses.” [EMC 18.80.080\(B\)\(2\)](#)

Allowed Light Industrial uses in the Commercial Zone: [EMC 18.70.050](#)

Light Manufacturing
Wholesale Trade (ex. Packaging and Distribution facilities and warehouses)
Fuel Dealers
Truck, Utility Trailer, and RV Rental and Leasing
Commercial and Industrial Equipment Rentals
Other Repair and Maintenance, Commercial/Industrial
Mini-Warehouses and Self-Storage Units
Outdoor Storage

Current Discussion:

City staff are asking the Planning Commission to look into this to ensure the Commercial zoning district development standards are consistent with the City’s vision as described in the Comprehensive Plan.

Staff's Recommendation:

Planning Commission may hold discussion in an effort to achieve the following goal:

Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.

Applicable Existing City Policies Identified by Staff:

- Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters and of those seeking alternative retail experiences.
- Encourage diversification of the City's commercial offerings.
- Support the long-term economic vitality of commercial development.
- Establish standards to ensure long-term compatibility of commercial development with surrounding areas.
- Promote easy access to commercial corridors and centers for pedestrians, bicyclists and transit users.
- Encourage ground floor commercial uses in mixed use development.
- Allow small-scale home occupations in residential areas.
- Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing or other regional employment uses.
- Expand the number and type of industrial uses in the City through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations



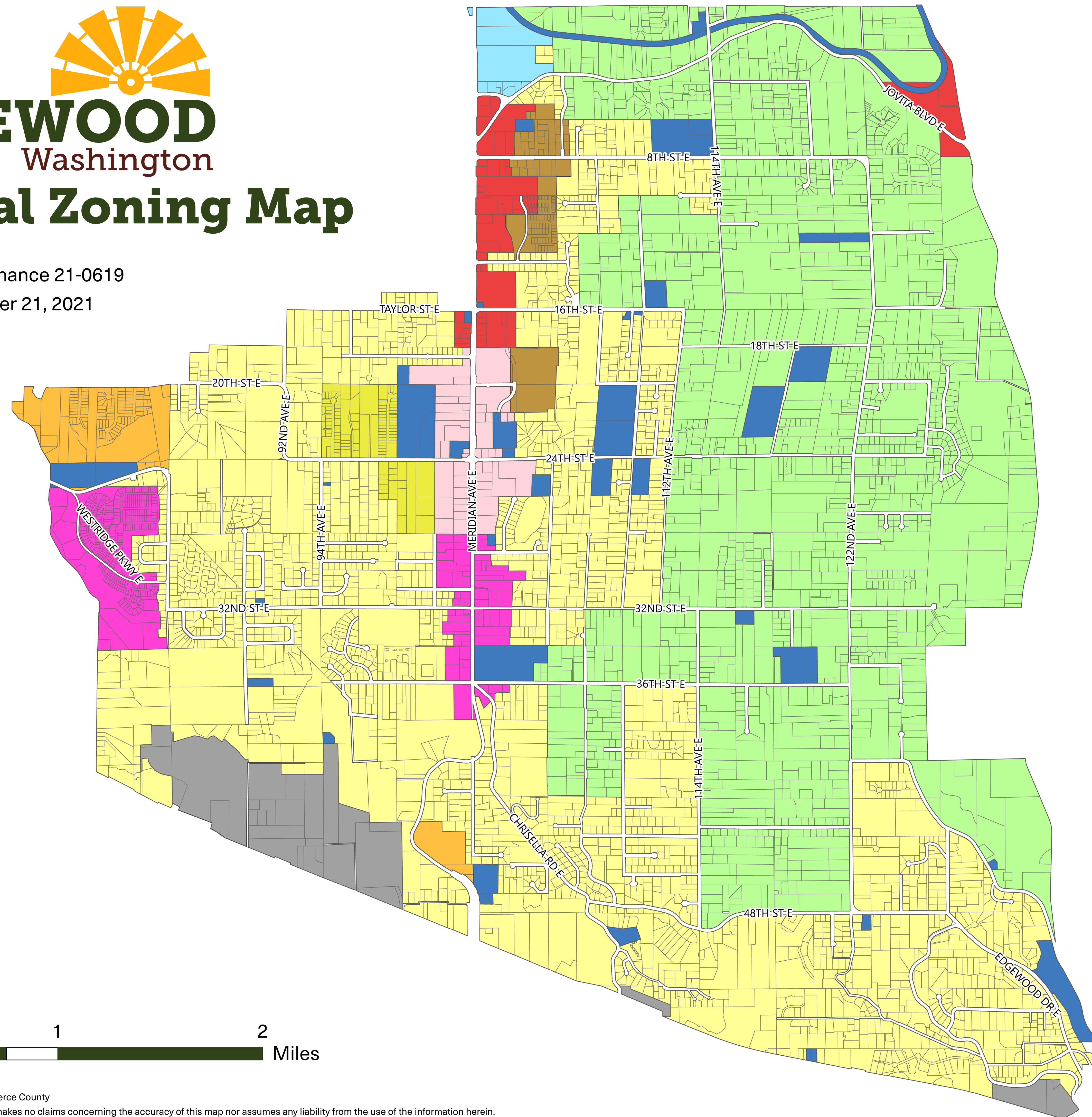
EDGEWOOD

Washington

Official Zoning Map

Amended by Ordinance 21-0619

Effective December 21, 2021



Legend

Current Zoning

Zoning

- BP
- C
- I
- MR-1
- MR-2
- MUR
- P
- SF-2
- SF-3
- SF-5
- TC



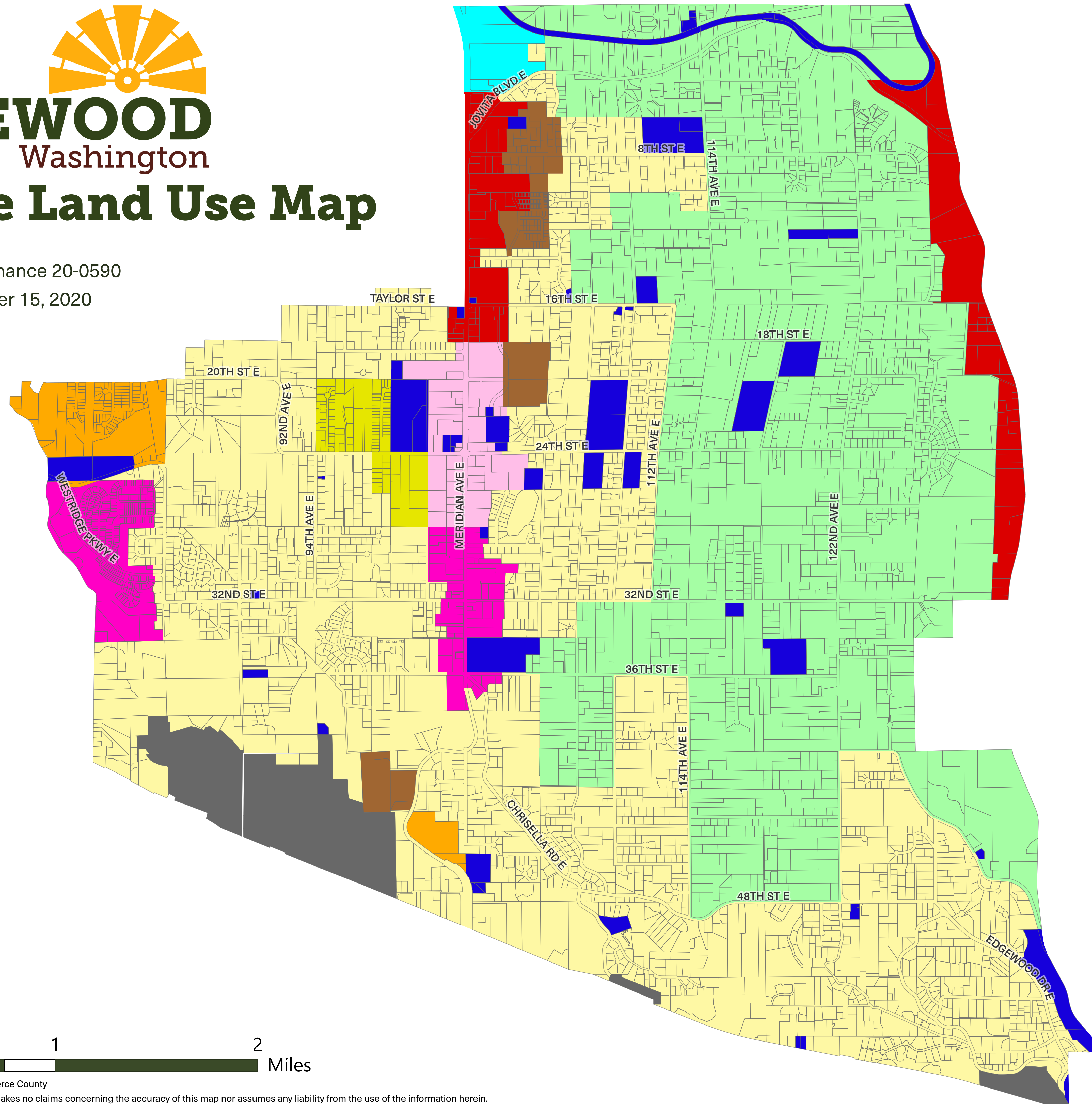
Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

EDGEWOOD Washington Future Land Use Map

Amended by Ordinance 20-0590

Effective December 15, 2020



Legend

FutureLandUse

- Single Family Low
- Single Family Moderate
- Single Family High
- Commercial
- Mixed Residential Low
- Mixed Residential Moderate
- Mixed Use Residential
- Town Center
- Business Park
- Industrial
- Public



0 0.5 1 2 Miles

Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 2022

Title: Industrial Zone Height Standards

Attachments:

- 1) Current Zoning Map
- 2) Future Land Use Map
- 3) Industrial Zone Development Standards

Submitted By: Morgan Dorner, Senior Planner

Background Information:

The Industrial designation is intended to accommodate industrial uses that provide local and regional employment opportunities, such as research, light manufacturing, and warehousing. Compatible uses are also allowed.

Goal:

Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.

Policies:

- Establish opportunities for a range of industrial uses, such as regional research, manufacturing, warehousing, or other regional employment uses.
- Expand the number and type of industrial uses in the city through more intensive use of existing industrial lands and expansion of industrial uses in appropriate locations

Zone Purpose:

The Industrial (I) zoning district provides for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available.

Current Height Standards:

The maximum building height in the Industrial zoning districts is 35 feet.

For the Industrial zone, building height is determined as the vertical distance from the curb level, or the equivalent final grade of a building site at the front of the building to the highest point of the underside of the ceiling. In the case of a flat roof, to the deck side of a mansard roof; and to the mean level of the underside of the rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Where no curb level has been established, the height of a building may be measured from the mean elevation of the finished lot grade at the front of the building.

Current Discussion:

The Industrial zone has grown significantly in geography since development standards for this area were last assessed. City staff are asking the Planning Commission to look into Industrial building height to ensure it is compatible with the City's vision described in the Comprehensive Plan, and to improve consistency with adjacent jurisdictions (Fife, Puyallup, Sumner) for future development.



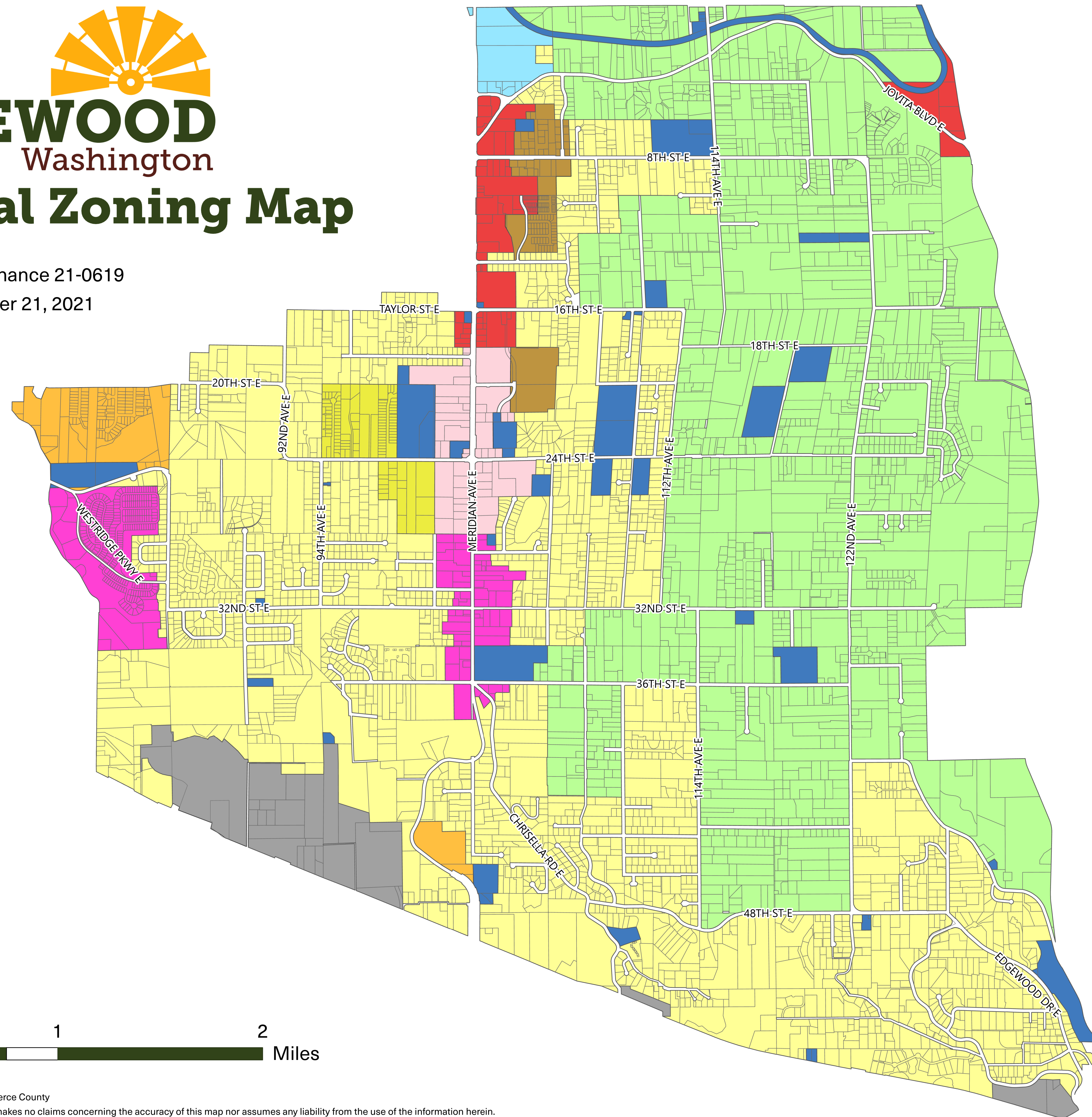
EDGEWOOD

Washington

Official Zoning Map

Amended by Ordinance 21-0619

Effective December 21, 2021



Legend

Current Zoning

Zoning

- BP
- C
- I
- MR-1
- MR-2
- MUR
- P
- SF-2
- SF-3
- SF-5
- TC



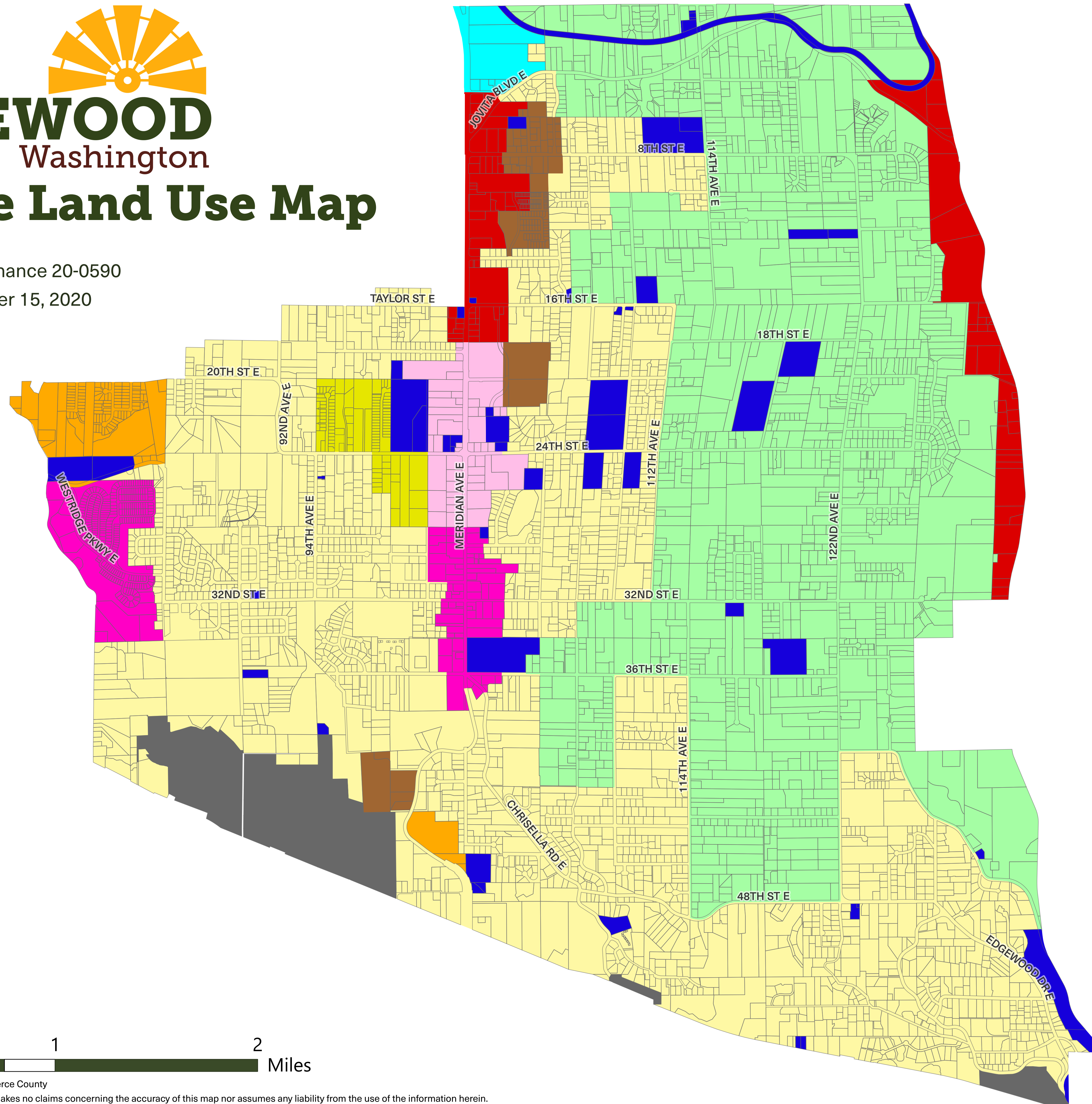
Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

EDGEWOOD Washington Future Land Use Map

Amended by Ordinance 20-0590

Effective December 15, 2020



Legend

FutureLandUse

- Single Family Low
- Single Family Moderate
- Single Family High
- Commercial
- Mixed Residential Low
- Mixed Residential Moderate
- Mixed Use Residential
- Town Center
- Business Park
- Industrial
- Public



0 0.5 1 2 Miles

Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

18.80.100 Industrial zoning district.

A. The Industrial (I) zoning district provides for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available.

B. Primary Permitted Uses. For permitted uses within the Industrial zoning district see Chapter 18.70 EMC, Permitted Land Uses.

C. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Industrial zoning district:

1. Lot development is subject to stormwater and other requirements for the Industrial zoning district and shall not exceed the following standards for lot coverage and impervious surface:

- a. Lot coverage: 80 percent;
- b. Effective impervious surface: 85 percent; and
- c. Hard surface area: 90 percent.

2. The minimum distance setbacks for the Industrial zoning district shall be as follows:

- a. Minimum front yard/street setback: 25 feet.
- b. Minimum arterial and state highway setback: 25 feet.
- c. Minimum rear building setback: 25 feet.
- d. Minimum interior setback: zero feet.

Additional setback requirements are provided in EMC 18.90.150, Setback standards.

3. The maximum building height in the Industrial zoning districts shall be 35 feet (see EMC 18.90.070, Height standards).

4. Design features shall be required for commercial uses as set forth in Chapter 18.95 EMC, Design Standards.

5. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation.

6. Landscaping shall be provided as set forth in EMC 18.90.090, Landscaping, as it applies in their

appropriate zones.

7. Parking shall conform to the requirements of EMC 18.90.130, Parking.

8. Signage shall conform to the requirements of Chapter 18.97 EMC, Sign Code. (Ord. 20-579 § 3 (Exh. C); Ord. 20-579 § 3 (Exh. C);



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: September 12, 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 Future Agenda Calendar- September 2022													
Work Plan Items	2022										2023		
	14-Mar	11-Apr	9-May	13-Jun	11-Jul	8-Aug	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb	14-Mar
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	PH and Action	Discussion
Development & Public Works Standards	None			Discussion	None			Discussion	Discussion	Discussion	PH and Action	None	
Sewer Connection Requirements	Discussion	None		Discussion	Discussion	Discussion	Action	None					
Tree Preservation	None										Discussion	Discussion	Discussion
Various Code Updates	<u>Discussion</u> 1. Title 13 Code Updates	<u>PH and Action</u> 1. Title 13 Code Updates <u>Discussion</u> 1. Impact Fee Exemptions	<u>PH and Action</u> 1. Impact Fee Exemptions <u>Discussion</u> 1. Impact Fee Exemptions 2. Stormwater Regulations	<u>Discussion</u> 1. Land Use Table	None	<u>Discussion</u> 1. Land Use Table	<u>Discussion</u> 1. Land Use Table 2. Commercial Zone 3. Industrial Height	<u>Discussion</u> 1. Commercial Zone 2. Industrial Height	<u>Discussion</u> 1. Commercial Zone 2. Industrial Height	<u>Discussion</u> 1. Commercial Zone 2. Industrial Height	<u>PH and Action</u> 1. Commercial Zone 2. Industrial Height	None	
2024 City Comprehensive Plan Update	None								Discussion	Discussion	Discussion	Discussion	Discussion
Training Opportunities & Guest Speakers	<u>Discussion</u> 1. GIS Map	None	<u>Discussion</u> 1. APA Membership	None									
Review Planning Commission Handbook	None						Discussion	None					
2022 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None		
Comprehensive Plan Amendment	None		<u>PH and Action</u> 1. Preliminary Docket	None				<u>PH and Action</u> 1. Final Review of Amendment		None			
2023 Work Plan	None								Discussion	Discussion	Action	Discussion	Discussion
Miscellaneous Items	<u>Discussion</u> 1. PROST Plan	<u>Action</u> 1. PROST Plan	<u>Discussion</u> 1. Reappointments	<u>Action</u> 1. Chair and Vice Chair <u>Discussion</u> 1. Development Review Process	<u>Discussion</u> 1. Coordination and Collaboration with EDAB	<u>Discussion</u> 1. Development Review Process	None						
Agenda Formation	March	April	May	June	July	August	September	October	November	December	January	February	
Public Hearing (PH)	None	1. Title 13 Code Updates	1. Comprehensive Plan Amendment Preliminary Docket 2. Impact Fee Exemptions	None	None	None	None	None	1. Final Review of Amendment	None	1. Dev & PW Standards 2. Commercial Zone 3. Industrial Height	1. Town Center	None
Action	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	None	1. Sewer Connection Regs.	None	1. Final Review of Amendment	None	1. Dev & PW Standards 2. Commercial Zone 3. Industrial Height 4. 2023 Work Plan	1. Town Center	None
Discussion	1. Town Center 2. Sewer Connection Regs. 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 Regs. 4. Land Use Table (Kennels) 5. Permit Processing 6. 2022 Work Plan	1. Town Center 2. Sewer Connection Regs. 3. Coordination and Collaboration with EDAB 4. 2022 Work Plan	1. Town Center 2. Land Use Table 3. Development Review Process 4. 2022 Work Plan	1. Town Center 2. Land Use Table 3. Commercial Zone 4. Industrial Height 5. Review PC Handbook 6. 2022 Work Plan	1. Town Center 2. Dev & PW Standards 3. Commercial Zone 4. Industrial Height 5. 2022 Work Plan	1. Town Center 2. Dev & PW Standards 3. Commercial Zone 4. Industrial Height 5. 2024 Comp Plan Update 6. 2023 Work Plan 7. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. 2023 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. 2023 Work Plan	

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