



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, October 10, 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 Planning Commission meeting minutes from September 12, 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: None

6. Discussion Items:

- a. Sewer Connection Requirements
- b. Commercial Zoning District
- c. Industrial Height Standards
- d. Housing (HB 1220 and “Middle Housing”)
- e. 2022 Work Plan

7. Staff Comments

- a. Town Center Subarea Plan

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

PLANNING COMMISSION MEETING MINUTES

Monday, September 12, 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 6:01 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Ramirez; Pincas;
 - B. **Commissioners Absent:** Slate
 - C. **Staff Members Present:** Evan Hietpas, Associate Planner
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. Guillory motioned to approve, Pincas seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:**
 - A. Sewer Connection Requirements
 - i. Hietpas presented a draft recommendation for Planning Commission consideration.
 - ii. Planning Commission held discussion and decided to not take action at this meeting.
6. **PLANNING COMMISSION DISCUSSION ITEMS:**
 - A. Planning Commission Handbook
 - i. Hietpas presented the Planning Commission handbook that was published in July of 2021 with the intent of seeking feedback and input on it.
 - ii. Discussion held between staff and Commissioners. No future discussion anticipated.
 - B. Town Center
 - i. Hietpas provided an update on the Subarea Plan and highlighted two key areas of focus that staff will be working on and seeking Planning Commission input for in the coming months- (1) Land Use and Development Regulations and (2) Multi-Modal Mobility.
 - C. Land Use Table
 - i. Hietpas opened the agenda item for discussion, recommending that the Planning Commission pause their discussion on amendments to the land use table relating to “Kennels” and “All Other Pet Care Services”. This would allow an applicant to submit a specific development regulation amendment application for City review.
 - ii. Planning Commission discussed and agreed with staff’s recommendation.
 - D. Commercial Zoning District
 - i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.



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PLANNING COMMISSION MEETING MINUTES**

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E. Industrial Height Standards

- i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.

F. 2022 Work Plan

- i. No discussion.

7. STAFF COMMENTS:

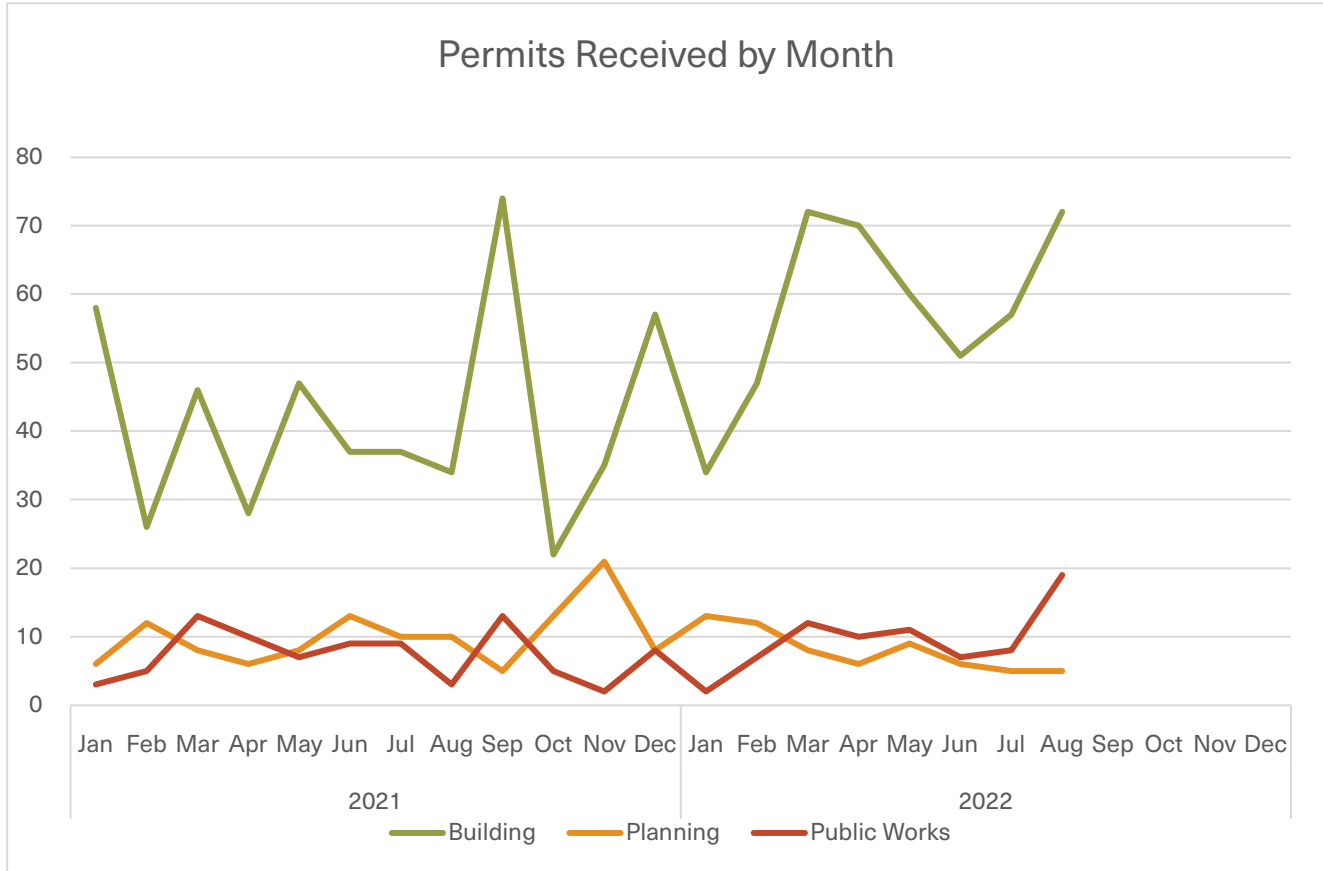
- A. Gray commended City Planning staff and the Planning Commission for their efforts in the past few years.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:44 PM.

Aug 2022

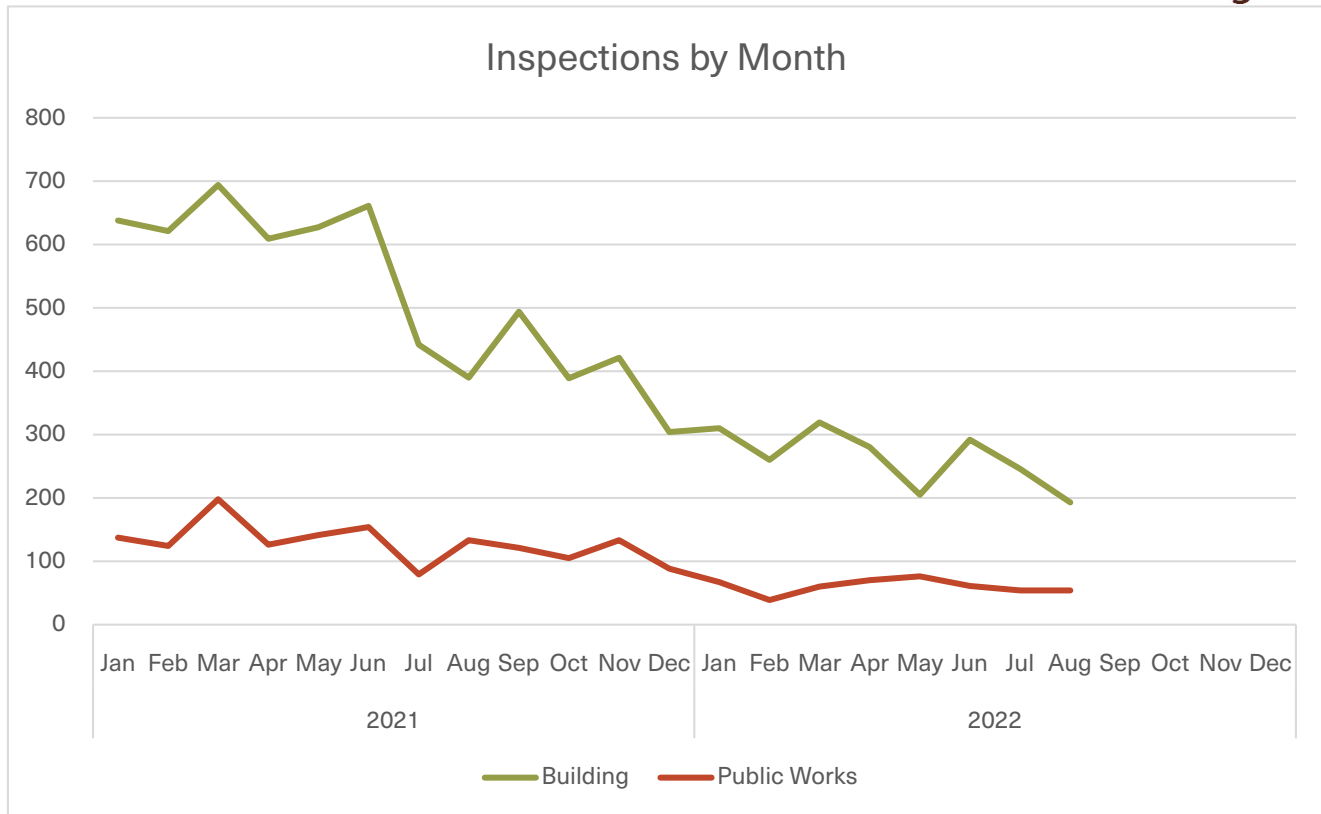
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Aug 2022	72	43	5	3	19	12
Aug 2021	34	35	10	7	3	5
Average 2022	58	32	8	4	10	7
Average 2021	39	37	9	7	7	7
YTD 2022	463	256	64	32	76	54
YTD 2021	313	297	73	58	59	55
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Jan	13	Aug	19
Highest Month 2021	Sep	74	Nov	21	Mar	13

Aug 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Aug 2022	193		54	
Aug 2021	390		133	
Average 2022	263		60	
Average 2021	524		128	
YTD 2022	2105		481	
YTD 2021	4682		1092	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	319	May	76
Highest Month 2021	Mar	694	Mar	198

Pending Projects - Planning and Engineering Permits

28 Permits

Exported: 09/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	WAITING ON REVISIONS	12/30/2021	08/12/2022
22-1452	EdgeVue Estates	4524 CALDWELL RD E	6755000184	PLANNING	BLA	APPLICATION	08/29/2022	08/29/2022
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	WAITING ON REVISIONS	03/24/2022	08/31/2022
22-1262	10811 8TH S E LLC CLEAR AND GRADE	10811 8TH ST E	6023170010	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	05/11/2022	06/07/2022
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	08/16/2022
22-004CODE	2021 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	08/10/2022
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	08/23/2022
POST REVISION - ENG								
19-1413 PR1	WOLF POINTE SITE DEVELOPMENT POST REVISION	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	05/26/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	01/10/2022	08/30/2022
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	07/15/2022	08/25/2022
SIMPLE PAVING								
22-1444	LANG DRIVEWAY PAVING	10117 18TH STREET CT E	3630000021	ENGINEERING	SIMPLE PAVING	UNDER REVIEW	08/25/2022	09/01/2022
SITE DEVELOPMENT								
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	UNDER REVIEW	05/20/2020	07/27/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	08/01/2022
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	UNDER REVIEW	09/24/2021	08/11/2022
22-1218	TAPPS APARTMENT SITE DEVELOPMENT	XXX 29TH ST E	3625000372	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	04/22/2022	08/31/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/26/2022	08/31/2022
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	08/29/2022

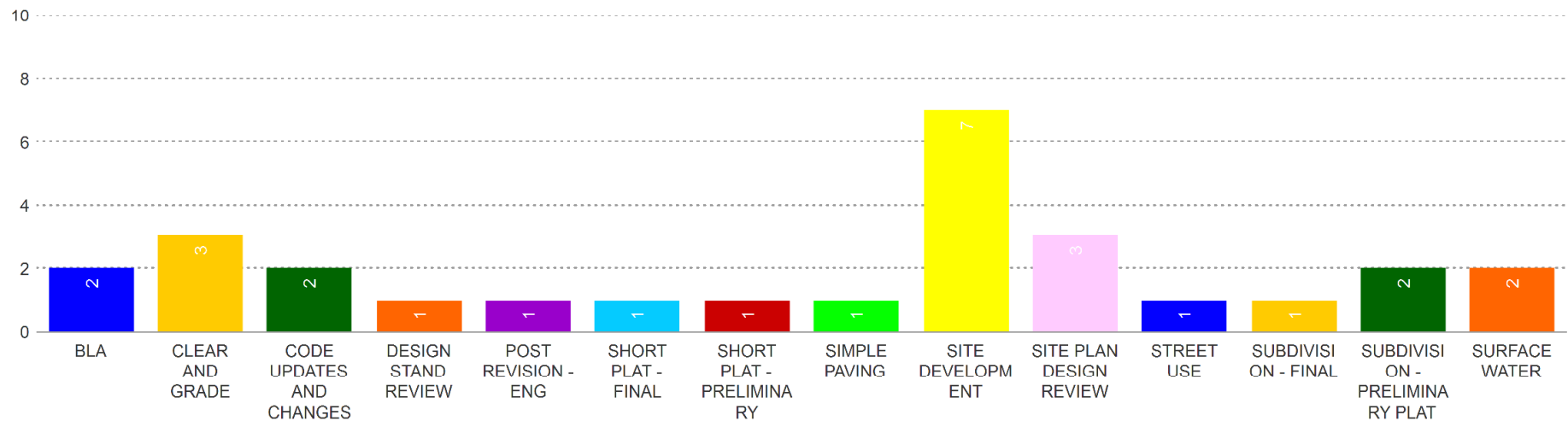
Pending Projects - Planning and Engineering Permits

28 Permits

Exported: 09/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
22-1402	EDGEMONT SHED SITE PLAN DESIGN REVIEW	2110 110TH AVE E	420102037	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/28/2022	08/24/2022
22-1426	DEMCHUK SITE PLAN REVIEW	10704 16TH ST E	420102002	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	08/17/2022	08/23/2022
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	PUBLIC WORKS	STREET USE	UNDER REVIEW	06/09/2022	07/15/2022
SUBDIVISION - FINAL								
22-1433	NORTHWOOD ESTATES WEST PHASE 2 SUBDIVISION FINAL PLAT	9609 24TH ST E	420091136	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	08/18/2022	08/31/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	08/01/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	01/25/2022	08/23/2022
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
22-1450	FRIEND SURFACE WATER	12213 48TH ST E	6755000351	ENGINEERING	SURFACE WATER	UNDER REVIEW	08/25/2022	08/31/2022

Permits by Type



Plat Construction Tracking Report- July-August 2022

Preliminary Plat						Site Development	Final Plat		Buildout		
Submitted		Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	1	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	2	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	ISSUED				
2020	2	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	3	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	4	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	4	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	5	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPROVED	14		
	5	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	6	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021	ISSUED				
	6	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	7	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	7	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	8	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	8	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPROVED	3	3	33%
2018	9	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	10	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	10	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	0	
	11	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	12	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	12	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
2017	13	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	14	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	14	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
	15	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	17	94%
	16	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	17	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	17	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	18	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	18	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	63	94%
	20	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	21	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	ISSUED	APPLICATION			
	22	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
2015	22	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	23	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	30	78%
	24	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	26	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	7	50%
	27	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	28	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	4	44%
2014	30	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	30	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	279	98%



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 10, 2022

Title: Sewer Connection Requirements (General Sewer Plan Update)

Attachments: 1) Example for discussion on Policy #7

Submitted By: Jeremy Metzler, Public Works Director
Evan Hietpas, Senior 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).

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:

Part of this updated plan will address the economic impacts associated with public sewer service expansion, and 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-September 12, 2022 discussion:

The Planning Commission held discussions to prepare to give policy direction to City staff regarding the draft GSP and municipal code updates on several policy topics, as requested by staff to help in developing the capital improvement program.

Current Discussion:

The City has recognized the need for a city-wide sewer plan, because without it, holistic infrastructure management is not possible. It is crucial to look at things holistically to avoid inequitable decisions. The updated GSP will establish clear strategies that achieve environmental, community cultural, and economic equity. The GSP will also enable efficient resource management. The Planning Commission is currently discussing several key policy issues to be addressed in the GSP.

Staff understands the Commission has reached a common understanding on the following proposed policies:

1. Community on-site septic systems should not be permitted anywhere in the city.
2. New individual OSSs should only be allowed on existing lots of record where the nearest parcel boundary is more than 300 horizontal feet from the nearest existing sanitary sewer main.
3. If a new sanitary sewer main is installed by **a private developer**, and the new sewer is adjacent to property with an existing structure served by an OSS, then 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 currently 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 to maintain its function, 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)
4. If an existing structure's OSS fails, the OSS may only be repaired if the existing sanitary sewer main is more than 300 horizontal feet away from the subject 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. 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 (being more than 20 years old and/or otherwise identified problem areas, such as odor complaints or recent repair activity)
 - d. Other developable areas

However, based on last month's conversation, staff is providing clarification on the following 2 policy topics:

6. If a new sanitary sewer main is installed by the **City**, the requirement for an adjacent existing structure served by an OSS to connect must be evaluated further. Key considerations for discussion are listed below (Public Noticing, Connection Requirement, and Deferral Allowance):
 - a. Public Noticing: It is standard procedure that any decision to use City funds for a capital project is made months in advance of any construction activity. Any City-led effort to install a new sanitary sewer main will be preceded by appropriate public and neighborhood noticing to ensure that all impacted property owners have ample opportunity to engage in the decision-making process.
 - b. Connection Requirement:
 - i. Any existing structure will be required to connect to the sanitary sewer within 180* days of the sewer being made available if:
 1. there is a permit approval increasing use of the OSS
 2. there is a permit approval reclassifying use
 3. there is a substantive repair needed for the OSS to continue functioning
 4. the OSS is failing.

**Previously written as "immediately upon availability", the proposed 180-day timeline is consistent with Pierce County requirements and recommended by staff. Commissioners may discuss further.*

- c. Deferral Allowance: Connection Requirement (b) applies, except as allowed below, considering economic impacts. Property owners may apply for sanitary sewer connection deferral if the OSS has been newly installed or undergone permitted repair work less than (X amount*) years from the time of sewer availability.

**10-20 years is recommended by staff as the range for Planning Commission consideration.*

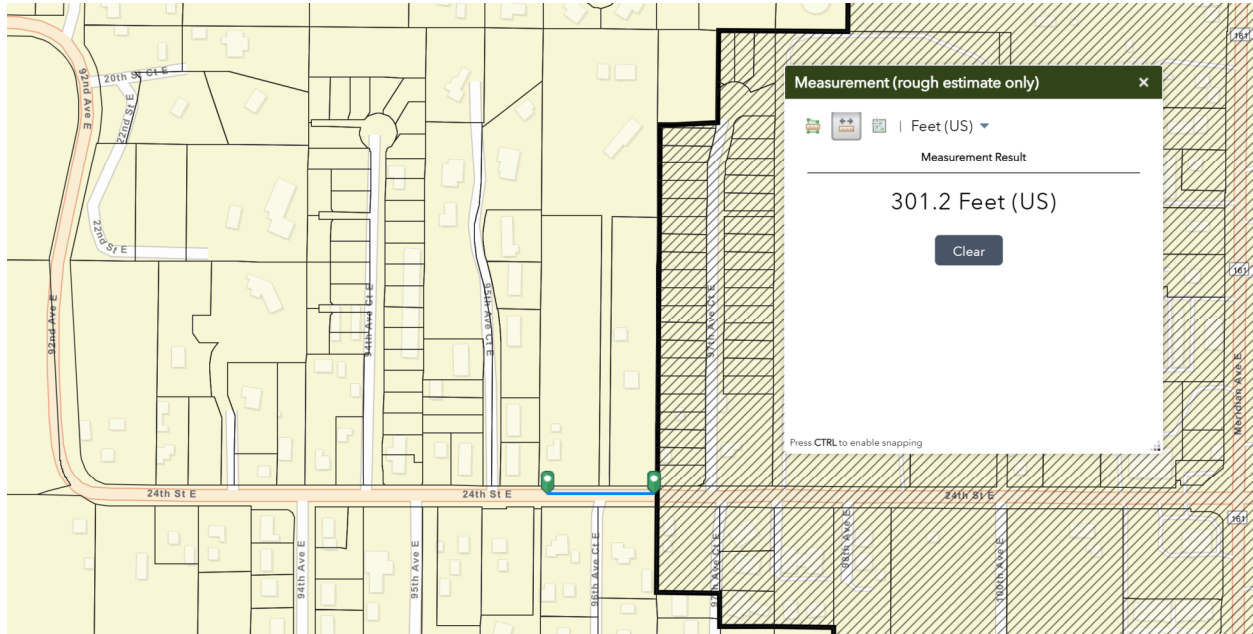
- 7. The allowance / prohibition of new individual OSSs in newly proposed subdivisions (full and/or short) must be evaluated further. The following policies are being considered:

- a. Sewer Extension Requirement: For proposed subdivisions that are no more than (X amount*) feet from the nearest existing sanitary sewer main, prohibit new individual OSSs and require sanitary sewer extension to serve the subdivision.
- b. Dry Sewer Requirement: For proposed subdivisions more than (X amount*) feet from the nearest existing sanitary sewer main, allow new individual OSSs and require installation of a “dry” sanitary sewer main within the subdivision. (Similar to [Pierce County requirements](#))
 - i. Once the sanitary sewer is extended to the area, the existing structures’ “dry” sewer lines must be connected, consistent with the deferral allowance policy above.

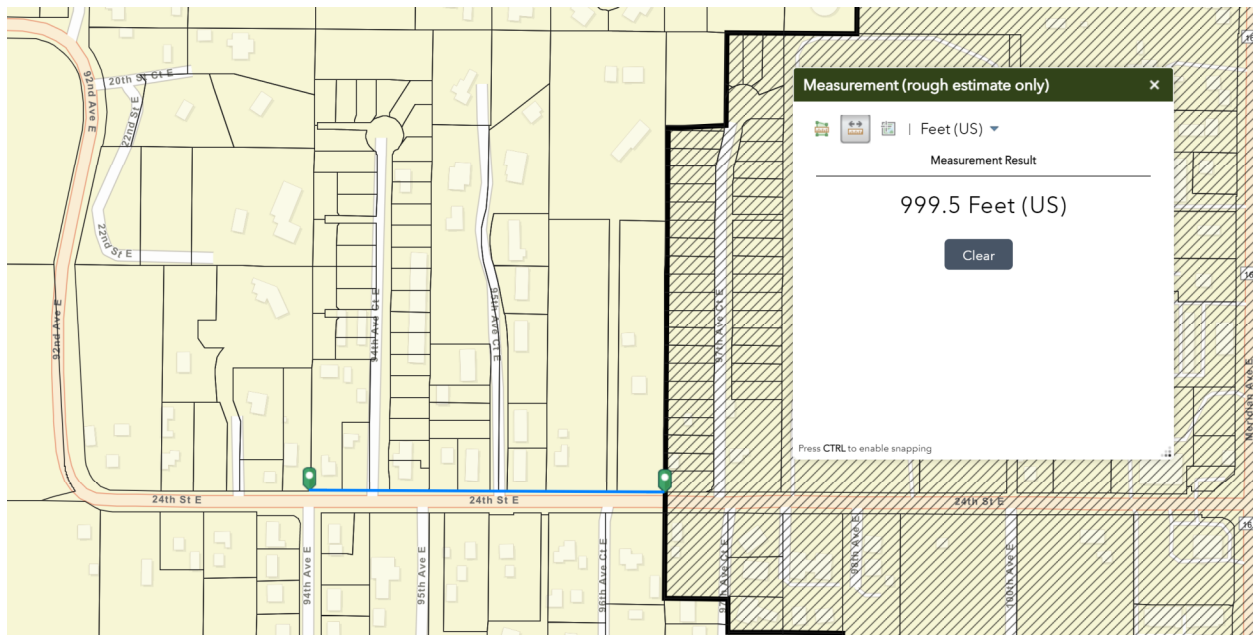
**300-1,000 feet is recommended by staff as a range for Planning Commission consideration.
Typically, the costs for installing one new individual OSS is similar to 100 feet of sewer extension.*

Examples showing linear feet for discussion on Policy #7 outlined in staff report. Hashed area shows the existing Local Improvement District (LID) sewer boundary.

Example 1: 300 feet



Example 2: 1000 feet





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 10, 2022

Title: Commercial Zoning District

Attachments: 1) Current Zoning Map
2) Identified EMC revisions to consider

Submitted By: Morgan Dorner, Senior Planner
Evan Hietpas, Senior Planner

Background Information:

This agenda item has been included in the Planning Commission packet to hold discussion on proposed code amendments to the Edgewood Municipal Code (EMC) to ensure consistency with the community's vision for the Commercial zoning district, as outlined in the Comprehensive Plan.

Commercial Zoning District Comprehensive Plan [Land Use Policy I.k.](#)

"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."

Other Applicable Existing City Goals and Policies

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

Past Discussion:

September 12, 2022: Staff brought forward this item and the Commission directed staff to look into this and approved the scope of work for the City's analysis and recommendations.

Current Discussion:

City staff has identified inconsistencies between the Comprehensive Plan Land Use Policy I.k. and permitted uses in the Commercial (C) zoning district outlined [EMC 18.70.050 \(Land Use Table\)](#).

Light industrial land uses that seem inconsistent are outlined below:

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

After further analysis, staff also noted that a proliferation of automotive service-related uses may be inconsistent with the vision for the Commercial zone. The Commercial zone currently has several developments with these land uses, and the Planning Commission should discuss this issue to ensure diversification of the City's commercial offerings consistent with comprehensive plan goals.

Automotive service-related uses that may need to be closely regulated or restricted are outlined below:

- Automotive and Other Motor Vehicle Dealers
- Passenger Car Rental and Leasing
- Automotive Oil Change and Lubrication Shops
- All Other Automotive Repair and Maintenance
- Gas Stations
- Car Washes

Staff's Recommendation:

Discuss code amendments that should be made to achieve applicable City goals and policies.



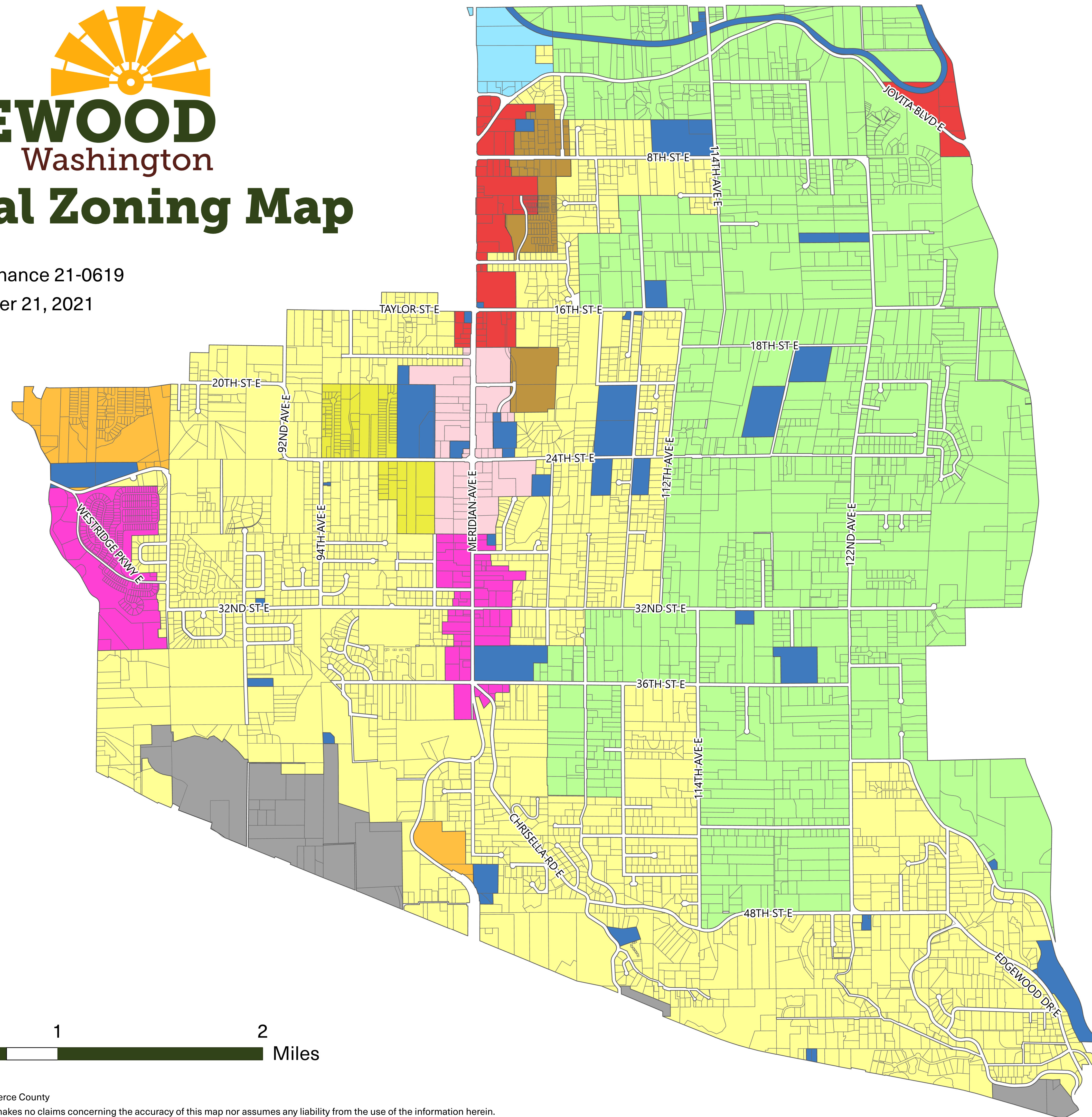
EDGEWOOD

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



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.

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

B. Purpose.

2. 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.

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
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

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
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

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
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)													

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
Restaurants, Limited Service	722513; 722514	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
Snack and Nonalcoholic Beverage Bars	722515	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
Services (Sector 811-812)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Automotive Repair and Maintenance													
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	-	

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Outside 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: October 10, 2022

Title: Industrial Zone Height Standards

Attachments:

- 1) Current Zoning Map
- 2) Future Land Use Map
- 3) Industrial Zone Development Standards
- 4) Examples of Height Standards from Neighboring Jurisdictions
- 5) DRAFT Proposed EMC Text Amendments to Industrial Height

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.

History:

September 12, 2022 Planning Commission Meeting – staff brought forward this item and the commission agreed for staff to look into this and approved the scope of work for the City's analysis.

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.

Staff conducted an analysis consistent with the scope of work agreed to by the commission, which included the following:

- Study neighboring jurisdictions height standards
- Evaluate the Industrial zone and any potential issues
- Propose a resolution that includes a method for height allowances and/or increases in-line with current regional standards

Staff evaluated Fife, Sumner, and Puyallup's height standards for the industrial zone and found general consistency across jurisdictions. Staff also inquired with industry experts to ensure recommended code changes will be clear to potential applicants. The recommended code amendments are provided in the attached documents.



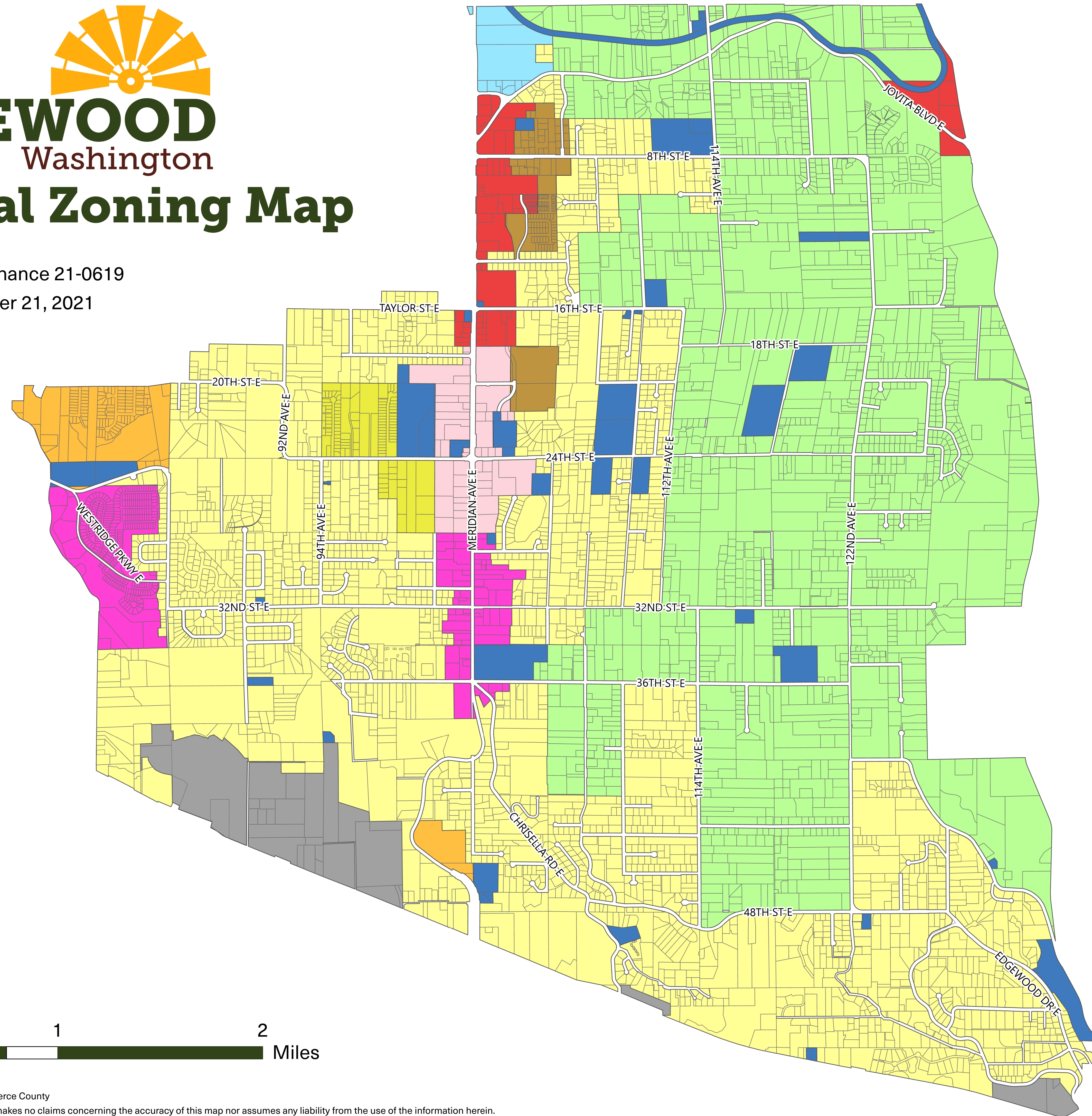
EDGEWOOD

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



0 0.5 1 2 Miles

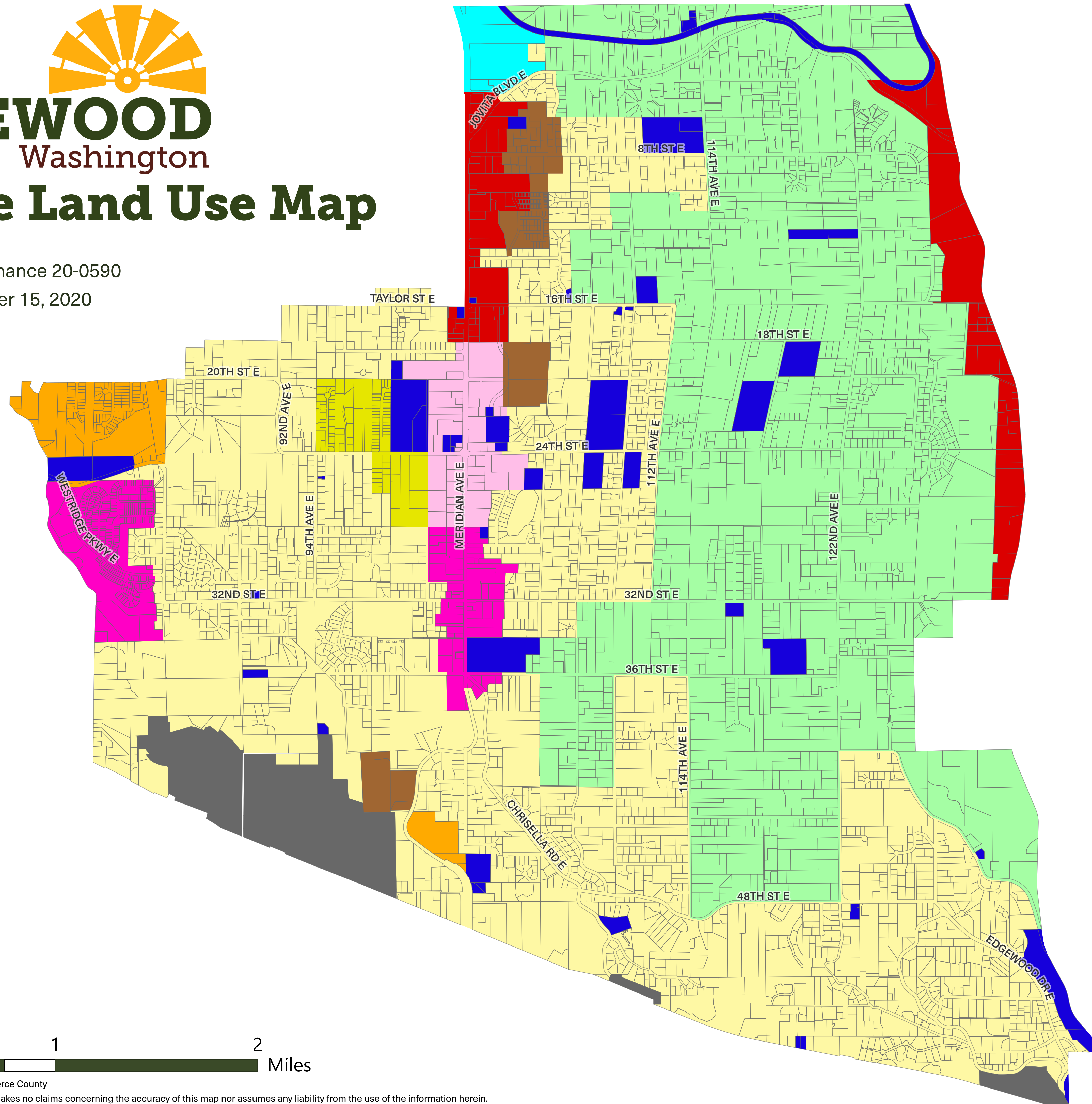
Data Sources: City of Edgewood, Pierce County

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.

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);

Examples of Height Standards from Neighboring Jurisdictions

City of Puyallup

- (1) MP Business Park Zone
 - (2) ML Limited Manufacturing Zone
 - (3) MR Rail Manufacturing Zone
- Maximum building height

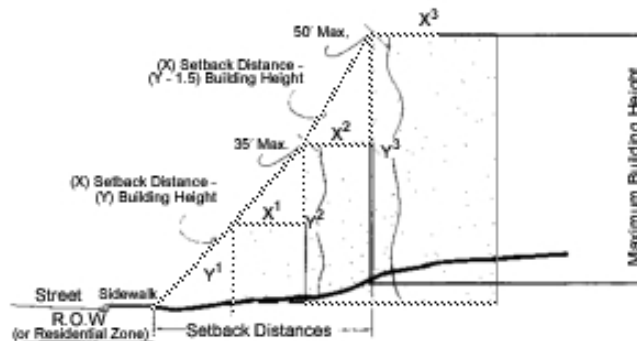
	MP	ML	MR
(11) Maximum building height	50*	50*	65

*Refer to PMC [20.35.023](#).

20.35.023 Maximum building height in M zones.

Structures in MP and ML zones shall be subject to the following building height requirements:

- (1) The maximum building height shall be equal to the proposed building setback within the first 35 feet of setback from an adjoining public street or residential zone. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table 20.35.020.



Example of Building Height:

- (2) Building heights within required setbacks shall be measured from the grade of the public sidewalk or centerline of the public street adjoining the site, or from the grade of a property line adjoining a residential zone.
- (3) In order to achieve a building height greater than the maximum permitted building height, those buildings located 500 feet or further from any residentially zoned property shall be eligible for one or more of the height bonuses described by this section, subject to the maximum bonus provisions of this subsection.

Where parking is provided incidentally within a building, and where such parking area is equal to or exceeds 60 percent of the area of the building's footprint, a building height bonus of 10 feet shall be permitted. The sum of building height bonuses provided under subsections (1), (2) and (3) of this section shall not exceed 25 feet. (Ord. 2943 § 3 (Exh. C), 2009; Ord. 2563 § 1, 1998; Ord. 2510 § 1, 1997; Ord. 2454 § 1, 1995).

City of Fife

19.48.050 Development standards.

A. Minimum Lot Area and Site Requirements for Industrial (I). See subsection (B) of this section for additional minimum requirements.

B. Maximum height = 45 feet (see FMC [19.68.020](#)(C) for exceptions).

C. Height Exceptions to the Applicable Zoning District Limit. Height exceptions shall be limited to the minimum necessary for the intended use.

2. For all zoning districts other than the SFR and SLR districts, the following structures may be erected up to 15 feet above the applicable zoning district's height limit: attached WCF, elevator housing or screening, fire parapet wall, chimney, skylight, stairway, ventilating fan, widow's walk or other similar item required for building operation or maintenance.

3. A steeple or spire on a religious building may be erected to a height of 55 feet.

4. A necessary silo or similar unoccupied structure as an accessory to a principal use structure may be erected to a height of 50 feet in the industrial district.

5. A residential amateur or citizen band antenna array and support structure may be erected up to the minimum height necessary for reception purposes. If a resident proposes a height greater than 45 feet, the city shall require that the applicant submit certification from a qualified and licensed engineer that the proposed height is the minimum necessary for reception purposes. For a proposed height greater than 55 feet, the city shall, at the applicant's expense, hire a qualified and licensed engineer to review the applicant's submittal.

6. A public or quasi-public utility pole or structure may be erected to a height necessary for proper use. For proposed structures above 45 feet, the city shall require that the applicant submit certification from a qualified and licensed engineer that the proposed height is the minimum necessary for utility purposes.

7. Air separation columns may be erected to a height of 240 feet in the industrial district if all of the following conditions are met:

a. The column will not be within 1,500 feet of any community commercial and residential zone in the city of Fife, or any other residential zone in surrounding jurisdictions unless separated by the Puyallup River as an intervening feature;

b. The column shall accommodate co-location of emergency management antenna and appurtenant equipment;

c. The projected additional city revenues generated by the development exceed the projected cost of providing city services for the development;

d. In addition to any other landscaping/open space requirements applicable to the development, the site shall include an additional 1,210 square feet of landscaping/open space for every 10 feet of column height over 60 feet; and

e. The column is approved as part of a development agreement per FMC [19.68.110](#).

8. WCF Height Limit Exceptions. See Chapter [19.72](#) FMC.

9. See height exception overlay in FMC [19.68.090](#).

City of Sumner

18.18.010 Purpose.

A. The following manufacturing districts are established; properties so designated shall be subject to the provisions contained in this chapter:

- 1. M-1, light manufacturing district.
- 2. M-2, heavy manufacturing district.

	M-1	M-2
15. Maximum building height in feet within 100 feet of any street right-of-way, or residentially or commercially zoned property	35*	35*
16. Maximum building height in feet when greater than 100 feet from any street right-of-way or residentially or commercially zoned property	45**	45

*A special exception per SMC 18.50.040 may be granted for buildings within the MICO to allow the building height to increase up to a maximum of 45 feet for buildings located between 50 and 100 feet of any street right-of-way, or residentially or commercially zoned property.

**M-1 zone properties located within the MICO meeting height incentive criteria in SMC 18.18.060(U) may increase their maximum height to 55 feet.

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 ~~50~~ **35 feet** (see EMC [18.90.070](#), Height standards).

Possible EMC
amendments

- a. Breaks in scale must be provided in the form of eaves, overhangs, levels, or other features that break-up height between 15 and 30 feet throughout the site with particular attention to entrances.
- b. The following features may exceed the applicable height limits but must be placed and/or screened to avoid visual impact:
 - i. Solar collectors may extend 15 feet above the applicable height limit;
 - ii. Stair and elevator penthouses may extend 15 feet above the applicable height limit; and



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: October 10, 2022

Title: Housing Policies and Regulations

Attachments: 1) Housing information links
2) [Puget Sound Regional Council "Passport to 2044" Webinar](#)

Submitted By: Evan Hietpas, Senior Planner

Background Information:

“The (Puget Sound) region is expected to grow by 830,000 households by the year 2050. Meeting the housing needs of all households at a range of income levels is integral to creating a region that is livable for all residents, economically prosperous and environmentally sustainable.” - [PSRC](#)

House Bill 1220 and GMA 2024 Periodic Update

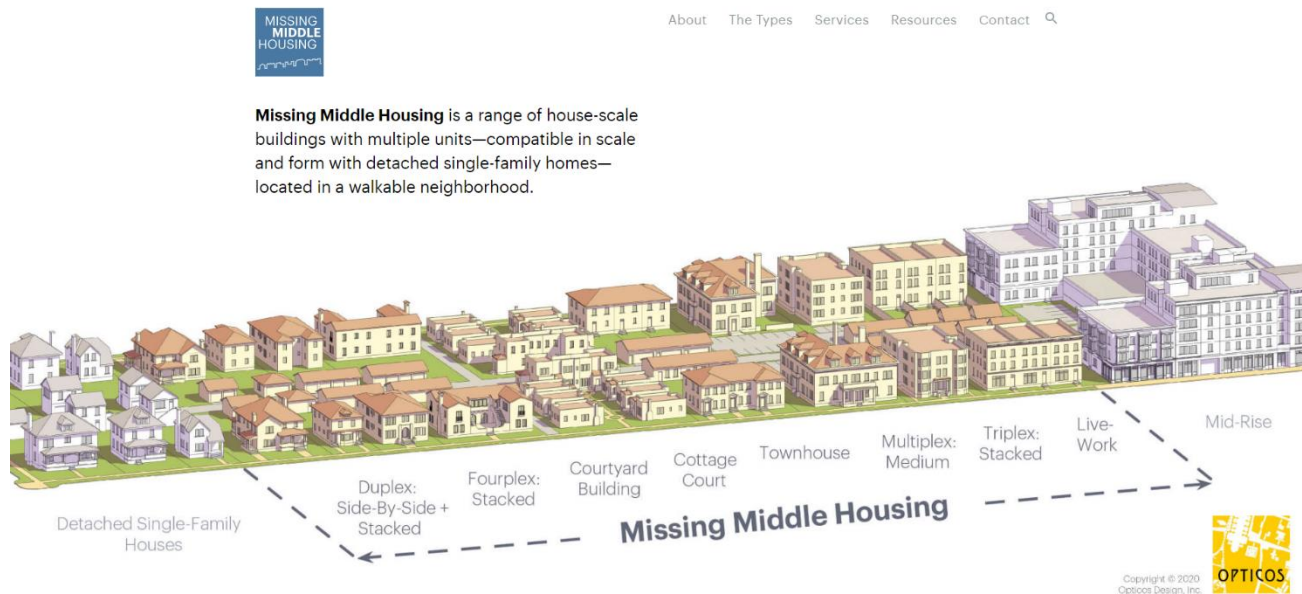
[House Bill \(HB\) 1220](#) amended the Growth Management Act (GMA) to instruct local governments to “*plan and accommodate*” for housing affordable to all income levels. This significantly strengthens the previous goal, which was to *encourage* affordable housing. The [Department of Commerce](#) will provide guidance to communities to meet the new housing goal and updated requirements for housing elements in [RCW 36.70A.070\(2\)](#), including:

- Projected housing needs for all economic segments of the population (moderate, low, very low and extremely low income). Projections will be provided at the county level and must be incorporated into local planning efforts. This includes projected need for emergency housing, emergency shelters and permanent supportive housing.
- Guidance on provisions for moderate density housing options within an Urban Growth Area (UGA), including but not limited to duplexes, triplexes and townhomes.
- Guidance on reviewing for adequate housing for existing and projected needs for all economic segments of the community, including sufficient land capacity for all projected housing. This includes guidance on how to assess zoning and regulations to allow, encourage and incentivize housing to meet the projected housing needs in each income band.
- Guidance on examining racially disparate impacts, displacement and exclusion in housing policies and regulations, and recommended policies to address them.

Middle Housing

“Missing Middle Housing is a range of house-scale buildings with multiple units-compatible in scale and form with detached single-family homes-located in a walkable neighborhood.” (Duplexes, fourplexes, cottage courts, and multiplexes) - missingmiddlehousing.com

The City of Edgewood and Pierce County South Sound Housing Affordability Partners ([SSHA3P](#)) have been awarded WA State Dept. of Commerce [Middle Housing grants](#). The grant program provides funding to take actions that will evaluate the authorization of middle housing types on at least 30% of lots currently zoned for single family. The funded efforts must use a racial equity analysis and establish anti-displacement policies to ensure there will be no net displacement of very low, low, or moderate-income households, as defined in [RCW 43.63A.510](#), or individuals from racial, ethnic, and religious communities which have been subject to discriminatory housing policies in the past.



Current Discussion:

To accomplish this important work, the City is working closely with SSHA³P, regional partners (Fife, Gig Harbor, Milton, University Place), and [BERK Consulting](#) to:

- Produce a Racial Equity analysis report
- Identify proposed policies to address anti-displacement
- Provide a summary assessment (middle housing suitability, comprehensive plan, buildable lands)
- Develop a “menu” of strategies to consider (policies, regulations, fees, incentives, permitting, etc.)
- the required middle housing analysis by May 2023.

Additionally, the Dept. of Commerce created a [Middle Housing Team](#) to provide technical assistance and support throughout this process.

Staff Recommendation:

City staff recommends the continuation of focused discussions on housing policies and regulations in Edgewood as the regional analysis is completed by June 2023, and the City begins to work on its GMA Comprehensive Plan periodic update, due in December 2024. This will most likely include public outreach efforts, education and training opportunities, collaboration with community-based organizations, and policy recommendations.

Helpful Links About Housing

Washington State Housing Policy

In 2021, the Washington Legislature changed the way communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) housing goal to “*plan for and accommodate*” housing affordable to all income levels, significantly strengthening the previous goal, which was to *encourage* affordable housing.

- [Department of Commerce Housing Element Update](#)
- [House Bill 1220: Planning for Housing/ Project Work Plan](#)
- [Puget Sound Regional Council "Passport to 2044" October 26th webinar registration](#)

Middle Housing

In 2010, [Opticos Design](#) originated the term “Missing Middle” housing. Missing Middle housing refers to duplexes, triplexes, cottage housing, or small single-family dwellings that offer alternatives to apartment living and offer options for housing that are less dense than mid-rise apartments and denser than detached single-family homes.

- [Planetizen Video- What is Missing Middle Housing?](#)
- [APA "5 Zoning Hacks for Missing Middle Housing"](#)
- [City of Kenmore, WA Missing Middle Housing webpage](#)
- [MRSC Missing Middle Housing examples](#)

Redlining, Restrictive and Exclusionary Zoning, and Displacement

- [Urban Displacement Project "The Legacy of Redlining in SF"](#)
- [Mapping Inequality: Redlining in New Deal America \(Tacoma\)](#)
- [Housing Matters "How Zoning Shapes our Lives"](#)
- [White House Blog "Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market"](#)
- [Vox "How the US made affordable homes illegal" video](#)
- [Urban Displacement Project "Pushed Out: Displacement Today and Lasting Impacts"](#)



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 10, 2022

Title: 2022 Work Plan

Attachments: 1) 2022 Future Agenda Calendar

Submitted By: Evan Hietpas, Senior 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- October 2022													
Work Plan Items	2022								2023				
	11-Apr	9-May	13-Jun	11-Jul	8-Aug	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb	14-Mar	10-Apr
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None	Discussion	Discussion	Discussion	Discussion	PH and Action	None
Development & Public Works Standards	None		Discussion	None						Discussion	Discussion	Discussion	PH and Action
Sewer Connection Requirements	None		Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	PH and Action	None			
Tree Preservation	None									Discussion	Discussion	Discussion	Discussion
Various 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. Land Use Table	None	Discussion 1. Land Use Table	Discussion 1. Land Use Table 2. Commercial Zone 3. Industrial Height	Discussion 1. Commercial Zone 2. Industrial Height	Discussion 1. Commercial Zone 2. Industrial Height	PH and Action 1. Commercial Zone 2. Industrial Height	None			
2024 City Comprehensive Plan Update	None						Discussion Housing	Discussion Housing	Discussion	Discussion	Discussion	Discussion	Discussion
Training Opportunities & Guest Speakers	None	Discussion 1. APA Membership	None										
Review Planning Commission Handbook	None					Discussion	None						
2022 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None			
Comprehensive Plan Amendment	None	PH and Action 1. Preliminary Docket	None					PH and Action 1. Final Review of Amendment	None				
2023 Work Plan	None							Discussion	Discussion	Action	Discussion	Discussion	Discussion
Miscellaneous Items	Action 1. PROST Plan	Discussion 1. Reappointments	Action 1. Chair and Vice Chair Discussion 1. Development Review Process	Discussion 1. Coordination and Collaboration with EDAB	Discussion 1. Development Review Process	None							
	April	May	June	July	August	September	October	November	December	January	February	March	April
Public Hearing (PH)	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	1. Sewer Connection Reqs 2. Commercial Zone 3. Industrial Height	None	None	1. Town Center	1. Dev. & PW Standards
Action	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 Reqs.	None	1. Final Review of Amendment	1. Sewer Connection Reqs 2. Commercial Zone 3. Industrial Height	1. 2023 Work Plan	None	1. Town Center	1. Dev. & PW Standards
Discussion	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. Land Use Table (Kennels) 5. Permit Processing 6. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 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. Sewer Connection Reqs. 2. Commercial Zone 3. Industrial Height 4. 2024 Comp Plan: Housing 5. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs 3. Commercial Zone 4. Industrial Height 5. 2024 Comp Plan Update 6. 2023 Work Plan 7. 2022 Work Plan	1. Town Center 2. 2024 Comp Plan Update 3. 2023 Work Plan 4. 2022 Work Plan	1. Town Center 2. Dev. & PW Standards 3. Tree Preservation 4. 2024 Comp Plan Update	1. Town Center 2. Dev. & PW Standards 3. Tree Preservation 4. 2024 Comp Plan Update 5. 2023 Work Plan	1. Dev. & PW Standards 2. Tree Preservation 3. 2024 Comp Plan Update 4. 2023 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp Plan Update 4. 2023 Work Plan

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