



PLANNING COMMISSION MEETING AGENDA

December 12, 2022, 6:00 p.m. • City Hall, 2224 104th Avenue E Edgewood
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
 - 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, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

The following items are presented for the board's approval:

- a. Agenda Approval or Modifications
- b. Planning Commission Meeting Minutes of November 14, 2022
- c. Review of November 2022 Development Review Reports

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

4. Public Hearings: None

5. Action Items:

- a. Sewer Connection Requirements

6. Discussion Items:

- a. Public Zoning District Land Uses
- b. Auto-Related Land Uses
- c. 2023 Work Plan
- d. 2022 Work Plan

7. Staff Comments

8. Commissioner Comments

9. Adjourn



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, November 14, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:** Chair Overfield called the meeting to order at 6:00 PM.
 - A. Commissioners Present:** Guillory; Overfield Greene; Wagner; Ramirez; Pincas; Slate
 - B. Commissioners Absent:** Slate
 - C. Staff Members Present:** Evan Hietpas, Senior Planner
Morgan Dorner, Senior Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator/ Finance Director
 - D. Others Present:** Councilmember Tonym
- 2. CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Greene motioned to approve as presented, Guillory seconded. Commission voted 6-0 to approve.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:**
 - A. 2021 City-initiated Comprehensive Plan Amendment Application**
 - i. Chair Overfield opened the public hearing at 6:02.
 - ii. Hietpas outlined proposed comprehensive plan amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:05.
 - B. Commercial Zoning District Land Uses Code Amendments**
 - i. Chair Overfield opened the public hearing at 6:05.
 - ii. Dorner outlined proposed code amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:07.
 - C. Industrial Height Standards Code Amendments**
 - i. Chair Overfield opened the public hearing at 6:07.
 - ii. Dorner outlined proposed code amendments, including a modification to the language included in the meeting agenda packet.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:09.



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PLANNING COMMISSION MEETING MINUTES**

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Meeting Held Virtually via Zoom

5. ACTION ITEMS:

- A. 2021 City-initiated Comprehensive Plan Amendment Application
 - i. Chair Overfield requested a motion to recommend approval of the comprehensive plan amendments, as presented.
 - ii. Vice-Chair Pincas motioned, Ramirez seconded, Commission voted 6-0 to recommend approval.
- B. Commercial Zoning District Land Uses Code Amendments
 - i. Chair Overfield requested a motion to recommend approval of the municipal code amendments, as presented.
 - ii. Greene motioned, Vice-Chair Pincas seconded, Commission voted 6-0 to recommend approval.
- C. Industrial Height Standards Code Amendments
 - i. Chair Overfield requested a motion to recommend approval of the municipal code amendments, as modified to not include subsection C.3.a. pertaining to design features between 15 and 30 feet of building height.
 - ii. Guillory motioned, Ramirez seconded, Commission voted 6-0 to recommend approval.

6. DISCUSSION ITEMS:

- A. Sewer Connection Requirements
 - i. Metzler opened the agenda item and discussion was held on proposed policies.
 - ii. Planning Commission provided guidance to staff on two (2) specific policies.
- B. 2023 Work Plan
 - i. Hietpas opened the agenda item and discussion was held on proposed Work Plan items.
- C. 2022 Work Plan
 - i. No discussion held.

7. STAFF COMMENTS:

- A. Hietpas provided an update on the Town Center Subarea Plan.
- B. Hietpas provided an update on the Meridian Avenue Corridor transportation study.

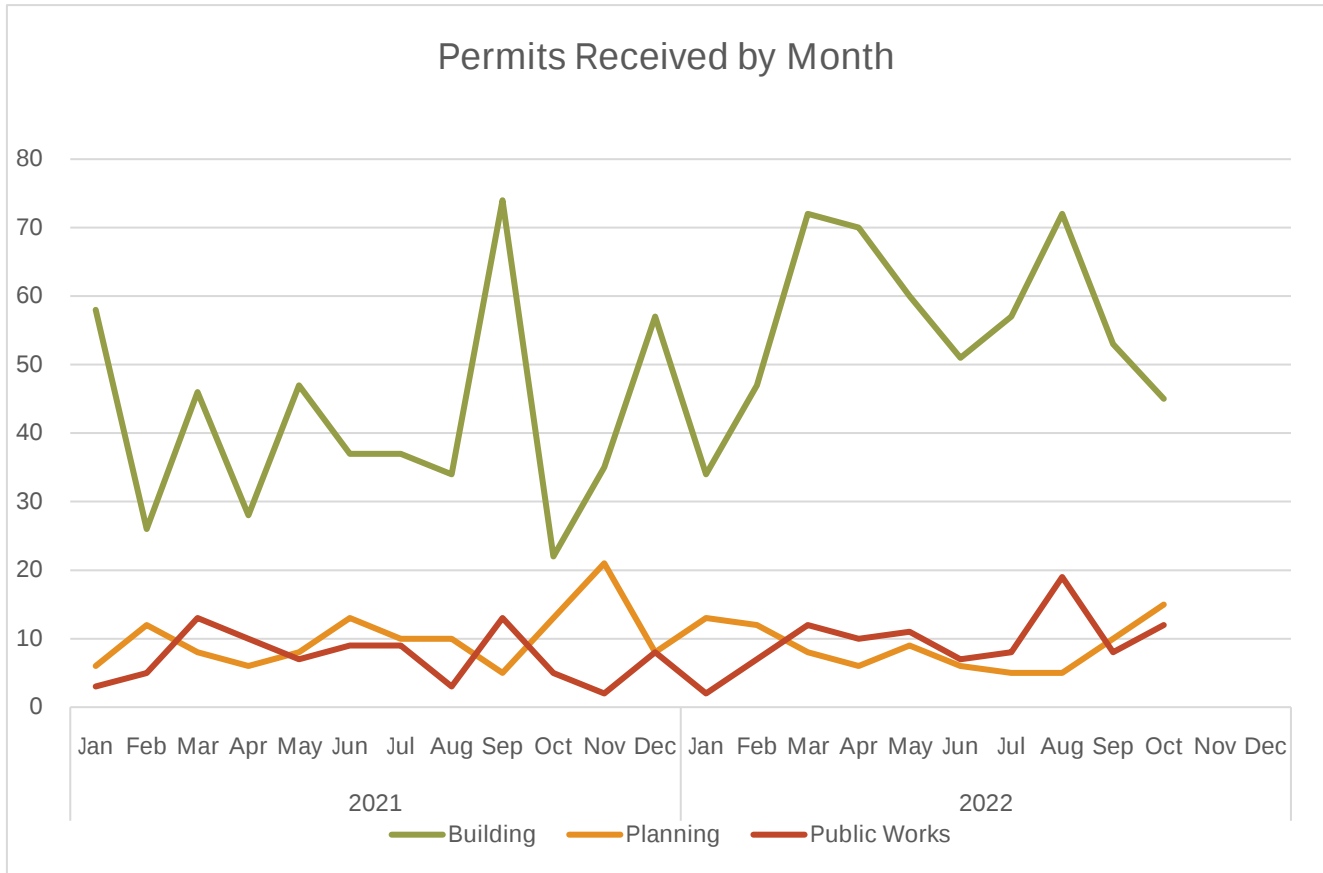
8. COMMISSIONER COMMENTS:

- A. Chair Overfield commented on the Planning Commission Handbook.
- B. Chair Overfield commented on “Edgewood Marketplace”, a concept that the Economic Development Advisory Board (EDAB) is working on.

9. ADJOURN: Chair Overfield adjourned meeting at 7:27 PM.

Oct 2022

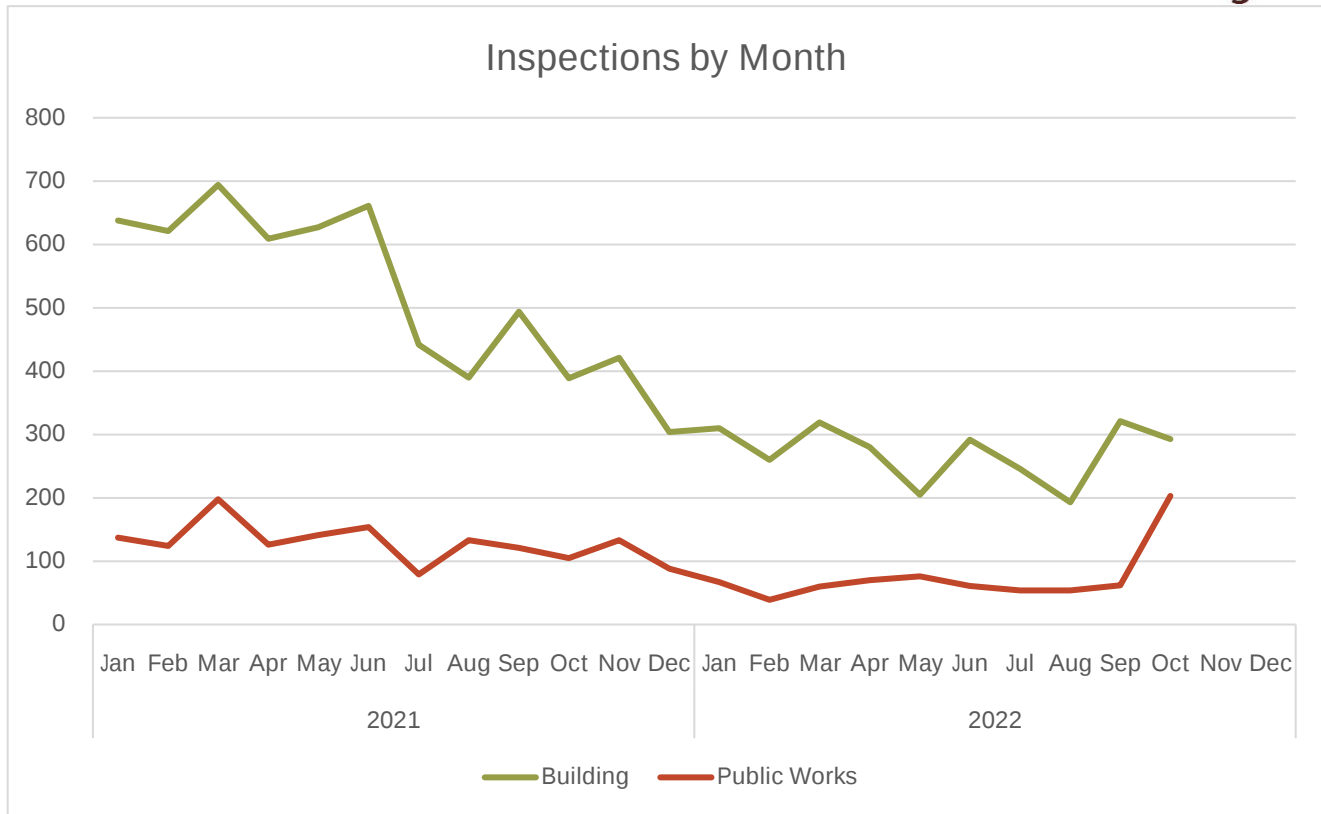
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Oct 2022	45	30	15	1	12	16
Oct 2021	22	40	13	11	5	4
Average 2022	56	31	9	4	10	7
Average 2021	41	37	9	7	8	7
YTD 2022	561	309	89	38	96	73
YTD 2021	409	373	91	71	77	67
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Oct	15	Aug	19
Highest Month 2021	Sep	74	Nov	21	Mar	13

Oct 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Oct 2022	293		203	
Oct 2021	389		105	
Average 2022	272		75	
Average 2021	524		128	
YTD 2022	2719		746	
YTD 2021	5565		1318	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Sep	321	Oct	203
Highest Month 2021	Mar	694	Mar	198

Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 11/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
22-1452	EDGEVUE ESTATES BLA	4524 CALDWELL RD E	6755000184	PLANNING	BLA	INCOMPLETE	08/29/2022	09/20/2022
22-1565	SMITH BLA	11606 24TH ST E	420108012	PLANNING	BLA	APPLICATION	10/26/2022	10/31/2022
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	09/08/2022
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	10/14/2022
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	10/31/2022
22-005CODE	COMMERCIAL ZONING DISTRICT LAND USES (LIGHT INDUSTRIAL)	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	10/19/2022	10/31/2022
22-006CODE	INDUSTRIAL ZONING DISTRICT HEIGHT STANDARDS	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	10/19/2022	10/31/2022
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	10/24/2022
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	09/08/2022
PRE APP								
22-1484	GRANT SHORT PLAT PRE-APPLICATION	2705 106TH AVE E	420107037	PLANNING	PRE APP	REVIEW PENDING PAYMENT	09/19/2022	10/28/2022
22-1498	JOVITA HEATED STORAGE PRE-APP	12620 JOVITA BLVD E	420021022	PLANNING	PRE APP	UNDER REVIEW	09/27/2022	10/25/2022
22-1512	O'RAVEZ SHORT PLAT PRE-APPLICATION	11921 21ST ST E	420112164	PLANNING	PRE APP	UNDER REVIEW	10/04/2022	10/27/2022
22-1555	TAGUE SUBDIVISION PRE-APP	1116 122ND AVE E	420023069	PLANNING	PRE APP	APPLICATION	10/21/2022	10/28/2022
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	01/10/2022	10/03/2022
22-1570	Jenna Acres	1419 114TH AVE E	420034061	PLANNING	SHORT PLAT - FINAL	APPLICATION	10/27/2022	11/01/2022
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	07/15/2022	10/21/2022
22-1479	JONES PRELIMINARY SHORT PLAT	11517 34TH ST E	420151002	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	09/16/2022	10/25/2022
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091158	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	10/26/2022

Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 11/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/23/2022
22-1218	TAPPS APARTMENT SITE DEVELOPMENT	XXX 29TH ST E	3625000372	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	04/22/2022	10/24/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	07/26/2022	09/26/2022
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	10/28/2022
22-1505	2513 MERIDIAN APARTMENTS SITE PLAN REVIEW	XXX MERIDIAN AVE E	420103027	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	09/29/2022	10/27/2022
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	ENGINEERING	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	UNDER REVIEW	08/18/2022	11/01/2022
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	10/12/2022
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	09/08/2022
22-1506	EDGEWOOD CHURCH OF JOY PLAYFIELD	1120 114TH AVE E	420034149	ENGINEERING	SURFACE WATER	UNDER REVIEW	09/29/2022	10/26/2022
TRAFFIC CONCURRENCY								
22-1507	ARCO AMPM TRAFFIC CONCURRENCY	10315 12TH STREET CT E	420037059	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	09/30/2022	10/24/2022
22-1539	MILTON WET RABBIT EXPRESS CAR WASH TRAFFIC CONCURRENCY	XXX Meridian Ave E		ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	10/18/2022	10/24/2022
TUP								
22-1513	TACOS EL PONY TUP	2105 MERIDIAN AVE E	420102110	PLANNING	TUP	INCOMPLETE	10/04/2022	10/25/2022
WCF - ELIGIBLE FACILITIES								
22-1488	VERIZON WIRELESS FACILITIES	10223 29TH ST E	3625000371	PLANNING	WCF - ELIGIBLE FACILITIES	UNDER REVIEW	09/21/2022	10/25/2022

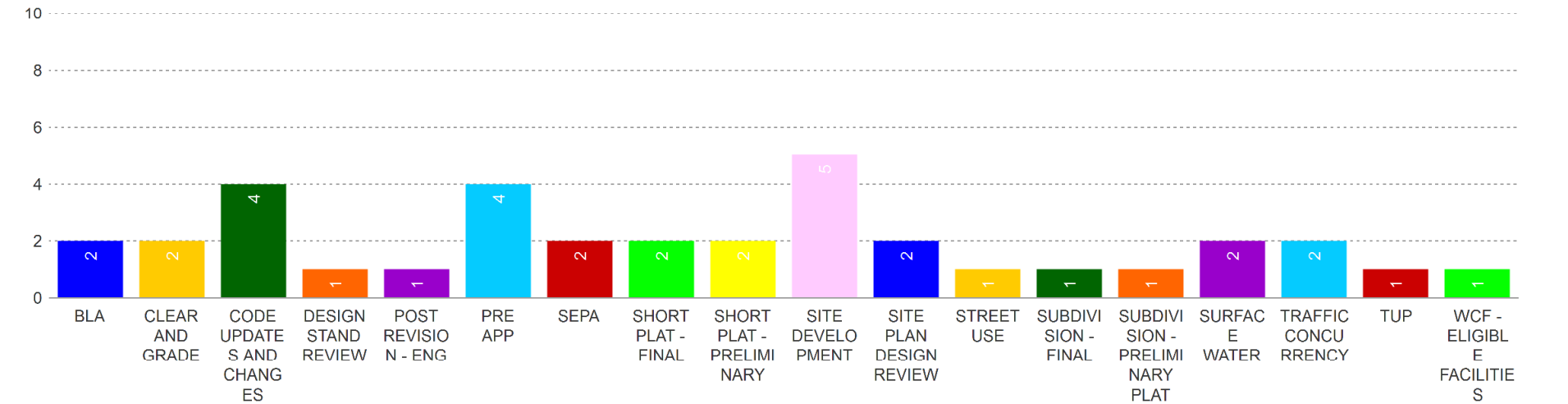
Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 11/01/2022

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



Plat Construction Tracking Report- October 2022

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPLICATION						
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPLICATION						
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	ISSUED				
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	2	66%
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPROVED	14	1	7%
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021	ISSUED				
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6	1	17%
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	FINALED	APPLICATION			
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPROVED	3	3	33%
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	0	
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	17	94%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	63	94%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	ISSUED	APPLICATION			
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	30	78%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	9	64%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	5	55%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	279	98%



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 12, 2022

Title: Sewer Connection Requirements (General Sewer Plan)

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Jeremy Metzler, Public Works Director

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). 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 General Sewer Plan (GSP) will establish clear strategies that achieve environmental, community cultural, and economic equity. The GSP will also enable efficient resource management.

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 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- November 14, 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.

Action:

After months of discussion, the Planning Commission may provide seven (7) policy recommendations for inclusion in the GSP final draft, to be completed by the City's consultants in the coming months. Prior to City adoption of the GSP, the Planning Commission will hold a Public Hearing and take action at a future meeting date. The seven (7) policy recommendations are outlined in the draft recommendation (attachment 1).



CITY OF EDGEWOOD PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted X-X to recommend APPROVAL of the proposed policies pertaining to the City's General Sewer Plan (GSP). It is the recommendation of the City of Edgewood Planning Commission to include the following seven (7) policies in the GSP final draft.

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 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*)
4. The allowance or prohibition of new individual OSSs in newly proposed subdivisions will follow the requirements outlined below:
 - a. Sewer Extension Requirement: For proposed short and full subdivisions that are no more than three hundred (300) 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: All proposed short and full subdivisions that are exempt from (a), above, shall follow the Dry Sewer Requirements outlined below:
 - i. Require installation of a "dry" sanitary sewer main at the time of the subdivision process.
 - ii. Once the sanitary sewer is extended to the area, the "dry" sanitary sewer main will be connected to the live system, and all existing structures in the subject subdivision must be connected consistent with the Connection Requirement policy #6, above.
5. 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 be required to connect to the new sewer:
 - a. prior to any City permit approval that would result in increased use of the existing OSS beyond its currently approved capacity,
 - b. prior to any City permit approval for any reclassification of use for the existing structure (*ex., from residential to non-residential*),
 - c. if the existing OSS requires a repair that requires a permit from the Tacoma-Pierce County Health Department (TPCHD) to maintain its function, or
 - d. if the existing OSS is failing as defined by the Tacoma-Pierce County Health Department (TPCHD).

6. If a new sanitary sewer main is installed by the **City**, the first step before any work begins is a public noticing and engagement process with affected property owners. The public process and construction effort can take several months, sometimes a year or more, and connections cannot be made until that has been completed. Once the sewer main is deemed ready for connections, the requirement for an adjacent existing structure served by an OSS to connect will follow the process below:
 - i. The existing OSS shall be assigned an age based on the date of the last permitted activity in TPCHD records, such as evidence of a completed installation or repair permit.
 - ii. The existing structure served by said OSS will not be required to connect to the new sanitary sewer main until its age is at least fifteen (15) years.
 - iii. Once the age of said OSS reaches fifteen (15) years, existing structures must connect to the sanitary sewer within 180 days.
 - iv. Regardless of the conditions above, existing structures must connect to sanitary sewer if the conditions listed under Policy #5(a-d), above, are met.
7. 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

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

Attest by:

Planning Commission Chair

Evan Hietpas
Senior Planner



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 12, 2022

Title: Public Zoning District- Permitted Land Uses

Attachments: 1) EMC 18.70.050 Land Use Table (with proposed changes shown)

Submitted By: Evan Hietpas, Senior Planner

Background Information:

[EMC 18.80.110 - Public Zoning District](#) (Purpose)

A. The Public (P) zoning district provides for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. The designation allows for the specialized needs of providing public services to all areas of Edgewood.

Applicable Comprehensive Plan Goals and Policies

Capital Facilities Goal I. Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

- a. Plan capital facilities that have the capacity and are located to serve existing development and future growth planned in the Land Use Element.
- b. Provide capital facilities that are the responsibility of the City, including parks, police, surface water management, transportation, wastewater (in portions of the City), city hall and public works.

Capital Facilities Goal II. Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Capital Facilities Goal V. Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Current Discussion:

Attached for the Planning Commission's consideration are several minor edits to the Land Use Table. Staff believes these suggested changes are compatible with the Public Zoning District's purpose (EMC 18.80.110) and associated Comprehensive Plan goals and objectives (both referenced under Background Information, above).

City Public Works Land Uses

- Waste Management and Remediation Services (CUP)
- Outside Storage (CUP)

As Edgewood grows, there are increasing expectations by its residents for various services to be provided locally, particularly by the Public Works Department. Since 2016, the City has purchased several new vehicles, a portable radar speed limit sign, a variable message board, and other useful tools and equipment to keep up with demands. The number of Full-Time Employees (FTE's) in the field has increased from 1.5 to 5 in just the last two and a half years, also in an effort to satisfy these increased expectations. Improvements to our park system, like the opening of the brand-new Edgewood Community Park and renovated Edgemont Park Playground, further increase demand and expectations. With all of these comes the need for more Public Works operational space. City staff recently reviewed the Land Use Table contained in EMC 18.70.050 and found that it does not allow uses that a municipal Public Works Department typically needs to operate efficiently. Requiring these uses to undergo a Conditional Use Permit (CUP) process would ensure the public's involvement and evaluation of the surrounding neighborhood for compatibility.

“Community-Supportive” Land Uses

- Caretaker Residence (CUP)
- Hospitals (CUP)
- Child Daycare Services (CUP)
- Emergency Housing (CUP)
- Emergency Shelter (CUP)
- Special Food Services (✓)
- Parking Lots (CUP)
- Parking Structures (CUP)

These land uses appear to be compatible with the purpose of the Public zoning district, and could support community functions.

Conflicting Land Uses

- Gambling Industries (Prohibit)

This particular land use does not appear to be compatible with the purpose of the Public zoning district.

Staff Recommendation:

Following the Planning Commission’s discussion this evening, staff is prepared to move forward with this item as advised. The Planning Commission and staff may determine if further discussion is needed, or if a Public Hearing should be scheduled on the proposed code amendments. The Public Hearing would be followed by formal recommendation to the City Council for action in early 2023. It is only after this action becomes effective that the Public Works Department could submit applicable CUP application(s) for future Public Works facilities improvements.

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
✓ – 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
Residential													
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	–	–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	–	–	–	✓	✓	✓	✓	✓	–	–	–	

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
✓ – 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
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)													
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	–	–	–	–	–	–	–	–	–	–	–	

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
✓ – 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
Cattle Feedlots	112112	CUP	–	–	–	–	–	–	–	–	–	–	
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part	✓	CUP	–	–	–	–	–	–	–	✓	CUP	
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
Utilities (Sector 22)													
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)													
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;	–	–	–	–	–	–	–	CUP	CUP	✓	–	

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓ – 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
	312; 313; 314; 315; 316; 337												
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)													
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	

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
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Transportation and Warehousing (Sector 48-49)													
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)													
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	✓	✓	–	

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
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Waste Management and Remediation Services													
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–	–	CUP	–CUP	
Educational Services (Sector 61)													
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)													
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals	622	–	–	–	–	–	–	✓	✓	✓	CUP	–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	–CUP	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Emergency Housing		–	–	–	–	–	CUP	✓	✓	CUP	✓	–CUP	

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Emergency Shelter		–	–	–	–	–	CUP	✓	✓	CUP	✓	–CUP	
Arts, Entertainment, and Recreation (Sector 71)													
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)													
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)													
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

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Drinking Places for Alcoholic Beverages	722410	–	–	–	–	–	CUP	✓	✓	✓	✓	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board
Restaurants, Full Service	722511	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Restaurants, Limited Service	722513; 722514	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
Snack and Nonalcoholic Beverage Bars	722515	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
Services (Sector 811-812)													
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	–	

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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)													
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	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	

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Recreation													
Other Uses													
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–CUP	
Parking Structures	812930, part	–	–	–	–	–	–	CUP	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	–CUP	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: December 12, 2022

Title: Auto-Related Land Uses

Attachments:

- 1) Comprehensive Plan Vision, Goals, and Policies
- 2) Auto-Related Land Uses from EMC 18.70.050
- 3) Previous Edgewood Municipal Code (2020)

Submitted By: Morgan Dorner, Senior Planner

Background Information:

Permitted uses are established in [EMC 18.70.050](#). There are several automobile-related land uses outlined the Land Use Table (see Attachment 2). City staff and the Planning Commission have noted that a proliferation of these type of uses may be inconsistent with the community's vision, and applicable existing City goals and policies outlined in Attachment 1. Staff have also received inquiries from potential developers of the types of uses that the community has expressed there are too many of or would not want (more gas stations, vehicles repair shops, etc.).

Current Discussion:

City staff recommends focusing on these land uses to ensure that current zoning regulations effectively promote development that is consistent with the community's vision and the City's Comprehensive Plan. The Planning Commission should discuss this issue to ensure diversification of the City's commercial offerings consistent with comprehensive plan goals. This agenda item is included to discuss automobile-related land uses in Edgewood.

Prior to 2020, Edgewood's code provided limitations on Motor Vehicle Service and Repair Uses regarding size, scale, and accessory uses such as outdoor storage (see Attachment A). This may be something the commission would like to introduce back into the code.

Staff will present this information and answer any questions that the Commission might have.

Staff Recommendation:

Commissioners should provide direction to staff on the proposed scope of work related to potential proposed code amendments.

City of Edgewood Comprehensive Plan

Volume I Chapter 02, Land Use

The Land Use Element guides future use of land in Edgewood and describes development patterns that support the City's vision for the future. The element includes policies that promote community character, preserve and strengthen residential neighborhoods, foster the Town Center and the Meridian Corridor as vibrant and mixed use community places, describe land use designations, respect and protect the natural environment and promote healthy living.

Goal LU.I Establish a future land use pattern that is consistent with the City's vision.

LU.I.a Ensure that land use policies and regulations support the City's vision.

Goal LU.II Promote a land use pattern that strengthens Edgewood's identity and sense of place.

Goal LU.III Promote development that respects and preserves the natural environment.

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

LU.VI.a 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.

LU.VI.b Encourage diversification of the City's commercial offerings.

LU.VI.c Support the long-term economic vitality of commercial development.

LU.VI.d Establish standards to ensure long-term compatibility of commercial development with surrounding areas.

LU.VI.e Promote easy access to commercial corridors and centers for pedestrians, bicyclists and transit users.

LU.VI.f Encourage ground floor commercial uses in mixed use development.

LU.VI.g Allow small-scale home occupations in residential areas.

Goal LU.IX Establish a land use pattern that supports physical activity, including biking and walking.

Goal LU.X Ensure continued access to healthy foods.

Volume I Chapter 03, Community Character

The Community Character Element is intended to ensure that new development maintains and enhances Edgewood's community character. Edgewood's community character is shaped by its rich history, small town amenities, pastoral and natural areas, residential neighborhoods and its growing mixed use corridor along Meridian Ave E. The intent of the goals and policies in this element is to guide public and private development, protect the community's positive attributes and foster community design that is people-oriented, diverse and aesthetically appealing.

Goal CC.I Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.

CC.I.c SITE & BUILDING DESIGN – Ensure that development relates, connects and continues the design quality and site functions from site to site in multi-family, public facility and commercial areas.

» Encourage small blocks between 660 feet and 330 feet parallel to the Meridian corridor to promote a variety of development types and encourage pedestrian connectivity.

Goal CC.III Enhance the identity and appearance of residential and commercial neighborhoods.

Category	Sub Category	Land Use	NAICS Code	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Notes
Wholesale and Retail Trade (Sector 42, 44-45)	Retail Trade	Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	CUP	A	A	
		Gasoline Stations	447	CUP	CUP	A	✓	✓	
Business and Professional Services (Sector 51-56)	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	✓	✓	
Services (Sector 811-812)	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	✓	
	Other Repair and Maintenance	Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	CUP	CUP	✓	
Other Uses		Parking Lots	812930, part	–	–	CUP	–	–	
		Parking Structures	812930, part	–	CUP	CUP	–	–	
		Drive-Up Windows	Special	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW

2. Level 2: Hotels and motels containing a single building or a group of detached or semi-detached buildings with a maximum 40,000 gross square feet. This use type contains guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.

L. Motor Vehicle Service and Repair. Facilities or places where the repair and service of automobiles, trucks, motorcycles, recreational vehicles, boats, commercial vehicles, and construction equipment occurs. Includes the sale of or refilling of personal or recreational propane tanks.

1. Level 1: Gasoline service stations with/without accessory automobile repair and convenience shopping, and car wash with a one-car capacity with no outdoor storage up to 5,000 gross square feet.

2. Level 2: Automotive repair shops, car wash, auto detailing, vehicle storage up to 10,000 gross square feet. Vehicle storage is limited to vehicles under repair and shall not include impound vehicle storage. Typical uses include general repair shops, transmissions and engine rebuild shops, muffler shops, glass repair shops, truck bed liner, automobile upholstery services, car washes, detailing, and lube/oil shops.

3. Level 3: Auto body repair, vehicle painting subject to state air quality standards up to 10,000 gross square feet.

M. Motor Vehicle and Construction Equipment Rental. This use type refers to establishments or places of business engaged in the leasing or service of automobiles, trucks, motorcycles, recreational vehicles, boats, commercial trucks, construction equipment, and heavy equipment.

1. Level 1: On-site rental of automobiles, trucks not exceeding three tons of vehicle weight, self-moving single axle trucks, motorcycles, recreational vehicles, boats, and garden/home improvement equipment.

2. Level 2: On-site lease or rental of commercial truck, buses, construction equipment, and heavy equipment.

N. Personal Services. Businesses primarily engaged in providing services to meet individuals' periodic personal needs. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, payday loan establishments, photo-

graphic studios, carpet and upholstery cleaners, and personal improvement services.

1. Level 1: Establishments in which the gross floor area does not exceed 2,500 square feet and do not involve outdoor storage of vehicles.

2. Level 2: Establishments in which the gross floor area up to 5,000 square feet.

O. Storage. This use type refers to businesses engaged in the storage of items for personal and business use. Business activities other than rental of storage spaces are prohibited. Examples include mini-warehousing, vehicle and boat storage yards. Does not include vehicle impound lots. A "mini-warehouse" means a facility consisting of separate storage units, which are rented to customers having exclusive access to their respective units for storage of residential or commercial oriented goods. No business is conducted out of storage units. Indoor/outdoor up to 40,000 gross square feet.

P. Pet Sales and Services. This use type refers to places of business primarily engaged in the retail sale and services associated with small animals and household pets. Examples include pet stores, pet grooming shops, pet daycare, and veterinary hospitals for small animals and pets.

1. Level 1: Retail and service establishments, with or without accessory kennels, with less than 2,500 gross square feet in floor area.

2. Level 2: Indoor retail and service establishments, with or without accessory kennels, up to 5,000 gross square feet of floor area.

Q. Rental and Repair Services. Establishments primarily engaged in the provision of rental and repair services or closely related uses. Examples include home improvement, garden, and party equipment rental; upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Does not include vehicle repair or auto body, which are instead treated as motor vehicle service and repair commercial use types.

1. Level 1: Rental and repair services not exceeding 5,000 gross square feet of floor area with no outdoor storage.

2. Level 2: Rental and repair services not exceeding 5,000 gross square feet of floor area and up to 1,000 square feet of outdoor storage display.

R. Sales of General Merchandise. Establishments that sell new general merchandise including apparel and accessories; auto parts; bookstores, legal pharmaceuticals; optical goods; furniture and



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 12, 2022

Title: 2023 Work Plan

Attachments: 1) Proposed 2023 Work Plan Detailed Outline

Submitted By: Evan Hietpas, Senior Planner

Discussion:

This discussion item is intended to allow the Planning Commission to start preparing for setting their Work Plan for 2023. The list below is provided by City staff to outline potential topics. The items in **bold** are new additions.

Proposed 2023 Work Plan Items

1. Comprehensive Plan Periodic Update
2. Town Center
3. Housing
4. Edgewood Municipal Code (EMC) Updates
5. Public Facilities and Infrastructure
6. Development Review Process

Proposed 2023 Planning Commission Objectives

1. Identify community outreach, education, and engagement opportunities
2. Identify training opportunities for Planning Commissioners
3. Promote diversity, equity, and inclusion in recommendations to City Council
4. Collaborate with the Economic Development Advisory Board (EDAB)
5. Collaborate with Parks and Recreation Advisory Board (PRAB)

Proposed 2023 Work Plan Items

#1 Comprehensive Plan Periodic Update (due December 2024)

- A. Consistency with PSRC and Pierce Co. Policies and Growth Targets
- B. Land Use and Zoning (Employment/ Retail, Residential, Town Center, Public)
- C. Housing (goals, policies, regulations, partnerships, incentives)
- D. Public Engagement
- E. Capital Facilities and Utilities
 - General Sewer Plan and projects
 - Capital Improvement Plan
 - Public Works Department facilities
 - Potable water capacity (inter-agency coordination)
- F. Transportation
 - City-wide roadway network update
 - Multi-Modal Transportation Level of Service (LOS) Standards
 - Regional public transit/ transportation coordination
 - Complete Street standards
- G. Environment
 - Critical Area Protection and Tree Preservation
 - Sustainability and Energy Efficiency Initiatives
- H. Community Character
- I. Puyallup Tribe coordination
- J. Economic Development (EDAB will lead)
- K. Parks Recreation, Open Space, and Trails (PRAB will lead)

#2 Town Center

- A. Subarea Plan Completion (May/April 2023)
- B. Land Use Review
 - Permitted uses
 - Mixed-use requirements
- C. Development and Design Regulation Review
 - Minimum and maximum densities
 - Building height, design, and location
 - Site design requirements (parking, landscaping, frontage improvements, etc.)
- D. Public Projects and Investments
 - Civic Campus property
 - Multi-modal loop trail (PRAB will lead)
 - Neighborhood beautification (PRAB will lead)
 - Community and cultural event programming (PRAB will lead)
- E. Economic Development Strategies (EDAB will lead)

#3 Housing

- A. Middle Housing Grant Project
 - Collaboration with Pierce County SSHA3P and cities (Milton & Fife)
 - Public Engagement
 - Equity Analysis (Disparate Impacts, Displacement, Exclusion)
 - Middle Housing Suitability Analysis
- B. Housing Types and permitted uses (ADU, duplex, tri-plex, etc.)
- C. Promotion of affordable housing projects
 - Identify partnering organizations
 - Develop incentives and subsidies

#4 Edgewood Municipal Code (EMC) Updates

- A. Clerical (cross-references, typos, formatting, etc.)
- B. “Core Four” Development Standards EMC 18.80.080 (TC, C, MUR, BP)
- C. Definitions in Title 18
- D. Development Review Processes and Procedures
- E. EMC Title 17: Planning and Development (form-based code development)
- F. Land Uses (Business Park, Commercial, Mixed-Use Residential, Town Center)
- G. Landscaping Requirements
- H. Processes and Procedures
- I. Public Works Standards
- J. Residential Cluster Development Standards
- K. Site Design and Lot Standards (dimensions, fences, signs, etc.)
- L. Special Use Regulations

#5 Public Facilities and Infrastructure Improvements

- A. City-wide General Sewer Plan
 - Sewer connection requirements
 - Publicly funded projects
- B. Potable Water Supply
- C. Public Works Department Facilities

#6 Development Review Process

- A. Current Development Project Updates
- B. Application, Submittal Checklist, and Tip Sheet Forms
- C. Customer Service Expectations
- D. Existing and Proposed Permit Types



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: December 12, 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- December 2022													
Work Plan Items	2022							2023					
	13-Jun	11-Jul	8-Aug	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb	14-Mar	10-Apr	8-May	12-Jun
Town Center	Discussion	Discussion	Discussion	Discussion	None			Discussion	Discussion	Discussion	PH and Action	None	Discussion
Development & Public Works Standards	Discussion	None							Discussion	Discussion	PH and Action	None	
Sewer Connection Requirements	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Action	None					
Various Code Updates	Discussion 1. Land Use Table	None	Discussion 1. Land Use Table	Discussion 1. Comm. Zone- Light Industrial 2. Industrial Height	Discussion 1. Comm. Zone- Light Industrial 2. Industrial Height	PH and Action 1. Comm. Zone- Light Industrial 2. Industrial Height	Discussion 1. Auto-Related Land Uses 2. Public Zone Land Uses	Discussion 1. Auto-Related Land Uses 2. Public Zone Land Uses	PH and Action 1. Auto-Related Land Uses 2. Public Zone Land Uses	Discussion- TBD	Discussion- TBD	Discussion- TBD	Discussion-TBD
2024 City Comprehensive Plan Update	None				Discussion Housing	None				Discussion	Discussion	Discussion	Discussion
Training Opportunities & Guest Speakers	None												
Review Planning Commission Handbook	None			Discussion	None								
2022 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None					
Comprehensive Plan Amendment	None					PH and Action 1. Final Review of Amendment	None						
2023 Work Plan	None					Discussion	Discussion	Action	Discussion	Discussion	Discussion	Discussion	Discussion
Miscellaneous Items	Action 1. Chair and Vice Chair Discussion 1. Development Review Process	Discussion 1. Coordination and Collaboration with EDAB	Discussion 1. Development Review Process	None									
	June	July	August	September	October	November	December	January	February	March	April	May	June
Public Hearing (PH)	None	None	None	None	None	1. Final Review of Amendment 2. Commercial Zone 3. Industrial Height	None	None	1. Auto-Related Land Uses 2. Public Zone Land Uses	None	1. Town Center 2. Development & PW Standards	None	None
Action	1. Chair and Vice Chair	None	None	1. Sewer Connection Reqs.	None	1. Final Review of Amendment 2. Commercial Zone 3. Industrial Height	1. Sewer Connection Reqs.	1. 2023 Work Plan	1. Auto-Related Land Uses 2. Public Zone Land Uses	None	1. Town Center 2. Development & PW Standards	None	None
Discussion	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. Sewer Connection Reqs. 2. 2023 Work Plan 3. 2022 Work Plan	1. Auto-Related Land Uses 2. Public Zone Land Uses 3. 2023 Work Plan 4. 2022 Work Plan	1. Town Center 2. Auto-Related Land Uses 3. Public Zone Land Uses 4. 2023 Work Plan	1. Town Center 2. Development & PW Standards 3. 2023 Work Plan	1. Town Center 2. Development & PW Standards 3. Various Code Updates 4. 2024 Comp. Plan Update 5. 2023 Work Plan	1. Various Code Updates 2. 2024 Comp. Plan Update 3. 2023 Work Plan	1. Various Code Updates 2. 2024 Comp. Plan Update 3. 2023 Work Plan	1. Town Center 2. Various Code Updates 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.