



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

Monday, February 6, 2023, 6:00 p.m. • Hybrid Meeting held at City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372 and Virtually via Zoom Meeting Link: <https://zoom.us/j/92275379112>

1. Call to Order

- a. Attendance (*by presence, not roll call*)
 - i. Position 1: VACANT
 - ii. Position 2: Andrew Wiesenfeld
 - iii. Position 3: Lora Butterfield
 - iv. Position 4: Steven Weiss
 - v. Position 5: Angel Swanson, Chair
 - vi. Position 6: Michael Pearce, Vice Chair
 - vii. Position 7: Jason Neil

2. Consent Agenda: *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for October 3, 2022
- c. Approval of Meeting Minutes for December 5, 2022
- d. Review of Planning Commission Meeting Minutes for December and January
- e. Review of December 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. Old Business

- a. 2023 Work Plan and Meeting Calendar

5. New Business

- a. 2024 Comprehensive Plan Update – **Training Video** (approx. 35 minutes)
<https://www.youtube.com/watch?v=PYMLGfiioc>

6. Staff Comments

- a. New Community and Economic Development Director, Lauren Balisky
- b. New Board Vacancy
- c. Town Center Subarea Plan Update

7. Board Member Comments/Updates

8. Adjourn



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES
Monday, October 3, 2022 at 6 p.m.
Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. **CALL TO ORDER:** Chair Swanson called the meeting to order at 6:03pm

MEMBERS PRESENT: Members Wise, Wiesenfeld, Pearce, and Swanson

MEMBERS PRESENT: Members Butterfield and Neil

STAFF MEMBER(S) PRESENT: Morgan Dorner, Senior Planner (SP)
Assistant City Administrator Dave Gray

2. **CONSENT AGENDA:**

- A. Agenda Approval or Modifications
- B. Approval of Meeting Minutes for August 1, 2022
- C. Review of Planning Commission Meeting Minutes for August and September
- D. Review of August Development Review Reports

Motion: As presented **Action:** Approve, **Moved by:** Swanson **Seconded by:** Wise **Motion Passed 4-0**

3. **CITIZEN COMMENT PERIOD:**

No comments.

4. **OLD BUSINESS**

A. Town Center Subarea Plan Update

Senior Planner Dorner discussed the Town Center Subarea Plan progress and work with the Planning Commission. SP Dorner discussed the key issues being addressed and evaluated with the City's consultant and staff, and provided an update that the expected draft plan has been moved back to evaluate connectivity.

B. Edgewood Marketplace

Senior Planner Dorner discussed the work plan item for Edgewood Marketplace and a suggestion to look into organizing an Open House for the business community to come to and talk with EDAB members. Members agreed by a show of hands to pursue this.

5. **NEW BUSINESS:**

A. Economic Development and Retention Incentives

Senior Planner Dorner discussed the request from the Board to investigate incentives for business recruitment and retention. Members voted for Chair Swanson to contact the Washington State Office of Minority and Women's Business Enterprises (OMWBE) to come to a meeting and discuss incentives for minority businesses.

Motion: To have the Washington State Office of Minority and Women’s Business Enterprises (OMWBE) come to a meeting to discuss incentives for minority businesses.

Action: Approve, **Moved by:** Wiesenfeld **Seconded by:** Wise **Motion Passed 4-0**

B. Infrastructure to Support Economic Development

Senior Planner Dorner discussed infrastructure to support economic development in Edgewood. The board discussed traffic flow and multimodal connectivity to businesses.

C. **STAFF COMMENTS:**

Senior Planner Dorner provided an update on the Hotel Market Feasibility Study recommendation to Council and reminded members about the upcoming Annual Work Plan review, as well as the Economic Development Element work the Board will be doing as part of the City’s Comprehensive Plan Periodic Update.

6. **BOARD COMMENTS/UPDATES:**

Andrew Wiesenfeld spoke.

ADJOURN:

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

Motion Passed 4-0 Chair Swanson adjourned the meeting at 7:58pm



ECONOMIC DEVELOPMENT ADVISORY BOARD MINUTES

Monday, December 5, 2022 at 6 p.m.

Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. CALL TO ORDER

Vice Chair Pierce called the meeting to order at 6:01pm

Present: Michael Pierce, Jason Neil, Andrew Wiesenfeld, Colleen Wise, Steven Weiss

Absent: Angel Swanson, Lora Butterfield

Staff Members Present: Senior Planner Morgan Dorner, Assistant City Administrator Dave Gray

2. CONSENT AGENDA:

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for October 3, 2022
- c. Review of Planning Commission Meeting Minutes for October and November
- d. Review of November Development Review Reports

Motion: No motion **Action:** Approve, **Moved by:** N/A **Seconded by:** N/A **Motion:** Failed

3. CITIZEN COMMENT PERIOD:

There were no citizen comments.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS:

a. 2022 Recap and Draft 2023 Work Plan

Senior Planner Dorner briefed board members on their tasks for the upcoming year, and reviewed the 2023 Work Plan in detail. Discussion then ensued between staff and board members as to what the city has done to reach and assess the needs of business owners.

All were in agreement that item 4 Edgewood Marketplace should be a subset of 1 and 5.

Motion: Approve as amended, **Action:** Approve, **Moved by:** Vice Chair Pierce **Seconded by:** Colleen Wise **Motion Passed 5-0**

b. Draft 2023 Meeting Calendar

Board members reviewed the 2023 meeting calendar amendments.

Motion: As read, **Action:** Approve, **Moved by:** Vice Chair Pierce **Seconded by:** Colleen **Motion Passed 5-0**

6. STAFF COMMENTS:

New board member Dr. Steven Weiss formally introduced himself to the group.
Senior Planner Dorner thanked board members for their previous comments on the Town Center Subarea Plan discussed earlier in the meeting.

7. BOARD MEMBER COMMENTS/UPDATES:

There were no board member comments.

ADJOURN:

Motion: To adjourn **Action:** Approve, **Moved by:** Colleen Wise **Seconded by:** Andrew Wiesenfeld
Motion Passed 5-0 Chair Swanson adjourned the meeting at 6:49pm



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, December 12, 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 (6:05); Ramirez; Slate
 - B. Commissioners Absent:** Pincas
 - C. Staff Members Present:** Evan Hietpas, Senior Planner
Morgan Dorner, Senior Planner
Jeremy Metzler, Public Works Director
 - D. Others Present:** Councilmember Tomin
Mayor Eidinger
- 2. CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Slate motioned to approve as presented, Guillory seconded. Commission voted 5-0 to approve.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:** None
- 5. ACTION ITEMS:**
 - A. Sewer Connection Requirements**
 - i. Hietpas introduced the agenda item.
 - ii. Chair Overfield requested a motion to recommend approval of seven (7) sewer connection requirement policies.
 - iii. Greene motioned, Ramirez seconded, Commission voted 6-0 to recommend approval.
- 6. DISCUSSION ITEMS:**
 - A. Public Zoning District Land Use**
 - i. Metzler and Hietpas opened the agenda item, and discussion was held.
 - B. Auto-Related Land Uses**
 - i. Dorner opened the agenda item, and discussion was held.
 - C. 2023 Work Plan**
 - i. Hietpas opened the agenda item for discussion.
 - ii. Planning Commission will recommend a final 2023 Work Plan on January 9, 2023.
 - D. 2022 Work Plan**
 - i. No discussion held.
- 7. STAFF COMMENTS:** None
- 8. COMMISSIONER COMMENTS:** Commissioners discussed virtual and in-person participation.
- 9. ADJOURN:** Chair Overfield adjourned meeting at 7:11 PM.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, January 9, 2023 – 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; Pincas; Ramirez
 - B. Commissioners Absent:** Slate
 - C. Staff Members Present:** Evan Hietpas, Senior Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator
 - D. Others Present:** Councilmember Tonymyn
Mayor Eidinger
- 2. CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve as presented, Ramirez seconded. Commission voted 6-0 to approve.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:** None
- 5. ACTION ITEMS:**
 - A. 2023 Work Plan**
 - i. Hietpas introduced the agenda item.
 - ii. Chair Overfield requested a motion to recommend adoption of the proposed work plan items.
 - iii. Guillory moved to approve the proposed work plan items, Pincas seconded, Commission voted 6-0 to recommend approval.
- 6. DISCUSSION ITEMS:**
 - A. Public Zoning District Land Use**
 - i. Hietpas and Metzler opened the agenda item.
 - ii. Discussion ensued.
 - iii. Planning Commission recommended to move forward with code amendments, including a future public hearing. City staff anticipates scheduling the public hearing on February 13, 2023.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, January 9, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

B. Sewer Connection Requirements (General Sewer Plan)

- i. Metzler opened the agenda item, and discussion was held.

C. Housing

- i. Hietpas opened the agenda item.
- ii. Discussion was held on various topics.

7. STAFF COMMENTS:

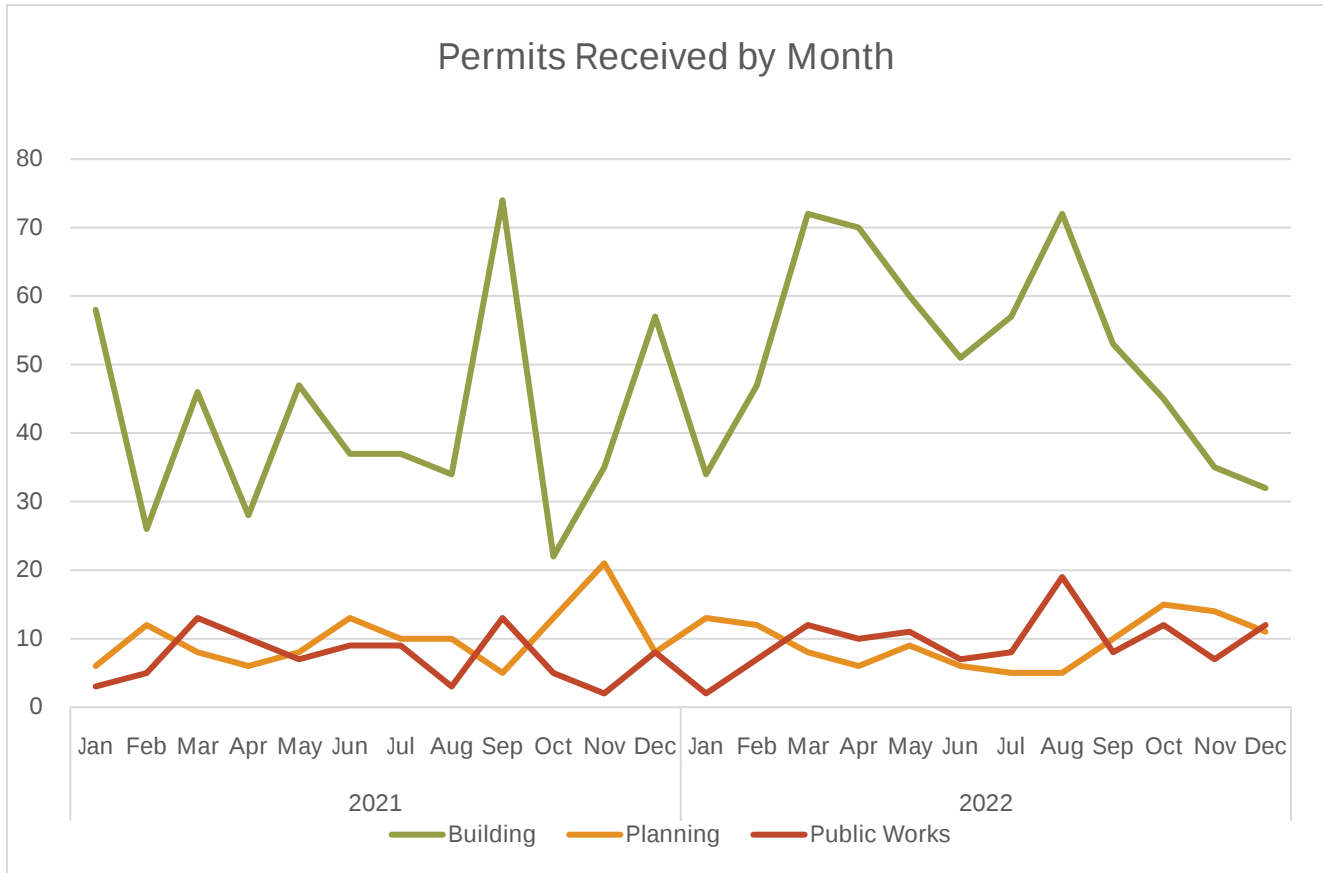
- A.** Hietpas provided an update on the Town Center Subarea Plan.
- B.** Hietpas reminded the Commission about the February City Council Joint Meeting.
- C.** Metzler provided an update on the Interurban Trail extension project. The City will be issuing a Request for Qualifications (RFQ) to identify a design consultant.

8. COMMISSIONER COMMENTS: Commissioners discussed virtual and in-person participation.

9. ADJOURN: Chair Overfield adjourned meeting at 7:10 PM.

Dec 2022

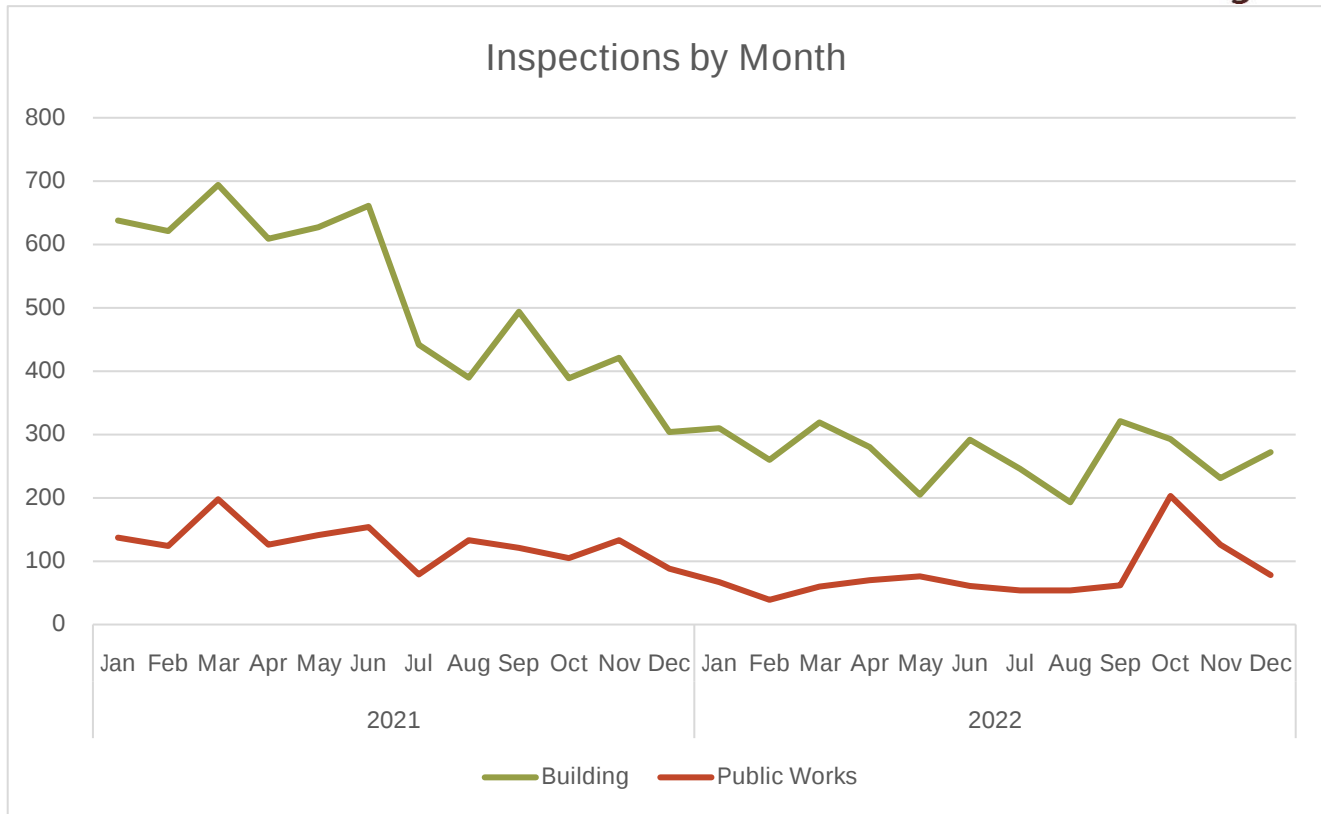
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Dec 2022	32	45	11	4	12	7
Dec 2021	57	25	8	4	8	10
Average 2022	52	32	10	4	10	7
Average 2021	42	35	10	8	7	7
YTD 2022	628	383	114	42	115	85
YTD 2021	501	422	120	93	87	88
	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

Dec 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Dec 2022	272		78	
Dec 2021	304		88	
Average 2022	269		79	
Average 2021	524		128	
YTD 2022	3222		950	
YTD 2021	6290		1539	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Sep	321	Oct	203
Highest Month 2021	Mar	694	Mar	198

42 Permits								Exported: 01/01/2023	
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity	
ADMIN USE PERMIT (AUP)									
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	420037064	PLANNING	ADMIN USE PERMIT (AUP)	INCOMPLETE	12/02/2022	12/09/2022	
BLA									
22-1577	PASQUIER BLA	12513 44TH STREET CT E	6755000040	PLANNING	BLA	INCOMPLETE	11/02/2022	11/22/2022	
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	12/06/2022	
22-004CODE	2021 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	04/26/2022	11/03/2022	
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	
22-007CODE	GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	11/22/2022	
22-008CODE	GREEN BELT APARTMENTS REZONE	9917 24TH ST E	420091014	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/21/2022	12/29/2022	
CRITICAL AREAS									
22-1580	SANDU SFR - CRITICAL AREAS	3822 108TH AVE E	420152028	PLANNING	CRITICAL AREAS	APPLICATION	11/04/2022	12/16/2022	
DESIGN STAND REVIEW									
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091158	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	12/16/2022	
HOME OCCUPATION									
22-1584	BIG DOG LITTLE DOG HOME BASED BUSINESS	501 121ST AVENUE CT E	420026024	PLANNING	HOME OCCUPATION	APPLICATION	11/07/2022	12/28/2022	
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									
22-1598	EDGEWOOD HEIGHTS NORTH PRE-APPLICATION	10308 16TH ST E	420102114	PLANNING	PRE APP	UNDER REVIEW	11/10/2022	12/30/2022	
22-1602	FALK PLAZA PRE-APPLICATION	1311 MERIDIAN AVE E	420033142	PLANNING	PRE APP	UNDER REVIEW	11/14/2022	12/30/2022	
22-1609	SANDU SFR PRE-APPLICATION	3822 TO 3826 108TH AVE E	420152028	PLANNING	PRE APP	UNDER REVIEW	11/22/2022	12/21/2022	
22-1619	2004 WEST VALLEY REZONE PRE-APPLICATION	2004 WEST VALLEY HWY E	4495400980	PLANNING	PRE APP	INCOMPLETE	12/07/2022	12/23/2022	
22-1638	SANDHU REZONE PRE-APPLICATION	830 WEST VALLEY HWY E	420024003	PLANNING	PRE APP	INCOMPLETE	12/16/2022	12/28/2022	
ROAD DEVIATION REQUEST									
22-1658	LYNCH SFR ROAD DEVIATION REQUEST	12124 50TH STREET CT E	420232074	ENGINEERING	ROAD DEVIATION REQUEST	UNDER REVIEW	12/27/2022	12/27/2022	
SEPA									

42 Permits								Exported: 01/01/2023
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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
22-1581	SANDU SFR - SEPA	3822 108TH AVE E	420152028	PLANNING	SEPA	APPLICATION	11/04/2022	11/04/2022
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	12/16/2022
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	07/15/2022	11/01/2022
22-1479	JONES PRELIMINARY SHORT PLAT	11517 34TH ST E	420151002	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	09/16/2022	12/09/2022
22-1639	WEBSTER SHORT PLAT ALTERATION	11203 16TH ST E	420038028	PLANNING	SHORT PLAT - PRELIMINARY	APPLICATION	12/19/2022	12/20/2022
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	WAITING ON REVISIONS	11/30/2020	12/05/2022
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	WAITING ON REVISIONS	04/22/2022	12/07/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	07/26/2022	12/05/2022
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	11/09/2022
22-1505	2513 MERIDIAN MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	420103027	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/29/2022	12/28/2022
22-1615	ARCO ampm - Edgewood	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	12/02/2022	12/27/2022
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	WAITING ON REVISIONS	08/18/2022	12/27/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	12/19/2022
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
TUP								
22-1513	TACOS EL PONY TUP	2105 MERIDIAN AVE E	420102110	PLANNING	TUP	INCOMPLETE	10/04/2022	11/02/2022
22-1631	CHURCH OF JOY TENT TUP	1120 114TH AVE E	420034149	PLANNING	TUP	REVIEW PENDING PAYMENT	12/13/2022	12/19/2022
WETLAND MONITORING								

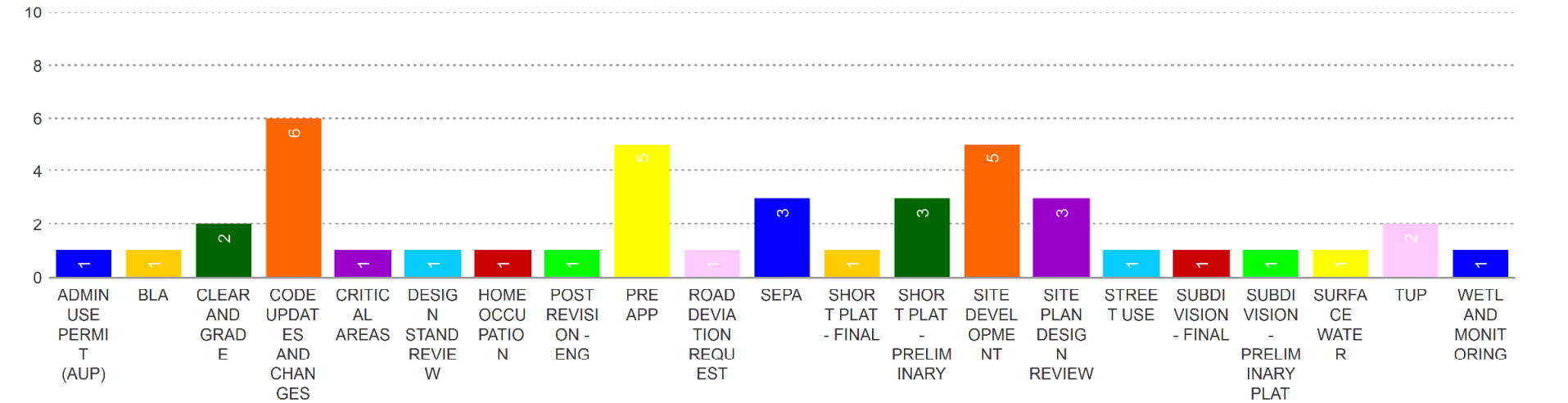
Pending Projects - Planning and Engineering Permits

42 Permits

Exported: 01/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	12/03/2022

Permits by Type



Plat Construction Tracking Report- December 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	APPROVED	4	1	25%
	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	2	50%
	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	7	37%
2015	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	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	12	85%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
2014	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	280	98%



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

Date: December 5, 2022

Title: 2023 Work Plan and Meeting Calendar

Attachments:

1. DRAFT 2023 Work Plan
2. 2023 Meeting Calendar

Submitted By: Morgan Dorner, Senior Planner

Discussion:

A draft 2023 Work Plan must be submitted to City Council for approval. The 2023 Work Plan discussion item is intended to allow the EDAB to start preparing for setting next year's work plan.

At the December 5, 2022 EDAB meeting, the board discussed the draft work plan and requested changes regarding the Edgewood Marketplace and to include it into Town Center and "Shop Local" work plan items.

Recommendation:

Review the Draft 2023 Work Plan for final recommendation to City Council for approval.



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD DRAFT 2023 WORK PLAN

DRAFT 2023 Work Plan Items

1. Town Center

- a. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces to help facilitate an Edgewood Marketplace through programs of events promoting and “Shop Local” initiatives and goals as they relate to Work Plan Item #5 below.

2. Collaborate with the Planning Commission

3. Comprehensive Plan Update - Economic Development Element

- a. Edgewood has experienced relatively rapid growth and extensive development since the adoption of its last Comprehensive Plan, impacting the City’s businesses, residents and the City’s service levels. This has brought forward the need to strategically approach economic development to create an environment which will help attract and retain desired businesses that will simultaneously create a sustainable tax base to maintain service levels to residents and businesses.
- b. Work with City staff, businesses, and the community to create an Economic Development Element for the City of Edgewood Comprehensive Plan.
- c. Develop a vision, goals, and policies for Economic Development in Edgewood to identify a strategic approach to fostering economic development in the community. Implementation measures outline specific actions that can be undertaken to make the community vision for economic development a reality.
- d. Use existing studies performed to analyze Economic Development in Edgewood and conduct updated or new studies as needed to provide background for the Economic Development Element.
- e. Conduct a business survey to understand what businesses the community wants and needs.
- f. Develop a SWOT Analysis to develop strategic plan use findings to attract more businesses to Edgewood.
- g. Conduct public outreach and provide public involvement opportunities for the public, business community, and stakeholders (ex. events, open houses and workshops).

4. Shop Local

- a. Effort connecting Edgewood businesses to the community and being involved in public events and activities.
- b. Create resources for the public to easily find local businesses
 - i. Example – Edgewood Business Map on City website for residents to find local businesses.
- c. Local business ‘spotlights’ in the Edgewood Magazine.

5. Serve as Business Retention Ambassadors

- a. Visit existing businesses to understand what it is like doing business in Edgewood and bring forward findings to the Board and City staff. Encourage business owners to attend meetings and speak to their business activity, ideas, issues, or needs.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.

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

7. Increase Public Engagement Efforts



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB) 2023 MEETING CALENDAR

Meetings start at 6:00 PM and are generally held the 1st Monday of each month (see * for exceptions). Please note, “Hybrid” meeting locations offer an option to attend virtually via Zoom or in-person at City Hall. For the most up-to-date meeting information, visit calendar.cityofedgewood.org.

2023 EDAB Meeting Calendar			
Date	Time	Location	Notes
January 3	6:00 PM	Virtual via Zoom	
February 7	6:00 PM	Virtual via Zoom	
March 7	6:00 PM	Virtual via Zoom	
April 4	6:00 PM	Hybrid	
May 2	6:00 PM	Hybrid	
June 6	6:00 PM	Hybrid	
July*	N/A	N/A	*No meeting – July 4 th holiday conflict
August 1	6:00 PM	Hybrid	
September*	N/A	N/A	*No meeting – Labor Day holiday conflict
October 3	6:00 PM	Hybrid	
November 7	6:00 PM	Hybrid	
December 5	6:00 PM	Hybrid	



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: February 6, 2023

Title: 2024 Comprehensive Plan Update

Attachments: Video Link (<https://www.youtube.com/watch?v=PYMLGfii0oc>)

Submitted By: Morgan Dorner, Senior Planner

Discussion and Background:

A key work plan item for the next two years will be the 2024 Comprehensive Plan Update and, specifically, the creation of an Economic Development Element that includes an overall vision, goals, and policies for economic development in Edgewood. At this meeting, we will be watching a Washington State Department of Commerce presentation on the Growth Management Periodic Update. This will serve as a starting point for the Board to start thinking about and planning for the work ahead. For the discussion afterwards, please share your thoughts on an overall economic development vision for Edgewood's future. Below is the current vision, goals, and policies for economic development in Edgewood:

City of Edgewood Comprehensive Plan (Current)

ECONOMIC DEVELOPMENT

As part of the Comprehensive Plan update process, the City developed preliminary strategies for economic development over the next 20 years. The strategies were organized around the four themes listed below.

- » Capitalize on the opportunities presented by Town Center
- » Promote Edgewood as a unique destination, highlighting its small town amenities and pastoral character
- » Take advantage of Edgewood's strategic location
- » Continue to define "economic development" for Edgewood

The City of Edgewood has prioritized economic development as a key goal of the Comprehensive Plan. Economic development strategies are integrated throughout the Comprehensive Plan. In each element, goals and policies that focus specifically on economic development are highlighted..

Current Comprehensive Plan Goals & Policies (as they relate to “Economic Development”):

Natural Environment

- Goal NA.I Protect and enhance the natural environment for the benefit of current and future generations.

Land Use

- LU.I.b Create a “first-mover” advantage for developers that wish to build quality projects that respect the City’s vision.
- LU.I.d Study the potential for new land use designations within the City on an as-needed basis, in response to changing community conditions or regulatory requirements. Consider the following as part of the study:
 - » Potential for a master plan or small area plan
 - » Potential for economic development, including recruitment of businesses that provide family-wage jobs and support for locally- owned businesses
 - » Transportation access
 - » Availability of public facilities and services
 - » Environmental constraints
 - » Compatibility with surrounding development
 - » Community input
 - » Property owner interests
 - » Consistency with City plans and policies
 - » Open space preservation, where appropriate
- LU.II.a Consider entry and gateway features that reinforce City identity.
- LU.III.c Recognize and promote tree preservation as an integral part of community character.
- LU.III.d Identify and preserve scenic vistas.
- LU.IV.e Focus multifamily development in areas nearest to transportation facilities, commercial services and other amenities.
- LU.IV.f Encourage a high quality pedestrian environment near multi-family housing.
- Goal LU.V Establish Town Center as the commercial, mixed use heart of Edgewood.

- Goal LU.VI Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.
- Goal LU.VII Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.
- Goal LU.VIII Ensure that public uses support and strengthen community character.

Community Character

- Goal CC.I Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.
- Goal CC.II Promote the creation of highly usable public spaces that maintain community character and increase public safety.
- Goal CC.III Enhance the identity and appearance of residential and commercial neighborhoods.
- Goal CC.IV Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.

Housing

- Goal H.II Encourage housing design that provides quality living spaces and contributes to the character of existing neighborhoods.
- Goal H.III Promote a mix of housing types to meet the needs of current and future residents.

Transportation

- Goal T.I Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- Goal T.II Develop a transportation system that enhances the delivery and transport of goods and services.
- Goal T.VI Ensure adequate parking supply.
- Goal T.X Maintain a dynamic relationship between transportation and land use along the Meridian Avenue E corridor.

Parks, Recreation and Open Space

- PR.V.e Coordinate with community members to preserve natural open space lands and sustain the rural character of the community for future generations.
 - » Raise awareness of Pierce County's Open Space Public Benefit Rating System Tax Program.

- PR.V.f Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.
- PR.VII.b As a long term priority, develop an approach for future recreational and cultural programming in Edgewood that serves community members and also supports the City's economic development strategy to promote Edgewood's rural assets and heritage as a destination for intra-regional tourism.
 - » Explore opportunities to offer programming in conjunction with volunteer organizations, school districts, the private sector and adjoining communities.
 - » Evaluate the programming needs of different age groups, cultural groups and income groups.
 - » Consider how rooms at the Civic Center could be used to support programming.
 - » Consider ways to highlight the history and character of Edgewood in programming.

Utilities

- Goal U.II Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.