



PLANNING COMMISSION MEETING AGENDA

February 13, 2023, 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 January 9, 2023
- c. Review of January 2023 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:

- a. Public Zoning District and Public Facilities Code Amendments

5. Action Items:

- a. Public Zoning District and Public Facilities Code Amendments

6. Discussion Items:

- a. Middle Housing
- b. General Sewer Plan (GSP) Update
- c. Process and Procedures Code Amendments
- d. 2023 Work Plan

7. Staff Comments

8. Commissioner Comments

9. Adjourn



**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.



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PLANNING COMMISSION MEETING MINUTES**

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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:

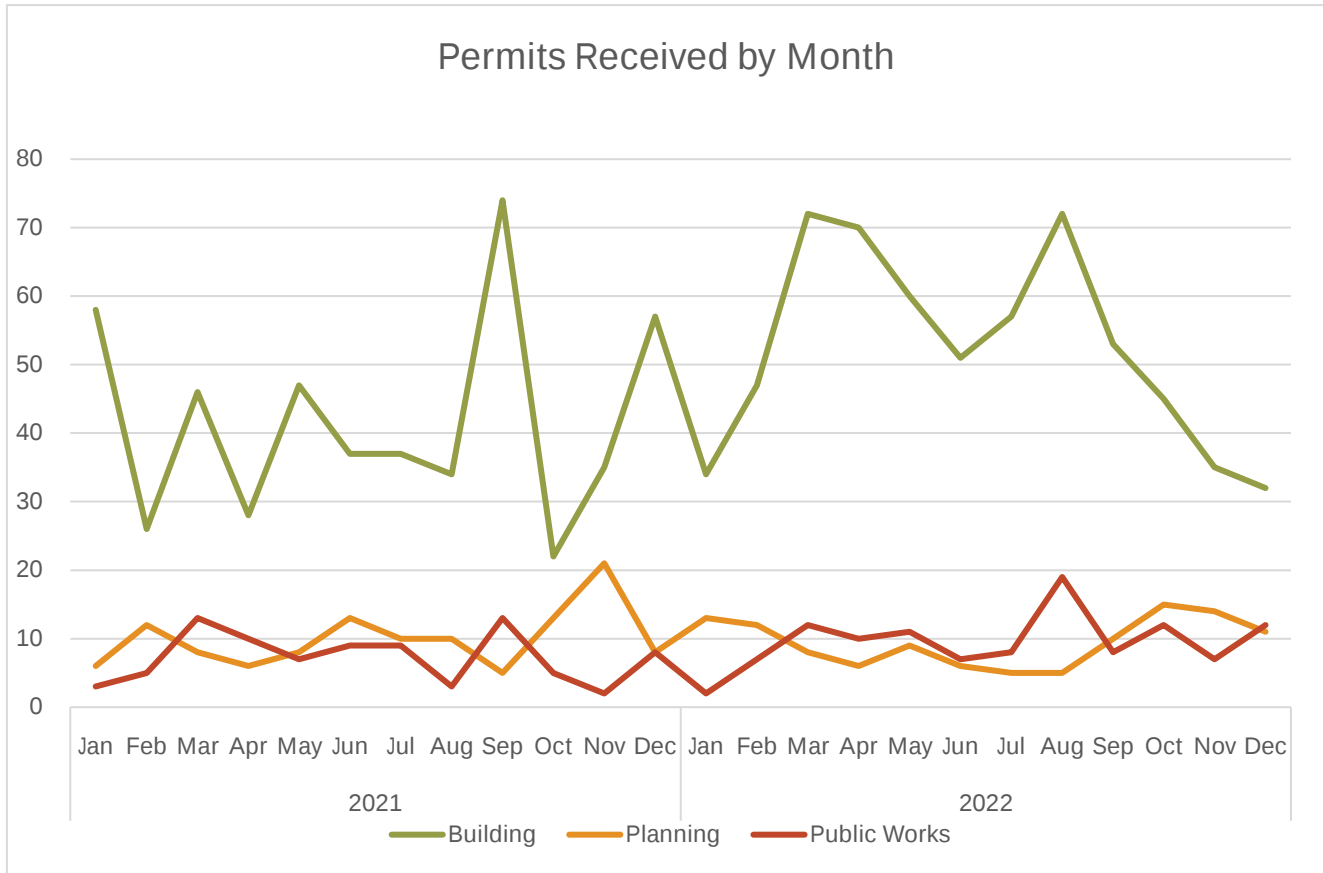
- A.** Hietpas provided an update on the Town Center Subarea Plan.
- B.** Hietpas reminded the Commission about the February City Council Joint Meeting.
- C.** Metzler provided an update on the Interurban Trail extension project. The City will be issuing a Request for Qualifications (RFQ) to identify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

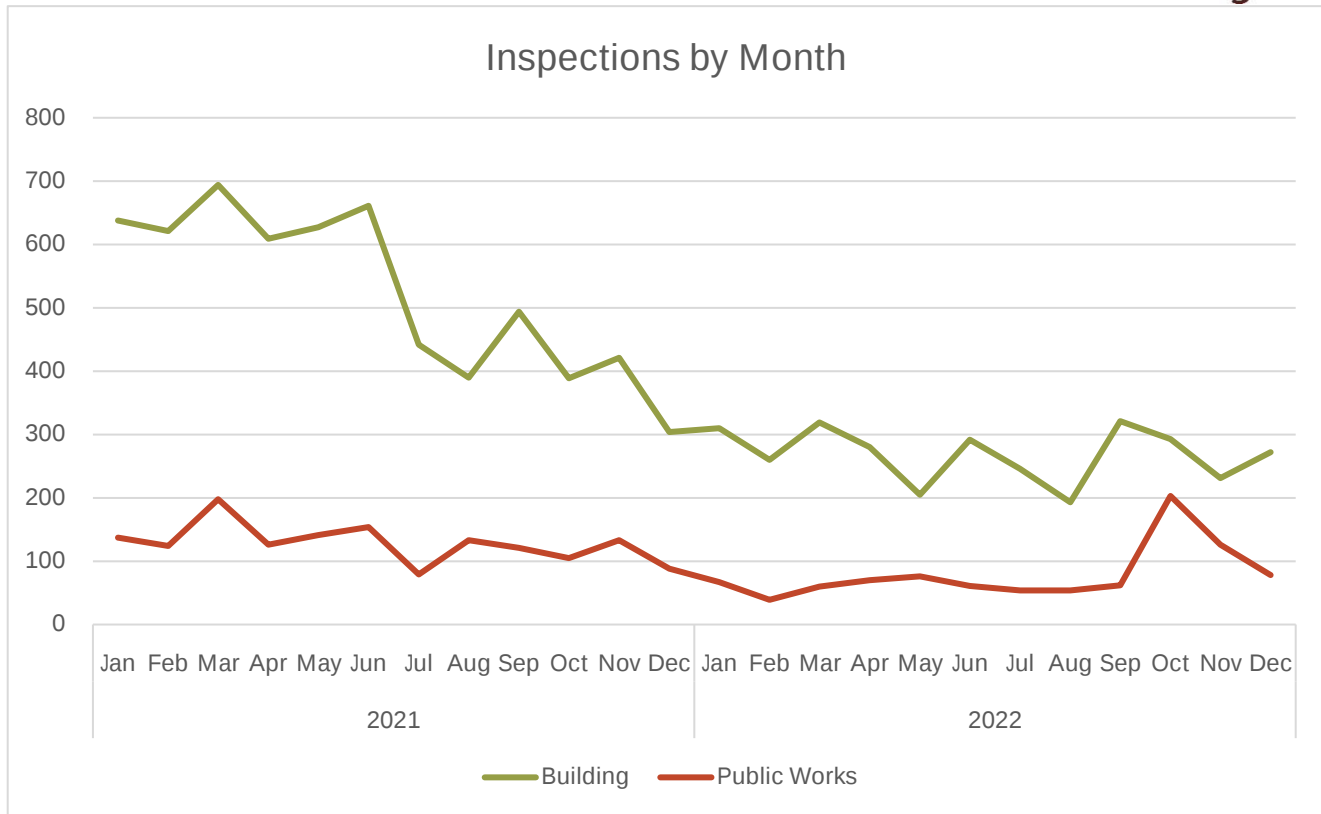
Monthly Development Report



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								

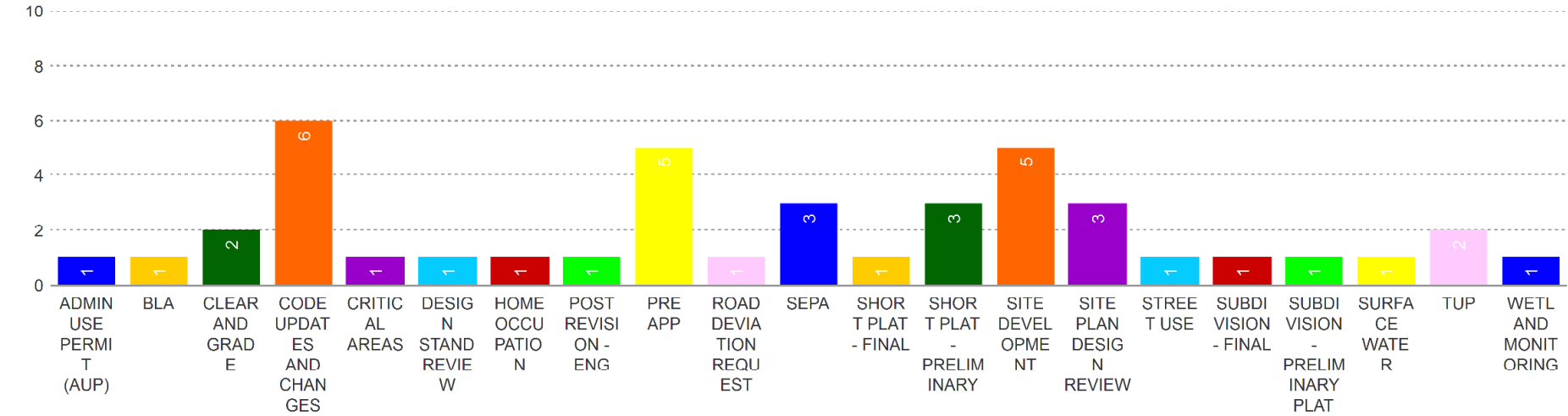
Pending Projects - Planning and Engineering Permits

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 PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: Public Zoning District and Public Facilities Code Amendments

Attachments:

- 1) Edgewood Municipal Code (EMC) 18.20
- 2) EMC 18.50.060
- 3) EMC 18.70.050
- 4) EMC 18.100.050
- 5) Puyallup School District public comment received February 2, 2023

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

Background:

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 City of Edgewood 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.

Public Hearing:

The Planning Commission may hold a public hearing to solicit public input on proposed code amendments related to the Public (P) zoning district and public facilities regulations. Descriptions of the proposed code amendments are outlined below.

EMC Chapter 18.20 – Definitions

The following definition changes are proposed:

- 18.20.040: Define “Administrative public facility”, (replacing “Administrative Government facilities and services”)
- 18.20.170: Define “Non-administrative public facility”
- 18.20.190: Refine/revise “Public facilities” definition

EMC Section 18.50.060 – Public facilities permit

The following changes are proposed:

- Properly identify this section heading as the permitting process for **Essential** public facilities (EPFPs)
- Reference essential public facilities throughout the entire section

EMC Section 18.70.050 – Land use table

The following changes are proposed:

- Non-Administrative Public Facility (A)
- Caretaker Residence (CUP)
- Hospitals (CUP)
- Child Daycare Services (CUP)
- Special Food Services (✓)
- Parking Lots (CUP)
- Parking Structures (CUP)
- Gambling Industries (- / Prohibit)

EMC Section 18.100.050 Essential public facilities

This section is duplicative and proposed for removal, because “Essential public facility” is defined in EMC 18.20.080.

18.20.040 A definitions

~~“Administrative government facilities and services” means the executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens. Further described in NAICS 92 (except 922140).~~

“Administrative public facility” means a building or use of land owned or operated by a public agency or public utility wherein services are performed involving primarily administrative, professional, or clerical operations, and where the facility is typically open to the public. Further described in NAICS 92 (except 922140).

“Agency” means any state or local governmental body, board, commission, department, or officer authorized to make law, hear contested cases, or otherwise take the actions stated in WAC [197-11-704](#), except the judiciary and state legislature. An agency is any state agency (WAC [197-11-796](#)) or local agency (WAC [197-11-762](#)).

18.20.080 E definitions.

“Essential public facility” means those facilities covered under Washington State law (RCW 36.70A.200). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. The office of financial management shall maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The office of financial management may at any time add facilities to the list.

18.20.170 N definitions.

“Non-administrative public facility” means a building or use of land owned or operated by a public agency or public utility wherein primarily maintenance, operations, or emergency response services are performed, where the facility is not typically open to the public.

18.20.190 P definitions.

“Parks, open space, and public recreation” means recreational areas and recreation facilities which primarily are owned or operated by public or nonprofit entities for the use and enjoyment of the general public. In some cases, such areas and facilities may be incidental to private development, such as open space set-asides necessary for environmental mitigation and children’s play areas (“tot lots”) within a subdivision; are intended to be principally used by a finite group; and may constitute private property.

“Public facilities” include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, storm waste facilities, parks and recreational facilities, governmental buildings, maintenance facilities, ~~and schools, and buildings or uses of land owned and/or operated by a public agency or public utility for the purpose of operating services of that benefit to the public.~~

“Public utility” means a private business or organization such as a public service corporation, performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the service by either of which is paid for directly by the recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation of persons or freight.

18.20.240 U definitions.

“Utilities” means public facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communications lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste/recycling transfer facilities, and water supply facilities.”

18.50.060 Essential public facilities permit.

A. This process is intended to ensure that essential public facilities (EPF), as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner. It is also intended to provide the city with additional regulatory authority to require mitigation of impacts that may occur as a result of ~~an essential~~ EPF siting. Finally, it is intended to promote enhanced public participation that will produce siting decisions consistent with community goals. Essential public facilities are defined in EMC 18.20.080. Public facilities are public or privately owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state educational facilities, state or regional transportation facilities; prisons, jails and other correctional facilities, and solid waste handling facilities pursuant to WAC 365-195-340(1). Siting essential public facilities.

B. Any use existing at the time of adoption of this title, which is within the scope of uses requiring an essential public facilities permit (EPFP) in the zoning district in which the property is situated, shall be deemed a conforming use without the necessity of obtaining a EPFP.

1. Any expansion of an existing essential public facility use shall be required to apply for a new EPFP if the community development director or designee finds that there is a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.

2. Any use operating under the provisions of an existing conditional use permit at the time of adoption of this title, which is within the scope of uses requiring an EPFP in the zoning district in which the property is situated, shall be deemed a conforming use without the necessity of a new EPFP, unless a proposed expansion would result in a change in the nature of the use or a significant change in the intensity of the use created by such an expansion.

3. Any use operating under the provisions of an existing EPFP at the time of adoption of this title, which is within the scope of primary permitted uses within the applicable zoning district, shall be deemed a conforming use.

C. An EPFP is a Process III application type and is subject to all the procedural requirements applicable to this application type.

1. EPFP applications shall be on the form prescribed by the community development department and shall include all of the information and materials required by the application form in order to be accepted as complete by the city. An applicant shall provide sufficient facts and evidence to enable the hearing examiner to make a decision. The established fee shall be submitted at time of application.

2. Applications for EPFPs shall be filed with the community development department. The EPFP application shall be reviewed and circulated for comment by city staff.

3. Notice of application shall be provided pursuant to EMC 18.40.180, Notice of application.

D. An EPFP shall be pursuant to EMC 18.40.190, Notice of public hearing.

E. An EPFP shall only be granted after the hearing examiner has reviewed the proposed use and has made written findings that all the standards and criteria set forth below have been met or can be met subject to conditions of approval:

1. The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.

2. If applicable, the project would serve a significant share of the city's population, and the proposed site will reasonably serve the project's overall service population.

3. The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology.

4. The project is consistent with the applicant's own long-range plans for facilities and operations.
5. The applicant's public participation plan has provided an opportunity for public participation in the siting decision and mitigation measures that is appropriate in light of the project's scope.
6. The project will not result in a disproportionate burden on a particular geographic area.
7. The proposed project shall comply with all applicable provisions of the comprehensive plan, development standards, SEPA, and other federal, state and local statute, codes and ordinances.
8. The project site meets the facility's minimum physical site requirements, including projected expansion needs. Site requirements may be determined by the minimum size of the facility, access, support facilities, topography, geology, and on-site mitigation needs.
9. The project site, as developed with the proposed facility and under the proposed mitigation plan, is compatible with surrounding land uses.
10. The applicant has proposed mitigation measures that substantially reduce or compensate for adverse impacts on the environment.

F. Action of Hearing Examiner. In addition to demonstrating compliance with the criteria as determined by the hearing examiner, the applicant shall accept those conditions that the hearing examiner finds are appropriate to obtain compliance with the criteria.

The hearing examiner may impose any of the following conditions:

1. Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
2. Establish a special yard or other open space or lot area or dimension.
3. Limit the height, size or location of a building or other structure.
4. Designate the size, number, location or nature of vehicle access points.
5. Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
6. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.
7. Limit or otherwise designate the number, size, location, and height of lighting of signs.
8. Limit the location and intensity of outdoor lighting or require its shielding.
9. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
10. Design the size, height, location or materials for a fence.
11. Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
12. Require provisions for public access, physical and visual, natural, scenic and recreational resources.
13. Require provisions for stormwater management, including implementation of LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM) and designating the size, location, screening, or other improvements needed for stormwater management facilities, if applicable.
14. Impose special conditions on the proposed development to ensure that development is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification.

15. Require such financial guarantees and evidence that any applied conditions will be adhered to.

G. Appeals shall be pursuant to EMC 18.40.090(L), Appeals.

H. Authorization of an essential public facility use shall be void after a period of one year unless the use began within that time or substantial construction or action pursuant thereto has taken place. However, the city may, at the discretion of the community development director or designee, extend authorization for one additional year upon request, provided such request is submitted in writing at least 30 days and not more than 60 days prior to expiration of the permit. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

Table 1: Land Use Table

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

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

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Animal 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)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Electric Power Generation	22111	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part	See Note											Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	✓	–	

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
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	CUP	A	✓	–	
Retail Trade													
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Pet and Pet Supplies Stores	453910	–	–	–	–	–	A	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–	–	CUP	–	–	Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502 Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–	–	✓	✓	✓	✓	✓	CUP	

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
Transportation and Warehousing (Sector 48-49)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Transportation													
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note											See Condition 4
Warehousing and Storage													
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	CUP	✓	✓	–	
Warehousing and Storage, All Other		–	–	–	–	–	–	–	–	CUP	✓	–	
Business and Professional Services (Sector 51-56)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	–	–	–	–	–	✓	✓	✓	✓	A	–	
Rental and Leasing													
Passenger Car Rental and Leasing	53211	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Consumer Goods Rental	5322; 5323, part	–	–	–	–	–	✓	✓	✓	✓	✓	–	

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

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
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	✓	–	
Emergency Shelter		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Arts, Entertainment, and Recreation (Sector 71)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Libraries	Special	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Museums and Art Galleries	712 except 712130	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Zoos, Aquariums, and Botanical Gardens	712130	–	–	–	–	–	A	✓	✓	✓	✓	A	
Golf Courses and Country Clubs	713910	A	A	–	–	–	A	✓	✓	✓	✓	A	
Sexually Oriented Entertainment	Special	–	–	–	–	–	–	–	–	CUP	–	–	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	–	–	–	–	–	–	CUP	A	A	✓	– CUP	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	A	A	A	–	✓	

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
Accommodation (Sector 721)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Hotels (except Casino Hotels) and Motels	721110	–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Bed-and-Breakfast Inns	721191	–	–	–	CUP	CUP	CUP	✓	✓	CUP	–	–	
RV Parks and Recreational Camps	7212	–	–	–	–	–	–	–	–	–	–	–	
Food Service and Drinking Places (Sector 722)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Special Food Services	7223 except 722330	See Note					✓	✓	✓	✓	–	–✓	Allowed as incidental use in residential districts
Mobile Vendors	722330	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities always require TUP and must comply with EMC 18.50.070
Drinking Places for Alcoholic Beverages	722410	–	–	–	–	–	CUP	✓	✓	✓	✓	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board
Restaurants, Full Service	722511	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Restaurants, Limited Service	722513; 722514	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
Snack and Nonalcoholic Beverage Bars	722515	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable

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

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Civic and Public Uses (Sector 813)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
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 Public Facility Government Facilities and Services	92 except 922140	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Non-Administrative Public Facility	Special	=	=	=	=	=	=	=	=	=	=	A	<u>Activities with Outside Storage also subject to EMC 18.90.120.</u>
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	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
Other Uses													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–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	–	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) Essential Public Facilities are subject to EMC 18.50.060, Essential Public facilities permit.
- (6) Subject to EMC 18.100.030, Animals.

~~18.100.050 Essential public facilities.~~

~~Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and inpatient facilities including substance abuse facilities, mental health facilities, and group homes. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities. (Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).~~

[illegible]



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: Public Zoning District and Public Facilities Code Amendments

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Evan Hietpas, Senior Planner

Summary:

On February 13, 2023, the Planning Commission held a public hearing to solicit public input on proposed code amendments related to the Public (P) zoning district and public facilities regulations. Following the public hearing, the Planning Commission may take action by providing a recommendation to City Council for discussion and final action. A draft recommendation has been prepared by staff, included as Attachment 1.



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted X-X to recommend APPROVAL of the proposed code amendments to the Edgewood Municipal Code (EMC) pertaining to the Public (P) zoning district and public facilities regulations.

It is the recommendation of the City of Edgewood Planning Commission to approve the EMC amendments as presented in the staff report and attachment submitted by Senior Planner Evan Hietpas at the February 13, 2023, meeting.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 13TH DAY OF FEBRUARY 2023.**

Planning Commission Chair

Attest by:

Evan Hietpas
Senior Planner



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: Middle Housing

Attachments: None

Submitted By: Evan Hietpas, Senior Planner

Background Information:

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

House Bill 1220 and GMA 2024 Periodic Update

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

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

Middle Housing

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

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

Current Discussion:

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

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

Additionally, the WA State Dept. of Commerce created a “Middle Housing Team” to provide technical assistance and support throughout this process. Dave Osaki is a member of this team who will facilitate a presentation to Edgewood’s Planning Commission at this February 13th meeting.

The Dept. of Commerce also recently published a new [Middle Housing resource webpage](https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/)¹.

¹ <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/>



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: General Sewer Plan (GSP) update

Attachments: None

Submitted By: Evan Hietpas, Senior Planner
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.

December 12, 2022 recommendation:

After months of discussion, the Planning Commission provided seven (7) policy recommendations for inclusion in the GSP final draft, to be completed by the City's consultants in the coming months.

Discussion:

Staff has been working on an update to the City's General Sewer Plan (GSP) since August 2019 with consultant, Grey & Osborne, Inc., with the goal of establishing a path to sewer availability for everyone in Edgewood. The current plan and code, established around 2007, created three phases for our sanitary sewer utility:

- Phase 1 along Meridian Avenue and at the former Fife Sand & Gravel pit (available now),
- Phase 2 near the Meridian Avenue Phase 1 area (available after 2027), and
- Phase 3 being the rest of the City (available after 2057).

After more than 3 years of discussion, review, and collaboration, a complete draft of our updated plan is finally ready for review, published on a new project webpage: cityofedgewood.org/424. Instead of time-based phases, this plan identifies which areas in Edgewood are routed to the four proposed receiving sewer utilities (Lakehaven, Fife, Pierce County, and Puyallup), and what improvements are needed in order to provide sewer service no matter where you are located in Edgewood. Also, as stated on the web page linked above, here is staff's tentative timeline moving forward:

- **February 13, 2023: PC Introduction to Draft Code Amendments and Review Draft GSP Update**
- Mid-February 2023: Initiate Coordination Meetings with Receiving Sewer Utilities
- Late February 2023: Publish SEPA Notice of Application, Transmit Notice to Dept. of Commerce
- **March 13, 2023: PC Public Hearing on Draft Code Amendments and GSP Update**
- Mid- April 2023: Transmit materials to Dept. of Ecology for review
- Summer/Fall 2023: Dept. of Ecology approval
- Fall/Winter 2023: Complete code and GSP adoption process
 - **Planning Commission final review and recommendation to Council**
 - City Council review, discussion, possible public hearing, and final action
- Winter 2023 / Spring 2024: Complete Coordination with Receiving Sewer Utilities, Execute Agreements

The Planning Commission and City Council, as well as the public, will have ample opportunity to provide feedback on details of the Draft GSP, code amendments, and agreements in the coming months.

Staff Recommendation:

The adoption of the GSP will require amendments to Title 11 of the Edgewood Municipal Code. City staff anticipates having a draft version of proposed code amendments prepared for the meeting.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: Processes and Procedures Code Amendments

Attachments: None

Submitted By: Evan Hietpas, Senior Planner

Background:

Edgewood Municipal Code (EMC) Title 16: Subdivisions¹, regulates the division of land lying within the corporate limits of the city of Edgewood to promote the public health, safety, aesthetics, orderly growth, development, character, and general welfare in accordance with the standards established by the state of Washington and the City. In other words, this title outlines regulations and requirements for boundary line adjustments, short subdivisions (six or less), full subdivisions (seven or more), binding site plans, dedications and improvements, and subdivision vacations and alterations.

EMC Chapter 18.40: Procedures for Land Use Permits and Decisions², provides for and promotes the health, safety, and welfare of the general public and to not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the provisions of this chapter. In other words, this chapter outlines permitting and decision-making process types: Process I Administrative Approval, Process II Administrative Action, Process III Hearing Examiner Action, Process IV Quasi-Judicial Rezones, and Process V Legislative Action.

Current Discussion:

As a best practice, it is beneficial to revisit sections of regulatory code to ensure that it is accurate and up to date. City staff has acknowledged room for improvements in code sections relating to City process and procedures, particularly land division actions.

For example, In 2020, the City transitioned to an electronic permit submittal and review process, however [EMC 16.04.070](#) still requests, *“One original, eight copies and at least one eight-and-one-half-inch by 11-inch copy of the preliminary plat...”*

A revision to this section of code could reflect the modernization of permitting procedures in Edgewood. *“A preliminary plat drawing, in an electronic format approved by the city engineer, prepared by a Washington State licensed engineer or land surveyor.”*

Staff Recommendation:

City staff would like to propose several code amendments in the coming months. This agenda item is included to introduce this effort to the Planning Commission so they are aware of this anticipated code amendment process. Future discussion and a public hearing will be held for this agenda item.

¹ <https://www.codepublishing.com/WA/Edgewood/#!/Edgewood16/Edgewood16.html>

² <https://www.codepublishing.com/WA/Edgewood/#!/Edgewood18/Edgewood1840.html#18.40>



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 13, 2023

Title: 2023 Work Plan

Attachments: 1) 2023 Future Agenda Calendar
2) 2023 Work Plan Items Details

Submitted By: Evan Hietpas, Senior Planner

Discussion:

On January 9, 2023, the Planning Commission recommended a proposed 2023 Work Plan.

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

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)

This is a standing item for the remainder of 2023 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Edgewood Planning Commision Future Agenda Calendar- February 2023

Work Plan Items	2022						2023						
	8-Aug	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb	13-Mar	10-Apr	8-May	12-Jun	10-Jul	14-Aug
Comprehensive Plan Periodic Update	None							Discussion -Public Participation Plan	Discussion -Public Participation Plan -Key Policies -Visioning	Discussion -Key Policies -Visioning	Discussion -Key Policies -Land Use and Zoning	Discussion -Land Use and Zoning	Discussion -Land Use and Zoning
Town Center	Discussion	Discussion	None					Discussion	Discussion	Discussion	PH and Action	None	Discussion
Housing	None		Discussion -Housing	None		Discussion -Middle Housing	Discussion - Dept. of Commerce Middle Housing Presentation	Discussion -Middle Housing	Discussion -Middle Housing	Discussion -Middle Housing	Discussion -Middle Housing	Discussion -Middle Housing Analysis Presentation	None
Edgewood Municipal Code (EMC) Updates	Discussion -Land Use Table	Discussion -Comm. Zone- Light Industrial -Industrial Height	Discussion -Comm. Zone- Light Industrial -Industrial Height	PH and Action -Comm. Zone Light Industrial -Industrial Height	Discussion -Auto-Related Land Uses -Public Zone Land Uses	Discussion -Public Zone Land Uses	PH and Action -Public Zone Land Uses Discussion -Processes and Procedures	Discussion -Processes and Procedures	Discussion -Processes and Procedures	PH and Action -Processes and Procedures	Discussion-TBD	Discussion-TBD	Discussion-TBD
Public Facilities and Infrastructure	Discussion -General Sewer Plan (GSP)	Action -General Sewer Plan (GSP)	Discussion -General Sewer Plan (GSP)	Discussion -General Sewer Plan (GSP)	Action -General Sewer Plan (GSP)	Discussion -General Sewer Plan (GSP)	Discussion -General Sewer Plan (GSP)	Public Hearing - General Sewer Plan (GSP)	None				
Development Review Process	Discussion	None						Discussion	None		Discussion	None	
2022/2023 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Action	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
	August	September	October	November	December	January	February	March	April	May	June	July	August
Public Hearing (PH)	None	None	None		None	None	1. Public Zone Land Uses	1. General Sewer Plan (GSP)	None	1. Processes and Procedures	1. Town Center	None	None
Action	None	1. General Sewer Plan	None	1. Comm. Zone- Light Indust. 2. Industrial Zone Height	1. General Sewer Plan	1. 2023 Work Plan	1. Public Zone Land Uses	1. General Sewer Plan (GSP)	None	1. Processes and Procedures	1. Town Center	None	None
Discussion	1. Town Center 2. Land Use Table 3. General Sewer Plan 4. Development Review 5. 2022 Work Plan	1. Town Center 2. Comm. Zone- Light Indust. 3. Industrial Zone Height 4. 2022 Work Plan	1. Housing 2. Comm. Zone- Light Indust. 3. Industrial Zone Height 4. 2022 Work Plan	1. General Sewer Plan 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. Middle Housing 2. Public Zone Land Uses 3. General Sewer Plan	1. Middle Housing 2. Land Division Regulations 3. General Sewer Plan 4. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Town Center 3. Middle Housing 4. Processes and Procedures 5. Development Review 6. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Town Center 3. Middle Housing 4. Processes and Procedures 5. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Town Center 3. Middle Housing 4. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Middle Housing 3. EMC Code Updates 4. Development Review 5. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Middle Housing 3. EMC Code Updates 4. 2023 Work Plan	1. Comp. Plan Periodic Update 2. Town Center 3. EMC Code Updates 4. 2023 Work Plan

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

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