



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA

Monday, March 13, 2023 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Virtual Meeting Via Zoom
Zoom Meeting ID: 970 6596 9184

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call: Guillory, Overfield, Greene, Wagner, Ramirez, Pincas, 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.*

- a. Agenda Approval or Modifications
- b. Review Planning Commission meeting minutes from February 13, 2023
- c. Review EDAB meeting minutes from February 6, 2023
- d. Review of Development Review Reports for February 2023

3. CITIZEN COMMENT PERIOD *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. PUBLIC HEARINGS

5. ACTION ITEMS

6. DISCUSSION ITEMS

- a. Public Zone and Public Facilities Code Amendments
- b. General Sewer Plan
- c. Periodic Update
- d. 2023 Work Plan

7. STAFF COMMENTS

8. COMMISSIONER UPDATES

9. ADJOURN

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, February 13, 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 6:01 PM.
 - A. Commissioners Present:** Guillory; Overfield; Wagner; Ramirez; Pincas; Slate
 - B. Commissioners Absent:** Greene
 - C. Staff Members Present:** Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
Jeremy Metzler, Public Works Director
 - D. Others Present:** Mayor Daryl Eiding
- 2. CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve as presented, Wagner seconded. Commission voted 6-0 to approve.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:**
 - A. Public Zoning District and Public Facilities**
 - i. Chair Overfield opened the public hearing at 6:03.
 - ii. Hietpas opened the public hearing by outlining the proposed code amendments.
 - iii. Hietpas read the public comment received on February 2, 2023, from Brian Devereaux, representing the Puyallup School District.
 - iv. Brian Devereaux, Director of Facilities Planning for the Puyallup School District, provided comment to support staff's recommendation to amend the Land Use Table for Elementary and Secondary Schools.
 - v. Chair Overfield closed the public hearing at 6:14.
- 5. ACTION ITEMS:**
 - A. Public Zoning District and Public Facilities**
 - i. Planning Commission discussed proposed code amendments.
 - ii. Chair Overfield requested a motion to approve all proposed code amendments, including the amendments related to schools. Pincas motioned to approve all proposed code amendments. Wagner seconded. Planning Commission voted 6-0 to approve.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, February 13, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

6. DISCUSSION ITEMS:

A. Middle Housing

- i. Dave Osaki, Department of Commerce Middle Housing Team Member, gave a presentation on the “Middle Housing Grant” project that the City of Edgewood and Pierce County South Sound Housing Affordability Partners are completing.

B. General Sewer Plan

- i. Metzler provided an update on the General Sewer Plan update, including proposed code amendments for future adoption.
- ii. No further discussion was held.

C. Processes and Procedures Code Amendments

- i. Hietpas introduced the agenda item, outlining a scope of code amendments that may be considered by City staff and the Planning Commission at a later date.
- ii. No further discussion was held.

D. 2023 Work Plan

- i. Hietpas provided an update on the Work Plan. No further discussion held.

7. STAFF COMMENTS:

- A. Hietpas introduced Lauren Balisky, Community and Economic Development (CED) Director, a new staff member in February 2023.

8. COMMISSIONER COMMENTS:

9. ADJOURN: Chair Overfield adjourned meeting at 7:04 PM.



ECONOMIC DEVELOPMENT ADVISORY BOARD MINUTES

Monday, February 6, 2023 at 6 p.m.

Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. Call to Order

Michael Pearce called the meeting to order at 6:02pm

Present: Andrew Wiesenfeld, Steven Weiss, Michael Pearce, Jason Neil

Absent: Lora Butterfield, Angel Swanson

Vacant: Position No. 1

Staff Members Present:

Senior Planner Morgan Dorner,

Community & Economic Development Director Lauren Balisky,

Assistant City Administrator Dave Gray

2. Consent Agenda:

- a. Agenda Approval or Modifications
- b. Approval of Minutes for October 3, 2022
- c. Approval of Minutes for December 5, 2022
- d. Review of Planning Commission Minutes for December and January 2023
- e. Review of December Development Review Reports

Motion: As Read **Action:** Approve, **Moved by:** Vice Chair Pierce **Seconded by:** Wiesenfeld

Motion Passed 4-0

3. Citizen Comment Period:

There were no citizen comments.

Old Business

2023 Work Plan and Meeting Calendar

Senior Planner Dorner reviewed this item with the board members to approve the DRAFT Work Plan for 2023. Board members reviewed modifications made based on previous conversations, in order to move it forward to the Council for review and final approval.

Board members noted errors in the 2023 meeting dates and asked that they be corrected and

the calendar brought back at the March meeting, to discuss rescheduling the July and September meetings.

Members requested to amend line item 5. to read:

Serve as Business Retention/Recruitment Ambassadors

and to add an item d. to read:

Business Recruitment/Development

Motion: Amend **Action:** Approve, **Moved by:** Andrew Wiesenfeld **Seconded by:** Jason Neil

Motion Passed 4-0

4. **New Business:**

a. 2024 Comprehensive Plan Update – Training Video

Board members watched the Washington State Department of Commerce video.

Discussion then ensued between board members and staff.

5. **Staff Comments:**

Senior Planner Dorner discussed the board vacancy of position no. 1, and the updates to the Town Center Subarea Plan.

6. **Board Member Comments/Updates:**

Michael Pearce spoke.

Andrew Wiesenfeld spoke.

7. **Adjourn:**

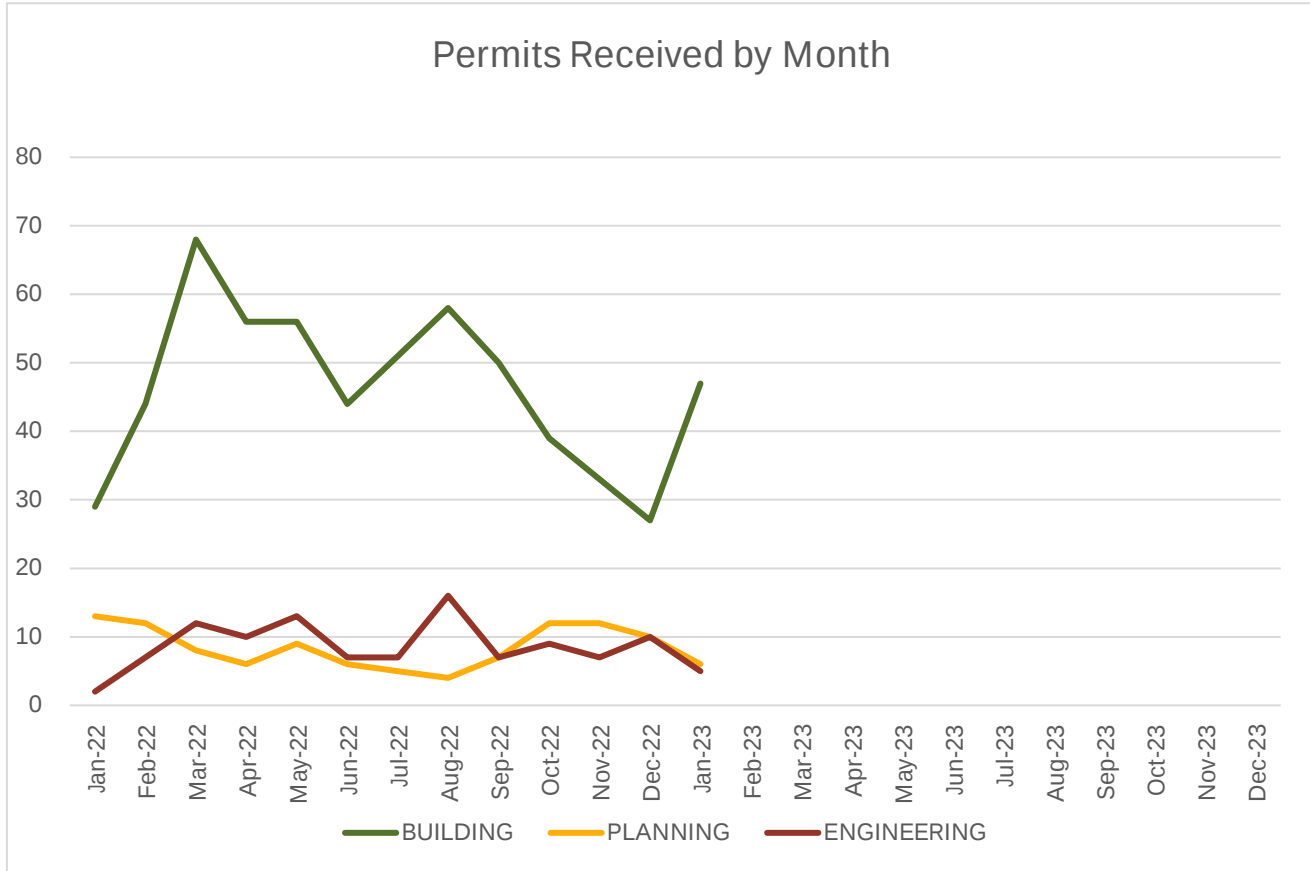
Motion: Adjourn **Action:** Approve, **Moved by:** Michael Pearce **Seconded by:** Jason Neil

Motion Passed 4-0

Michael Pearce adjourned the meeting at 7:56pm

Jan 2023

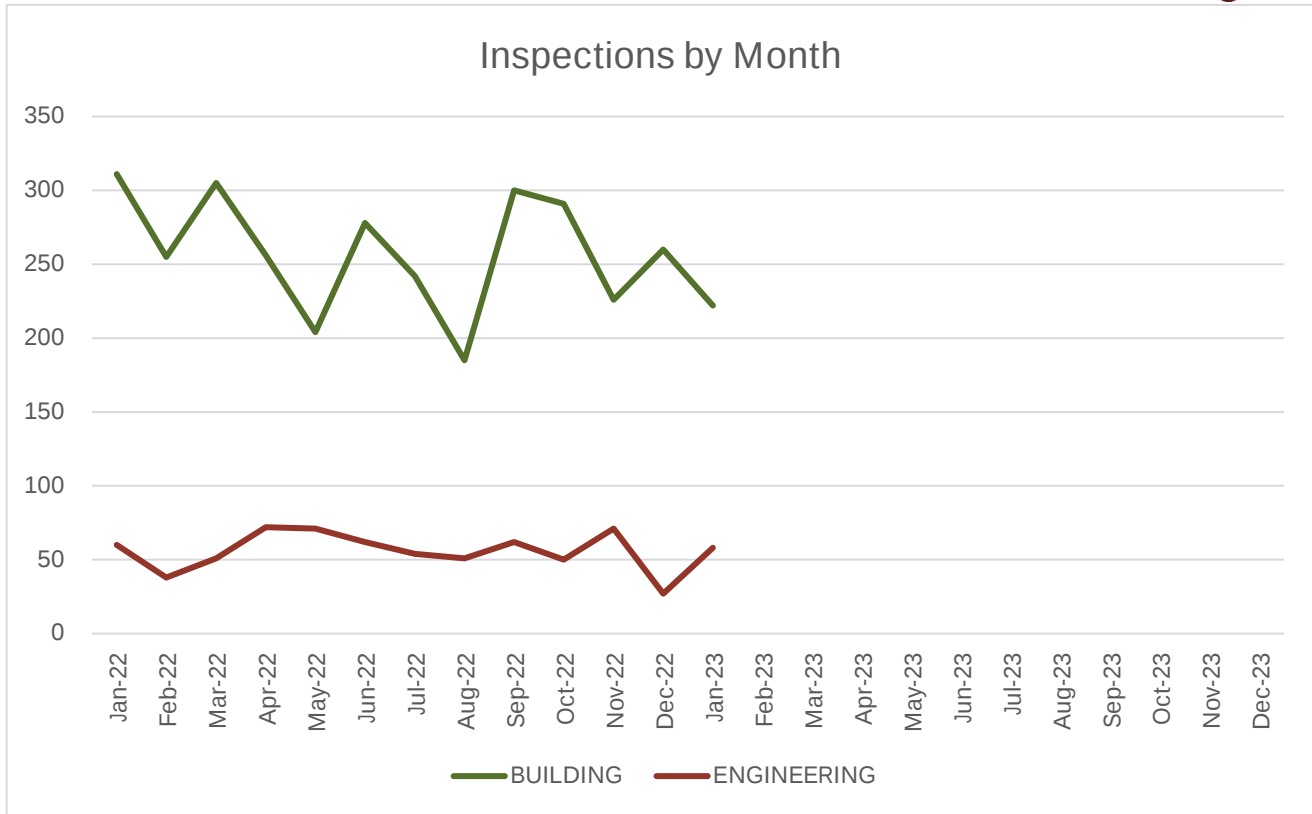
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Jan 2023	47	22	6	7	5	6
Jan 2022	29	23	13	4	2	4
Roll Avg 2023	47	22	6	7	5	6
Roll Avg 2022	29	23	13	4	2	4
YTD 2023	47	22	6	7	5	6
YTD 2022	29	23	13	4	2	4
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Jan	47	Jan	6	Jan	5
Highest Month 2022	Mar	68	Jan	13	Aug	16

Jan 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Jan 2023	222		58	
Jan 2022	311		60	
Roll Avg 2023	222		58	
Roll Avg 2022	311		60	
YTD 2023	222		58	
YTD 2022	311		60	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Jan	222	Jan	58
Highest Month 2022	Jan	311	Apr	72

Pending Projects - Planning and Engineering Permits

41 Permits

Exported: 02/01/2023

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)	UNDER REVIEW	12/02/2022	01/30/2023
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
22-007CODE	GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	01/03/2023
22-008CODE	GREEN BELT APARTMENTS COMPREHENSIVE PLAN AMENDMENT AND REZONE	9917 24TH ST E	420091014	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	12/21/2022	01/12/2023
23-001CODE	PUBLIC ZONING DISTRICT LAND USES AND PUBLIC FACILITIES	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	01/10/2023	01/30/2023
CRITICAL AREAS								
22-1580	SANDU SFR - CRITICAL AREAS	3822 108TH AVE E	420152028	PLANNING	CRITICAL AREAS	APPLICATION	11/04/2022	01/17/2023
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	01/13/2023
HOME OCCUPATION								
22-1584	BIG DOG LITTLE DOG HOME BASED BUSINESS	501 121ST AVENUE CT E	420026024	PLANNING	HOME OCCUPATION	UNDER REVIEW	11/07/2022	01/30/2023
NEIGHBORHOOD MEETING								
23-1013	TYEE RANCH NEIGHBORHOOD MEETING	11617 15TH ST E	420034702	PLANNING	NEIGHBORHOOD MEETING	UNDER REVIEW	01/13/2023	01/23/2023
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
POST REVISION - PLN								
20-1362 PR1	EAST PIERCE FIRE STATION 118 DESIGN STANDARDS REVIEW POST REVISION	10105 24TH ST E	420091156	PLANNING	POST REVISION - PLN	UNDER REVIEW	01/19/2023	02/01/2023
PRE APP								
22-1619	2004 WEST VALLEY REZONE PRE-APPLICATION	2004 WEST VALLEY HWY E	4495400980	PLANNING	PRE APP	UNDER REVIEW	12/07/2022	01/30/2023
22-1638	SANDHU REZONE PRE-APPLICATION	830 WEST VALLEY HWY E	420024003	PLANNING	PRE APP	INCOMPLETE	12/16/2022	12/28/2022
23-1002	S22 APARTMENTS PRE-APPLICATION	XXX 24TH ST E	420107031	PLANNING	PRE APP	UNDER REVIEW	01/03/2023	01/30/2023
23-1001	100TH AVE TOWNHOMES PRE-APPLICATION	XXX 100TH AVE E	420098014	PLANNING	PRE APP	REVIEW PENDING PAYMENT	01/03/2023	01/23/2023
REASONABLE USE EXCEPTION								

Pending Projects - Planning and Engineering Permits

41 Permits

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Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1046	Access Driveway	1105 108TH AVE E	420037014	PLANNING	REASONABLE USE EXCEPTION	APPLICATION	01/26/2023	01/26/2023
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1581	SANDU SFR - SEPA	3822 108TH AVE E	420152028	PLANNING	SEPA	APPLICATION	11/04/2022	01/17/2023
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	01/10/2022	01/19/2023
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	07/15/2022	01/31/2023
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	INCOMPLETE	12/19/2022	01/19/2023
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	01/19/2023
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	07/26/2022	01/24/2023
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	01/10/2023
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	01/12/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	12/02/2022	01/30/2023
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	01/27/2023
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	01/31/2023
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

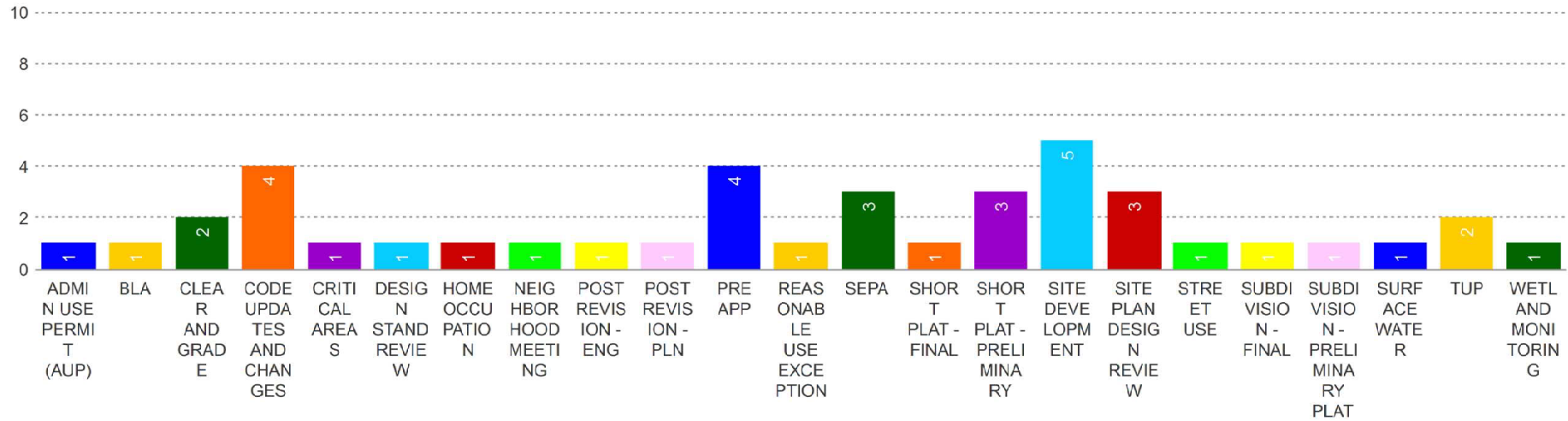
Pending Projects - Planning and Engineering Permits

41 Permits

Exported: 02/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
22-1631	CHURCH OF JOY TENT TUP	1120 114TH AVE E	420034149	PLANNING	TUP	REVIEW PENDING PAYMENT	12/13/2022	01/09/2023
WETLAND MONITORING								
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- January 2023

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%
	BERZNYOV 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	EXPIRED	10/24/2017	EXPIRED	EXPIRED			
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	8	42%
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: March 13, 2023

Title: Public Zoning District and Public Facilities Code Amendments

Attachments:

- 1) Planning Commission February 13, 2023 Recommendation
- 2) Ordinance 23-0644
- 3) Final Edgewood Municipal Code Amendments

Submitted By: Evan Hietpas, Senior Planner

Background Information:

Planning Commission Review and Recommendation

The Public (P) zoning district provides for moderate-scale and large-scale activities relating to the necessary public services provided by state and local governmental entities and semi-public institutions. The designation allows for the specialized needs of providing public services to all areas of Edgewood. City staff and the Planning Commission reviewed applicable code sections to ensure that Title 18 of the Edgewood Municipal Code (EMC) clearly defines and permits land uses that typically apply to public agency operations.

On February 13, 2023, the Planning Commission held a public hearing to solicit public input on the proposed code amendments. One public comment was received during the public comment period from Brian Devereux, Director of Facilities Planning for the Puyallup School District (included as Attachment 3). The comment requested a modification to EMC 18.70.050 (Land Use Table) to allow "Elementary and Secondary Schools" as an outright permitted use, instead of requiring a Conditional Use Permit (CUP). Mr. Devereux also attended the public hearing and provided verbal testimony in support of the code modification.

Following the public hearing, the Planning Commission discussed the proposed code amendments prepared by City staff and considered the public comment received. The Planning Commission determined that schools are also compatible with the purpose of the Public zoning district and voted 6-0 to recommend approval of the proposed amendments along with additional amendments to allow 1) "elementary and secondary schools," 2) "junior colleges, colleges, universities, and professional schools," and 3) "technical and trade schools" in the Public zone through an Administrative Use Permit (AUP). (see attachment 1).

City Council Review and Final Action

Additionally, at the February 21, 2023, City Council Study Session, City staff recommended additional review to determine whether other, non-public uses should be allowed within the Public zoning district, as had been initially recommended by the Planning Commission. City Council supported City staff's recommendation. This means that the following uses **were not changed** in the land use table at this time: **Caretaker Residence, Hospitals, Child Daycare Services, Gambling Industries, Special Food Services, Parking Lots, and Parking Structures.**

On February 28, 2023, City Council voted 7-0 to adopt Ordinance 23-0644, amending title 18 of the Edgewood Municipal Code, Development Standards, regarding public facilities and uses within the public zoning district (see attachment 2).

Current Discussion:

Planning Commission and City staff may hold brief discussion on the code amendments or plans for future code review. Brief descriptions of the amendments included as attachment 3 are outlined below:

Chapter 18.20 EMC – Definitions

- 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 18.50.060 – Public Facilities Permit

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

EMC 18.70.050 – Land Use Table

- Non-Administrative Public Facility (A / Administrative Use Permit)
- Elementary and Secondary Schools (A)
- Junior Colleges, Colleges, Universities, and Professional Schools (A)
- Technical and Trade Schools (A)
- Outside Storage (See Note / Incidental to Primary)

EMC 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.



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted 6-0 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 presented in the staff report and attachments, submitted by Senior Planner Evan Hietpas at the February 13, 2023, meeting. Additionally, the Planning Commission recommends amending EMC 18.70.050 (Land use table) to permit "Elementary and Secondary Schools", "Junior Colleges, Colleges, Universities, and Professional Schools", and "Technical and Trade Schools" through an Administrative Use Permit (AUP) process.

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


Planning Commission Chair

Attest by:


Evan Hietpas
Senior Planner

ORDINANCE NO. 23-0644

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING TITLE 18 OF THE EDGEWOOD MUNICIPAL CODE (EMC), DEVELOPMENT STANDARDS, REGARDING PUBLIC FACILITIES AND USES WITHIN THE PUBLIC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the 2015 Comprehensive Plan includes several goals and policies for capital facilities, including to: provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element (Goal I); provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service (Goal II); and maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable (Goal V); and

WHEREAS, as Edgewood grows, there are increasing expectations by its residents for various services to be provided locally, particularly by the Public Works Department; and

WHEREAS, improvements to the City's park system, including the opening of the new Edgewood Community Park and renovated Edgemont Park playground, further increase demand and expectations; and

WHEREAS, since 2016, the City has purchased several new vehicles, a portable radar speed limit sign, a variable message board, and other useful tools and equipment, as well as increasing the number of fulltime employees (FTEs) in the field from 1.5 to 5 in the last two and a half years, all which have created a need for additional operational space for the Public Works Department; and

WHEREAS, City staff recently reviewed the Land Use Table contained in EMC 18.70.050 and found that the Public zoning district does not allow uses that a municipal Public Works Department typically needs to operate efficiently; and

WHEREAS, the purpose of the Public zoning district is to provide 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" while also allowing "for the specialized needs of providing public services to all areas of Edgewood"; and

WHEREAS, after discussions with the City's Planning Commission, City staff determined that new and revised land use definitions should be added to Title 18 EMC for governmental functions that support public services, along with other amendments to clarify the regulations that apply to the various types of public facilities; and

WHEREAS, City Staff conducted an analysis and presented draft amendments to EMC Title 18 to the Planning Commission to add land use definitions that support public services, amend the Land Use Table to update the uses allowed in the Public zoning district for compatibility, and to clarify permitting requirements for various types of public facilities; and

WHEREAS, the Planning Commission considered the draft amendments at its regular meetings on December 12, 2022 and January 9, 2023; and

WHEREAS, the City submitted the proposed amendments to the Department of Commerce on January 30, 2023; and

WHEREAS, the City's SEPA responsible official issued a State Environmental Policy Act threshold Determination of Nonsignificance (DNS) for the proposed amendments on January 30, 2023; and

WHEREAS, the City received public comment from the Puyallup School District encouraging the City to allow certain educational services within the Public zoning district as an outright permitted use, rather than a conditional use permit as is currently required; and

WHEREAS, elementary and secondary schools, junior colleges, universities, technical and trade schools, and other educational services are permitted outright in the Town Center, Commercial, and Business Park zoning districts, yet all Puyallup School District property is located within the Public zoning district; and

WHEREAS, the Planning Commission held a public hearing on February 13, 2023, and, after determining that schools are also compatible with the purpose of the Public zoning district, voted 6-0 to recommend approval of the proposed amendments along with additional amendments to allow "elementary and secondary schools," "junior colleges, colleges, universities, and professional schools," and "technical and trade schools" in the Public zone through an administrative use permit; and

WHEREAS, the City Council discussed the proposed amendments, the Planning Commission recommendation and City staff's recommendation at their regular study session meeting on February 21, 2023, and at their regular council meeting on February 28, 2023; and

WHEREAS, after considering the Planning Commission and staff recommendations, the City Council determined that additional review was needed to determine whether other non-public uses should be allowed within the Public zoning district as had been recommended by the Planning Commission, and thus decided to limit the scope of the amendments at this time to allowing non-administrative public facilities and schools in the zone, subject to an administrative use permit; and

WHEREAS, the City Council desires to amend EMC Title 18 as follows and such is the interest of the public health and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. EMC Chapter 18.20, Definitions, amended. EMC Chapter 18.20, Definitions, is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. EMC section 18.50.060, Public facilities permit, amended. EMC section 18.50.060, Public facilities permit, is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

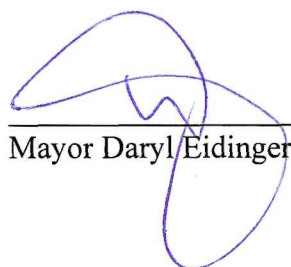
Section 3. EMC section 18.70.050, Land use table, amended. EMC section 18.70.050, Land use table, is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 4. EMC section 18.100.050, Essential public facilities, amended. EMC section 18.100.050, Essential public facilities is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication. The full text of this Ordinance shall be mailed without charge, upon request.

PASSED BY THE CITY COUNCIL ON THE 28TH DAY OF FEBRUARY, 2023



Mayor Daryl Eidinger

ATTEST/AUTHENTICATED:



Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:



Ann Marie Soto, City Attorney

Date of Publication: March 1, 2023

Effective Date: March 6, 2023

EXHIBIT A

Chapter 18.20 DEFINITIONS

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).

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.

“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 that benefit the public.

Chapter 18.50 DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA

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.

Chapter 18.70 PERMITTED LAND USES

Table 1: Land Use Table

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

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

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

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	✓	–	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	CUP	A	✓	–	
Retail Trade													
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Pet and Pet Supplies Stores	453910	–	–	–	–	–	A	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	✓	–	

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
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–	–	CUP	–	–	Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502 Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–	–	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Transportation													
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note											See Condition 4
Warehousing and Storage													
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	CUP	✓	✓	–	
Warehousing and Storage, All Other		–	–	–	–	–	–	–	–	CUP	✓	–	
Business and Professional Services (Sector 51-56)													

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	–	–	–	–	–	✓	✓	✓	✓	A	–	
Rental and Leasing													
Passenger Car Rental and Leasing	53211	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Consumer Goods Rental	5322; 5323, part	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	A	✓	✓	–	
Waste Management and Remediation Services													
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–	–	CUP	–	
Educational Services (Sector 61)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	CUP A	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	–	–	A	✓	✓	✓	CUP	– 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
Technical and Trade Schools	6115	–	–	–	–	–	A	✓	✓	✓	CUP	– A	
Educational Services, All Other	6116; 6117	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Health Care and Social Assistance (Sector 62)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals	622	–	–	–	–	–	–	✓	✓	✓	CUP	–	
Social Assistance													
Services for the Elderly and Persons with Disabilities	624120	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Vocational Rehabilitation Services	624310	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Child Daycare Services, Home-Based	624410, part	A	A	A	A	A	✓	✓	✓	✓	–	–	Subject to standards provided in EMC 18.100.040
Child Daycare Services, All Other	624410, part	–	–	–	–	CUP	✓	✓	✓	✓	CUP	–	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Emergency Housing		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Emergency Shelter		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Arts, Entertainment, and Recreation (Sector 71)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Libraries	Special	–	–	–	A	A	✓	✓	✓	✓	A	✓	

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
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	✓	–	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	A	A	A	–	✓	
Accommodation (Sector 721)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Hotels (except Casino Hotels) and Motels	721110	–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Bed-and-Breakfast Inns	721191	–	–	–	CUP	CUP	CUP	✓	✓	CUP	–	–	
RV Parks and Recreational Camps	7212	–	–	–	–	–	–	–	–	–	–	–	

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
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
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													

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
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	–	CUP	A	✓	–	
Car Washes	811192	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Personal Care Services	8121; 812310; 8123200	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Other Repair and Maintenance													
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Funeral Homes and Funeral Services	812210	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Crematoria	812220, part	–	–	–	–	–	–	–	–	CUP	CUP	–	
Pet Care Services													
Kennels	812910, part	–	–	–	–	–	–	–	–	CUP	A	–	
Veterinary Services	541940	–	–	–	–	–	A	A	✓	✓	A	–	
Pet Care Services, All Other	812910, part	–	–	–	–	–	✓	✓	✓	✓	A	–	
Civic and Public Uses (Sector 813)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – 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	

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
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	Activities with Outside Storage also subject to EMC 18.90.120.
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	
Other Uses													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–	

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
Parking Structures	812930, part	–	–	–	–	–	–	CUP	CUP	–	–	–	
Drive-Up Windows	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities also subject to EMC 18.95.030(I)
Outside Storage	Special	–	–	–	–	–	–	CUP	CUP	CUP	A	See Note	Allowed as incidental use in Public district. 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.

Chapter 18.100 DEVELOPMENT STANDARDS – USE SPECIFIC

~~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 in-patient 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).~~



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: March 13, 2023

Title: General Sewer Plan (GSP) update

Attachments: None

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

Background Information:

All development within the City of Edgewood must provide for adequate sanitary waste disposal. There are typically two methods to achieve compliance with this standard: 1) public sanitary sewer connection, or 2) a private on-site septic system (OSS). 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 city-wide plan for sanitary sewer service. 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 the updated plan is 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.

As the City begins the Comprehensive Plan Periodic Update process, staff plans on integrating the GSP effort into the public engagement and environmental review processes. The integration of these planning efforts will ensure consistency between the GSP and applicable Comprehensive Plan Elements (Land Use, Capital Facilities, Utilities, Housing, Environment).

Staff's tentative timeline for the GSP is shown here

- February/March 2023: Initial Coordination Meetings with Receiving Sewer Utilities.
- April/May 2023: Receive initial comments from Receiving Sewer Utilities, transmit draft materials to Department of Ecology for initial review.
- Spring/Summer 2023: Begin Comprehensive Plan Periodic Update. Potential land use and housing strategies will be discussed with the public to inform the GSP.
- Fall/Winter 2023: Update the draft GSP for consistency with public input and anticipated Comprehensive Plan goals and policies, continued coordination with Ecology.
- Winter 2023/Spring 2024: Environmental review and State agency noticing.
- Spring/Summer 2024: Finalize GSP and Edgewood Municipal Code (EMC) amendments.
 - Planning Commission final review and recommendation to Council
 - City Council review, discussion, possible public hearing, and final action
- Summer/Fall 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.

Staff Recommendation:

Continue discussions, as needed, throughout the Periodic Update process to ensure that the General Sewer Plan reflects the community's goals and vision.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: March 13, 2023

Title: Comprehensive Plan Periodic Update

Attachments: 1) Draft Public Participation Plan (PPP)
2) Planning Commission work program meeting schedule

Submitted By: Evan Hietpas, Senior Planner

Background:

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan. In other words, Edgewood will be planning for its future. Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor.

The concept of “growth management” is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key concerns. This means that cities have a say in how they want to plan for their future.

The current Edgewood Comprehensive Plan was written in 2015 by community members, City Council, Planning Commission, and City staff. A quick summary of Edgewood’s story looks like this:

- The Past: Edgewood incorporated in 1996 as a unique residential community with rustic qualities and a pastoral history.
- The Present: Edgewood is growing and developing with new homes, expanding infrastructure, and improved public services.
- The Future: Edgewood must preserve its unique character while also improving the quality of life for all citizens through continued progress and development.

The Comprehensive Plan covers important topics like housing, transportation, parks and recreation, utilities, land use and zoning, economic development, and the environment. The update process looks closely at these topics to make sure that Edgewood continues to grow in line with the community’s vision.

The backbone of every Comprehensive Plan is community engagement. Through the engagement process, people help shape the future of their city by voicing what is important to them. The public engagement process is set to begin in May 2023 with an Open House at City Hall. Additionally, the City will host public meetings, create surveys, and reach out directly to community groups and other key stakeholders throughout the process.

Current Discussion:

This agenda item is intended to provide some introductory information on Edgewood's periodic update process. City staff intends to present a draft Public Participation Plan (PPP) and Planning Commission meeting schedule (attachments 1 and 2). Additionally, staff may share a brief video that introduces some key insights into the comprehensive planning process.

Staff Recommendation:

Planning Commissioners may ask questions or provide comments on draft meeting/ public engagement schedules, as the City prepares to kick-off the periodic update process in the coming months.

Edgewood Comprehensive Plan Public Participation Plan (PPP)

Legend
Public Workshops/ Open House (6 total)
Surveys (4 total)
Document Production (3 drafts & final)
Legislative Process, Regular City Meetings
Other/Special/ Strategic Outreach

Initial Schedule	
Create Project Webpage	April 2023
City Public Meetings • Planning Commission • Economic Development Board • Parks and Rec. Board • City Council	April 2023 - September 2024
Tribal Collaboration/ Coordination	December 2023- August 2024
Update Kick-off and Visioning Open House • What is a Comp. Plan? • Why it matters? Importance • How public can provide input	May 2023
“Name the Comprehensive Plan” Survey • Establish a name reflective of public’s vision • Public input processed through staff, Planning Commission, and City Council	May 2023
Policy Workshop • What policy updates does the community feel are needed since 2016? • Present results from Survey #1	June 2023
Youth Engagement (Edgewood Experience)	July 2023

Initial Stakeholder Outreach Property owners, business owners, non-profits, neighboring jurisdictions	June - September 2023
Senior Engagement (Mt. View Community Center)	July 2023- August 2024
Key City Policies Survey	July 2023
Land Use Strategies Workshop <i>Potential</i> land use strategies	August 2023
Land Use and Housing Preferences Survey	September 2023
Housing and Land Use Workshop <i>Proposed</i> land use and housing strategies	November 2023
Comprehensive Plan first draft published online	December 2023
Multi-Modal Transportation Workshop	January 2024
Transportation Strategy Survey	January - February 2024
Follow-up Stakeholder Outreach	February - June 2024
Comprehensive Plan second draft published online	May 2024
Final Wrap-Up Open House	May 2024
Comprehensive Plan final draft published online	August 2024
City Public Meetings, Finalization and Adoption	October- December 2024
Final Comprehensive Plan published	December 2024/ January 2025

Planning Commission Meeting Schedule (draft)	
March 2023	Intro to Periodic Update/ discuss Public Participation Plan (PPP) and work plan.
April 2023	Discuss Public Participation Plan (PPP), key policies/ priorities, and visioning.
May 2023	Discuss key policies/priorities, visioning, and gap analysis work.
June 2023	Discuss Land Use & Zoning, Housing, and gap analysis work.
July 2023	Meeting with EDAB: Discuss Economic Development and Land Use elements.
August 2023	Discuss Land Use & Zoning, and Housing.
September 2023	Meeting with EDAB and PRAB: Discuss public engagement, gap analysis work, Land Use, Housing, Parks and Recreation, Economic Development, Climate and Natural Environment.)
October 2023	Discuss Land Use & Zoning, Housing, and Natural Environment.
November 2023	Focus on key sections of first draft (Land Use, Housing, Climate, and Natural Environment)
December 2023	
January 2024	Joint meeting with EDAB: Discuss key sections of first draft (Economic Development, Land Use, Housing, Community Character)
February 2024	Focus on Transportation, Utilities, and Capital Facilities elements.
March 2024	
April 2024	Discuss key topics needing further guidance for second draft.
May 2024	Review key sections of second draft.
June 2024	
July 2024	Meeting with EDAB and PRAB: Discuss and review key sections of second draft.
August 2024	Review key sections of final draft.
September 2024	Review key sections of final draft.
October 2024	Final review/ discussion of final Comprehensive Plan.
November 2024	Adoption of final Comprehensive Plan.

15 individual meetings, 4 Special Joint Meetings (19 total)



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: March 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 2023 Work Plan and on February 21, 2023, the City Council reviewed the 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- March 2023													
Work Plan Items	2022					2023							
	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb	13-Mar	10-Apr	8-May	12-Jun	10-Jul	14-Aug	11-Sep
Comprehensive Plan Periodic Update	None						Discussion -Introduction -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	Discussion
Town Center	Discussion	None						Discussion	Discussion	PH and Action	None		Discussion
Housing	None	Discussion -Housing	None		Discussion -Middle Housing	Discussion -Dept. of Commerce Middle Housing Presentation	None		Discussion -Middle Housing	Discussion -Middle Housing	Discussion -Middle Housing Analysis Presentation	Discussion -Middle Housing	Discussion -Middle Housing
Edgewood Municipal Code (EMC) Updates	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 -Public Zone Land Uses	None	Discussion -Processes and Procedures	Discussion -Processes and Procedures	PH and Action -Processes and Procedures	None	
Public Facilities and Infrastructure	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)	Discussion -General Sewer Plan (GSP)	None					
Development Review	None										Discussion	None	
2022/2023 Work Plan	Discussion				Action	Discussion							
	September	October	November	December	January	February	March	April	May	June	July	August	
Public Hearing (PH)	None	None		None	None	1. Public Zone Land Uses	None	None	None	1. Town Center	1. P&P Code Updates	None	None
Action	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	None	None	None	1. Town Center	1. P&P Code Updates	None	None
Discussion	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. P&P Code Updates 3. General Sewer Plan 4. 2023 Work Plan	1. Periodic Update 2. Public Zone Land Uses 3. General Sewer Plan 4. 2023 Work Plan	1. Periodic Update 2. Town Center 3. 2023 Work Plan	1. Periodic Update 2. Town Center 3. Middle Housing 4. P&P Code Updates 4. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. P&P Code Updates 4. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. Development Review 4. 2023 Work Plan	1. Periodic Update 2. Town Center 3. Middle Housing 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