



PLANNING COMMISSION MEETING AGENDA

May 8, 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. EDAB Meeting Minutes of March 6, 2023 and April 3, 2023
- c. Planning Commission Meeting Minutes of March 13, 2023
- d. Review of April 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: None

5. Action Items: None

6. Discussion Items:

- a. Comprehensive Plan Periodic Update
- b. 2023 Work Plan

7. Staff Comments

- a. Planning Commission Appointments

8. Commissioner Comments

9. Adjourn



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

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

1 CALL TO ORDER

Michael Pearce called the meeting to order at 6:08pm

Board Members Present: Michael Pearce, Andrew Wiesenfeld, Steven Weiss

A.

- i. Position 1: VACANT
- ii. Position 2: Andrew Wiesenfeld
- iii. Position 3: Lora Butterfield
- iv. Position 4: Steve Weiss
- v. Position 5: Angel Swanson
- vi. Position 6: Michael Pearce
- vii. Position 7: Jason Neil

2 CONSENT AGENDA:

- A.** Agenda Approval or Modifications
- B.** Approval of Meeting Minutes for February 6, 2023
- C.** Review of February 13, 2023 Planning Commission Meeting Minutes
- D.** Review of January Development Review Reports

3 CITIZEN COMMENT PERIOD:

4 OLD BUSINESS

- A.** 2023 EDAB Meeting Calendar
- B.** 2024 Comprehensive Plan Update

5 NEW BUSINESS

- A.** 2023 Work Plan Program and Prioritization

6 STAFF COMMENTS

- A.** Meeting Facilitation Training Videos:
Robert's Rules of Order - Mastering the 3 Most Important Motions
https://www.youtube.com/watch?v=eYwKX_P8YkU
Robert's Rules of Order QuickStart
https://www.youtube.com/watch?v=fm4hxx3_19o

7 BOARD MEMBER UPDATES

8 ADJOURN

There was no quorum, and the meeting was adjourned at 6:08pm.



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

Monday, April 3, 2023 – 5:30 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

- A.**
- i. Position 1: VACANT
 - ii. Position 2: Andrew Wiesenfeld
 - iii. Position 3: Lora Butterfield
 - iv. Position 4: Steve Weiss
 - v. Position 5: Angel Swanson
 - vi. Position 6: Michael Pearce
 - vii. Position 7: Jason Neil

Vice Chair Pierce called the meeting to order and called the roll. **Absent: Angel Swanson**

2 CONSENT AGENDA:

- A.** Agenda Approval or Modifications
- B.** Approval of Meeting Minutes for February 6, 2023
- C.** Review of February 13, 2023 Planning Commission Meeting Minutes
- D.** Review of Development Review Reports
Motion: As read **Action:** Approved **Moved by:** Steve Weiss **Seconded by:** Jason Neil **Motion Passed**

3 CITIZEN COMMENT PERIOD:

There were no citizen comments.

4 OLD BUSINESS

- A.** 2023 EDAB Meeting Calendar
Senior Planner Morgan Dorner brought this agenda item back for review and confirmation from the board for their 2023 meeting dates.
Motion: As read **Action:** Approved **Moved by:** Steve Weiss **Seconded by:** Jason Neil **Motion Passed**
- B.** 2024 Comprehensive Plan Update
Senior Planner Morgan Dorner discussed the Comprehensive Plan Update, and where the city is currently at. Community & Economic Development Director Lauren Balisky confirmed the Council recently approved the scope of work contract with the consultants, and the hope is to schedule the kick-off meeting in the upcoming weeks to begin work on the Comprehensive Plan.

5 NEW BUSINESS

- A.** 2023 Work Plan Program and Prioritization
Senior Planner Morgan Dorner asked for the board's feedback on specific items related to the work plan.

6 STAFF COMMENTS

- A.** Meeting Facilitation Training Videos:
Robert's Rules of Order - Mastering the 3 Most Important Motions
https://www.youtube.com/watch?v=eYwKX_P8YkU
Robert's Rules of Order QuickStart
https://www.youtube.com/watch?v=fm4hxx3_19o

- B.** Board Member Terms ending June 30, 2023 - Positions 1, 2, and 3

7 BOARD MEMBER UPDATES

8 ADJOURN

Motion: Adjourn **Action:** Approved **Moved by:** Lora Butterfield **Seconded by:** Jason Neil
Meeting adjourned at 7:20pm.



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, March 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; Greene; Wagner; Ramirez; Pincas; Slate (*arrived after Consent Agenda voting*)
 - B. **Commissioners Absent:** None
 - C. **Staff Members Present:** Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
Jeremy Metzler, Public Works Director
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Vice-Chair Pincas motioned to approve as presented, Guillory seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **DISCUSSION ITEMS:**
 - A. Public Zone and Public Facilities Code Amendments
 - i. Hietpas provided an update on the code amendments that were adopted by City Council under Ordinance No. 23-0644 on February 28, 2023.
 - B. General Sewer Plan
 - i. City staff provided an update on the project timeline and process for the City's General Sewer Plan.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

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

Meeting Held Virtually via Zoom

C. Periodic Update

- i. City staff and Commissioners watched a brief recording of a presentation from the Department of Commerce.
- ii. City staff and Commissioners discussed the Periodic Update process, especially the Planning Commission's meeting schedule and public participation schedule.

D. 2023 Work Plan

- i. No discussion held.

7. STAFF COMMENTS:

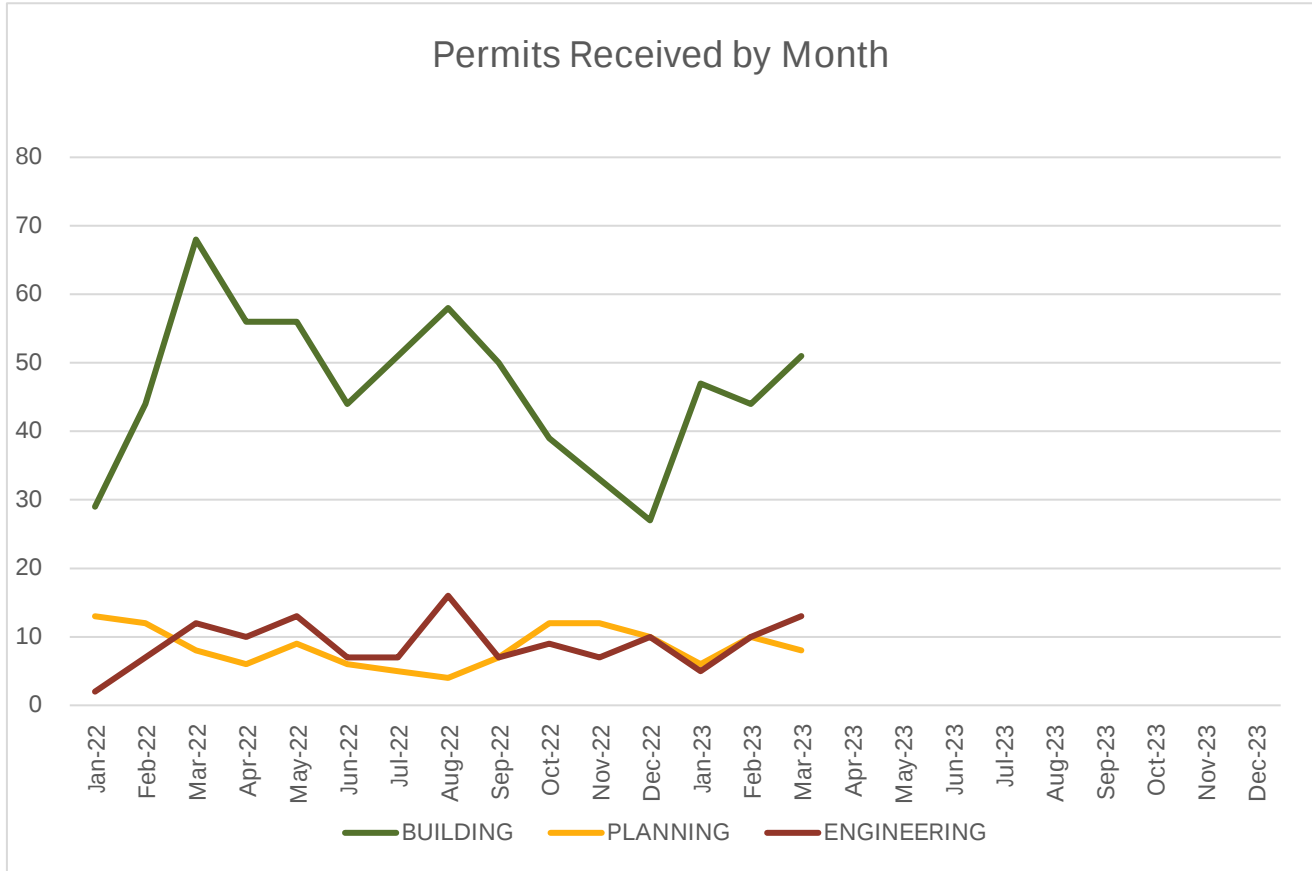
8. COMMISSIONER COMMENTS:

- A.** Vice-Chair Pincas announced that they will be absent from the May meeting.

9. ADJOURN: Chair Overfield adjourned meeting at 7:09 PM.

Mar 2023

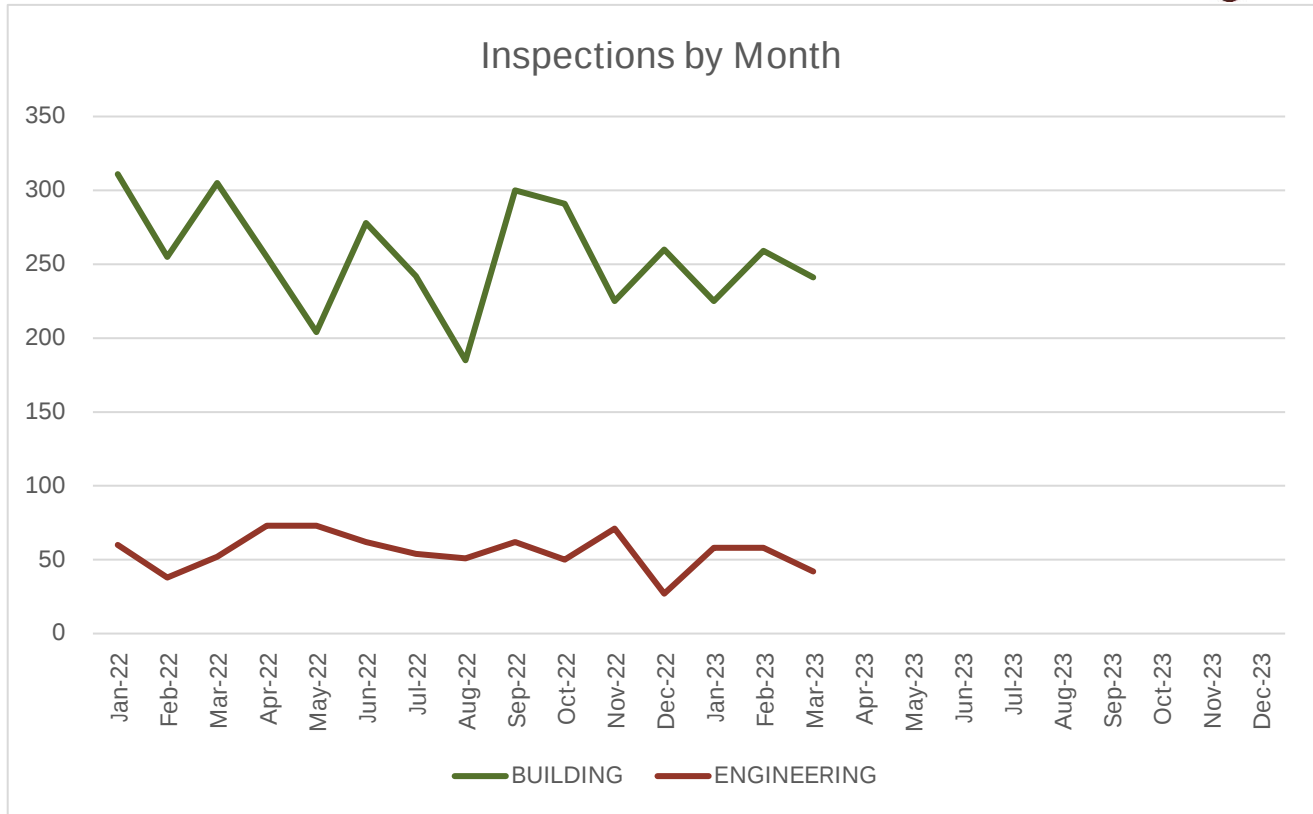
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Mar 2023	51	23	8	3	13	11
Mar 2022	68	34	8	6	12	6
Roll Avg 2023	47	33	8	6	9	8
Roll Avg 2022	47	27	11	6	7	5
YTD 2023	142	99	24	18	28	23
YTD 2022	141	81	33	19	21	16
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Jan	51	Jan	10	Jan	13
Highest Month 2022	Mar	68	Jan	13	Aug	16

Mar 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Mar 2023	241		42	
Mar 2022	305		52	
Roll Avg 2023	242		53	
Roll Avg 2022	290		50	
YTD 2023	725		158	
YTD 2022	871		150	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Jan	259	Jan	58
Highest Month 2022	Jan	311	Apr	73

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

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)	WAITING ON REVISIONS	12/02/2022	03/31/2023
23-1054	VERIZON WIRELESS FACILITY REAUTHORIZATION AUP	10223 29TH ST E	3625000371	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	02/03/2023	03/30/2023
BLA								
23-1143	PASQUIER BLA	12513 44TH STREET CT E	6755000040	PLANNING	BLA	PENDING PAYMENT	03/18/2023	03/31/2023
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	03/24/2023
23-1056	VANENGELBURG CLEAR AND GRADE	12105 53RD STREET CT E	420232197	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/04/2023	02/07/2023
23-1083	NORTHWOOD ESTATES WEST CLEAR AND GRADE	9623 24TH ST E	420091103	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	02/16/2023	03/30/2023
23-1084	SIDHU CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/16/2023	02/17/2023
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	03/07/2023
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	03/28/2023
CRITICAL AREAS								
22-1580	SANDU SFR - CRITICAL AREAS	3822 108TH AVE E	420152028	PLANNING	CRITICAL AREAS	INCOMPLETE	11/04/2022	02/13/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	02/23/2023
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
21-1017 PR1	THE LEARNING EXPERIENCE SITE DEVELOPMENT POST REVISION	527 MERIDIAN AVE E	420036070	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/01/2023	03/20/2023
PRE APP								
22-1638	SANDHU REZONE PRE-APPLICATION	830 WEST VALLEY HWY E	420024003	PLANNING	PRE APP	INCOMPLETE	12/16/2022	03/06/2023
23-1078	PETTIT SHORT PLAT PRE APPLICATION	4218 108TH AV E	420153184	PLANNING	PRE APP	PENDING PAYMENT	02/15/2023	03/10/2023
23-1077	MAVIN SHORT PLAT PRE APPLICATION	3816 122ND AVE E	420142128	PLANNING	PRE APP	UNDER REVIEW	02/15/2023	03/29/2023
23-1104	HOMESTRETCH PRELIMINARY PLAT PRE APPLICATION	2120 116TH AVE E	420101036	PLANNING	PRE APP	UNDER REVIEW	02/28/2023	03/30/2023
23-1108	WHEELER OFFICE BUILDING PRE APPLICATION	917 MERIDIAN AVE E	420033098	PLANNING	PRE APP	UNDER REVIEW	03/01/2023	03/30/2023
23-1128	ARKIPCHUCK CONCEPTUAL SHORT PLAT PRE APPLICATION	2105 112TH AVE E	9770000090	PLANNING	PRE APP	PENDING PAYMENT	03/13/2023	03/30/2023

Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1139	NORTHWOOD ESTATES WEST PHASE II SUBDIVISION PRE APPLICATION	9609 24TH ST E	420091136	PLANNING	PRE APP	PENDING SCHEDULING	03/15/2023	03/31/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	420037014	PLANNING	REASONABLE USE EXCEPTION	WAITING ON REVISIONS	01/26/2023	03/27/2023
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
22-1580 SEPA	SANDU SFR - SEPA	3822 108TH AVE E	420152028	PLANNING	SEPA	APPLICATION	11/04/2022	02/09/2023
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	07/15/2022	02/14/2023
22-1479	JONES PRELIMINARY SHORT PLAT	11517 34TH ST E	420151002	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	09/16/2022	03/29/2023
23-1144	CONNOLLY PRELIMINARY SHORT PLAT	1711 122ND AVE E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	03/20/2023	03/30/2023
23-1153	WEBSTER SHORT PLAT ALTERATION	11203 16TH ST E	420038028	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	03/23/2023	03/30/2023
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	UNDER REVIEW	11/30/2020	03/31/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/23/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/26/2022	03/13/2023
23-1131	Kot Site Developement	1513 105TH AVENUE CT E	420037028	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	03/13/2023	03/20/2023
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	03/22/2023
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	02/23/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	12/02/2022	03/06/2023
23-1072	EDGEWOOD HEIGHTS PHASE II TOT LOT COVER AND RAMP 1 SITE PLAN REVISION (5212)	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	02/13/2023	03/31/2023
23-1126	SPRAGUE SITE PLAN REVIEW	1104 122ND AVE E	420023073	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	03/13/2023	03/30/2023
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	ENGINEERING	STREET USE	UNDER REVIEW	06/09/2022	07/15/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	03/13/2023

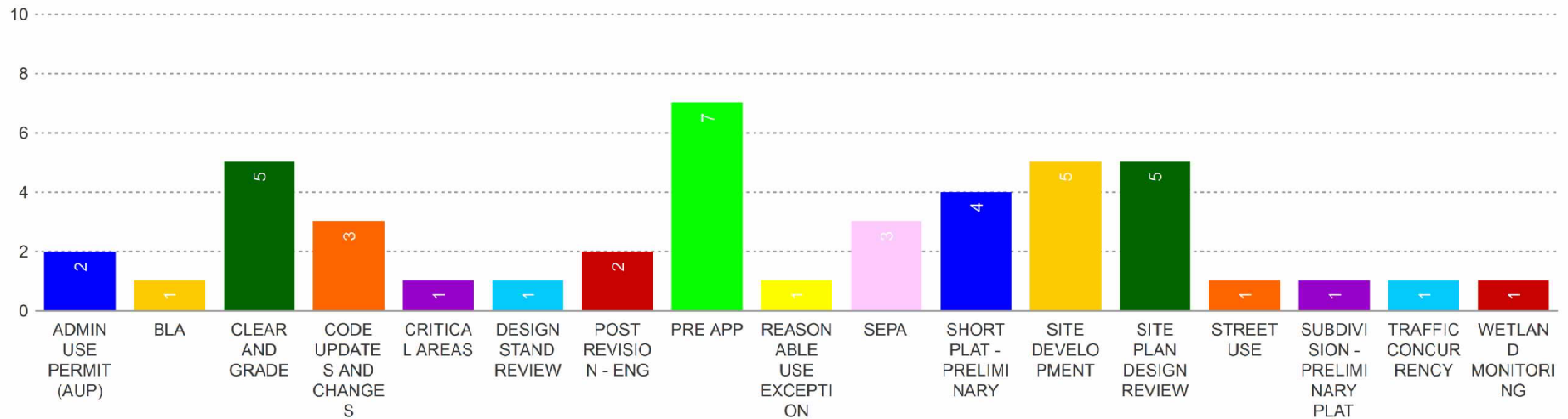
Pending Projects - Planning and Engineering Permits

44 Permits

Exported: 04/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
TRAFFIC CONCURRENCY								
23-1133	TYEE RANCH TRAFFIC CONCURRENCY	11617 15TH ST E	420034702	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	03/14/2023	03/15/2023
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- March 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	FINALED				
2020	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPROVED	2	1	50%
	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	FINALED	APPROVED	14	7	50%
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
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					
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	BARTH SUBDIVISION (FALCON RIDGE)	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					
	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	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
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%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	14	74%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	31	82%
	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	13	93%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	7	78%
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: May 8, 2023

Title: Comprehensive Plan Periodic Update

Attachments: 1) Comprehensive Plan Goals and Policies Matrix

Submitted By: Evan Hietpas, Senior Planner

Background:

Growth Management Act (GMA), Washington State Department of Commerce

The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth. It is primarily codified under [Chapter 36.70A RCW](#), although it has been amended and added to in several other parts of the RCW. Under [RCW 36.70A.020](#), the GMA establishes a series of 13 goals that should act as the basis of all comprehensive plans. The [Washington State Department of Commerce](#) is the primary state-level contact for GMA-related issues. They provide technical assistance to help local governments comply with the GMA and implement their comprehensive plans effectively.¹

The WA State Department of Commerce Periodic Update Checklist For Fully Planning Cities can be found online at <https://deptofcommerce.app.box.com/s/lzqh1lwfi2qn6drg964412r43tv780hh>.

VISION 2050, Puget Sound Regional Council (PSRC)

Puget Sound Regional Council (PSRC) works with cities, counties and many others in the region to implement the regional growth strategy.² VISION 2050 is the region's plan for growth. By 2050, the region's population will reach 5.8 million people. The region's cities, counties, Tribes, ports, agencies, businesses, and communities have worked together to develop VISION 2050 to prepare for this growth and serve as a guide for sustaining a healthy environment, thriving communities and a strong economy.

VISION 2050's multicounty planning policies, actions, and regional growth strategy guide how and where the region grows through 2050. The plan informs updates to the Regional Transportation Plan and Regional Economic Strategy. VISION 2050 also sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties. VISION 2050's multi-county planning policies (MPPs) serve many purposes. MPPs provide a framework for updating countywide planning policies. Cities and counties use MPPs as a guide when updating local comprehensive plans.³

PSRC's VISION 2050 can be found online at <https://www.psrc.org/sites/default/files/2022-11/vision-2050-plan.pdf>.

¹ <https://mrsc.org/explore-topics/planning/general-planning-and-growth-management/growth-management-act>

² <https://www.psrc.org/our-work>

³ <https://www.psrc.org/planning-2050/vision-2050>

Countywide Planning Policies (CPPs), Pierce County Regional Council (PCRC)

The Pierce County Regional Council (PCRC) was created to ensure planning between Pierce County and its cities and towns was accomplished in a coordinated, consistent manner. The Council is comprised of elected officials from Pierce County, each of its 23 cities and towns, and the Port of Tacoma. The primary responsibility of the PCRC is to ensure that the Growth Management Act requirements are coordinated within the County and the region.⁴

The Pierce County CPPs are intended to be consistent with the MPPs and are one of the primary mechanisms for VISION 2050 to be implemented at the local level. The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning among Pierce County jurisdictions. The policies also establish processes and mechanisms designed to foster open communication and feedback among the jurisdictions. The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning among Pierce County jurisdictions. The policies also establish processes and mechanisms designed to foster open communication and feedback among the jurisdictions⁵

Pierce County's Countywide Planning Policies can be found online at

<https://www.piercecountywa.gov/DocumentCenter/View/92170/Countywide-Planning-Policies-adopted-by-2022-29?bidId=>

City of Edgewood, Local Comprehensive Plan

Every county and city in the state is required to conduct a periodic update of its comprehensive plan and development regulations. Counties and cities must be up-to-date with the requirements of the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs.⁶

A comprehensive plan is a broad statement of the community's values and vision for its future. It is a policy road map that directs the orderly and coordinated physical development of the City for the next 20 years. It anticipates change and provides guidance for action to address and manage that change. The Plan encompasses topics that address the physical, social and economic health of the city. A comprehensive plan takes a long-range perspective. For this reason, guidance is intentionally general, providing broad direction, but not prescribing specific implementation measures or regulatory actions. A plan is also a living document, adaptable to evolving conditions and offering a framework for the consideration of policy changes.

The City of Edgewood's 2015 Comprehensive Plan can be found online at

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

Current Discussion:

City staff intends to go through Attachment 1 with Commissioners to cover the relevant topics that the City will be reviewing as a part of the Periodic Update process.

⁴ <https://www.piercecountywa.gov/1781/Pierce-County-Regional-Council>

⁵ <https://www.piercecountywa.gov/DocumentCenter/View/92170/Countywide-Planning-Policies-adopted-by-2022-29?bidId=>

⁶ <https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>



CITY OF EDGEWOOD
PLANNING COMMISSION AGENDA ITEM
 May 8, 2023

Comprehensive Plan Periodic Update

Housing

WA State Dept. of Commerce (Growth Management Act)	Puget Sound Regional Council (VISION 2050)	Pierce County (Countywide Planning Policies)	City of Edgewood (Local Adoption of Plans)
“(4) Housing. <u>Plan for and accommodate</u> housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA).	“The region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choice to every resident. The region continues to promote fair and equal access to housing for all people.” -Housing that is affordable to ALL income levels -Take changing demographics into account -Focus dense housing near transit options -Focus dense housing near employment -Reduce displacement/ stabilize communities -Provide a range of diverse housing choices -Improve permitting process	Reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective. Plan to meet income-based housing needs by utilizing a range of strategies. Determine the extent of the need for housing affordable for all economic segments of the population, with special attention paid to the historically underserved. Plan to accommodate a sufficient supply of permanent supportive housing. Establish a countywide housing affordability program. Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing. Periodically monitor and assess success in meeting the housing needs. Support homeownership opportunities for all, while recognizing inequities in access to homeownership opportunities. Identify potential displacement areas, and use a range of strategies to prevent and minimize it.	Housing Element -Middle Housing Analysis -Racially Disparate Impacts and Displacement -Pierce Co. South Sound Housing Affordability Partners (SSHA³P)



CITY OF EDGEWOOD
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Land Use, Zoning, and Development (Buildable Lands)			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
Per the GMA the County is the administrator of the Buildable Lands Program, the cities and towns are necessary partners and major contributors to the monitoring and evaluation program and use the information in their local comprehensive planning.	Not a PSRC function	The Buildable Lands Report is created by the County, in coordination with the Cities and Towns. By reviewing past development trends and assumptions, together with vacant land and current development regulations, the Buildable Lands Report creates a point in time analysis of the capacity of Pierce County, and cities and towns, to accommodate future growth. If the Buildable Lands Report identifies a lack of capacity, jurisdictions may be required to take “reasonable measures” necessary to assure a jurisdiction can accommodate allocated growth. Reasonable measures may include updating and/or clarifying development regulations, rezoning property, increasing density, and other actions aimed at assuring growth can be accommodated.	Land Use Element



CITY OF EDGEWOOD
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Land Use, Zoning, and Development (Growth Targets)			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
The Growth Management Act (GMA) requires comprehensive plans to be consistent with the twenty-year population forecast from the Office of Financial Management (OFM).	VISION 2050 builds on GMA and establishes Multicounty Planning Policies for the Puget Sound region. The Regional Growth Strategy set forth in VISION 2050, provides guidance for the distribution of future population and employment growth over 30 years through the year 2050 within the Central Puget Sound Region. This strategy, in combination with the OFM’s population forecasts, provides a framework for establishing growth targets consistent with the requirements of the GMA. Consistent with VISION 2050, these growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are informational tools integrated into local land use plans to assist in addressing future residential and employment land needs.	Pierce County and all 23 cities and towns participate in and coordinate the allocation of growth targets using information from the OFM and PSRC while considering the unique characteristics and needs of each jurisdiction. The Regional Growth Strategy (RGS) in VISION 2050 distributes growth targets to six regional geographies based on their size, function, and access to high-capacity transit, shown below in descending order of accommodating the highest to lowest shares of growth: • Metropolitan Cities – Tacoma • Core Cities– Auburn, Lakewood, Puyallup, Univ. Place • High-Capacity Transit Communities – DuPont, Fife, Fircrest, Sumner, Mid-County, Parkland-Spanaway-Midland, and South Hill. • Cities and Towns – Bonney Lake, Buckley, Carbonado, Eatonville, Edgewood, Gig Harbor, Milton, Orting, Pacific, Roy, Ruston, South Prairie, Steilacoom, Wilkeson. • Urban Unincorporated County Areas • Rural County Areas	Land Use Element



CITY OF EDGEWOOD
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Land Use, Zoning, and Development (Centers and Urban Growth Areas)			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
WA State does not have specific planning goals and policies related to Centers.	“The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.” The Puget Sound regional growth strategy identifies Centers as an integral feature for accommodating residential and employment growth. The strategy describes Regional Growth Centers and other Centers that may be designated by counties. Centers are an important part of the regional strategy for urban growth and are required to be addressed in the Countywide Planning Policies.	-Regional Growth Centers: dense mix of business, commercial, residential, and cultural activity within a compact area. -Countywide Growth Centers: consistent with but smaller than Regional Center -Regional Manufacturing/ Industrial Centers: areas characterized by a significant amount of manufacturing, industrial, and advanced technology employment uses. -Countywide Industrial Center: consistent with but smaller than Regional Center -Centers of Local Importance (CoLIs): provide a sense of place or gathering place for the community and neighborhood residents.	Town Center is designated as a Center of Local Importance (CoLI)
“(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.” “(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.” UGAs shall be of adequate size and appropriate permissible densities so as to accommodate project urban growth from OFM.	“The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.” The Regional Growth Strategy allocates 98%of the region’s future population growth and 99% of its employment growth into the existing UGA.	-Designating County UGA -UGA Capacity and Bank -Annexation within the UGA -Phasing of Development within UGA -Joint Planning Between Jurisdictions -Public Facilities and Services -Freestanding Cities and Towns	Edgewood is fully contained within an established UGA.



CITY OF EDGEWOOD
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Community Character, Urban Design, and Parks, Recreation, and Open Space			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
Community Character and Urban Design			
The GMA does not expressly require that the County adopt a planning policy on urban design; however, VISION 2050 and the Multicounty Planning Policies provide goals and policies related to regional design and urban design.	Identify and protect significant visual and cultural resources that preserve community character. Design facilities throughout the region that advance community development, and create parks and civic spaces. VISION 2050 also advances redevelopment and infill as opportunities for revitalizing communities, including along linear corridors (strip mall style development)	Incorporate community and urban design principles consistent with VISION 2050.	Community Character Element
		Design transportation projects and other infrastructure to achieve community development objectives and improve the community.	
		Promote context-sensitive design of transportation facilities, both for facilities to fit in the context of the communities in which they are located, as well as applying urban design principles for projects in centers and transit station areas.	
Parks and Open Space			
“(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.” Although included in RCW 36.70A.070 “mandatory elements” a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA.	Open space and parks at a variety of scales create public amenities, contribute to the character of communities, and provide opportunities for recreation and physical activity.	Design public buildings and public spaces that contribute to the unique sense of community and a sense of place.	Parks, Recreation, Open Space Element 2022 PROST Plan update cityofedgewood.org/189



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Transportation			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
“(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.” The GMA identifies transportation facilities planning and, specifically, encouraging efficient multimodal transportation systems based on regional priorities and coordinated with local comprehensive plans, as a planning goal to guide the development and adoption of comprehensive plans and development regulations. In addition, it identifies a transportation element as a mandatory element of a county or city comprehensive plan. The transportation element must include: - land use assumptions used in estimating travel; - traffic impacts to state-owned transportation facilities resulting from land use assumptions -facilities and services needs; - financial analysis; - intergovernmental coordination; - demand management strategies; and - a pedestrian and bicycle component.	“The region has a sustainable, equitable, affordable, safe, and efficient multimodal transportation system, with specific emphasis on an integrated regional transit network that supports the Regional Growth Strategy and promotes vitality of the economy, environment, and health.” VISION 2050 offers an integrated approach to addressing land use and transportation, along with the environment, economic development, and equity. It calls for a clean, sustainable transportation future that supports the regional growth strategy. Sustainable transportation involves the efficient and environmentally sensitive movement of people, information, goods and services – with attention to safety, health and access to opportunity. -Set Regional Transportation Plan and plan for maintaining, preserving, and operating the existing system -Develop regional multimodal transportation system -Protect the environment -Prepare for changes in transportation technologies and mobility patterns	-General Policies -Inclusiveness and Equity -Healthy Communities and Transportation Systems -Land Use/ Transportation Integration -Ports, Freight, and Aviation, and Military Installations -Sustainability and the Environment -Transit (bus, light rail, etc.) -Performance Standards and Concurrency -Maintenance, Operations, and Preservation -Resiliency and Disaster Preparedness -Transportation Technologies -Funding	Transportation Element Some overlap with Parks, Recreation, Open Space, and Trails On-going Meridian Corridor Study



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Natural Environment and Climate Change Resilience (Climate Change is an Optional Element, pending State funding)			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
<u>Natural Environment</u> The GMA identifies the following as planning goals related to protection of the natural environment: - Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries. - Conserve forest and agricultural lands, and discourage incompatible uses. - Retention of open space, development of recreational opportunities, conserve habitat, increase access to natural resource areas, and develop parks. - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	<u>Natural Environment</u> “The region cares for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.” -Habitat, Open Space, Stewardship -Air Quality -Puget Sound recovery	<u>Natural Environment and Climate Change</u> -General Policies -Inter-jurisdictional Coordination -Open Space -Natural Habitat and Watershed -Built Environment -Monitoring Best Available Science, and Adaptive Management -Air Quality -Climate Change Resilience	Natural Environment Element
<u>Climate Change</u> <i>As of May 2023, this optional element has not yet received state funding to aid local jurisdictions in implementation.</i>	<u>Climate Change</u> “The region substantially reduces emissions of greenhouse gases that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency and prepares for climate change impacts.”		Energy Element



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Capital Facilities, Public Services, Utilities			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
<u>Capital and Public Service Facilities</u> “(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”	<u>Capital and Public Service Facilities</u> “The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.” -Sustainable and Resilient -Careful consideration when siting	<u>Capital and Public Service Facilities</u> <i>Not covered specifically. Allow jurisdictions to manage their Capital Facilities planning independently.</i>	<u>Capital and Public Service Facilities</u> -Adopt updated Capital Improvement Plan (CIP) annually, which plans for a 6-year horizon Utilities Element Capital Facilities Element On-going General Sewer Plan Update
<u>Essential Public Facilities</u> Siting essential public facilities (EPFs) consistent with CWPPs and RCW 36.70A.200 amended 2021. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. The GMA requires that the comprehensive plan of the County and of each municipality in the County include a process for identifying and siting essential public facilities. The GMA further mandates that no local comprehensive plan or development regulation may preclude the siting of essential public facilities.	<u>Essential Public Facilities</u> Not covered specifically.	<u>Essential Public Facilities</u> - Adopt a policy regarding the siting of essential public capital facilities - Identify lands useful for public purposes - Incorporate a process to identify and site essential public facilities. -Standardized criteria for EPF siting process - Ensure that the facility siting is consistent with the adopted County and municipal comprehensive plans - Locally adopted policies on facility siting shall be coordinated with and advance other planning goals	<u>Essential Public Facilities</u> Defined in EMC 18.20.080 Permit process outlined in EMC 18.50.060



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Tribal Participation			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
A federally recognized Indian tribe may voluntarily choose to participate in the local and regional planning processes. see HB 1717	“Coordinate with tribes in regional and local planning, recognizing the mutual benefits and potential for impacts between growth occurring within and outside tribal boundaries.”	Tribes and jurisdictions should notify each other when making significant land use decisions that may have potential impacts to the other jurisdiction and provide opportunity for consultation.	Primary: Puyallup and Muckleshoot Tribes Additional: Nisqually and Snoqualmie Tribes
	As part of Vision 2050 Federally recognized Indian Tribes were included as part of many regional planning processes. Like all governments, Tribes engage in land use planning and economic development to provide jobs, housing, and services, as well as the infrastructure to support and plan for growth of their land base and reservations.	Separate from any other obligation to consult with each other, Tribes, the County, and each municipality should coordinate planning efforts and notify each other of opportunities to comment regularly.	
	As sovereign nations, Tribes are not required to plan under the Growth Management Act but recognize the importance of coordination and cooperation with all governments to deal with the challenges and benefits of growth and development. Promote regional and national efforts to restore Puget Sound and its watersheds, in coordination with cities, counties, federally recognized tribes, federal and state agencies, utilities, and other partners.	Upon the request of a Tribal Council, The County and each applicable municipal government within a Tribal reservation will explore with the requesting Tribe voluntary agreements for coordinated land use permitting and code enforcement with Tribes.	
		Strive to protect Tribal reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on parcels abutting the reservation boundary.	
		Jurisdictions shall update their comprehensive plan during its next amendment cycle to incorporate ways to preserve Tribal treaty rights when notified by Tribes of their presence in a particular location.	



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Historic, Archaeological, and Cultural Preservation			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
“(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.” The GMA mandates that counties and cities identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.	VISION 2050 promotes the Preservation of significant visual and cultural resources, in addition to historic and archeological resources, and also contains policies that promote urban design techniques to preserve these assets in recognition of the economic value of sense of place. Furthermore, VISION 2050 recognizes the importance of culturally significant sites and coordination between tribes and local jurisdictions, including a new policy that recognizes how development could impact those sites and the importance of interjurisdictional coordination.	Utilizing applicable federal, state, and local designations, and in cooperation with the Indian tribes, all jurisdictions shall identify the presence of federal, state, and local historic, archaeological, and cultural lands, sites, and structures, of significance within their boundaries.	Community Character Element
		Consider the potential impacts of development to culturally significant tribal sites.	
		Identify and designate local historic, archaeological, and cultural lands, sites, and structures of significance.	
		Encourage public education programs regarding historic, archaeological, and cultural lands, sites, and structures as a means of raising public awareness of the value of maintaining those resources.	
		Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region's and the county's unique attributes and each community's distinctive identity in recognition of the economic value of sense of place.	



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Education			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
The GMA does not identify education as a planning goal to guide the development and adoption of comprehensive plans and development regulations. Neither is education listed as a planning policy requirement in the GMA. However, the list of topics identified in the GMA is intended to delineate only the minimum policy requirements.	VISION 2050 contains policies related to education obtainment, services, and the siting of education facilities. It calls for ensuring accessible and high-quality education and skills-training programs to all of the region’s residents and integrates the provision of education facilities and services with care for the environment. VISION addresses the provision of educational facilities and services that are provided to both urban and rural populations by calling for the siting of schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans. It also calls for locating schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community.	Coordinate with other institutions or governmental entities responsible for providing educational services, in order to ensure the provision of educational facilities along with other necessary public facilities and services and along with established and planned growth patterns.	Edgewood is served by Puyallup, Fife, Sumner-Bonney Lake, and Chief Leschi schools
		Coordinate with educational facilities.	
		Determine specific siting requirements for all public and private educational facilities and meet specific educational facility needs.	



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Economic Development (Optional Element, to be completed by City of Edgewood)			
WA Dept. of Commerce	PSRC	Pierce County	Edgewood
“(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.” Although included in RCW 36.70A.070 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA.	“The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.” -Open economic opportunities to everyone -Compete globally as a region -Sustain a high quality of life -Equitable job creation among the counties to broaden opportunities and reduce commutes -Social responsibility of private, public, and non-profit organizations -Promote small and locally owned businesses -Expand education and training opportunities	Jurisdictions will work to achieve a prospering and sustainable regional economy by supporting business and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life. This will involve assuring consistency between economic development plans and policies and adopted comprehensive plans.	Economic development strategies are included throughout the Comprehensive Plan. This Periodic Update, the City may develop an Economic Development Element
		Promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities, and small businesses.	
		Plan for sufficient growth and development balancing fiscal/economic costs and benefits derived from different land uses.	
		Work to strengthen existing businesses and industries and to add to the diversity of economic opportunity and employment.	
		Provide both the private sector and the public sector with information necessary to support and promote economic development.	



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: May 8, 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.

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

Edgewood Planning Commision Future Agenda Calendar- May 2023													
Work Plan Items	2022		2023										
	14-Nov	12-Dec	9-Jan	13-Feb	13-Mar	10-Apr	8-May	12-Jun	10-Jul	14-Aug	11-Sep	9-Oct	13-Nov
Comprehensive Plan Periodic Update	None				Discussion	None	Discussion						
Town Center	None										Discussion		
Housing	None		<u>Discussion</u> -Middle Housing	<u>Discussion</u> - Dept. of Commerce Presentation	None			<u>Discussion</u> -Middle Housing					
Edgewood Municipal Code (EMC) Updates	<u>PH and Action</u> -Comm. Zone Light Industrial -Industrial Height	<u>Discussion</u> -Auto-Related Land Uses -Public Zone Land Uses	<u>Discussion</u> -Public Zone Land Uses	<u>PH and Action</u> -Public Zone Land Uses <u>Discussion</u> -Processes and Procedures	<u>Discussion</u> -Public Zone Land Uses	None							
Public Facilities and Infrastructure	<u>Discussion</u> -General Sewer Plan (GSP)	<u>Action</u> -General Sewer Plan (GSP)	<u>Discussion</u> -General Sewer Plan (GSP)			None					<u>Discussion</u> -General Sewer Plan (GSP)		
Development Review	None												
2022/2023 Work Plan	Discussion		Action	Discussion		None	Discussion						
	November	December	January	February	March	April	May	June	July	August			
Public Hearing (PH)		None	None	1. Public Zone Land Uses	None	Meeting Cancelled	None	None	None	None	None	None	None
Action	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	None	None	None	None	None
Discussion	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. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. 2023 Work Plan	1. Periodic Update 2. Middle Housing 3. 2023 Work Plan	1. Periodic Update 2. Town Center 3. Middle Housing 4. General Sewer Plan 5. 2023 Work Plan	1. Periodic Update 2. Town Center 3. Middle Housing 4. General Sewer Plan 5. 2023 Work Plan	1. Periodic Update 2. Town Center 3. Middle Housing 4. General Sewer Plan 5. 2023 Work Plan

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