



PLANNING COMMISSION MEETING AGENDA

October 9, 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: Carly Lenoir

2. Consent Agenda: *Items listed under Consent Agenda will be passed by one motion. Individual discussion of these items is not planned. The following items are presented for approval:*

- a. Current Meeting Agenda Approval or Modifications
- b. Planning Commission Meeting Minutes of August 14, 2023

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on Discussion Items noted below.*

4. Public Hearings: None

5. Action Items: None

6. Discussion Items:

- a. Middle Housing
- b. Comprehensive Plan Periodic Update
- c. 2023 Work Plan

7. Additional Informational Items:

- a. September 2023 Development Review Reports

8. Staff Comments

- a. Fence Regulations
- b. WA State Senate Bill 5290 Code Amendments

9. Commissioner Comments

10. Adjourn



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, August 14, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Hybrid meeting held via Zoom and at City Hall

1. CALL TO ORDER: Chair Overfield called meeting to order at 6:01 PM.
 - A. Commissioners Present: Guillory; Greene; Overfield; Wagner; Ramirez; Lenoir
 - B. Commissioners Absent: Pincas
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
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. PUBLIC COMMENTS: None
4. PUBLIC HEARINGS: None
5. ACTION ITEMS:
 - A. Chair and Vice-Chair Appointments
 - i. Hietpas opened the meeting.
 - ii. Chair Overfield requested a motion to appoint Allison Pincas to serve as Vice-Chair. Greene motioned, Guillory seconded. Commission voted 6-0 in favor.
 - iii. Chair Overfield requested a motion to appoint JoAnn Overfield to serve as Chair. Ramirez motioned, Wagner seconded. Commission voted 6-0 in favor.
6. DISCUSSION ITEMS:
 - A. Washington State Senate Bill 5290
 - i. Director Balisky presented State legislative changes and subsequent City of Edgewood code changes, related to Ordinance No. 23-0647.
 - B. 2024 Comprehensive Plan Periodic Update
 - i. Hietpas presented the public participation plan (PPP), and discussion ensued.
 - ii. Hietpas explained the approach for the September 21st Open House, and discussion ensued.
 - iii. Hietpas provided an update on Town Center planning, and discussion ensued.



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PLANNING COMMISSION MEETING MINUTES**

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C. 2023 Work Plan

- i. No discussion held.

7. STAFF COMMENTS:

- A. Hietpas and Commissioners welcomed Commissioner Lenoir to her first meeting.

8. COMMISSIONER COMMENTS:

- A. Commissioner Greene asked for an update on the Meridian Corridor Study.
- B. Commissioner Greene requested to get more information regarding requirements around the undergrounding of utility lines with development, particularly in commercial areas.

9. ADJOURN: Chair Overfield adjourned meeting at 7:30 PM.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: October 09, 2023

Title: Middle Housing

Attachments: 1) Middle Housing Report, completed by BERK Consulting Inc.

Submitted By: Evan Hietpas, Senior Planner

Background Information:

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

House Bill 1220 and GMA 2024 Periodic Update

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

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

Middle Housing

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

The Department of Commerce also has a [Middle Housing resource webpage](#)¹.

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

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

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

Current Discussion:

At this meeting, the Planning Commission may review and discuss key findings from the attached report. City staff will prepare a presentation highlighting some of the key points for discussion. The City will build on the findings of this work during the 2024 Comprehensive Plan periodic update process.

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

South Sound Housing Affordability Partners Middle Housing Project

POLICY RECOMMENDATIONS

A collaboration among **SSHAP** & The cities of Edgewood, Fife, Gig Harbor,
Milton, and University Place



June 2023



2200 Sixth Avenue, Suite 1000
Seattle, Washington 98121
P (206) 324-8760
www.berkconsulting.com

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Founded in 1988, we are an interdisciplinary strategy and analysis firm providing integrated, creative and analytically rigorous approaches to complex policy and planning decisions. Our team of strategic planners, policy and financial analysts, economists, cartographers, information designers and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.

Project Team

Dawn Couch · Project Manager
Josh Linden · Analyst
Stefanie Hindmarch · Analyst
Maddie Immel · Analyst
Kevin Gifford · Analyst
John Todoroff · Analyst
Oliver Hirn · Analyst

Introduction

Context and Background

Cities in Pierce County will complete a required update to their comprehensive plans in 2024 to meet their obligations established in Washington's Growth Management Act. There have been significant shifts in the housing landscape of Pierce County since the last major comprehensive plan update:¹

- Growing population in the region has outpaced housing development leading to an undersupply of housing and rising housing prices. Over the last decade, housing prices have risen faster than household income.
- It is increasingly difficult for households to find housing that is affordable. Meeting the need for affordable housing will most likely require public incentives to ensure that housing is available for households earning less than the median income.
- There are disparities in housing access between White alone and person of color households, demonstrating the persistence of impacts of systemic racism in housing.
- The makeup of Pierce County households is changing: fewer households have children and seniors comprise a growing population segment.
- In the last three years there have been numerous changes to state law regarding planning that will guide cities' periodic review of their comprehensive plans.² The following are key changes related to land use and housing:
 - Jurisdictions must plan for and demonstrate capacity sufficient to accommodate housing for all economic segments or make adequate provisions to meet the need for housing for all economic segments.
 - Housing elements must now include moderate density housing in urban growth areas.
 - Jurisdictions must consider housing locations in relation to employment locations and the role of accessory dwelling units (ADUs).
 - Jurisdictions must demonstrate the capacity to accommodate transitional housing, permanent supportive housing, and indoor emergency shelters.

¹ Summary drawn from the Puget Sound Regional Council's (2022) [Regional Housing Needs Assessment](#).

² See the Washington State Department of Commerce's summary of [Growth Management Act Amendments](#) for amendments made between 1995 and 2020. For a comprehensive list of changes to comprehensive plan requirements see Washington State Department of Commerce's [Periodic Update Checklist for Fully-Planning Cities](#).

- Jurisdictions must identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and adopt policies to reduce and remedy disparate impacts.
 - Jurisdictions must establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.
 - Jurisdictions must identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establish anti-displacement policies.
- Cities of certain sizes and locations must allow multiple dwelling units per lot in a middle housing type of form.
- Cities with a population of more than 20,000 have new rules for ADUs:
 - Jurisdictions must allow at least two ADUs on all lots within the urban growth area (UGA) that allow single-family homes and ADUs for short-term rentals.
 - Jurisdictions may not require impacts fees greater than 50% of the impacts fees that would be imposed on the principal unit, owner-occupancy, a maximum gross floor area that is less than 1,000 SF, roof height of less than 24 feet, setback and other requirements that are more restrictive than those for principal units.
- Cities must now include climate planning in their comprehensive plans.

South Sound Housing Affordability Partners Middle Housing Project

In preparation for the required comprehensive plan updates, the South Sound Housing Affordability Partners (SSHA³P) and the cities of Edgewood, Fife, Milton, University Place, and Gig Harbor participated in a grant from the Washington Department of Commerce’s Middle Housing Grant Program. Established in 2021, SSHA³P is an intergovernmental collaboration between the jurisdictions of Auburn, DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Milton, Puyallup, Sumner, Steilacoom, Tacoma, and University Place, Pierce County, and the Puyallup Tribe. SSHA³P members collaborate to create and preserve affordable, attainable, and accessible housing throughout their communities.

The grant provides funds to conduct research and community engagement activities necessary to make policy and regulation changes to allow middle housing types in existing single-family neighborhoods.

About this report

The recommendations in this report are based on findings from the preceding analysis detailed in the Racial Equity Analysis Report, Public Engagement Report, and the attached Policy Review (Attachment A). This report presents the findings of the middle housing suitability analysis. Policy and strategy recommendations were selected to address each city’s challenges concerning middle housing development and racially disparate impacts, displacement, and exclusion in housing. The recommendations aim to:

- Begin to undo the impacts of local policies and regulations that may contribute to racially disparate impacts, displacement, and exclusion in housing;
- Minimize displacement of low-income residents resulting from redevelopment; and
- Increase the supply of middle housing types.

State guidance provides more details on many of the selected strategies. See the following for more information and examples:

- Washington State Department of Commerce: [Guidance for Developing a Housing Action Plan \(2020\)](#)
- Washington State Department of Commerce: [Guidance to Address Racially Disparate Impacts \(2023\)](#)
- Washington State Department of Commerce: Projected Housing Needs Guidance - Adequate Provisions (2023)

Other resources include:

- [White Paper on Anti-Displacement Strategy](#) Effectiveness by Karen Chapple and Anastasia Loukaitou-Sideris – California Air Resources Board (2021)
- [Middle Housing Placetype Atlas](#) (Washington Department of Commerce)
- [Local Housing Solutions](#)

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Suitability Assessment Approach

The SSHA^{3P} Middle Housing suitability assessment identifies areas of each participating city that are most suitable for middle housing. Suitability for specific forms of housing depends on a range of factors, including characteristics intrinsic to the specific location and regulatory conditions established by local governments. To account for this, BERK evaluated middle housing suitability by developing two indices: one based on site-specific characteristics and location, and another based on current land use and regulatory conditions. This dual-index approach allows the assessment to distinguish between site conditions that are fixed or difficult for local governments to change and land use regulations that local governments can alter.

Topics and Criteria Considered

The suitability assessment aggregates spatial data across the study areas. BERK aggregated data from participating jurisdictions as well as county and state-level public data sources on the following topics:

Site Characteristics and Location

- Natural Hazards and Environmentally Critical Areas
 - Flood hazard areas
 - Wetlands
 - Geologic hazards/steep slope areas
- Wastewater infrastructure availability
- Transit service proximity and frequency
- Access to public assets and amenities
 - Walking distance to park and recreation facilities
 - Proximity to public and civic institutions including schools, public libraries, police or fire stations, medical facilities, and others.

Land Use and Regulatory Conditions

- Residential Zoning
 - Permitted middle housing types (duplexes, triplexes, fourplexes, townhomes, cottage housing, courtyard apartments)
 - Allowed residential densities and intended purpose of the zone (single-family versus mixed-use or transit-oriented development (TOD))

Approach

Data Collection and Standardization

BERK performed the following data processing steps:

- **Data Conversion and Consolidation:** Datasets were consolidated from multiple sources (e.g., local wetland inventories from cities and regional wetland data from Pierce County or the State of Washington) to ensure maximum coverage of the study area and create a unified dataset for each topic area.
- **Intersect Consolidated Source Data with Analysis Grid:** BERK established a standard analysis grid to provide a uniform geographic unit of analysis across jurisdictions. The maximum diameter of each hexagonal grid cell is 500 feet, resulting in an area coverage of approximately 3.72 acres per cell.

Criteria Measurement and Normalization

After initial data collection and standardization, BERK applied specific criteria that indicate suitability for middle housing development. The specific criteria and measurement methods were developed in partnership with city and SSHA³P staff in a series of working group meetings. The measurement method for each criterion is summarized below:

- **Environmental Hazards and Critical Areas:** Percentage of the grid cell covered by the hazard area.
- **Wastewater Infrastructure Availability:** Distance to the nearest public sewer main (up to 1,000 feet).
- **Transit Availability:** Average weekday morning headway at the nearest transit stop (within ½-mile walking distance).
- **Park and Recreation Facility Access:** Walking distance to the nearest public park or recreation facility (up to 1 mile).
- **Access to Public Facilities:** Number of public facilities or amenities including schools, libraries, police or fire stations, medical facilities, among others, within a 5-mile driving distance.
- **Zoning:** Percent of the grid cell covered by residential zones that allow/restrict/prohibit middle housing (the next section describes the relative weighting of zoning types).

After applying the criteria, the measured values for all grid cells were normalized to provide a consistent range of values between 0.0 and 1.0 for each criterion. Values were normalized in each city to prevent conditions in one community from influencing the suitability findings in others.

Suitability Score Calculation

The individual criterion datasets were combined to generate Site Suitability and Land Use Suitability scores for each grid cell. Each suitability score was calculated by summing the component criteria values; weighting factors were applied to each criterion to indicate relative importance.

- **Environmental Hazards and Critical Areas:** High negative weighting reflects that these areas are not suitable for future development due to health and safety risks.

- **Utilities, Transit, and Public Amenities:** Moderate positive weighting indicates that these features are favorable for middle housing development.
- **Zoning:** A range of weighting values were applied based on how the zoning addressed middle housing types:
 - Allowed (Weight +2): The zone allows most of the identified middle housing types by right with no special restrictions.
 - Prohibited (Weight -2): The zone does not allow any of the identified middle housing types by right; all types are either prohibited or only allowed as a conditional use.
 - Restricted (Weight +1): The zone allows some middle housing types by right, but significant restrictions apply that may be a barrier to development (e.g., special requirements for lot size, location, or building design).
 - Secondary (Weight -1): The zone allows middle housing types, but it may not be appropriate to focus middle housing development in these areas based on the stated purpose of the zone or other types of development permitted. Depending on local planning goals, this may include zones intended for higher-density housing, mixed-use districts, or town center subareas.

Exhibit 1: Suitability Assessment Criteria and Weights

Criteria	Metric	Weighting Factor
Natural Environment and Hazards		
Presence of regulated Environmentally Critical Areas (wetlands, geologic/slope hazards, etc.)	Percent of grid cell impacted	-1.0
Presence of regulated flood hazard areas	Percent of grid cell impacted	-2.0
PSRC Opportunity Mapping – Health and Environment Index score indicating high levels of impact associated with lack of parks and open space, proximity to environmental health hazards, or a lack of access to healthy food.	Grid cell is within (based on centroid position) a Census Tract assigned a Health and Environment Index score of “Low” or “Very Low.”	-0.5
Utilities		
Wastewater Infrastructure Availability	Inverse of distance to nearest public wastewater main line, up to 1,000 feet.	+1.0
Transportation/Mobility		
Average weekday transit frequency	Minimum average headway at transit stops within ½-mile walking distance during weekday morning commute hours.	+1.0
Public Assets and Amenities		
Access to park and recreation facilities	Inverse walking distance to nearest park or recreation facility, up to 1 mile.	+1.0
Access to public/civic institutions (schools, public libraries, city/county offices, police/fire stations, hospitals/medical clinics)	Number of facilities within 5-mile driving distance.	+0.5
Economic Health – PSRC Opportunity Index indicates healthy economic opportunities, including access to living wage jobs.	Grid cell is within (based on centroid position) a Census Tract assigned an Economic Index score of “High” or “Very High.”	+0.5 (Very High) +0.25 (High)
Land Use/Zoning – Allowed Uses		
<u>Allowed:</u> Zone allows Middle Housing types by right. (Zone allows at least 3 of the following 5 types with no special restrictions: duplex, triplex, fourplex, townhome, courtyard apartment/cottage housing.)	Grid cell is within zone (based on centroid position).	+2.0
<u>Prohibited:</u> Zone prohibits Middle Housing types. (No middle housing types are permitted by right – all types are either prohibited or conditionally permitted.)	Grid cell is within zone (based on centroid position).	-2.0
<u>Restricted:</u> Zone allows some Middle Housing types but applies significant restrictions. (Fewer than 3 of the 5 middle housing types are allowed by right or are allowed subject to development code conditions that could pose a barrier to development.)	Grid cell is within zone (based on centroid position).	+1.0
<u>Secondary:</u> Zone allows Middle Housing Types, but the zone is primarily intended for other development types. (The stated purpose of the zone is to either provide mixed-use development or trends indicate that development in the zone is mostly at densities higher than Middle Housing.)	Grid cell is within zone (based on centroid position).	-1.0

Source: BERK (2023)

The raw scores generated by these calculations were normalized by jurisdiction to create a standard range of values between 0.0 and 1.0.

Identifying Areas of Opportunity

A comparison of the Site Suitability and Land Use Suitability indices scores can identify areas of opportunity for policy and regulation changes and help each community prioritize implementation strategies. For example, areas that exhibit high site suitability and low land use suitability indicate opportunities for rezoning or changes to development regulations to allow greater development of middle housing. Locations where both site suitability and land use suitability are high may require additional study to determine whether other barriers exist to middle housing production such as permitting process requirements, economic factors, or other barriers to development. Areas with low site suitability scores indicate either the presence of significant hazards or a lack of infrastructure. These areas would be a lower priority for implementation, though some barriers can be addressed through long-term capital planning.

Exhibit 2: Suitability Assessment Prioritization

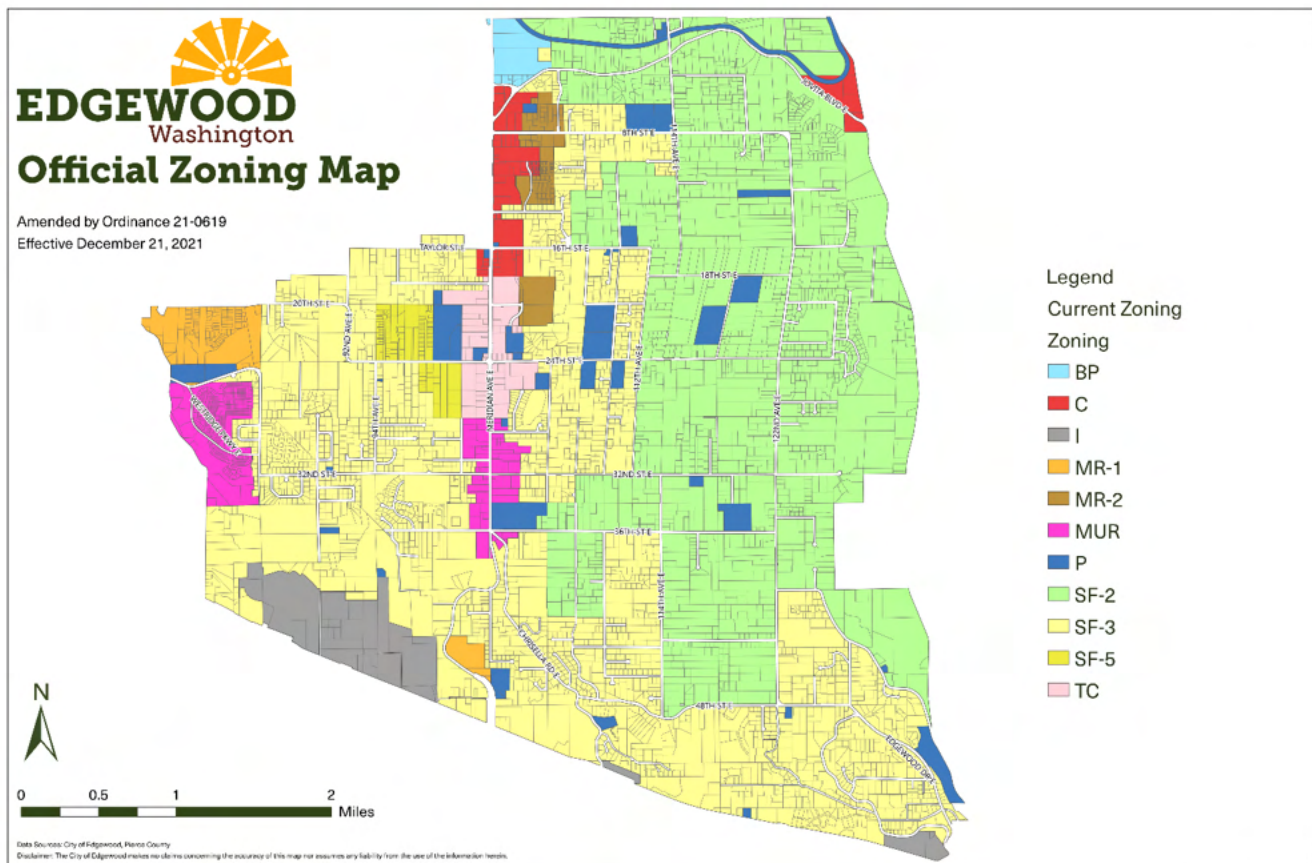
		Land Use Suitability	
		Low	High
Site Suitability	High	<u>High Priority</u> Opportunities for rezones and development code changes.	<u>Medium Priority</u> Opportunities for regulation/policy refinement or process improvements.
	Low	<u>Deprioritize</u> Significant barriers, hazards, or capital costs.	<u>Low Priority</u> Significant barriers or costs likely.

Source: BERK (2022).

Policy Recommendations

Edgewood

Exhibit 3: Edgewood Zoning Map (Updated 2021)



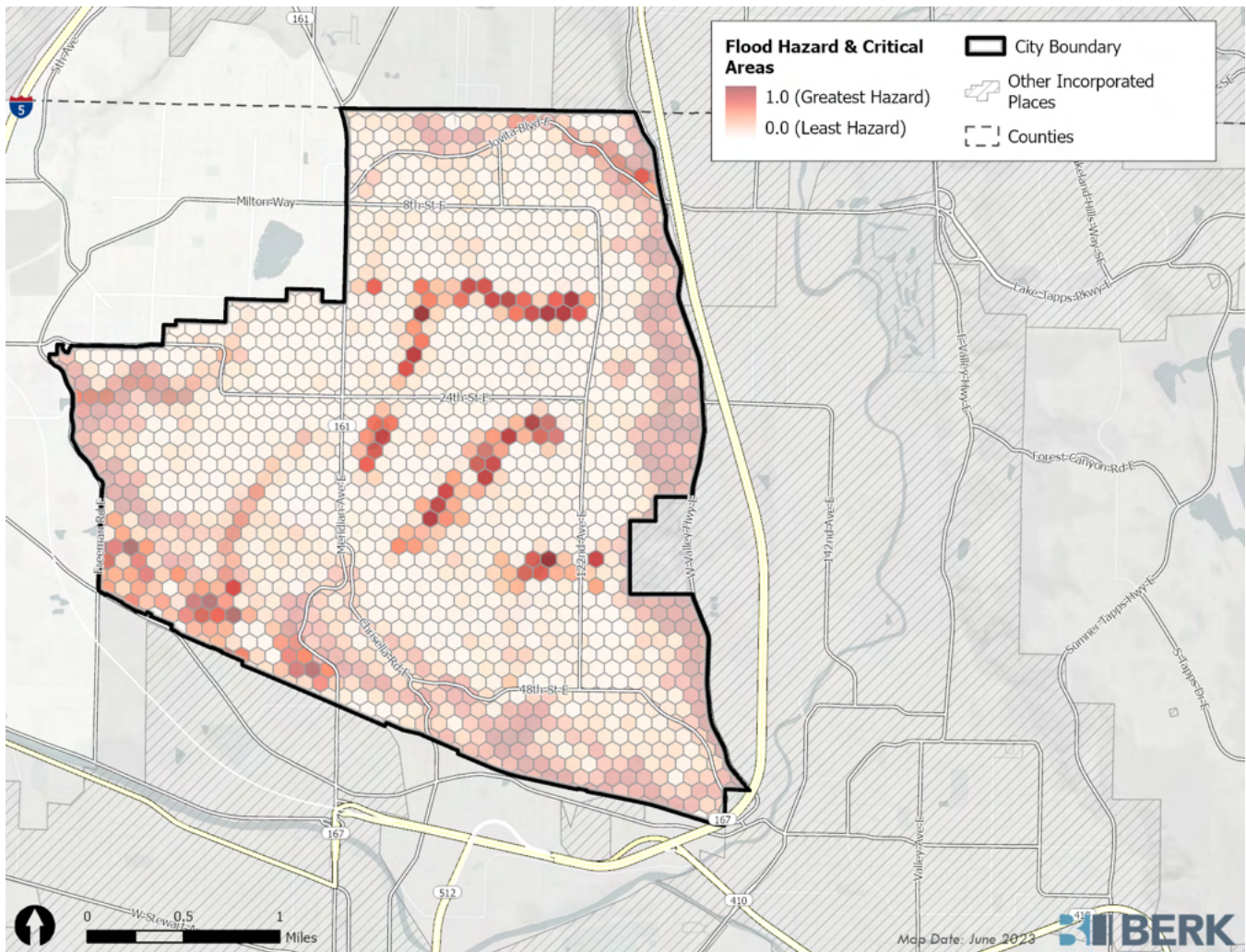
Suitability Assessment

Site Suitability

The following maps illustrate several components of the Site Suitability Index for the City of Edgewood, as well as the combined Suitability Index. Areas of high site suitability in Edgewood are concentrated near the intersection of Meridian Avenue (SR 161) and 24th Street East. This area (including the Meridian corridor north to the city boundary) contains most of the city's sewer infrastructure. Most areas outside this

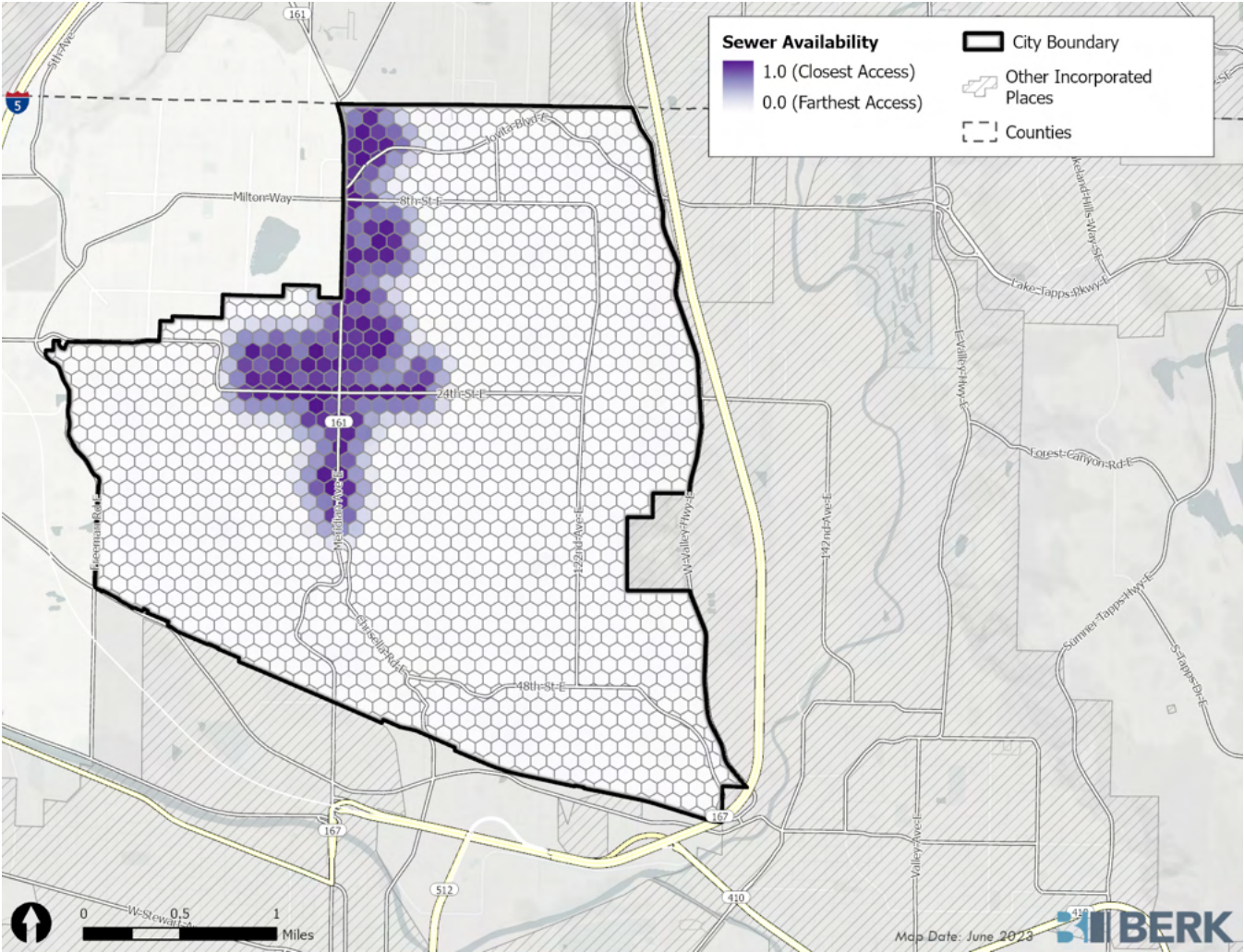
corridor are not served by transit. Areas on the southern and eastern edges of the city contain concentrations of environmental hazards and critical areas.

Exhibit 4: Edgewood Site Suitability – Environmental Hazards



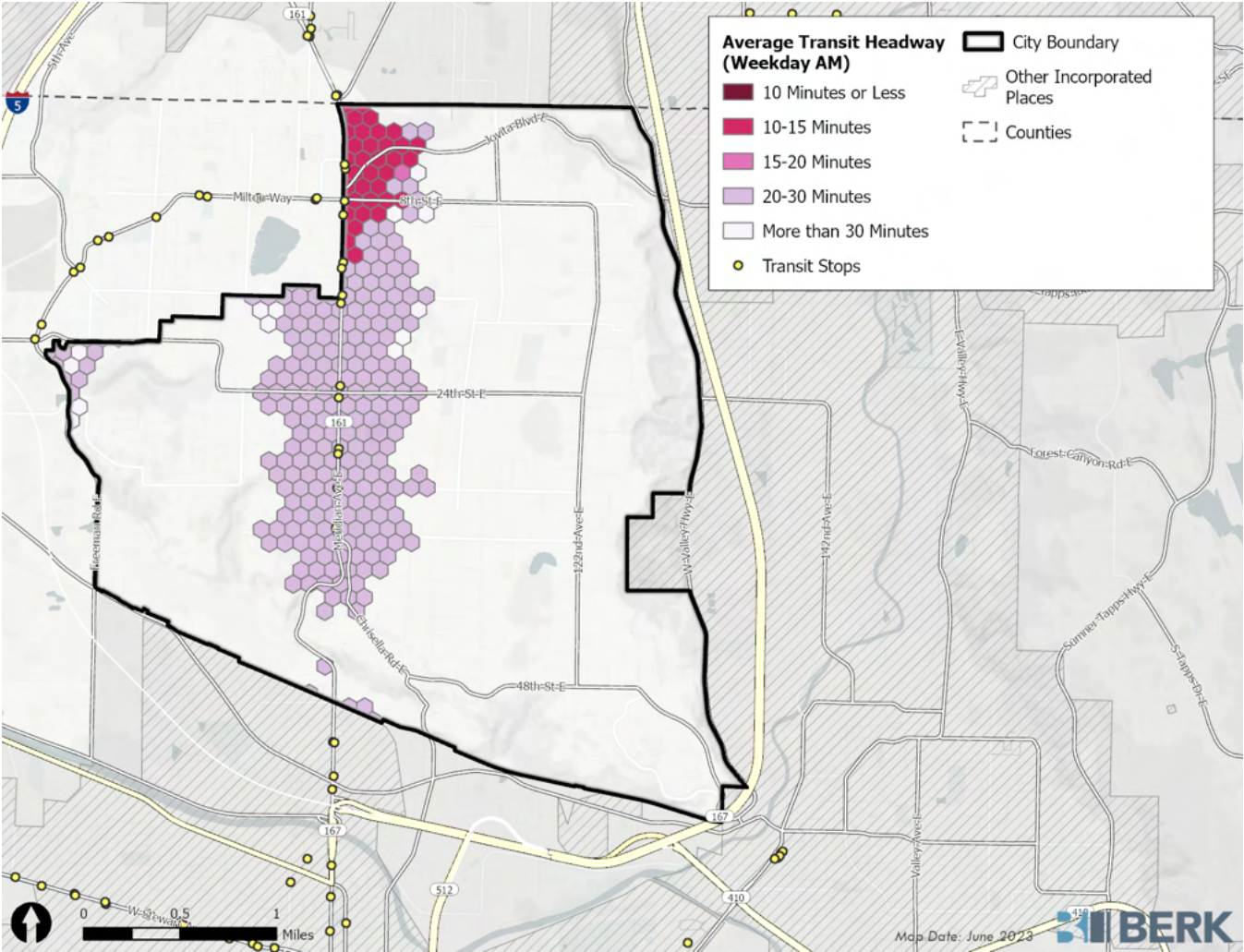
Sources: City of Edgewood, Pierce County, Washington Department of Natural Resources, BERK (2022-23).

Exhibit 5: Edgewood Site Suitability – Wastewater Infrastructure Availability



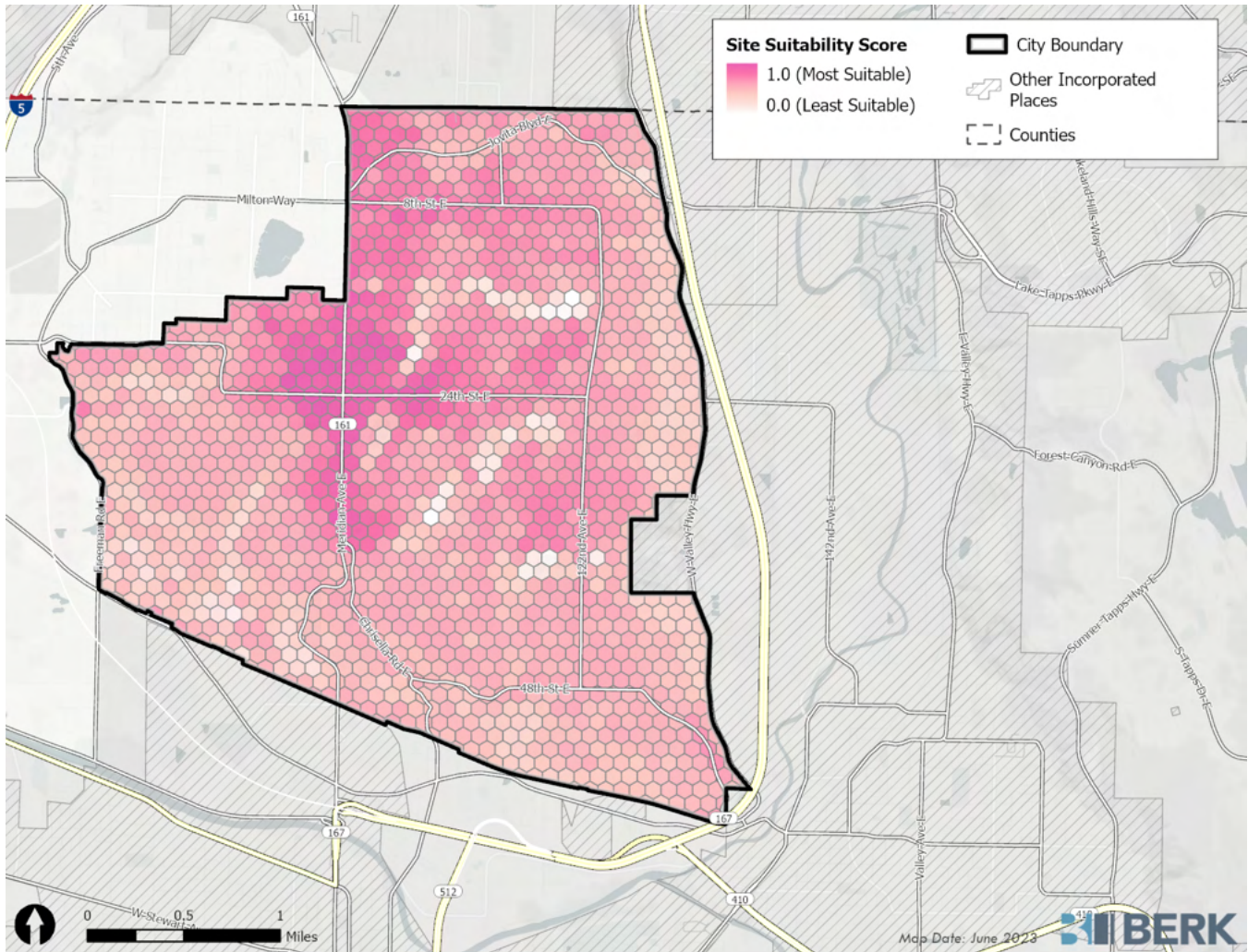
Sources: City of Edgewood, Pierce County, BERK (2022-23).

Exhibit 6: Edgewood Site Suitability – Transit Service Availability



Sources: City of Edgewood, Pierce County, MobilityData, BERK (2022-23).

Exhibit 7: Edgewood Site Suitability Index

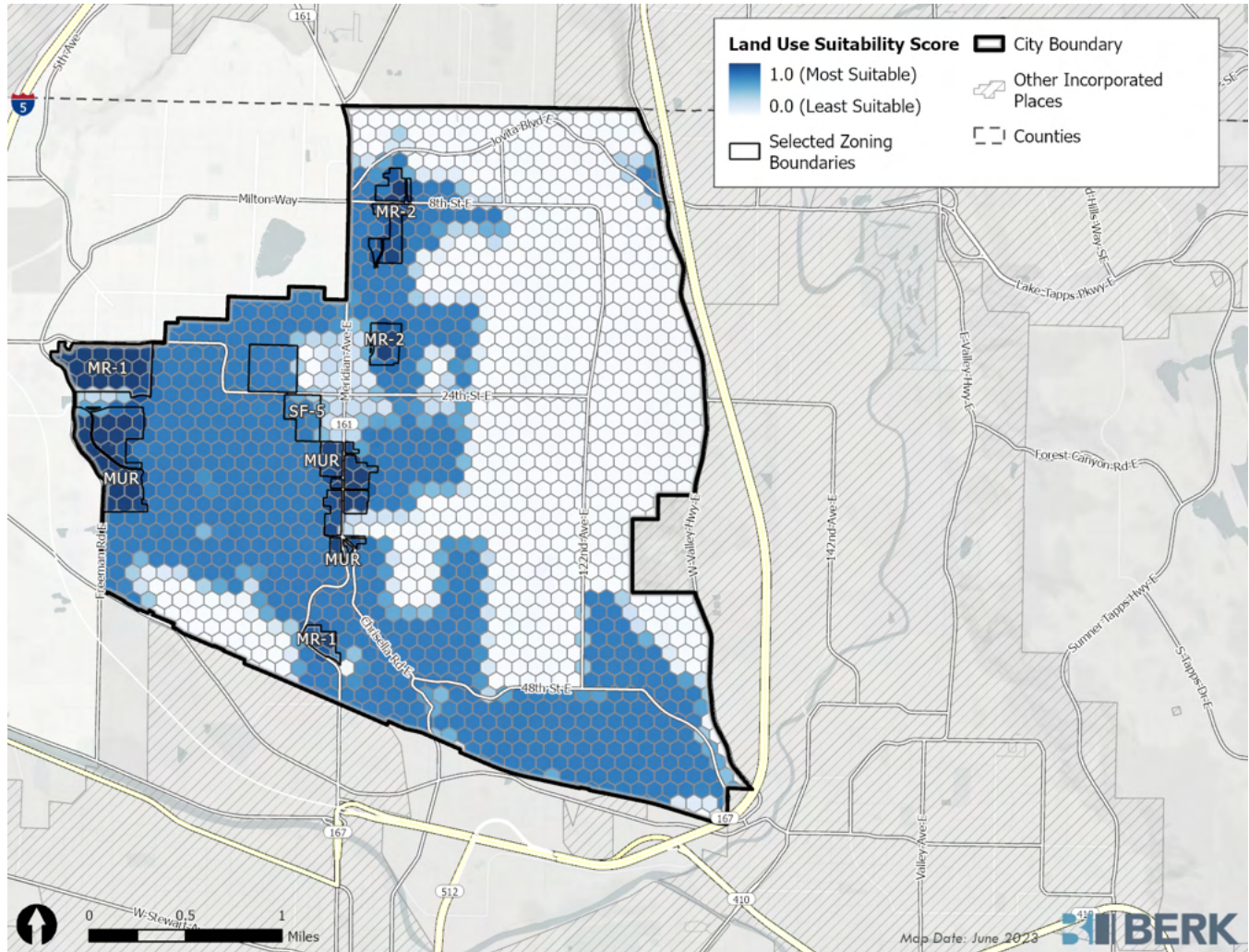


Source: BERK (2023)

Land Use Suitability

Areas with higher land use suitability in Edgewood are concentrated in the western and southern areas of the city, as well as neighborhoods surrounding Edgewood's Town Center at the intersection of Meridian Avenue (SR 161) and 24th Street East. The Town Center is primarily intended for higher-density housing and mixed-use development, but several zoning districts currently support middle housing including the Mixed Residential (MR-1 and MR-2) and Mixed Use Residential (MUR). The Single Family 5 (SF-5) zone adjacent to the west side of the Town Center currently allows some middle housing types (duplexes only). Middle housing types are prohibited in the SF-2 zone, which covers much of eastern Edgewood.

Exhibit 8: Edgewood Land Use Suitability Index



Sources: City of Edgewood, BERK (2023)

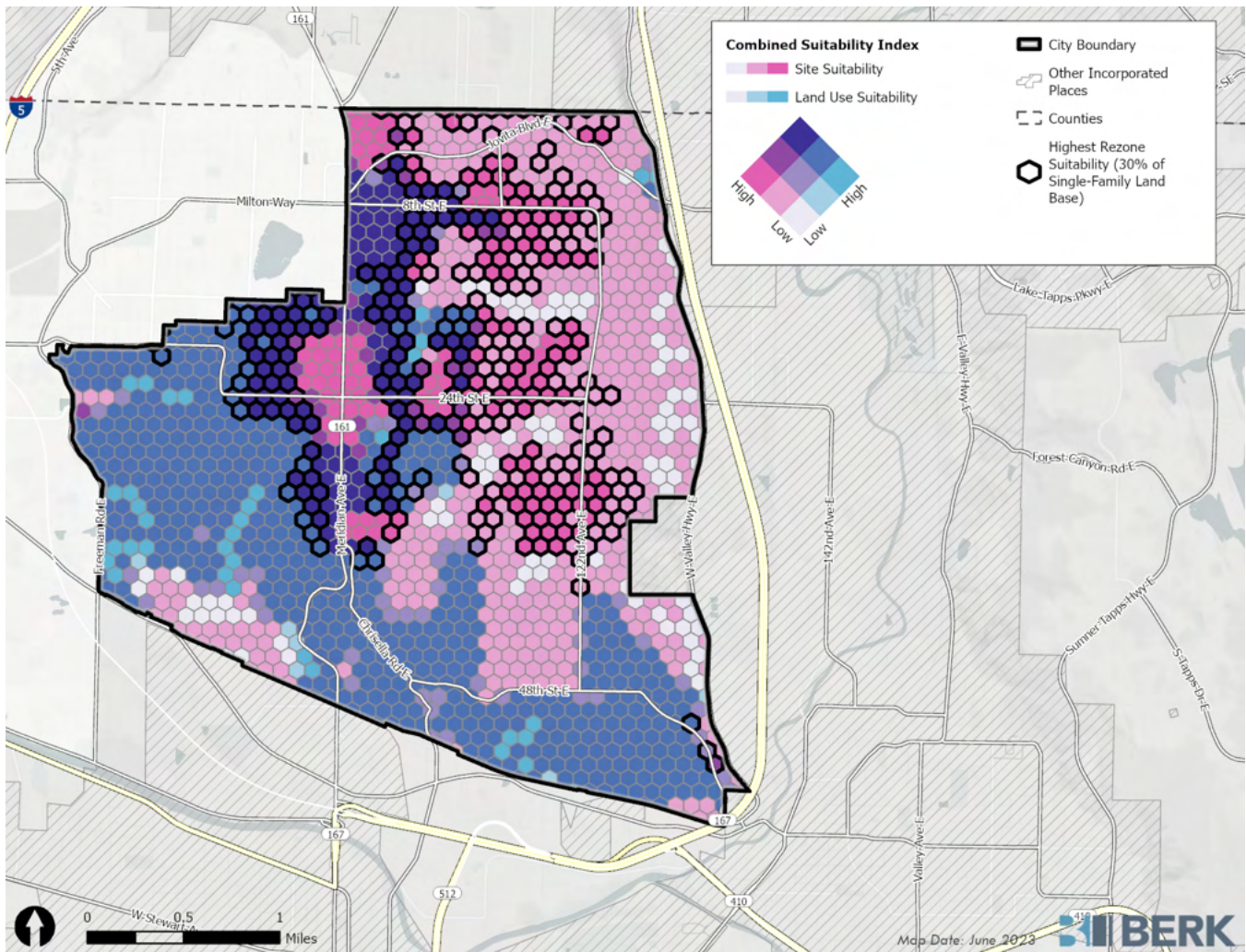
Middle Housing Study Key Findings

Exhibit 9 shows the combined Suitability Assessment Index for the City of Edgewood and highlights areas currently zoned for single-family housing that attained the highest site suitability scores. These highlighted areas encompass approximately 30% of the city's single-family land base. Key findings of the assessment include:

- Areas with high suitability scores for both site and land use characteristics are concentrated in the areas surrounding the Town Center. While the goals for Town Center are focused on higher-density housing and mixed-use development, it can provide valuable amenities to adjacent areas (MUR, SF-5, and MR-2 zones).
- The MUR and MR-1 zones located at the western edge of the city are isolated from the core of development in the Meridian Avenue corridor. They may face development challenges related to a lack of sewer infrastructure, even though applicable development regulations support middle housing.

- Opportunities to expand regulatory support for middle housing types exist in the SF-5 and SF-3 zones west of the Town Center and in southern Edgewood. Both zones currently allow only single-family and duplex housing types, and the City may wish to consider allowing additional housing types (triplex, fourplex, and/or townhomes).

Exhibit 9: Edgewood Combined Suitability Assessment



Source: BERK (2023)

Additional findings from the Racial Equity Analysis and Policy Review include:

- Edgewood has **observed disparities in homeownership** between Hispanic or Latino households and White alone (not Hispanic or Latino) households.
- Edgewood also has observed **racially disparate impacts in renter household cost burden**.
- Current housing element policies do not explicitly address observed racially disparate impacts. **Revised policies should be strengthened** to better address racially disparate impacts and support the development of a broader range of housing types at different price points, including middle housing forms.

- Current housing element **policies include unclear or subjective terms** such as “quality” and “character.” Policy revisions should clarify the policy intent to ensure the policies do not create disparate impacts.
 - Current housing element policies **prioritize preserving some neighborhood and housing types**, namely “single-family neighborhoods,” rural character, and “large natural areas.” Prioritizing the housing type and locations associated with areas that White residents primarily inhabit without similar celebration and protection of neighborhoods with greater representation of people of color may have exclusionary impacts.
 - The current housing element **policies espouse a logic that single-family homes are degraded by proximity to other housing types**. For example, policies that emphasize the use of buffers and “harmony with surrounding properties” create exclusionary impacts for new housing.
 - Cities are now required to plan for **housing that serves all economic segments**, which will include a greater variety of forms than currently exists in Edgewood. Policy language should be updated to clarify this obligation and intent of the city’s zoning and regulations.
- Current design and review **regulations may be overly restricting the development of housing** in general and middle housing in particular. Development regulations—including site plan design review, maximum densities in the lowest density zones, tree retention requirements, and traffic impact fees—should be reviewed for their impacts on development feasibility and updated to meet competing policy objectives.
 - Edgewood has impact fee exemptions for low-income housing and an affordable housing density bonus program. The programs should be reviewed to determine if they address the observed racial disparities in rental housing cost burden.
- Currently, Edgewood has development barriers associated with wellhead contribution areas and geographically constrained availability of sanitary sewer. Updates to zoning and long range plans will need to be informed by and aligned to the city’s **Capital Improvement Program and utilities element** to ensure infrastructure investment supports equitable housing outcomes.
 - While the availability of sanitary sewer is conducive to urban infill through middle housing, Edgewood is **directing higher densities than typical of single and middle unit housing types** into the Town Center Subarea. This policy objective is aligned with addressing observed racial disparities in the renter household cost burden.
- Broad developer input about barriers to housing development in the region (not specific to one of the five cities) includes challenges with restrictive **tree regulations, height limits, FAR regulations** in addition to setbacks and height limits, overly prescriptive **design standards, SEPA requirements, expensive frontage improvements** without a fee-in-lieu option, **lack of sewer infrastructure**, and **short plat regulations** with a unit maximum lower than nine. Some of these barriers are likely to be relevant in Edgewood.
- **New changes to the Growth Management Act** require cities of a certain size and location to allow multiple dwelling units per lot in a middle housing type of form. Under these new requirements,

Edgewood is a “tier three” city and must allow two development units per lot on all lots zoned predominately residential unless zoning permits higher densities.³

Recommended Strategies

A. Improve existing policy language to clarify the policy intent, align policy language to current planning standards, and ensure the benefits and burdens of the policy are equitably distributed.

Using language that accurately describes the policy intent and is respectful of all community members helps ensure that policy implementation is aligned with its intent. Subjective terms create confusion for interpretation and implementation and can undermine the public’s faith in government and introduce uncertainty that creates barriers to development. In addition, historically, subjective and normative terms such as “quality” have been used across the United States to prevent housing development associated with people of color and contributes to segregation and exclusion that has multigenerational impacts.

In Washington, the comprehensive plan of every city and county must be internally consistent (RCW 36.70A.070) and aligned to the goals of the Growth Management Act including encouraging the availability of affordable housing for all economic segments of the population, promoting a variety of residential densities and housing types, and encouraging the preservation of the existing housing stock. Since Edgewood’s last major comprehensive plan update, there have been updates to state laws and multi-county planning policies that will require updates to the city’s existing policy language. A careful review and advancement of existing policy language will be necessary to ensure policies meet Edgewood’s obligations under the Growth Management Act and reflect the community’s intentions. Implementation strategies include:

- **A1. Define subjective terms** such as “quality” and “appropriate” in the housing policies or use alternative language that is specific and accurate to the policy intent.
- **A2. Avoid the use of “single-family” to describe anything other than a single-family housing unit.** Existing neighborhoods likely have grandfathered mother-in-law units or older attached housing: calling these areas “single-family” creates confusion amongst the public. Recent changes in state law also prohibit the exclusion of accessory dwelling units and middle housing types in some neighborhoods, making the phrase “single-family neighborhoods” inaccurate and outdated. In these cases, descriptors such as “low density housing” or “house-scale development” more accurately describe the intended land use and scale of development and are more inclusive terms because they do not stigmatize housing types outside of single-family.
- **A3. Revise language about preserving “rural character” and a “legacy of having large natural areas.”**
 - Under the Growth Management Act, urban areas like Edgewood are intended for residential and commercial purposes to preserve open space and resource lands in rural areas. Open space preservation in an urban area should relate to objectives other than preserving character. Policy language such as “preserving large natural areas” could be updated to policy language

³ Washington Department of Commerce (2023). [E2SHB 110 Middle Housing Fact Sheet](#).

protecting critical areas, ensuring adequate parks and open space to serve the current and future population, or protecting water recharge areas.

- Edgewood can honor its valued rural history in ways that also allow the city to adapt to changing community needs. This could be through efforts such as encouraging certain architectural features, adaptive reuse, placemaking, and public art.
- **A4.** Consider modifying policy language to specify **buffering incompatible land uses** for the health and safety of all residents instead of buffering different residential uses from one another. Requiring buffers between different residential uses contributes to stigma around people who live in multifamily and middle housing and increases costs for such development.
- **A5. Balance policies** encouraging the preservation of existing affordable units with language encouraging infill and new development to meet housing needs. Preservation of existing units prefers single-family types by default. Preservation policies are still important but could be balanced by adding language that also supports higher-density development, which helps meet all economic needs in the community and addresses racially disparate impacts.
- **A6. Add language about planning for all incomes** to reflect new housing element requirements. Consider modifying policy H.I.a “Provide an adequate supply of land to accommodate the city’s housing growth target” to include “meet the housing need of all income levels.”

B. Add policies to address racial disparities in homeownership.

The Racial Equity Analysis identifies a disparate impact in homeownership amongst the Hispanic and Latino community. [VISION 2050](#) calls for jurisdictions to support and encourage homeownership opportunities for low-income and middle-income families and individuals while recognizing historical inequities in access to homeownership opportunities for communities of color (Policy AH-7). Edgewood’s existing Comprehensive Plan does not include policies to address racially disparate impacts in homeownership. Implementation strategies could include:

Homeowner assistance programs

- **B1.** Conduct additional **community engagement with the Hispanic and Latino community** to reveal specific barriers to homeownership experienced by this group. Policy and strategy updates should prioritize the needs and solutions expressed by this disproportionately impacted community for implementation.
- **B2.** Without affordable home rentals, it is difficult for households to save for a down payment for housing. **Down payment or assistance programs** can address this barrier by offering no-interest or low-interest capital for qualified buyers. These programs typically pair with homeownership education courses to encourage financial preparedness for participants.
- **B3.** Develop **homeownership education programs** or connect residents to existing programs elsewhere. Edgewood’s existing policy (H.IV.i) focuses on connecting residents to programs that teach financial literacy and offer homeownership counseling. In addition to referring residents to existing programs, Edgewood could address disparities in homeownership currently experienced by the Hispanic or Latino community by promoting programs in Spanish, partnering with educational program providers to strengthen their offerings in Edgewood, or strengthening existing programs

through in-kind services such as translation and interpretation support, use of city meeting rooms for education, or outreach and engagement efforts at city-sponsored events.

Homeownership housing production strategies

Policies that encourage the development of a greater variety of housing for homeownership will increase the overall opportunity for homeownership in Edgewood. Implementation strategies include:

- **B4. Relax development regulations** to incentivize affordable housing development.
- **B5. Dedicate surplus or underutilized land** for affordable housing production.
- **B6.** Implement an **inclusionary zoning (IZ) ordinance** to require new subdivision plats over a designated number of units to include income-qualified affordable homeownership housing.
- **B7.** Review and revise **SEPA threshold exemptions**. Edgewood could reduce housing production costs by taking advantage of flexible thresholds for categorical exemptions beyond what is already in the code.
- **B8. Expand the number of lots that can be administratively approved** in a new short subdivision to encourage a greater number of units per acre within the urban growth area. Per the GMA, the City can increase to a maximum of nine lots per short subdivision.
- **B9.** Add **flexibility to design review** for middle housing types. The code currently gives an exception to single-family units and ADUs (which could be up to two units per lot). Changing the language to allow exceptions for applications with fewer than two units would make duplex construction more feasible.
- **B10. Increase maximum densities and minimum lot sizes** in the SF 2 and SF 3 zones to encourage a greater variety of housing forms. Large minimum lot sizes and low maximum densities can obstruct the development of middle housing, even if the use is technically allowed in the zone.
- **B11.** Review **tree retention requirements** for potential flexibility, such as a fee-in-lieu option. Fee-in-lieu programs allow developers flexibility that could result in more housing.
- **B12. Review traffic impact fees** for potential flexibility and/or waive fees for some housing types.
- **B13.** Review frontage **improvement** requirements for potential flexibility. For smaller developments, these requirements can be prohibitively expensive. If not already available, consider adding a fee-in-lieu option.
- **B14.** Review height limits in each zone for potential flexibility. Height limits are a common barrier to developing some housing types, including middle housing.

C. Add policies to guide the expansion of utilities in the urban area and ensure the benefits of infrastructure improvements are equitably distributed.

The lack of sewer infrastructure is a known barrier to housing development in Edgewood. The city's existing policy H.I.f calls for a long-term strategy to convert existing development from septic systems to sanitary sewer. This policy is supportive of making efficient use of urban land, preserving water resources, and increasing housing production to meet the demand for housing. However, updates to the policy language or the addition of new implementation strategies can proactively address racially

disparate impacts and prevent exclusionary impacts. Infrastructure investment in strategic locations could lead to more housing supply.

- **C1.** Unintended displacement impacts could occur when sanitary sewer conversion costs are passed on to property owners. Displacement impacts could be minimized through **flexibility in fees for low-income homeowners or affordable units.**

D. Revise policies and requirements to encourage the production of middle housing.

Above strategies A1-A6, B1, B9-B14, and C also support the production of middle housing which can provide more housing options for current and future residents.

Attachment A

Policy Review

Introduction

Washington's Growth Management Act (RCW 36.70a.070) requires jurisdictions to make provisions for moderate density housing, such as duplexes, triplexes, and townhomes. In addition, 2021 updates to the GMA require local jurisdictions to identify policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and implement policies to address and undo these effects. Additionally, jurisdictions must identify areas that may be at a higher risk of displacement from market forces that occur with changes to zoning, development regulations, and capital investments and establish anti-displacement policies.

Pierce County, in partnership with the cities of Edgewood, Fife, Gig Harbor, Milton, and University Place, received a grant from the Department of Commerce's Middle Housing Grant Program. The South Sound Housing Affordability Partners (SSHA³P) administers the collaboration.

Purpose

This document provides an analysis of housing policies and regulations to support the development of strategies and recommendations to help the participating cities fulfill their GMA obligations. This Policy Review reviews current housing policies to:

- Evaluate policies and regulations for their alignment to middle housing type development.
- Identify policies that may contribute to racially disparate impacts, displacement, or exclusion in housing identified in the Racial Equity Analysis.
- Identify language that marginalizes, encodes prejudice, or promotes exclusion. Examples include:
 - Terminology that is outdated or inaccurate, such as "single-family" to describe a neighborhood that includes housing types broader than single-family, detached housing. Another example is using "citizen" in reference to all community members.
 - Vague or euphemistic language that can lead to patterns of segregation and exclusion, such as "appropriate areas for housing" or protecting "community character."
 - Language that conflates desired characteristics with a housing type such as equating "family housing" with detached housing.
 - Language that references code administration and enforcement without clear guidelines to avoid displacement.

While not an obligation of the [Middle Housing Grant Program](#), the Policy Review also attempts to identify policies or regulations that can limit the ability of the jurisdiction to ensure capacity for housing that meets identified housing needs.

Approach

This Policy Review uses an evaluative framework, as recommended by the Washington Department of Commerce’s [Racially Disparate Impacts Guidance](#) draft, to assess whether existing policies address identified housing needs, uses language that encodes prejudice, or remedies identified racially disparate impacts, displacement, and exclusion in housing. The evaluative framework provides a systematic and transparent manner of assessing all policies.

Exhibit 38. Policy Review Evaluative Framework

Documents Identifying Unmet Housing Needs

- Pierce County Needs Assessment
- [Affordable Housing Workgroup Recommendations Report](#) (August 2021)
- Pierce County Assessment for Barriers to Development
- University Place Housing Action Toolkit
- Resilient Pierce County 2020 United Way Report

Finding	Rating
The policy addresses racially disparate impacts, displacement, or exclusion in housing or supports the development of middle housing.	Supportive
The policy addresses racially disparate impacts, displacement, or exclusion in housing or supports the development of middle housing, but it could be strengthened.	Approaching
The policy furthers racially disparate impacts, displacement, or exclusion in housing or contributes to barriers to middle housing development.	Challenging
The policy does not have a clear impact, positive or negative, on racially disparate impacts, displacement, or exclusion in housing, or development of middle housing.	Not Applicable

Common Themes

The following themes emerged in the policy review of the five participating cities (Edgewood, Fife, Gig Harbor, Milton, and University Place):

- **Emphasis on the preservation of existing single-family neighborhoods.** Either explicitly or implicitly (for example, emphasizing preservation, which is, by default, single-family preservation), all the cities have policies that prefer single-family over other housing types. (*Racially Equity, Middle Housing*)
- **Emphasis on higher-density housing in areas with existing infrastructure.** Developers often play a crucial role in developing new infrastructure. Limiting new multifamily housing to areas with existing infrastructure could artificially restrict the amount of housing that can be built and keep housing

types, and therefore different groups of people segregated, creating an exclusionary impact for some people. All the participating jurisdictions are designated urban areas intended to accommodate population growth. This central tenet of GMA is designed to prevent sprawl into rural areas and resource lands. (*Racially Equity*)

- **Language that could be exclusionary**, such as "character of existing neighborhoods," "small-town character," "rural character," "rural heritage," and "protect the scale and character of existing neighborhoods." Rural and small-town history is important to some residents, but it can be incorporated and referenced in ways that do not restrict the development of new housing. Ultimately, these jurisdictions are all incorporated urban areas, not rural, and will experience change as the region grows. (*Racially Equity, Middle Housing*)
 - **Language that is not clearly defined**, such as "appropriate land use designations," "inappropriate scale and design," and "stability of established residential neighborhoods." (*RDI, Middle Housing*)
 - **Varying mentions of middle housing types**. Policies focus mainly on multifamily or single-family. Some mention ADUs, cottage housing, live-work units, townhouses, and/or duplexes. (*Racially Equity, Middle Housing*)
 - **Emphasis on design criteria, buffers, and compatibility with single-family**. (*RDI, Middle Housing*)
 - **Outdated terminology** (ex. "blight") (*Racially Equity*)
-

Findings: Code Comparisons

The table below compares the Edgewood, Fife, Gig Harbor, Milton, and University Place development regulations in low and moderate density residential zones. Items with a  icon are comparably supportive of middle housing and items with a  icon are comparably more challenging to middle housing.

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
Middle housing types permitted	Single-Family 2 ▪ AADU/DADU Single-Family 3 ▪ AADU/DADU ▪ Cottage Court ▪ Duplex ▪ Attached dwelling Single-Family 5 ▪ AADU/DADU ▪ Cottage Court ▪ Duplex ▪ Attached dwelling Mixed Residential 1 ▪ AADU/DADU ▪ Cottage Court ▪ Duplex ▪ Attached dwelling ▪ Multiplex ▪ Townhouse Mixed Residential 2 ▪ AADU/DADU ▪ Cottage Court ▪ Duplex ▪ Attached dwelling ▪ Multiplex ▪ Townhouse Mixed Use Residential ▪ AADU/DADU ▪ Cottage Court	Single-Family Residential ▪ Duplexes (corner lot only) ▪ ADU Small Lot Residential ▪ Duplex ▪ ADU Medium Density Residential ▪ Duplex ▪ Triplex ▪ Multifamily 4-6 units ▪ Multifamily 7-12 units (through PRD) ▪ ADU Neighborhood Residential ▪ Duplex ▪ Triplex ▪ ADU	Single-Family Residential ▪ Accessory apartment (CUP) Planned Community Development Low Density Residential ▪ Accessory apartment Medium-Density Residential ▪ Duplex ▪ Triplex (CUP) ▪ Fourplex (CUP) Planned Community Development Medium Density Residential ▪ Duplex ▪ Triplex ▪ Fourplex ▪ Multiple-family dwelling ▪ Accessory apartment	Residential Single-Family ▪ Two-family dwelling ▪ ADU Residential Moderate Density ▪ ADU ▪ Two-family dwelling ▪ Multifamily dwelling (CUP) ▪ Apartment (CUP)	Residential 1 ▪ Single-family attached ▪ Duplex ▪ ADU Residential 2 ▪ Single-family attached ▪ Duplex ▪ ADU Multifamily Residential – Low ▪ Single-family attached ▪ Duplex ▪ Multifamily ▪ ADU

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
	- Duplex - Attached dwelling - Multiplex - Townhouse				
Conditional uses	N/A	N/A	ADUs are conditional in Single-Family Residential. ● Triplexes and Fourplexes are conditional in Medium-Density Residential. ●	Multifamily dwellings and apartments are both CUPs in the Residential Moderate Density zone ●	N/A
Design review	Requires site plan design review for: - Expansion of any building or structure that creates a new dwelling unit ● Does not require site plan design review for: - Detached single-family and ADUs	Corner-lot duplexes	Applies to all subdivision proposals and all building/remodeling/modifications of facades or other visible structure elements ● Also have historic district design standards, which affects some Single-Family Residential zones, however the code gives those properties the choice of conforming to setback and height standards in two different sections of the code.	Only applies to uptown district ○	Applies to multifamily (three or more units) residential buildings and small lot development (R1 and R2 districts) ●
Minimum lot sizes	Single-Family 2 18,500 sf Single-Family 3 12,500 sf Single-Family 5 6,500 sf Mixed Residential 1 7,200 sf Mixed Residential 2 3,200 sf Mixed Use Residential - N/A	Single-Family Residential 7,200 sf Small Lot Residential 5,300 sf Medium Density Residential 3,000 sf Neighborhood Residential 3,000 sf	Single-Family Residential 7,200 for short subdivision, 7,500 for subdivision Planned Community Development Low Density Residential 10,000 square feet (four lots or fewer), no minimum for five or more lots Medium-Density Residential 7,000 per dwelling unit ● Planned Community Development Medium Density Residential - N/A	Residential Single-Family: 8,000 sf (12,000 for duplex) ● Residential Moderate Density 4,000 sf (10,000 for duplex) ●	Residential 1 - Single-family detached: 9,000 - Single-family attached: 6,750 - Duplex: 13,500 ● Residential 2 - Single-family detached: 6,000 - Single-family attached: None - Duplex: 12,000 ● Multifamily Residential – Low 4,000

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
Maximum densities or maximum FAR	Single-Family 2 2 dua ● Single-Family 3 3 dua ● Single-Family 5 5 dua Mixed Residential 1 4 dua ● Mixed Residential 2 8 dua Mixed Use Residential 24 DU/acre if single use project, 48 DU/acre if mixed-use project ○	Single-Family Residential 4 dua Small Lot Residential 7 dua Medium Density Residential 10 dua Neighborhood Residential 10 dua	Single-Family Residential 4 dua Planned Community Development Low Density Residential 4 dua Medium-Density Residential 6 dua Planned Community Development Medium Density Residential 8 dua (plus bonus density option)	Residential Single-Family 5.45 dua Residential Moderate Density 12 dua ○	Residential 1 - Single family: 4 dua (base density) - Duplex: 5 dua (base density) - Small lot housing: 6 dua 0.47 max FAR for small lot housing Residential 2 6 dua (base density) - Small lot housing: 9 dua 0.47 max FAR for small lot housing Multifamily Residential – Low 40 dua ○
Maximum building heights	Single-Family 2 35 ft Single-Family 3 35 ft Single-Family 5 35 ft Mixed Residential 1 35 ft Mixed Residential 2 35 ft Mixed Use Residential 35 feet	Single-Family Residential 30 feet or two stories, whichever is less Small Lot Residential 30 feet or two stories, whichever is less Medium Density Residential 30 feet or two stories, whichever is less - For multifamily, 35 feet or 3 stories, whichever is less Neighborhood Residential 30 feet or two stories, whichever is less - For multifamily, 35 feet or 3 stories, whichever is less	Single-Family Residential 35 feet Planned Community Development Low Density Residential 35 feet Medium-Density Residential 35 feet Planned Community Development Medium Density Residential 45 feet	Residential Single-Family 35 feet Residential Moderate Density 35 feet	Residential 1 - Single family/duplex: 35 feet - Small lot: 20 feet Residential 2 - Single family/duplex: 35 feet - Small lot: 20 feet Multifamily Residential – Low 45 feet
Setback requirements	Single-Family 2 - Front yard: 25 feet - Principal arterial or state highway setback: 25 feet - Rear yard: 20 feet	Single-Family Residential 20 ft front yard 20 ft garage 10 ft interior yard	Single-Family Residential - Front yard: 20 feet - Porch: 12 feet - Garage: 26 feet - Rear yard: 30 feet	Residential Single-Family - Front yard: 20 ft - Side yard: 7.5 ft - Rear yard: 25 ft Residential Moderate Density	Residential 1 - Front yard: 25 feet - Side setback: 8 feet - Rear setback: 30 feet Residential 2

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
	Interior setback: 8 feet	60 ft min lot dimension circle per dwelling unit ●	Side yard: 8 feet	- Front yard: 20 ft - Side yard: 7.5 ft - Rear yard: 10 ft	- Front yard: 25 feet - Side setback: 8 feet - Rear setback: 30 feet
Single-Family 3	- Front yard: 25 feet - Principal arterial or state highway setback: 25 feet - Rear yard: 20 feet - Interior setback: 8 feet	Small Lot Residential 18 ft front yard 20 ft garage 10 ft interior (5 ft on one side allowed) 50 ft min lot dimension circle per dwelling unit ●	Planned Community Development Low Density Residential - Front yard: 20 feet - Porch: 12 feet - Garage: 26 feet - Rear yard: 30 feet - Side yard: 8 feet		
Single-Family 5	- Front yard: 25 feet - Principal arterial or state highway setback: 25 feet - Rear yard: 20 feet - Interior setback: 8 feet	Medium Density Residential 16 ft front yard 20 ft garage 10 ft interior (5 ft on one side allowed) 30 ft min lot dimension circle per dwelling unit ●	Medium-Density Residential (Single-Family/Duplex) - Front yard: 20 feet - Porch: 12 feet - Garage: 26 feet - Rear yard: 30 feet - Side yard: 8 feet		Multifamily Residential – Low - Front yard: 25 feet - Side setback: 0 or 30 feet (no setback required if does not abut R1 or R2) - Rear setback: 0 or 30 feet (no setback required if does not abut R1 or R2)
Mixed Residential 1	- Front yard: 15 feet - Garage: 20 feet - Principal arterial and state highway setback: 25 feet - Rear yard: 10 feet - Interior: 0 feet	Neighborhood Residential 16 ft front yard 20 ft garage 10 ft interior (5 ft on one side allowed) 30 ft min lot dimension circle per dwelling unit ●	(Other Residential) - Front yard: 25 feet - Side yard: 7 feet - Rear yard: 25 feet		
Mixed Residential 2	- Front yard: 15 feet - Garage: 20 feet - Principal arterial and state highway setback: 25 feet - Rear yard: 10 feet - Interior: 0 feet		Planned Community Development Medium Density Residential - Front yard: 15 feet - Porch: 12 feet - Garage: 15 feet - Rear yard: 15 feet - Side yard: 5 feet		
Mixed Use Residential	- Front yard: 15 feet - Garage: 20 feet - Principal arterial and state highway setback: 25 feet - Rear yard: 10 feet - Interior: 5 feet				

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
Off-street parking requirements	- ADU: 1 per dwelling unit - Detached house: 2 per dwelling unit - Cottage court: 2 per dwelling unit - Duplex: 2 per dwelling unit - Attached dwelling: 2 per dwelling unit - Multiplex: 1.5 per dwelling unit ○ - Townhouse: 1.5 per dwelling unit ○ - Apartment: 1.5 per dwelling unit ○	- Single-family: 2 per dwelling unit - Duplex: 2 per dwelling unit - Multifamily (less than 49 units): 1.5 per dwelling unit ○ - ADU: 1 per ADU	- Single-family: 2 per unit - Duplex: 2 per unit - Triplex/fourplex/multiple x: 1 for a studio, 1.5 for one-bedroom, 2 for 2+ bedrooms ○ - ADU: 1 per unit	- Single-family: 2 per dwelling unit - Two-family or multifamily dwelling: 2 per dwelling unit plus 1 per 4 dwelling units (for guests) ● - Accessory apartment: 1 per unit	- ADU: No separate parking required ○ - Single family detached: 2 per unit - Single family detached in small lot development: 2 per unit, +1 guest stall ● - Single-family attached in small lot development: 1.5 per unit, +1 guest stall ● - Duplex: 2 per unit Multifamily - Studios and one bedroom units: 1 per unit ○ 2 bedroom units: 1.25 per unit ○ 3+ bedroom units: 1.5 per unit ○
ADU regulations	- Allow pre-existing ADUs to obtain legal status (same standards and procedures for new ADU) - One ADU per lot of record, with any detached single-family structure - Does not count to site net density calculations - No greater than 1,200 square feet (or 80% of primary residence size, whichever is less) ○ - Exterior finish, roof style must be consistent with primary dwelling unit - Not allowed in the setback - Building height no taller than principal building - One off-street parking space	- One per lot - Only attached ADUs for lots between 3,200 and 4,356 sf - Must be between 300 and 900 sf ● - Cannot exceed 30% of gross floor area of primary dwelling unit and proposed ADU - No more than two bedrooms - Same setbacks as primary residence - Requires owner-occupancy of the property (must remove the ADU or convert to permitted use if they leave) ● - Design must be similar to the primary residence - Same height or shorter	- Parking space for ADU must be behind primary structure. ● - Matching materials, colors, window style, roof design to the primary unit. - ADU entrance should be oriented away from the street or should look like a secondary entrance to primary unit (ex. garage entrance, service porch) - Separate meter for utilities	- Lot must be at least 9,600 sf in RS zone, 8,000 sf in RMD zone - ADUs not included in net density calculation - Same setbacks as other uses, except rear yard is 7.5 feet. - No larger than 2,500 sf ○ - No taller than 15 ft ● - Screening is required - Must be at rear of principal structure	- One allowed per lot (with detached single=family) - Attached or detached - No larger than 800 sf (600 sf if detached and placed in side or rear yard) ● 5-foot minimum side and rear setbacks - No greater than 18 feet in height (10 feet at top of wall plate) ● - No closer than 5 feet to primary structure - Design should be similar to principal dwelling - Only one entrance allowed on front façade of principal unit ● - No additional off-street parking required ○

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
	Requires separate entrance for attached ADU	- Scale/bulk/architectural style must be similar - Similar construction style and color to primary residence - No separate entrance required for attached ADU - If there is a separate entrance, must be directed toward interior yard			
Complex design standards	Typical standards for site and building design. Includes a section for semi-attached single-family and cottages, duplex/townhouse/triplex buildings. Mostly related to building variety, encouraging certain styles, orienting around common open space.	Minimal design standards apply to residential structures in low density zones	City has a separate Design Manual that is clear and easy to read. Generally it includes typical design standards for building and site design, and specific additional standards in certain areas. It includes sections on “zone transition” (bulk and scale limits, buffering, applies design standards of abutting dissimilar zone to abutting properties) There are some alternative standards for zone transition that the Design Review Board can consider instead, which offer more flexibility.	Only applies to uptown district	- Applies to multifamily residential buildings and small lot development (R1 and R2 districts) ● - Multifamily includes any residential with three or more units per building and multiple units on one parcel ● - Typical guidelines for site planning and design, architectural features.
Impervious surface regulations	Single-Family 2 35% effective impervious surface Single-Family 3 40% effective impervious surface Single-Family 5 55% effective impervious surface Mixed Residential 1	Single-Family Residential - Green area factor: 40% Small Lot Residential - Green area factor: 40% Medium Density Residential - Green area factor: 40% Neighborhood Residential - Green area factor: 40%	Single-Family Residential 40% (hard surface coverage) Planned Community Development Low Density Residential 45% (building coverage, not including driveways etc) Medium-Density Residential	Residential Single-Family - N/A (max building coverage, does not include paved driveway) Residential Moderate Density 50% (max building coverage, does not include paved driveway)	Residential 1 50% (maximum lot coverage) Residential 2 50% (maximum lot coverage) Multifamily Residential – Low 50% (maximum lot coverage)

Topic	Edgewood	Fife	Gig Harbor	Milton	University Place
	50% effective impervious surface Mixed Residential 2 60% effective impervious surface Mixed Use Residential 65% effective impervious surface		60% (hard surface coverage) Planned Community Development Medium Density Residential 65% (building coverage, not including driveways etc)		
Tree retention regulations	- Significant trees within 15 feet from lot perimeter must be preserved 50% of significant trees in interior of lot must be retained ● - Incentives to preserve larger trees or trees in priority areas (can count as two trees) - Replace 1.5 times any significant trees that are removed	- Retain significant trees within perimeter landscaping area - Replacement rate depends on type and size of tree removed ○	- Design manual requires retaining 25% of significant trees into the project (or 15% for short plats), and replacing lost trees that were intended to be retained. - All significant trees in the perimeter landscape area must be retained. Plantings must be added if there is not substantial existing vegetation.	- Trees on existing single-family and two-family lots are exempt from provisions. - Other lots: retain as many significant trees as can be reasonably retained. Replacement of significant trees is based on type and trunk diameter. ○	- Preserve at least 35% of trees located on the site, or varying percentages of trees over certain sizes - All significant trees to be preserved ● - Can replace trees at three for every one removed (can be on site or fee in lieu)
Historic preservation requirements	N/A	N/A	- City has a register of historic places and restricts what changes can be made to these once added to the register. - Must be associated with community heritage, at least 50 years old, and meets one of 11 conditions (ex. associated with historic event, person, architectural style, etc.)	N/A	Design standards mention protecting historic structures to maximum extent possible
Short subdivision maximum number of lots (up to 9 allowed under GMA)	6 lots	9 lots ○	4 lots ●	4 lots ●	9 lots ○

Edgewood

Findings from the Racial Equity and Anti-Displacement Analysis

- **Hispanic or Latino households are experiencing a disparate impact in homeownership.**
- **There is a racially disparate impact in the housing cost burden of renters.** About a quarter of rental households identifying as white (24%) are experiencing housing cost burden, a rate much lower than for BIPOC households (46% experiencing cost burden).
- The displacement risk analysis suggests **no areas of higher displacement risk in Edgewood.**

Documents Reviewed

- [Edgewood Comprehensive Plan](#)
- [Edgewood Development Code](#)

Policy Review

Policy		Evaluation	Why?
Goal H.I	Ensure new housing development supports City and regional growth plans.	Supportive	City and regional growth plans direct the city to prepare for future growth, including adding needed housing capacity. Middle housing can help support regional growth plans.
H.I.a	Provide an adequate supply of land to accommodate the city's housing growth target.	Approaching	Land capacity to accommodate the city's housing growth target is critical for adequate housing supply. However, this policy does not specify that land capacity should be shown to accommodate housing needs at all income levels (as required by HB 1220). Allowing middle housing can support regional growth plans by creating more housing capacity for units potentially affordable to moderate-income households.
H.I.b	Encourage new housing development within the following land use designations, in order to support community objectives such as a vibrant Meridian Corridor and preservation of existing single family neighborhoods: Town Center, Mixed Use Residential and Commercial.	Challenging	This policy emphasizes the preservation of existing single-family neighborhoods. The term "single family" as a descriptor of neighborhoods can create exclusionary impacts when it constricts the housing supply, prevents creative adaptation of existing housing, or limits access to neighborhoods by BIPOC community members. Additionally, an emphasis on exclusively single family housing is not aligned to state law. Emphasis on preserving existing single-family neighborhoods could also deprioritize the identified unmet housing needs of Hispanic and Latino households and renters. Emphasis on the preservation of single-family neighborhoods does not support middle housing development. The term "single family" is contradictory to middle housing. Using alternatives such as "low-density residential" or referencing the neighborhoods by name would relieve the policy of using this problematic term.

Policy		Evaluation	Why?
H.I.c	Coordinate plans for new housing development with plans for expansion of utilities.	Supportive	Coordination of housing capacity and utility expansion can encourage new housing development, including moderate density housing development.
H.I.d	Collaborate with regional jurisdictions to meet housing growth targets and address housing issues that cross jurisdictional boundaries.	Supportive	Collaboration with other jurisdictions can support the creation of adequate housing for various needs. Each jurisdiction is required to ensure housing development opportunity for all economic segments. Regional collaboration can improve each jurisdiction's ability to address all housing needs. Middle housing can help support regional growth plans by creating more housing capacity for units potentially affordable for moderate-income households, including ownership housing opportunities.
H.I.e	Develop implementation plans and strategies to ensure that adequate housing is available for all community members in the future, in accordance with the policies contained in the Comprehensive Plan.	Approaching	Planning for housing for all community members supports racial equity. However, the policy could be strengthened and better aligned with state law by specifying that affordable housing will be made available for households at all income levels. Middle housing is one strategy to achieve adequate housing for all community members.
H.I.f	Support a long-term strategy to convert existing development from septic systems to sanitary sewer, recognizing that alternative technologies may be appropriate in certain situations if they can be shown to produce treatment at acceptable standards and where a long-term maintenance plan is in place.	Approaching	Sanitary sewer systems better support middle housing than septic systems. While conversion to sanitary sewer can support higher-density housing (which is more likely to serve lower-income populations than single family housing), it can come at a high cost. Policy should also include measures to prevent displacement of existing residents who may be unable to absorb costs to connect to newly available utilities.
Goal H.II	Encourage housing design that provides quality living spaces and contributes to the character of existing neighborhoods.	Challenging	Neighborhoods should grow and change as community needs grow and change. The policy does not define "quality" or "character," making them subjective and potentially used to exclude housing types and groups of people from neighborhoods. While this policy may benefit homeowners in existing neighborhoods, it creates burdens and barriers for other community members with unmet housing needs. If the character of existing neighborhoods is defined as single-family, the policy can create a barrier to middle housing types.
H.II.a	Encourage high quality construction that is safe, durable and sustainable.	Supportive	All residents should have access to safe, durable, and sustainable homes. High-quality construction lasts longer, so new units can provide long-term housing.
H.II.b	Encourage universal design to maximize building lifecycle and accessibility.	Supportive	Universal design creates housing that serves a wide range of household needs.

Policy		Evaluation	Why?
H.II.c	Promote building design characteristics that are consistent with surrounding uses and with Edgewood's heritage as a rural community.	Challenging	Though Edgewood has a heritage as a rural community, it is an incorporated urban area with a legal obligation to accommodate housing for residents at all income levels. Additionally, by providing housing in designated urban areas the region will be able to protect critical land for agricultural and ecological services. Emphasis on preserving Edgewood as it was many years ago will create exclusionary effects for households of some income levels and historically disadvantaged groups. This policy could more explicitly encourage certain architectural styles or other features that honor rural heritage without overly restricting housing. Clarifying that middle housing can be compatible with existing neighborhoods and rural heritage would strengthen the policy.
H.II.d	Promote site planning techniques that create quality outdoor spaces and are in harmony with neighboring properties.	Challenging	An emphasis on being "in harmony with neighboring properties" could be used to impose expensive or prohibitive requirements on certain types of housing in predominantly single family neighborhoods. Adding greater specificity to "quality outdoor spaces" would clarify the policy intent. In addition, tracking the implementation of this policy can identify if the benefits and burdens of this policy are distributed equitably.
H.II.e	Encourage cluster residential developments in areas designated for higher-density housing, in order to preserve open spaces and contribute to City's legacy of having large natural areas.	Challenging	While Edgewood may have a legacy of large natural areas, it is an urban, incorporated city. Under the Growth Management Act, urban areas are required to accommodate population and job growth to preserve open space and resource lands in designated rural areas. Clarifying that residentially-zone lands are intended for housing and the location of designated open space will help balance the policy's objectives and prevent confusion in the community. Consider removing language that ties the City's "legacy" to "large natural areas" which could be interpreted as a reason to limit housing options.
H.II.f	Provide guidelines for transitions and buffers around different types of residential uses, in order to mitigate any negative impacts associated with higher intensity uses and foster quality living environments for all community members.	Challenging	"Buffering" has been historically used to isolate and disinvest in areas where communities of color live. This policy appears to intend to "protect" single family uses from other housing types. This policy may contribute to stigma around multifamily housing and exclusion in housing. The use of the word "quality" in this context is also vague and could be used to prevent certain housing types from being developed.
Goal H.III	Promote a mix of housing types to meet the needs of current and future residents.	Supportive	A mix of housing types will serve a variety of needs. A mix of housing types includes middle housing.

Policy		Evaluation	Why?
H.III.a	Preserve and maintain the City's existing structurally sound housing stock.	Supportive/Challenging	Preservation of existing housing may help to prevent displacement. However, since single-family residences are historically the dominant housing type, this policy could be a barrier to adaptive reuse and new, more affordable, and denser housing types from being built (including middle housing).
H.III.b	Consider providing a housing rehabilitation program to provide information and financial incentives to help homeowners maintain or repair their homes.	Supportive	Some households could benefit from funds and information about maintaining and repairing their homes. In addition, incentivizing rehabilitation for rental properties could create more safe and healthy housing for renters.
H.III.c	Encourage residential infill development on vacant or underutilized sites in areas with appropriate land use designations.	Approaching	The wording of this policy is vague and should be clarified. "Appropriate land use designations" could be used in an exclusionary way. This policy could support the development of new housing, including middle housing types, if made clearer (for example, by replacing "appropriate land use designations" with "all residential and mixed-use zones").
H.III.d	Increase the diversity of the City's housing stock by encouraging construction of moderate- and higher-density housing, such as apartment buildings, mixed use developments, townhomes, cottage housing and garden apartments, in appropriate land use designations.	Approaching	It is unclear what "appropriate land use designations" means, and it is unclear if it has the same meaning as Policy H.III.c. Since current zoning uses "Single-Family" in the zone name, this language could be used to justify the exclusion of moderate and higher density housing and, by extension, people with housing needs not met by single-family housing. Consider removing the term "appropriate" and specifying the areas intended for increasing the diversity of housing stock.
H.III.e	Encourage a range of unit sizes to accommodate different household types, including single person households, two-person households, households with children, households with seniors and group households with unrelated people living together.	Supportive	A variety of housing sizes is important for meeting all the community's housing needs. However, the policy could be strengthened to address neighborhood choice and prevent household segregation by housing size.
H.III.f	Encourage a supply of rental units in the City to provide housing choice for community members who are not home buyers.	Approaching	The supply of rental units is important for meeting all housing needs. The policy can be strengthened by specifying that rental units are needed for all income levels. Middle housing can be rented units and are often more affordable than single-family home rentals.
H.III.g	Expand options within the City Code to allow accessory dwelling units in single family residential areas, in order to meet a variety of housing needs.	Approaching	Accessory dwelling units can serve a variety of housing needs and can create more neighborhood choices for small households who wish to live in established neighborhoods. Describing areas as "single family" is not accurate and can create challenges for people wishing to add middle housing types in established neighborhoods. Alternatives such as "low-density residential" would relieve the policy of this problematic term.

Policy		Evaluation	Why?
H.III.h	Promote construction of housing types to accommodate the growing senior population, such as senior group housing facilities and individual residences designed for people who would like to “age in place.”	Supportive	Housing types for seniors are needed. Middle housing types can be a good fit for some seniors.
Goal H.IV	Promote a range of housing costs that are affordable for all community members.	Supportive	Promoting a range of housing options affordable to a range of household incomes is a new GMA obligation and can address observed housing disparities. Middle housing supports this goal.
H.IV.a	Work with public and private sector partners to provide a supply of housing that is affordable for low income and moderate income households in Edgewood.	Supportive	Promoting a range of housing options affordable to a range of household incomes is a new GMA obligation and can address observed housing disparities. Partnering with public and private partners can help to address housing disparities experienced by renters and the Hispanic and Latino communities. Middle housing can be a good fit for some moderate-income households.
H.IV.b	Consider ways to incentivize private developers to build affordable housing, such as density bonuses, height increases, tax incentives and reduced design requirements.	Supportive	Promoting a range of housing options affordable to a range of household incomes is a new GMA obligation and can address observed housing disparities. Incentives for private developers could support the creation of more middle housing. Coupling incentives with community preference provisions can help address observed housing disparities by renters and the Hispanic and Latino communities.
H.IV.c	Coordinate with the Pierce County Housing Authority and non-profit groups to explore opportunities for acquiring funding to address affordable housing needs in Edgewood, including private foundations and federal, state and local programs.	Supportive	Promoting a range of housing options affordable to a range of household incomes is a new GMA obligation and can address observed housing disparities. Coupling incentives with community preference provisions can help address observed housing disparities by renters and the Hispanic and Latino communities
H.IV.d	Support non-profit organizations that construct and manage affordable housing.	Supportive	Promoting a range of housing options affordable to a range of household incomes is a new GMA obligation and can address observed housing disparities. Coupling incentives with community preference provisions can help address observed housing disparities by renters and the Hispanic and Latino communities

Policy		Evaluation	Why?
H.IV.e	Promote the preservation and rehabilitation of the City's existing affordable housing stock, including manufactured homes, apartments and moderately-priced single family homes.	Supportive/Challenging	Preservation and rehabilitation of existing affordable housing are important for preventing displacement and ensuring housing meets community needs. However, existing housing stock is predominantly single-family homes, and emphasizing the preservation of single-family homes may preclude a mix of affordable housing options in the future. Therefore, changing the policy's emphasis from preserving housing units to supporting stability for low income households would make it a more effective anti-displacement policy. This policy does not mention middle housing, perhaps because this housing type is not common.
H.IV.f	Encourage the location of new affordable housing units near community amenities and services, in order to provide low transportation costs for future residents.	Supportive	The placement of affordable housing near services and amenities supports the needs of lower-income residents. However, depending on how the policy is implemented, directing affordable housing to areas near commercial services can exclude affordable housing from purely residential areas. Consider defining community amenities and services to include schools, parks, and other services outside car-oriented commercial services.
H.IV.g	Encourage energy efficient design features in new affordable housing units, in order to provide low utility costs for future residents.	Supportive	Encouraging, but not requiring, energy-efficient design can help lower utility costs for residents without creating a prohibitive and expensive requirement for affordable housing developers.
H.IV.h	Expand opportunities for affordable housing by ensuring that manufactured housing and modular housing is allowed in all single-family zones, and is not regulated differently than site-built housing.	Supportive	This policy meets a state requirement. Manufactured homes can provide housing options that are more affordable to lower incomes. Making information on siting manufactured and modular housing on residential lots more accessible can make the policy more effective.
H.IV.i	Connect residents to programs that teach financial literacy and that offer homeownership counseling.	Approaching	These educational resources can support residents in pursuit of homeownership and financial security. Since Edgewood has a disparity in homeownership rate among Hispanic or Latino households, this policy could better address racially disparate impacts by ensuring programs are advertised and supported in Spanish. The city could also partner with community-based organizations serving the Hispanic and Latino communities.
H.IV.j	Consider the impacts of City regulations on housing cost and supply, and take steps to mitigate any negative impacts.	Supportive	Reducing costs could encourage the development of more middle housing types. This policy could be strengthened by including a provision to prevent inequities in regulations and costs associated with different housing types. Mentioning housing affordable to all economic segments and to address racially disparate impacts and displacement would strengthen the policy.
Goal H.V	Work with community partners to provide housing for special needs populations.	Supportive	Special needs housing is a necessary housing type for housing equity.

Policy		Evaluation	Why?
H.V.a	Work with community and regional partners to understand the demand for special needs housing in Edgewood.	Supportive	Understanding special housing needs housing will help the City make future policy and partnership decisions.
H.V.b	Support organizations that provide special needs housing in Edgewood.	Approaching	This policy could be strengthened by clarifying what " support " means (Is this financial support, logistic support, etc.).

- Policies could be added that directly mention expanding diverse and affordable homeownership opportunities to help address the **disparity in homeownership rates experienced by Hispanic or Latino households**.
- Improved policies relating to creating diverse and affordable housing options could help reduce the **disparity in housing cost burden among BIPOC households** (46% experiencing cost burden, as opposed to 24% of white households).



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 9, 2023

Title: Comprehensive Plan Periodic Update

Attachments:

- 1) Periodic Update Timeline
- 2) Public Participation Materials
- 3) Resolution No. 23-0684

Submitted By: Evan Hietpas, Senior Planner

Background:

Introduction:

In 2023 and 2024, Edgewood is 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 Comprehensive Plan covers important topics like housing, transportation, parks and recreation, capital facilities, 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 input. Through the public engagement process, people help shape the future of the city by voicing what is important to them.

Resolution No. 23-0684

On September 12, 2023, the City Council passed Resolution No. 23-0684 to officially begin the City’s Periodic Update process.

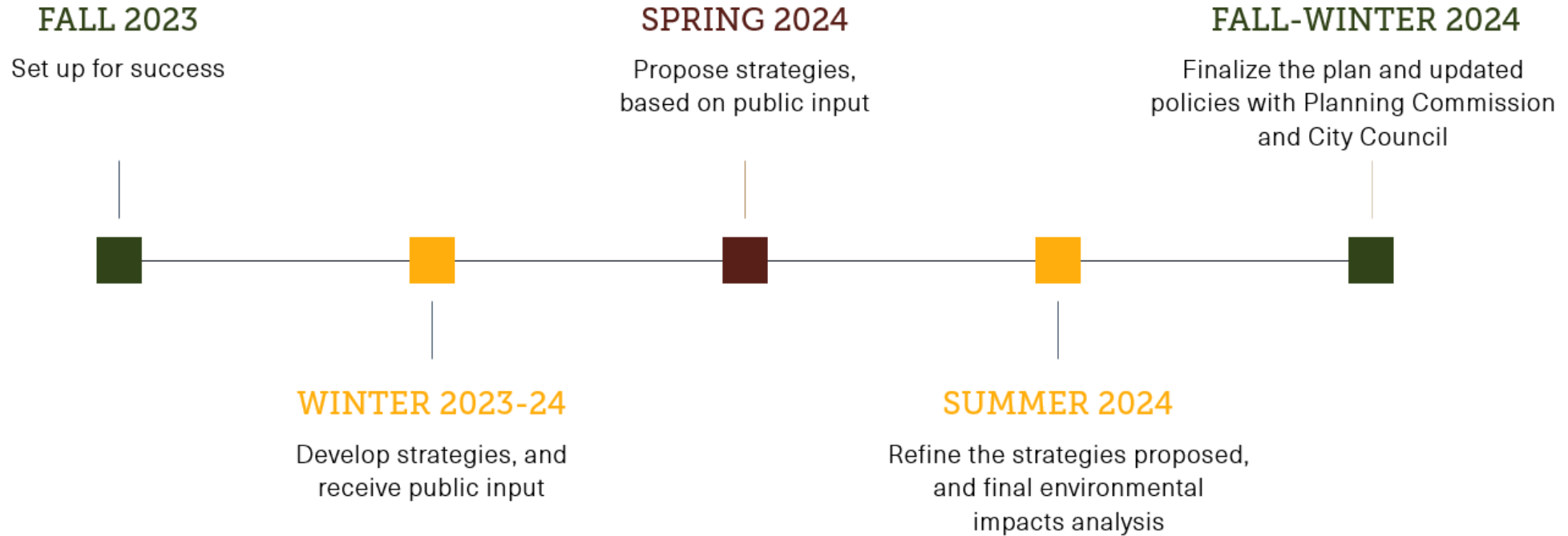
September 21, 2023, Open House

The City held an Open House to initiate the periodic update process. Open house materials and a recording of the opening presentation have been posted on the City’s webpage, cityofedgewood.org/434.

Current Discussion:

City staff will present the key takeaways from the September Open House. Staff and Commissioners may discuss the next public engagement efforts that will take place in October and November to better understand community preferences centered on key policy topics such as growth and development, capital investment priorities, housing, and equity.

PERIODIC UPDATE TIMELINE



Edgewood Community Preference and Profile Survey

1. How did you hear about the City's Comprehensive Plan Periodic Update?

2. Do you live in Edgewood?

If Yes,

- What do you enjoy most about living here?
- What would make it more enjoyable to live here?
- Do you rent or own?
- How long have you lived here?

If No,

- Are you interested in moving here?

3. Do you work or own a business in Edgewood?

If Yes,

- What do you enjoy most about working here?
- What would make it more enjoyable to work here?
- How long have you worked here?

If No,

- Are you interested in working or opening a business here?

4. If you could describe Edgewood using only 3 or 4 words, what would they be?

5. Identify what you think the top five (5) priorities should be for Edgewood in the next 20 years.
(Ranked/Weighted)

Adapt to Climate Change and develop sustainably	Develop safe biking and walking routes	Expand public facilities to serve the community
Improve public health conditions	Increase Parks and Recreation Opportunities	Keep Edgewood's rustic qualities and character
Preserve historic buildings and landmarks	Promote Social and Racial Equity	Protect the Natural Environment and manage flooding
Promote Housing Affordability and Availability	Provide affordable, efficient, and reliable utility services	Reduce Traffic Congestion
Require well-designed developments (buildings, landscaping, etc.)	Respond to crime and safety concerns	Support existing businesses and attract new businesses

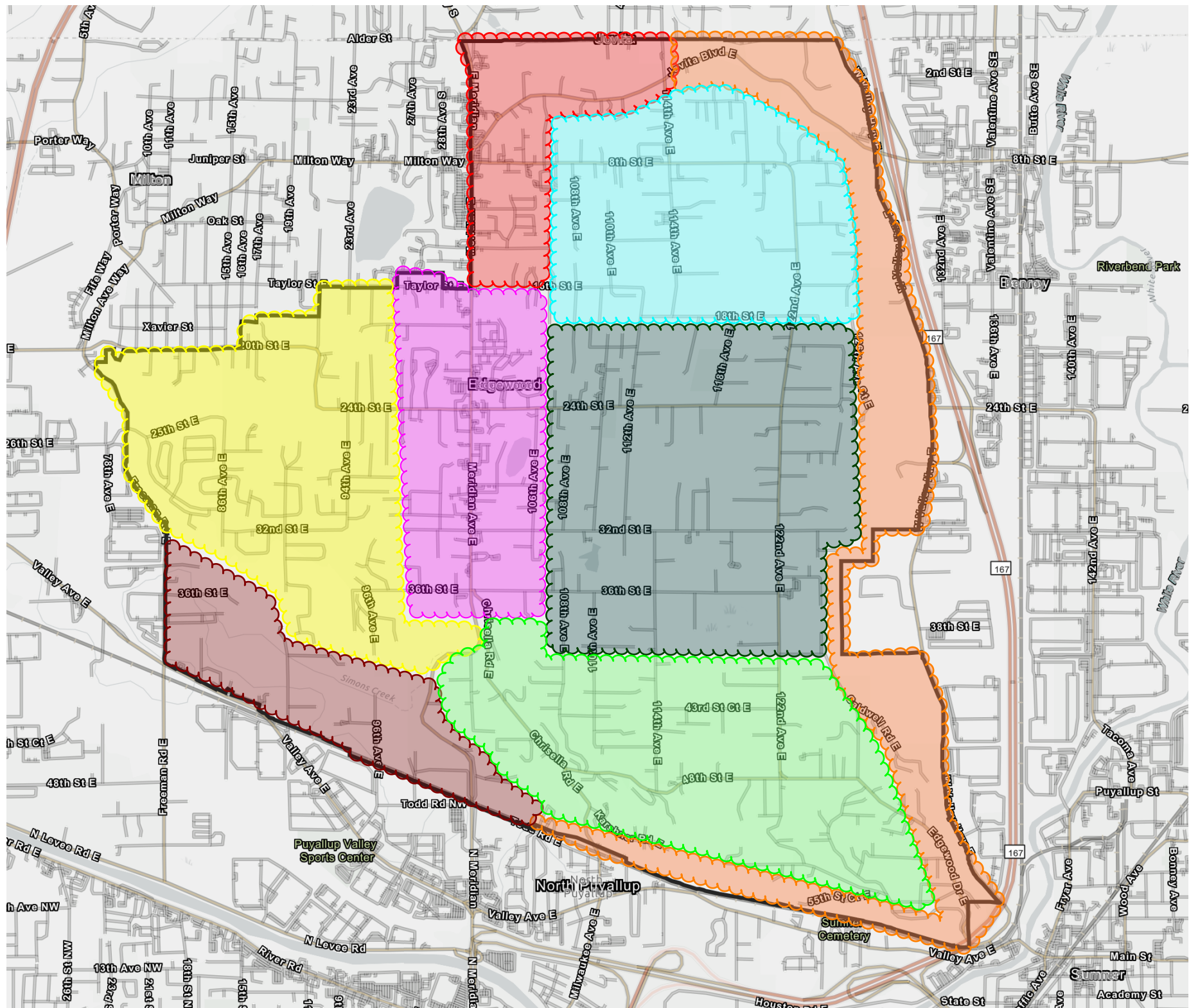
6. Do you believe that Edgewood will be a better place in 20 years?

7. How well does Edgewood promote an inclusive environment regardless of sexual orientation, race, age, nationality, or disability status? (Scale from 1 to 10)

8. How can Edgewood improve its efforts to ensure city's resources are used in an equitable manner?
9. If you could change one thing about Edgewood tomorrow, what would it be?
10. Have you ever participated in a survey conducted by the City of Edgewood before?
11. Have you ever attended a City meeting before? (City Council, Planning Commission, Town Hall meeting, etc.)
12. Would you like to be notified via e-mail about future participation opportunities for the Comprehensive Plan periodic update? (E-mail submission)

Demographic Questions

13. Which race/ethnicity do you identify as?
14. What is your age?
15. What is your annual household income?
16. Not including yourself, do any of the following also live in your household?



RESOLUTION NO. 23-0684

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON ANNOUNCING THE
START OF THE 2024 COMPREHENSIVE PLAN PERIODIC UPDATE, ADOPTING A
PUBLIC PARTICIPATION PLAN FOR THE UPDATE, AND DEFERRING THE ANNUAL
DOCKETING AND REVIEW OF APPLICATIONS FOR COMPREHENSIVE PLAN
AMENDMENTS IN 2023 AND 2024 DURING THE PERIODIC UPDATE PROCESS**

WHEREAS, the Washington Growth Management Act (GMA), Chapter 36.70A RCW, provides for the coordinated planning and growth by cities and counties according to a series of goals; and

WHEREAS the City of Edgewood is required to adopt a comprehensive plan ("Plan") under RCW 36.70A.040 and must periodically review and update the Plan, with the City's next periodic Plan review and update due on or before December 31, 2024 and every ten years thereafter; and

WHEREAS, the City's Plan was last adopted in 2015 by Ordinance 15-0440 and subsequently amended in June 2020 by Resolution 20-0507 and includes the following elements: Natural Environment; Land Use; Community Character; Housing; Transportation; Parks, Recreation, Open Space; Utilities; Energy; and Capital Facilities; and also addresses strategies for Economic Development; and

WHEREAS, all elements of the Plan shall be consistent with each other, the Pierce County Countywide Planning Policies, PSRC Vision 2050, and the Growth Management Act; and

WHEREAS, Washington State recently passed legislation that require updates to the Plan to include an equity lens applied to all goals and policies, and provisions to plan for and accommodate low-income housing throughout State designated bands of income; and

WHEREAS, State law also requires coordination of planning efforts with federally recognized tribes through a memorandum of agreement if the tribe(s) elects to participate; and

WHEREAS, the City seeks to facilitate early and continuous public participation in accordance with RCW 36.70A.140; and

WHEREAS, besides the periodic update, the GMA states that updates, proposed amendments, or revisions of the Plan shall occur no more frequently than once per year, with certain exceptions; and

WHEREAS, pursuant to EMC 18.60.010(B) and 18.40.120 the City has adopted procedures for annually reviewing changes and recommendations regarding the Plan text, Plan map, and/or development regulations, accepting applications for such amendments through the end of the calendar year for consideration by the City Council during the following year's annual docket review cycle; and

WHEREAS, the GMA generally requires all Plan amendments to be considered by the City Council concurrently so the cumulative effects of the various proposals can be ascertained; and

WHEREAS, City staff will continue to develop and implement the public participation plan, work items, review and engagement process, and necessary amendments relating to the 2024 periodic update; and

WHEREAS, in accordance with EMC 18.60.140(B), the planning director has determined staffing requirements for the extensive and intensive nature of the periodic update necessitates an adjustment to the City's typical annual schedule for accepting and processing suggested amendments; and

WHEREAS, through the community engagement process proposed by the public participation plan for the 2024 periodic update, the public will have ample opportunity to participate in the planning process, including providing public comment to the Planning Commission and City Council on the draft Plan and proposed development regulations; and

WHEREAS, the general public will have ample opportunities to suggest areas of study for consideration during the broad 2024 periodic update public participation process, and such suggestions can be included in City staff analysis; and

WHEREAS, per Section 18.60.230 of the EMC, the timing of consideration of suggested Plan amendments shall be determined by the City Council; and

WHEREAS, deferring the annual docket process will allow the City to focus on the 2024 periodic update and will avoid having to start processing suggested amendments prior to the adoption of the Plan amendments resulting from the 2024 periodic update;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD,
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Section 1. The City hereby provides this official notice to the public that the process to conduct the 2024 Comprehensive Plan Periodic Update is hereby initiated.

Section 2. The City adopts the Comprehensive Plan Periodic Update – Public Participation Plan document, attached to this Resolution at Exhibit A.

Section 3. Formal acceptance and processing of suggested amendments to the comprehensive plan, a subarea plan, or development regulations for the years 2023 and 2024 shall be deferred until December 31, 2025, for consideration as part of the 2026 annual amendment cycle, except for the following:

A. Suggested amendments submitted for consideration prior to the effective date of this resolution shall be considered as part of the 2024 periodic update;

B. Applications for site-specific rezones requiring a comprehensive plan amendment may be submitted prior to December 31st of each year for consideration during the following year's update;

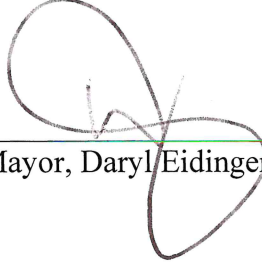
C. In 2024, suggested amendments may be submitted by December 31st for consideration in 2025 on items that were not considered as part of the 2024 periodic update.

During 2024, the general public will have opportunities to submit suggested areas of study for City consideration during the 2024 periodic comprehensive plan update. Requests and the related annual cumulative review analysis will be incorporated into the periodic update comments and analysis for the comprehensive plan required by December 31, 2024.

Section 4. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers, and any references thereto.

Section 5. This resolution shall be effective on the date of adoption.

ADOPTED THIS 12TH DAY OF SEPTEMBER 2023



Mayor, Daryl Eiding

ATTEST:



Rachel Pitzel, CMC
City Clerk



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: October 9, 2023

Title: 2023 Work Plan

Attachments: None

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

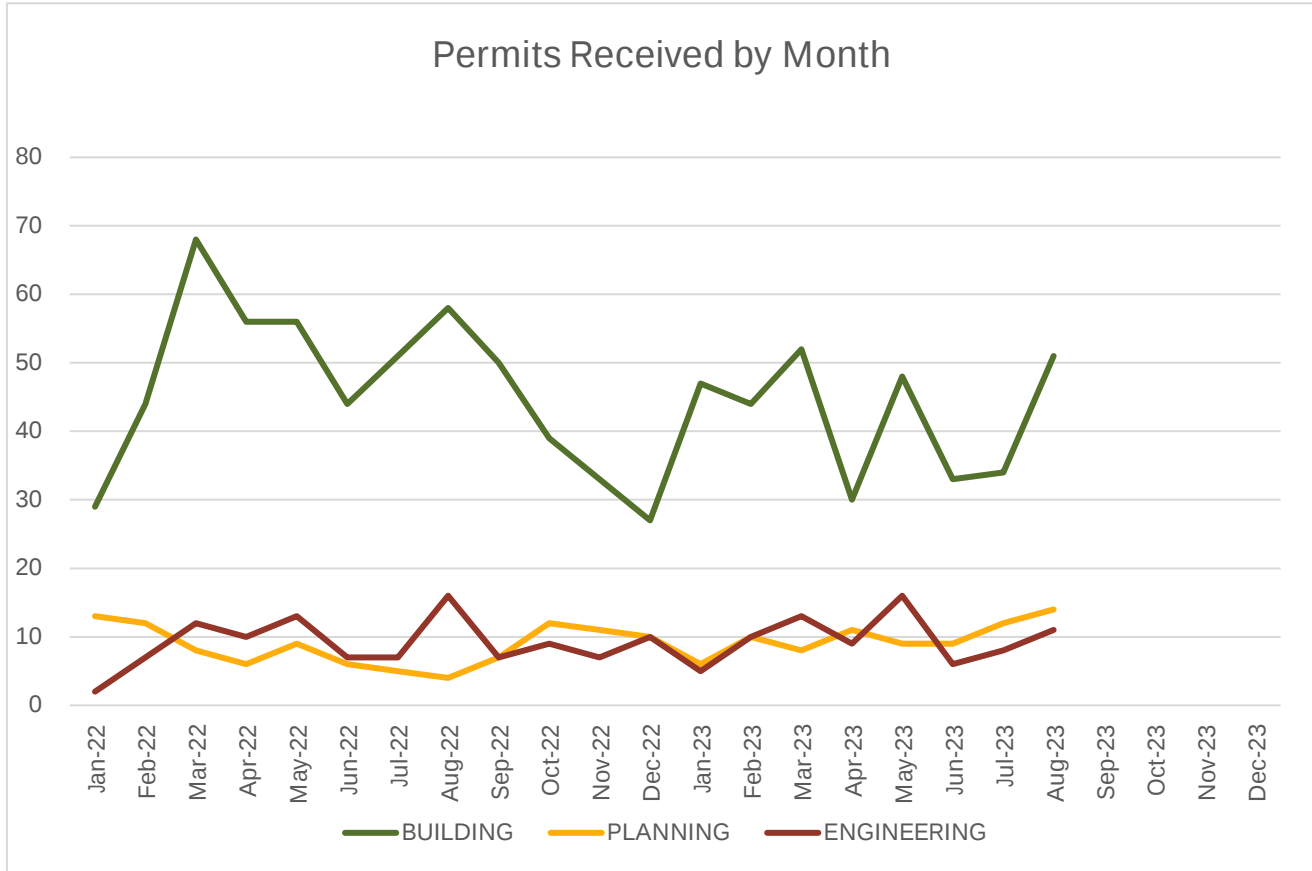
2023 Planning Commission Objectives

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.

Aug 2023

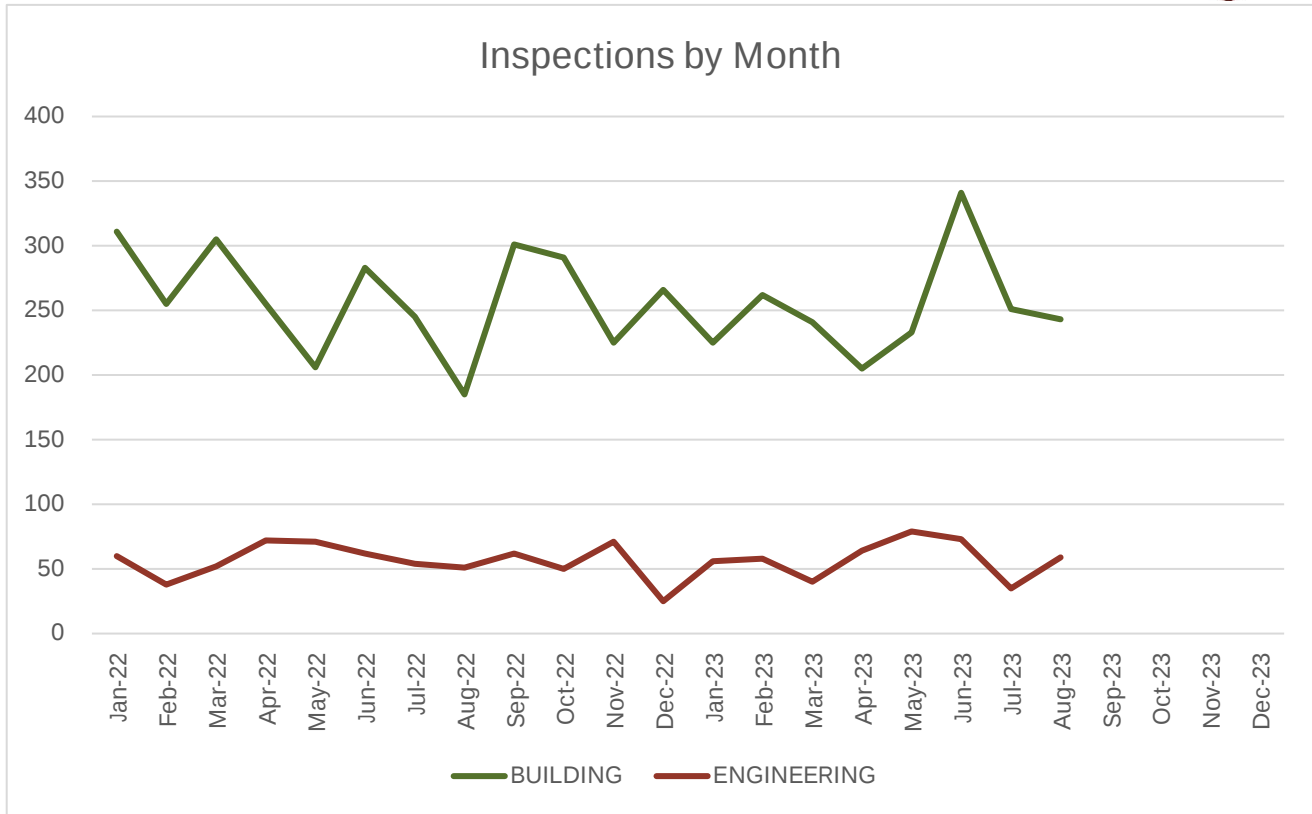
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Aug 2023	51	36	14	6	11	8
Aug 2022	58	45	4	5	16	14
Roll Avg 2023	42	33	10	7	10	8
Roll Avg 2022	51	35	8	8	9	7
YTD 2023	339	266	79	54	78	65
YTD 2022	406	278	63	60	74	57
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Mar	52	Aug	14	May	16
Highest Month 2022	Mar	68	Jan	13	Aug	16

Aug 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Aug 2023	243		59	
Aug 2022	185		51	
Roll Avg 2023	250		58	
Roll Avg 2022	256		58	
YTD 2023	2001		464	
YTD 2022	2045		460	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Jun	341	May	79
Highest Month 2022	Jan	311	Apr	72

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 09/01/2023

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	08/23/2023
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
23-1083	NORTHWOOD ESTATES WEST CLEAR AND GRADE	9623 24TH ST E	420091103	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	02/16/2023	07/10/2023
23-1237	SIDHU CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	PENDING PAYMENT	05/18/2023	08/21/2023
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	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	08/14/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	420091014	PLANNING	CODE UPDATES AND CHANGES	INCOMPLETE	12/21/2022	08/14/2023
23-002CODE	COMP PLAN / ANNUAL TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	04/27/2023	08/09/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	07/10/2023	08/09/2023
23-004CODE	CODE AMENDMENT / FEE SCHEDULE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	08/09/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	08/09/2023
23-006CODE	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	08/09/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/10/2023	08/14/2023
CRITICAL AREAS PERMIT								
23-1335	WOLF POINT CRITICAL AREAS	9810 36TH ST E	420165030	PLANNING	CRITICAL AREAS PERMIT	PEND FIN GUARANTEE	07/27/2023	09/01/2023
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	08/09/2023
HOME OCCUPATION								
23-1410	DANDELION RDGE LLC HOME OCCUPATION	12526 32ND ST E	420146013	PLANNING	HOME OCCUPATION	UNDER REVIEW	08/30/2023	08/31/2023
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	06/27/2023
POST REVISION - PLN								
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	420037065	PLANNING	POST REVISION - PLN	UNDER REVIEW	08/01/2023	08/31/2023
PRE APP								

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 09/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1262	5108 CHRISSELLA DEVELOPMENT PRE-APPLICATION	5108 CHRISSELLA RD E	420222065	PLANNING	PRE APP	PENDING PAYMENT	06/02/2023	07/11/2023
23-1386	1311 MERIDIAN DEVELOPMENT	1311 MERIDIAN AVE E	420033142	PLANNING	PRE APP	PENDING SCHEDULING	08/22/2023	08/31/2023
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	07/26/2023
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	08/10/2023
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	08/10/2023
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	SEPA	APPLICATION	07/10/2023	08/09/2023
SHORT PLAT - PRELIMINARY								
23-1371	FRANTSEVICH SHORT PLAT PRELIMINARY PLAT	11315 18TH ST E	420105009	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	08/18/2023	08/29/2023
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	06/28/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	08/25/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	420037028	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/13/2023	05/18/2023
23-1239	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	420102118	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1347	CHRISSELLA ROAD SAFETY IMPROVEMENTS	3703 CHRISSELLA RD E	420152147	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/31/2023	08/22/2023
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	420234145	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/22/2023	08/31/2023
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	08/28/2023
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	420103027	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	09/29/2022	08/31/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/02/2022	08/15/2023
23-1304	J & J Morgan	2605 97TH AVENUE CT E	420098076	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	07/07/2023	08/28/2023
23-1344	EDGEWOOD HEIGHTS PHASE II SITE PLAN REVISION	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/27/2023	08/16/2023
SUBDIVISION - PRELIMINARY PLAT								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	05/11/2023	07/20/2023
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	07/03/2023	08/23/2023

Pending Projects - Planning and Engineering Permits

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Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1319	NORTHWOOD ESTATES WEST PHASE II PRELIMINARY PLAT	9623 24TH ST E	420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT	INCOMPLETE	07/18/2023	08/29/2023
SURFACE WATER								
23-1366	NUXOLL SURFACE WATER	2816 116TH AVENUE CT E	6027530070	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	08/15/2023	08/31/2023
TRAFFIC CONCURRENCY								
23-1393	EDGEWOOD MEMORY CARE TRAFFIC CONCURRENCY	10307 JOVITA BLVD E	420036071	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	08/24/2023	08/25/2023
TREE RETENTION/REMOVAL								
23-1234	EDGEWOOD ESTATES LOT 10 TREE REMOVAL PERMIT	1138 123RD AVENUE CT E	6027660100	PLANNING	TREE RETENTION/REMOVAL	INCOMPLETE	05/16/2023	07/26/2023
23-1384	SPRAGUE TREE REMOVAL	9117 35TH STREET CT E	420166009	PLANNING	TREE RETENTION/REMOVAL	UNDER REVIEW	08/22/2023	08/31/2023
TUP								
23-1287	TACOS EL PATRON TUP	909 MERIDIAN AVE E	420033096	PLANNING	TUP	INCOMPLETE	06/23/2023	07/19/2023
VARIANCE - ADMINISTRATIVE								
23-1381	LYNCH SFR ADMINISTRATIVE VARIANCE	12124 50TH STREET CT E	420232074	PLANNING	VARIANCE - ADMINISTRATIVE	UNDER REVIEW	08/21/2023	08/31/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/01/2023

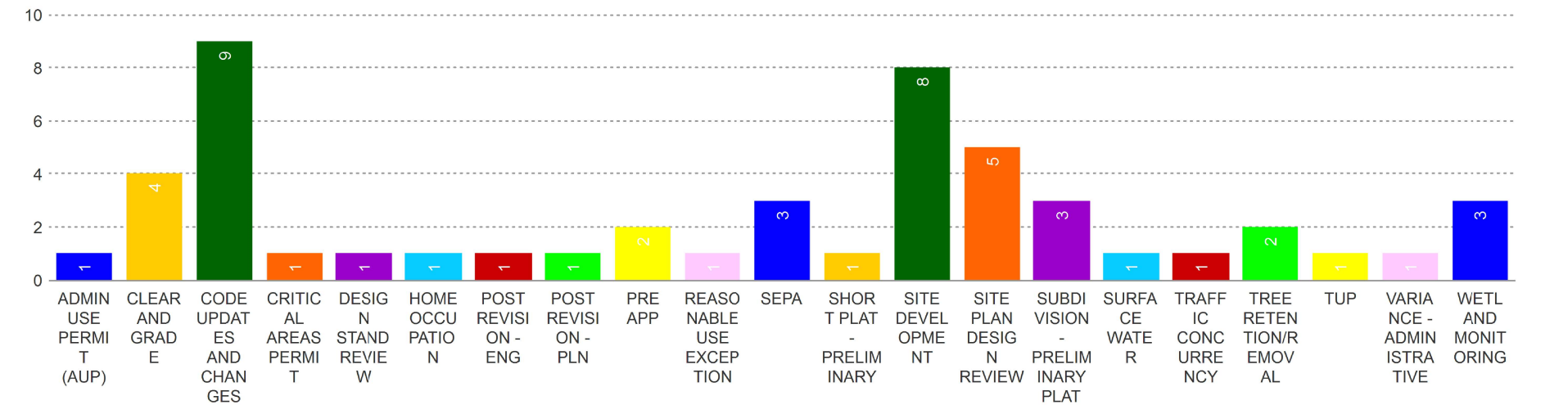
Pending Projects - Planning and Engineering Permits

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



Plat Construction Tracking Report- August 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2023	HOME STRETCH SUBDIVISION	2208 116TH AVE E	32	APPLICATION						
	TYEE RANCH SUBDIVISION	11617 15TH ST E	39	APPLICATION						
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPROVED	6/28/2023					
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023					
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	UNDER REVIEW				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED	APPROVED	5	20%	
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	2	33%
	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	12	34%
	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	3	75%
	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	3	50%
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	54	98%
	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	17	89%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	36	33	92%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	6	100%
	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	99%