



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

Monday, December 4, 2023, 6:00 p.m. • Hybrid Meeting held at City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372 and Virtually via Zoom Meeting Link: <https://zoom.us/j/92275379112>

1. Call to Order

- a. Attendance
 - i. Position 1: Dave Olson
 - ii. Position 2: VACANT
 - iii. Position 3: VACANT
 - iv. Position 4: Steven Weiss
 - v. Position 5: Angel Swanson, Chair
 - vi. Position 6: Michael Pearce, Vice Chair
 - vii. Position 7: Jason Neil

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

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for June 5, 2023
- c. Review of Planning Commission Meeting Minutes from June, August, and October
- d. Review of Monthly Development Review Reports

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later.*

4. New Business

- a. Chair and Vice Chair Appointments
- b. Fence Code Amendments (Current Council Code Amendment Topic)
- c. 2024 Work Plan

5. Old Business

- a. Edgewood Community Picnic Update
- b. Comprehensive Plan Update

6. Open Discussion

- a. This is agenda item is intended to allow for open discussion and collaboration between members and staff. No action can be taken under this agenda item, but discussion may lead to future items for regular business and deliberations.

7. Staff Comments

- a. Council Meeting regarding analysis of Edgewood's Economic Development Advisory Board and future EDAB meeting timing.

8. Board Member Updates

9. Adjourn



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

Monday, June 5, 2023 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Vice Chair Pearce called the meeting to order at 6:00pm and called the roll.

Present: Olson, Wiesenfeld, Weiss, Pearce **Absent:** Neil, Butterfield, Swanson

2 CONSENT AGENDA:

A. Agenda Approval or Modifications

B. Approval of Meeting Minutes for May 1, 2023

C. Review of Monthly Development Review Reports

Motion: As Read **Action:** Approve, **Moved by:** Wiesenfeld **Seconded by:** Olson **Motion Passed 4-0**

3 CITIZEN COMMENT PERIOD:

There were no citizen comments.

4 NEW BUSINESS

A. Meridian Corridor Study Update with Public Works Director, Jeremy Metzler (Discussion)

Public Works Director Metzler discussed the status of the Meridian Corridor Study.

5 OLD BUSINESS

A. Edgewood Community Picnic Update (Discussion)

Board members discussed having a booth at the picnic and what services/information would be provided.

6 OPEN DISCUSSION

A. This is a new agenda item added to allow for open discussion and collaboration between members and staff. No action can be taken under this agenda item, but discussion may lead to future items for regular business and deliberations.

Board members discussed the challenges involved with recruiting new members to the board, the process of soliciting businesses to the city, parking, and parallel.

7 STAFF COMMENTS

A. Council Meeting regarding analysis of Edgewood's Economic Development Advisory Board

Community and Economic Development Director Lauren Balisky discussed the upcoming city council agenda topic *Economic Development Advisory Board*, and what the purpose of the discussion would be.

8 BOARD MEMBER UPDATES

Vice Chair Pearce thanked board member Wiesenfeld, whose term with the board will be ending June 30th, for his service to the city.

9 ADJOURN

Motion: As Read **Action:** Approve, **Moved by:** Olson **Seconded by:** Wiesenfeld **Motion Passed 4-0**

Vice Chair Pearce adjourned the meeting at 7:01pm



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, June 12, 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 Guillory called meeting to order at 6:01 PM.

A. Commissioners Present: Guillory; Overfield; Greene; Ramirez; Pincas; Slate

B. Commissioners Absent: Wagner

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. Commissioner Guillory motioned to approve as presented, Pincas seconded. Commission voted 6-0 to approve.

3. PUBLIC COMMENTS:

A. Donna O'Ravez, 11911 21st Street E. Edgewood, WA submitted a comment regarding the minimum number of dwelling units allowed per net buildable acre, particularly in the SF-2 zoning district.

4. PUBLIC HEARINGS:

A. Comprehensive Plan Docket Setting

- i. Chair Overfield opened the public hearing at 6:05PM.
- ii. Hietpas presented the City's staff report and recommendation.
- iii. Tim Koester, 2505 96th Ave Ct E, provided testimony on the Greenbelt apartment application regarding traffic on 24th Street E, incompatibility with Northwood Elementary and surrounding neighborhood, and protection of the on-site wetland.
- iv. Chair Overfield closed the public hearing at 6:26PM.

5. ACTION ITEMS:

A. Comprehensive Plan Docket Setting

- i. Commission discussed the 2023 annual comprehensive plan amendment docket.
- ii. Chair Overfield requested a motion to recommend exclusion of the Greenbelt Apartments application in the City's 2023 docket, consistent with the Director's recommendation.
- iii. Commissioner Slate moved, Commissioner Guillory seconded, Commission voted 6-0 to approved the recommendation as proposed.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, June 12, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Hybrid meeting held via Zoom and at City Hall

6. DISCUSSION ITEMS:

A. Middle Housing

- i. Hietpas presented the Community Engagement Report for discussion.
- ii. Discussion ensued.

B. 2023 Work Plan

- i. No discussion held.

7. STAFF COMMENTS:

- A. Hietpas provided status update on the City's work on the 2024 Comprehensive Plan Periodic Update with AHBL Consultants.
- B. Hietpas provided status update on Planning Commission appointments for Positions 4, 5, 6, 7.

8. COMMISSIONER COMMENTS:

- A. Commissioner Slate provided comment thanking everyone for the opportunity to serve as a Planning Commissioner during her tenure.
- B. Commissioner Ramirez requested a review of the City of Edgewood's parking code and requirements in the future.

9. ADJOURN: Chair Overfield adjourned meeting at 7:03 PM.



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

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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 PLANNING COMMISSION MEETING MINUTES

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

Hybrid meeting held via Zoom and at City Hall

1. CALL TO ORDER: Vice-Chair Pincas called meeting to order at 6:00 PM.
 - A. Commissioners Present: Greene (6:20); Wagner; Ramirez; Pincas; Lenoir
 - B. Commissioners Absent: Guillory; Overfield
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
2. CONSENT AGENDA: Vice-Chair Pincas requested a motion to approve the consent agenda. Wagner motioned to approve as presented, Pincas seconded. Commission voted 5-0 to approve.
3. PUBLIC COMMENTS: None
4. PUBLIC HEARINGS: None
5. ACTION ITEMS: None
6. DISCUSSION ITEMS:
 - A. Middle Housing
 - i. Hietpas presented the key findings from the Middle Housing analysis report completed in 2023 with Pierce County SSHA³P and BERK Consulting.
 - ii. Discussion ensued.
 - B. Comprehensive Plan 2024 Periodic Update
 - i. Hietpas provided updates on the City's Comprehensive Plan 2024 Periodic Update, primarily focusing on public engagement efforts.
 - ii. Discussion ensued.
 - C. 2023 Work Plan
 - i. No discussion on specific work plan items.
 - ii. Commissioner Lenoir asked if there are funding mechanisms or other methods available for improvements to residential or commercial structures in Edgewood.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

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

Hybrid meeting held via Zoom and at City Hall

7. STAFF COMMENTS:

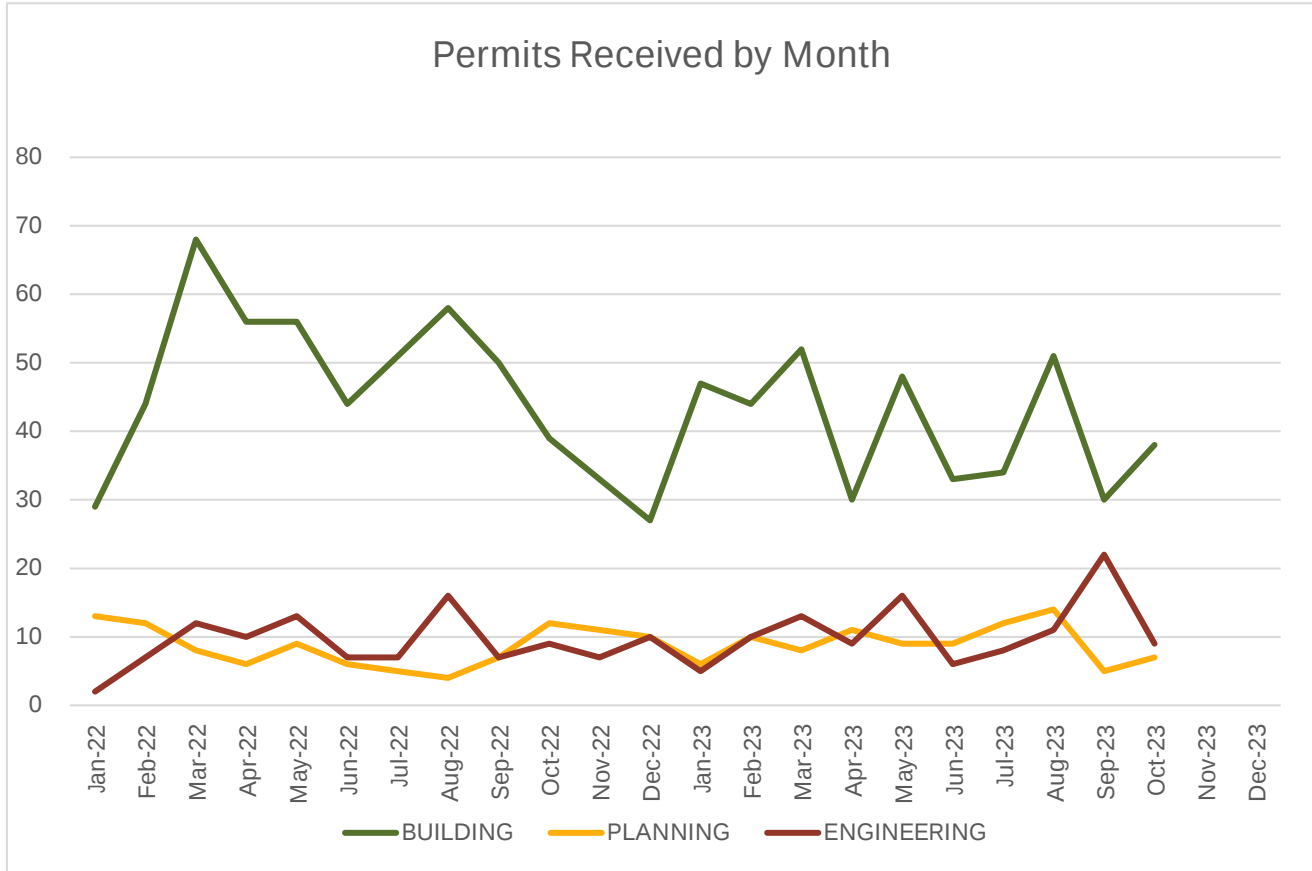
- A. Balisky provided updates on code amendments related to the City's Fence regulations and WA State Senate Bill 5290.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:54 PM.

Oct 2023

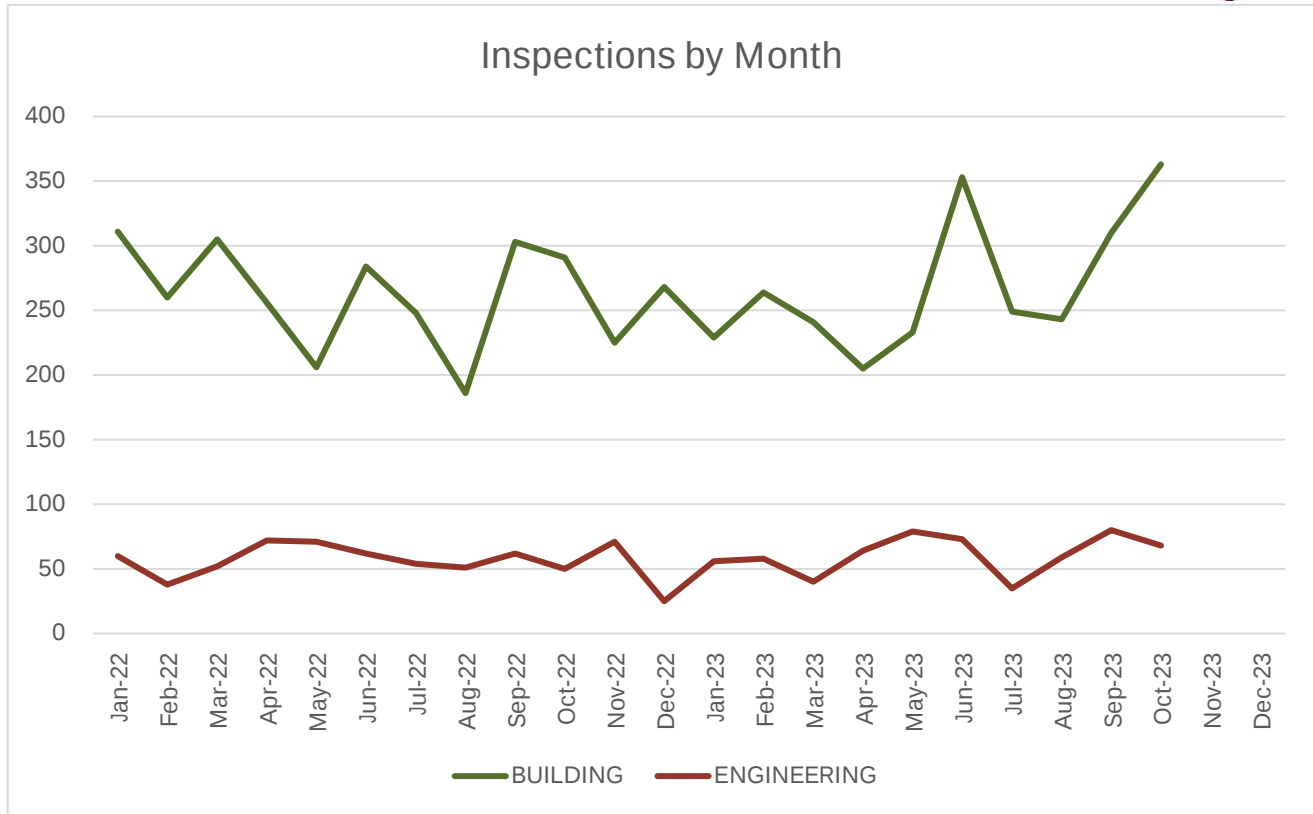
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Oct 2023	38	30	7	2	9	7
Oct 2022	39	34	12	4	9	11
Roll Avg 2023	41	33	9	6	11	9
Roll Avg 2022	50	35	8	7	9	7
YTD 2023	407	331	91	61	109	88
YTD 2022	495	353	82	67	90	72
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Mar	52	Aug	14	Sep	22
Highest Month 2022	Mar	68	Jan	13	Aug	16

Oct 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Oct 2023	363		68	
Oct 2022	291		50	
Roll Avg 2023	269		61	
Roll Avg 2022	265		57	
YTD 2023	2690		612	
YTD 2022	2650		572	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Oct	363	Sep	80
Highest Month 2022	Jan	311	Apr	72

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMIN USE PERMIT (AUP)		SE cor. Meridian and						
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	0420037064	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	10/06/2023
BLA								
23-1475	STERRENBURG BLA	3705 96TH AVE E	0420161010	PLANNING	BLA	INCOMPLETE	10/17/2023	10/24/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/01/2023
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	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	0420091103	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	02/16/2023	07/10/2023
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	09/11/2023
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	10/04/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	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	0420102012	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	04/27/2023	10/16/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	07/10/2023	10/16/2023
23-004CODE	CODE AMENDMENT / FEE SCHEDULE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-006CODE	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/09/2023	10/16/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	08/10/2023	10/16/2023
23-008CODE	CODE AMENDMENT / BUSINESS LICENSE PROCEDURES	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	09/28/2023	10/16/2023
23-009CODE	COMP PLAN / ANNUAL CAPITAL IMPROVEMENT PLAN (CIP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/04/2023	10/16/2023
23-010CODE	CODE AMENDMENT / CODE ENFORCEMENT	CITYWIDE		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	10/16/2023	10/25/2023
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	INCOMPLETE	10/25/2023	10/27/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	10/30/2023
POST REVISION - ENG								
19-1413 PR1	WOLF POINT SITE DEVELOPMENT POST REVISION	9810 36TH ST E	0420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	10/06/2023
POST REVISION - PLN								

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	0420037065	PLANNING	POST REVISION - PLN	WAITING ON REVISIONS	08/01/2023	09/22/2023
PRE APP								
23-1456	YUN AUTO SHOP PRE APPLICATION	2210 WEST VALLEY HWY E	0420111002	PLANNING	PRE APP	UNDER REVIEW	10/02/2023	10/30/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION	UNDER REVIEW	01/26/2023	10/30/2023
ROAD DEVIATION REQUEST								
23-1478	MATTSEN ROAD DEVIATION REQUEST	10514 33RD ST E	0420156072	ENGINEERING	ROAD DEVIATION REQUEST	UNDER REVIEW	10/18/2023	10/24/2023
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	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	0420163076	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	0420105009	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	08/18/2023	10/06/2023
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	0420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/30/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/19/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	0420037028	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	0420102118	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	0420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/22/2023	10/04/2023
23-1421	AFICHUK SHORT PLAT SITE DEVELOPMENT	1625 112TH AVE E	9770000011	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	09/12/2023	10/27/2023
23-1465	JONES SHORT PLAT SITE DEVELOPMENT	11517 34TH ST E	0420151002	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	10/10/2023	10/27/2023
23-1486	Maslov SFH	NE cor. 32nd and XXX 100TH AVE E	0420094039	ENGINEERING	SITE DEVELOPMENT	APPLICATION	10/26/2023	10/26/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	10/13/2023
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	2500 blk, W side XXX MERIDIAN AVE E	0420103027	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/29/2022	10/27/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	SE cor. Meridian and XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/02/2022	10/05/2023

Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1344	EDGEWOOD HEIGHTS PHASE II SITE PLAN REVISION	1909 104TH AVE E	0420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/27/2023	09/12/2023
23-1435	EDGEWOOD MEMORY CARE SITE PLAN DESIGN REVIEW	10307 JOVITA BLVD E	0420036071	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	09/19/2023	09/29/2023
STREET USE								
23-058	MCNALL STREET USE	3719 CHRISELLA RD E	0420156056	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/12/2023	10/18/2023
23-061	CORKUM STREET USE	4716 CHRISELLA RD E	0420153059	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/20/2023	10/18/2023
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	10/27/2023
SUBDIVISION - PRELIMINARY PLAT								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	05/11/2023	10/26/2023
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	07/03/2023	09/07/2023
23-1319	NORTHWOOD ESTATES WEST PHASE II PRELIMINARY PLAT	9623 24TH ST E	0420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT	INCOMPLETE	07/18/2023	10/26/2023
TRAFFIC CONCURRENCY								
23-1496	2513 MERIDIAN (SEDONA) MIXED-USE TRAFFIC CONCURRENCY	2500 blk, W side XXX MERIDIAN AVE E	0420103027	ENGINEERING	TRAFFIC CONCURRENCY	PENDING PAYMENT	10/31/2023	11/01/2023
VARIANCE - ADMINISTRATIVE								
23-1381	LYNCH SFR ADMINSTRATIVE VARIANCE	12124 50TH STREET CT E	0420232074	PLANNING	VARIANCE - ADMINISTRATIVE	UNDER REVIEW	08/21/2023	10/19/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	0420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	0420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	0420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/20/2023

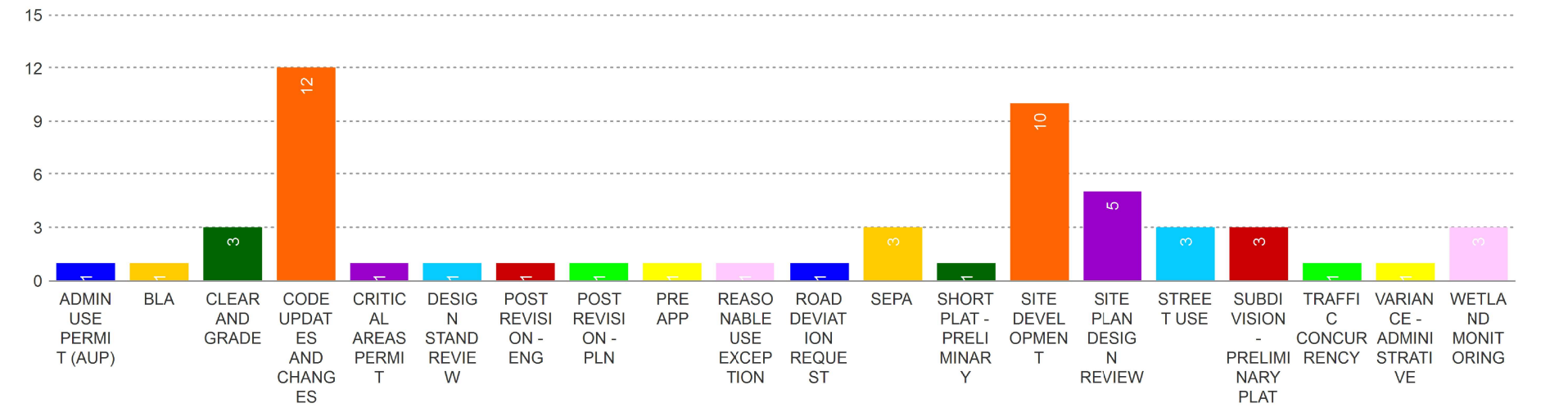
Pending Projects - Planning and Engineering Permits

54 Permits

Exported: 11/01/2023

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



Plat Construction Tracking Report- October 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	APPLICATION				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	APPLICATION				
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	APPLICATION				
	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	18	51%
	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%
2014	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	8	89%
	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	281	99%



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

Date: December 4, 2023

Title: Chair and Vice Chair Appointments

Attachments: Edgewood Municipal Code, Chapter 2.32 ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB Bylaws)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

Annual appointments or reappointments for Chair and Vice Chair must be voted on by the Board. Nominations can be made by members of the Board during the meeting and the Board will make a vote to select Chair and Vice Chair from its membership.

EMC 2.32.040: *“The mayor may appoint a chair and vice chair from the membership or choose to allow the board to elect them from its members. The chair shall be a resident of the city of Edgewood. The chair and vice chair terms of office shall be for one year beginning July 1st and ending June 30th. The elected vice chair shall preside in the absence of the chair. The chair and vice chair shall be voting members of the board. The mayor may create and fill other such offices as is determined necessary.”*

Please review the attached bylaws for a description of roles and responsibilities.

Chapter 2.32

ECONOMIC DEVELOPMENT ADVISORY BOARD

Sections:

- 2.32.010 Created – Membership.
- 2.32.020 Appointment of members – Terms.
- 2.32.030 Powers.
- 2.32.040 Organization.
- 2.32.050 Summary preparation (minutes).
- 2.32.060 Removal and vacancies.

2.32.010 Created – Membership.

There is hereby created an economic development advisory board (board) consisting of seven members, the majority of which shall be residents of the city of Edgewood and, because of the regional nature of economic development, up to three members may be nonresidents. No member shall serve more than two full consecutive terms on the board. The city council shall reasonably endeavor to seek a diverse membership including without limitation members from the banking industry, real estate investment, real estate sales, commercial marketing, business professionals, and economic development specialists. (Ord. 13-393 § 1; Ord. 12-381 § 1).

2.32.020 Appointment of members – Terms.

A. The initial members of the board shall be appointed by the mayor and confirmed by the council, in accordance with the process set forth in the Council Rules of Procedure, by position number, and shall serve staggered terms as follows: positions one through three will initially serve a three-year term expiring on June 30, 2015, with two-year terms being assigned thereafter, and positions four through seven will be assigned two-year terms expiring on June 30, 2014, with two-year terms being assigned thereafter, in order to create staggered terms for the overall membership.

B. Future members shall be selected in accordance with the Council Rules of Procedure.

C. The board shall serve the city council as an advisory body with power to recommend policy to the council. The board shall not take binding action on behalf of the city. (Ord. 18-531 § 4; Ord. 12-381 § 1).

2.32.030 Powers.

The economic development advisory board is created to assist and advise the city council in connection with issues and programs involving economic policy, commercial business, land development policy and business retention as may be referred to the board by the city council, including:

A. Facilitate cooperation and coordination between various business groups on business issues;

B. Make recommendations to the city council and to city staff for programs in which the city could or should participate to enhance commercial and mixed use development opportunities in the city, which programs may be in cooperation with any appropriate private, public, civic or community agency, group or association of or in the city, county, state or federal government;

C. Recommend ways and means of obtaining private, local, county, state or federal funds and other participation for the promotion of business development projects within the city;

D. Work with city staff, city council boards or commissions, task forces and other city/community based groups, as directed by the city council, on relevant issues and projects;

- E. The board shall periodically have the responsibility of advising and making recommendations, to council, on economic policy;
- F. The board shall periodically recommend projects or planning tools necessary to carry out its vision and develop the long-range capital budget necessary to support the recommendations;
- G. The board shall, on a regular basis, be available for citizens' input concerning any matter which the board is considering or may consider;
- H. The board shall make recommendations to the council regarding adoption of or amendments to all economic development plans. (Ord. 12-381 § 1).

2.32.040 Organization.

- A. City staff will be assigned as deemed necessary by the mayor in support of the board.
- B. The mayor may appoint a chair and vice chair from the membership or choose to allow the board to elect them from its members. The chair shall be a resident of the city of Edgewood. The chair and vice chair terms of office shall be for one year beginning July 1st and ending June 30th. The elected vice chair shall preside in the absence of the chair. The chair and vice chair shall be voting members of the board. The mayor may create and fill other such offices as is determined necessary.
- C. At least once each year, the board shall meet with the council at a joint study session to discuss the board's work plan for the coming year and other issues of general interest.
- D. The board shall adopt such rules and regulations as are necessary for the conduct of its business, including rules of procedure, that are consistent with applicable city ordinances and resolutions.
- E. A simple majority of board members shall represent a quorum for the transaction of businesses, and a majority vote of those present shall be necessary to carry any proposition.
- F. The board shall conduct meetings in accordance with the Open Public Meetings Act, and shall, whenever possible, keep an audio recording and/or written record of its meetings, business transactions, findings and determinations.
- G. The board chair shall provide monthly reports to the city council at the second regular council meeting of the month. (Ord. 15-447 § 1 (Exh. A); Ord. 12-381 § 1).

2.32.050 Summary preparation (minutes).

- A. A sufficient record must be kept to furnish evidence that the board has complied with the rules by which it is governed.
- B. Summaries shall show exactly what actions were taken and decisions made at the board meeting(s). The following is a list of information to be included in the summaries:
 - 1. Date of meeting;
 - 2. Location of meeting;
 - 3. Type of meeting (regular, continued, public hearing, etc.);
 - 4. Time of meeting;
 - 5. Time meeting commenced;

6. Officials/members present*;
7. Officials/members absent or excused*;
8. Topics of business;
9. Actions taken on each business matter;
10. Record of motions;
11. Record of voting;
12. Date and time of next scheduled meeting; and
13. Time of adjournment.

*If a board member leaves during a meeting, note time of departure and time of return, if applicable. If a board member arrives after commencement of the meeting, note time of arrival.

C. Standard Format. Use of standardized format to create uniformity of summary entries and to save time in composing the record shall be developed by the city clerk. Composition of the meeting summaries shall require the input of only specifics, such as verbiage of motions made, maker of motions and second, and results of voting. Other statements, discussion, and remarks of individual board members and commentators will not be noted in the summaries. Written statements may be submitted to the city clerk and will be retained in the appropriate meeting file.

D. Summaries of each meeting will be prepared by staff, approved by the board, and placed on the council consent agenda for approval. (Ord. 12-381 § 1).

2.32.060 Removal and vacancies.

The city council may remove any appointed member of the board. The board may, by a vote in favor thereof by a majority of its members, recommend to the city council removal of an appointed member upon such grounds as inefficiency, neglect of duty, or malfeasance in office. Three consecutive unexcused absences by any board member from both regular and special meetings shall constitute grounds for removal. Attendance of any board member that falls below 80 percent due to unexcused absences during any 12-month period shall also be grounds for removal. Any board member may resign at any time by delivering written notice to the city clerk. Vacancies occurring other than by expiration of term shall be filled for the unexpired term in the manner used for regular appointment to the board. (Ord. 12-381 § 1).



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

Date: December 4, 2023

Title: Fence Code Amendments

Attachments: Edgewood Municipal Code (Fence Related Regulations)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

On September 5, 2023, City Council held a discussion related to amending EMC 18.90.060 Fences, Bulkheads and Retaining Walls.

Pursuant to EMC 18.60.040(B): "... The text of the city's adopted development regulations may be amended at any time; provided, that the amendment is consistent with the city's comprehensive plan and land use map....".

Excerpts of the Edgewood Municipal Code (EMC) most applicable to this discussion are attached; additional sections and references may also require amendment if Council directs staff to move forward.

Staff were directed to proceed with an amendment to EMC and the scope of any such amendment.

At this EDAB meeting, we are asking for EDAB's guidance and thoughts on an amendment to the fence code, specifically with relation to fencing in Edgewood, along Meridian, and security fencing for businesses (incl. in Commercial, Town Center, Mixed Use Residential, Business Park, and Industrial zoning). Enclosed are related regulations for fences in the Edgewood Municipal Code Title 18 Development Standards.

Edgewood Municipal Code (Fence Related Regulations)

Title 18 Development Standards

18.20 Definitions.

18.20.050 B definitions.

...“Bulkhead” means a vertical wall of steel, timber or concrete used for erosion protection or as a retaining wall.

18.20.090 F definitions.

No current definition of “Fence”, only in relation to landscaping and design definitions:

...“Fence, sight-obscuring” means a fence constructed of solid wood, masonry, metal or other appropriate material that totally conceals the subject use from adjoining uses.

18.20.190 P definitions.

“Pedestrian orientation” means designing the built environment with the needs of humans who are walking in mind. Key elements include building height, bulk and placement; streetscape, sidewalk design and connections; and mix and type of land uses. The result should be a walkable community that reinforces urban design goals for the neighborhood.

Pedestrian-Oriented Facades. The ground floor facades facing pedestrian-oriented streets and public parks shall feature “pedestrian-friendly” street front facades which consist of one or more of the following characteristics:

1. Transparent window area or window displays along the majority of the ground floor facade.
2. Sculptural, mosaic or bas-relief artwork over the majority of the ground floor facade.
3. ...

“Pedestrian-oriented space” means an area between a building and a public street or another building that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping to enhance the public’s use of the space. Pedestrian-oriented spaces include, but are not limited to, outdoor plazas, arcades, courtyards, seating areas, and amphitheaters.
...

Generally, pedestrian-oriented spaces shall not have:

1. Asphalt or gravel pavement.
2. Adjacent unscreened parking lots.
3. Adjacent chain-link fences.
4. Adjacent “blank walls” without “blank wall treatment.”

“Pedestrian-oriented use” means a commercial use in which customers commonly arrive on foot, or where signage, advertising, window display and entryways are oriented toward pedestrian traffic on a public sidewalk. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

“Pedestrian walkway” means a surfaced walkway, separate from the traveled portion of a right-of-way or parking lot/driving aisle.

18.20.210 R definitions.

*No specific definition provided for “Retaining Wall” provided in the definitions section

Chapter 18.40 Procedures for Land Use Permits and Decisions.

18.40.030 Exclusions from permit requirements.

Except as indicated otherwise, an activity, development or use listed below is excluded from the requirement for a project permit, discretionary, or zoning decision. Exclusion from the requirements of a permit does not exempt the development or its use from applicable requirements of this title or other applicable federal, state and local regulations.

...

B. Fences less than or equal to six feet in height and not obstructing the clear line of vision of vehicular traffic approaching the location from any street or driveway. Fences greater than six feet in height require a building permit and must meet applicable setback standards.

Chapter 18.90 Development Standards – Citywide Applicability.

18.90.060 Fences, bulkheads, and retaining walls.

A. Artificially constructed barriers to enclose, screen, or separate areas may be erected within required setbacks as follows, provided fences or other barriers:

1. Do not obstruct the sight distance of a driveway, private street, or public street;
2. Within the interior and rear setbacks do not exceed a maximum height of six feet;
3. Within the front yard setbacks do not exceed a maximum height of four feet:
 - a. Except the back half of a front yard setback on a corner lot, the rear lot line and the rear of the structure may be enclosed with a maximum six-foot-high fence, and
 - b. Except that within the required front yard setback of a lot fronting on a principal arterial street, the maximum height shall be six feet;
4. Razor wire, embedded glass, or other similar materials construction not to include electric fences or barbwire, or anti-entry techniques, which may cause injury, shall not be permitted.

B. Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations which is used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of four feet on front property lines and eight feet on side and rear property lines, provided all applicable site distance requirements and building permit requirements are met.

C. Access control shall be applied, at the discretion of the community development director or designee, to all street frontages to minimize traffic conflicts and, where appropriate, to preserve on-street parking and promote nonmotorized modes. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.070 Height standards.

...

D. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the high side of the rockery, retaining wall, or berm. Net fences, such as those used on golf courses and/or driving ranges, shall not be higher than 35 feet and shall meet the setbacks required for structures.

...

Chapter 18.90 Development Standards – Citywide Applicability

18.90.090 Landscaping.

C. Exceptions to this section may be allowed at the discretion of the community development director or designee under the following circumstances:

1. If contiguous lots or driveways are developed jointly with like uses, a portion of the perimeter buffering requirements between the jointly developed lots may be relocated to other areas of the site at the discretion of the community development director or designee; provided, that the remaining portion of the perimeter buffering area is landscaped in a pedestrian-friendly manner.
2. Where existing vegetation can provide the same level of screening as required by the landscaping requirements, the community development director or designee may grant a waiver from the standard requirements. In this case, the applicant is responsible for submitting to the community development department an alternative conceptual landscape plan, supporting photographs and a brief explanation as to how the alternative plan satisfies the intent of the landscape level required. Supplemental plant material may be required to be installed within, or adjacent to, the natural landscape area to fully comply with the intent of the required landscape level.

D. Landscaping Standards.

1. Landscaping required pursuant to this section and each zoning district is applicable to all land developments, permits, or land use activities.

2. The proponent or applicant of a landscape plan review shall reimburse the city for the costs of any professional consultants hired by the city to review any landscape plan. These professional services may include, but shall not be limited to, engineering, legal, financial and accounting services. The proponent or applicant shall submit a base deposit as established by city to cover anticipated costs of retaining professional consultants. Additional amounts shall be deposited at the request of the city if the cost is over and above the deposit amount.

3. Failure to complete all of the required landscaping shall be cause for nonissuance of the certificate of occupancy.

4. It shall be the responsibility of the project manager or business owner to contact the senior planner upon completion of the landscaping work and request an inspection. The senior planner shall be provided nursery receipts to confirm species and quantities of plants planted prior to inspection.

5. General Provision.

a. Where any commercial or industrial structure is enlarged or expanded, then landscaping shall be provided for said expansion or enlargement in accordance with this section. A change in use in an existing commercial or industrial structure may require additional landscaping as set forth in this section.

b. If the development proposal is a structure remodel or exterior tenant improvement, and the parking area is not reconfigured or expanded, the following standards apply:

i. Perimeter landscaping and parking area landscaping is only required pursuant to Chapter 18.95 EMC, Design Standards.

c. If the development proposal is a commercial or industrial structure remodel or a major exterior tenant improvement, then the parking area shall be reconfigured to match the proposed use and the following standard applies:

i. Perimeter landscaping is required pursuant to subsection (D)(5)(a) of this section.

ii. Parking area landscaping is required pursuant to subsection (D)(6) of this section.

d. If the development proposal is for a new commercial or industrial structure, the following standards shall apply:

i. Perimeter landscaping is required pursuant to subsection (D)(5)(a) of this section.

ii. Parking area landscaping is required pursuant to subsection (D)(6) of this section.

...

8. All outside storage areas shall be screened by fencing and landscaping. This screen shall encompass a five-foot radius around the storage area unless it is determined by development plan review that such screening is not necessary because stored materials are not visually obtrusive.

9. All trash containers shall be screened from abutting properties and streets by a 100 percent sight-obscuring fence or wall and appropriate landscaping.

11. Any 100 percent sight-obscuring fences shall have landscaping as required by this chapter placed outside of it, unless it is determined by the community development department that such an arrangement would be detrimental to the stated purpose of this chapter.

...

...

G. Landscaping Types. The landscaping types are intended to provide a basic list of landscaping standards that may be applied within a proposed project as necessary to provide for the intent of the comprehensive plan.

1. Type I, Vegetative Buffer. A combination of landscaping, evergreen/deciduous trees, and fencing that provides a substantial visual block between uses and creates an impression of separation of spaces along an interior property line. The following standards shall be applied:

a. Landscaping strip shall be a minimum 15 feet in width as required by subsection (H) of this section, Landscaping Regulations by Zoning District;

b. Depending on the use, a sight obscuring barrier may be required to be placed within the landscaping strip to consist of:

i. Fence/wall four feet in height; or

ii. Medium shrub barrier (hedge) which is such a density as to provide a solid visual barrier;

...

...

3. Type III, Parking Areas. At least five percent of the interior parking area shall have landscaping to break up the bulk of a parking area. The following standards shall be applied (internal circulation of pedestrians, including bricking and paving of walkways):

...

c. Landscaping around the perimeter of the parking area shall be a Type I, vegetative buffer.

...

4. Type IV, Solid Barrier. A combination of fencing and landscaping which is intended to provide a solid sight barrier between uses to create a strong impression of spatial separation. The following standards shall be applied:

- a. Landscaping strip minimum 10 feet in width.
- b. Solid fence or wall six feet in height located within the landscape strip.
- c. The community development director or designee may direct the location, style, and construction materials of the required fence/wall to lessen visual impact on adjacent properties.
- d. One deciduous or evergreen tree is required per 20 linear feet of landscaping strip. Trees shall be spaced at intervals not greater than 20 feet on center along the full extent of the landscaping strip. No more than 50 percent of the trees may be deciduous;
- e. The percentage of evergreen trees allowed may be further reduced at the discretion of the community development director or designee to address public safety concerns;
- f. Shrubs.
 - i. Two medium evergreen/deciduous shrubs are required per four linear feet of landscaping strip and placed no greater than five feet on center; and
 - ii. Three low evergreen/deciduous shrubs are required per four linear feet of landscaping strip and placed no greater than four feet on center;
- g. Vegetative groundcover;
- h. Landscaping shall be placed along the entire length of the landscaping strip so as to provide a vegetative barrier. These standards are minimum; additional landscaping may be required if, in the determination of the community development director or designee, the proposed landscaping plan does not provide an actual or effective barrier or separation;
 - i. Landscaping shall incorporate LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM), with design, installation, and maintenance following standards outlined in the PCM and associated reference documents.

5. Type V, Area Screening. A combination of fencing/wall and landscaping that provides visual relief from dumpsters, recycling areas, or small storage yards, of less than 150 square feet in size. The following standards shall be applied:

- a. Landscaping strip a minimum five feet in width around the area, excluding access points;

b. Solid fence or wall six feet in height located on the interior of the landscaping strip; Arborvitae trees at four feet on center.

c. Shrubs.

i. One medium evergreen/deciduous shrub per four linear feet of landscaping strip and placed no more than four feet on center;

ii. One small evergreen/deciduous shrub per four linear feet of landscaping strip and placed no more than four feet on center; and

iii. Shrubs shall be spaced at intervals along the full extent of the landscaping strip;

iv. Vegetative groundcover;

v. No more than 60 percent of the shrubs may be deciduous.

D. Any building that is erected or enlarged shall provide a minimum of one off-street or off-alley loading area.

...

3. Each loading space shall be made permanently available for such purpose, and shall be surfaced, improved, maintained, and screened in accordance with this section and EMC 18.90.090, Landscaping.

...

5. Loading berths shall be located not closer than 50 feet to any residential district, unless wholly enclosed within a building, or unless screened from such residential area by a wall or uniformly painted fence not less than six feet in height and Type V, solid barrier landscaping.

...

H. Landscaping Regulations by Zoning Districts.

1. Type II, streetscapes, shall apply to all zones and shall be applied to all proposed developments, other than a single-family dwelling.

2. Type III, parking areas; and Type V, area screening, are types of landscaping that shall apply in all zones.

3. Discretionary land use permits may utilize any landscaping type in order to mitigate the impacts of the proposed use.

4. The following standards are representative and may not include all uses or types. Where individual uses or zones are not specified, the community development director or designee shall make a determination as to the most appropriate landscaping type in order to mitigate the

impacts of the proposed development. LID systems shall be installed to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

Zones	Minimum Landscaping Requirements
1. SF-2/3/5 (Single-Family) zones that abut:	
Single-family zones	Exempt from perimeter landscaping standards
All other zones	Type I, vegetative buffer, 10-foot landscape strip
2. MR-1 (Mixed Residential Low) zone that abut:	
Single-family zones	Type I, vegetative buffer, 15-foot landscape strip
Public zones	Type I, vegetative buffer, 15-foot landscape strip
3. MR-2 (Mixed Residential Moderate) zones that abut:	
Single-family zones	Type IV, solid barrier, 25-foot landscape strip
All other zones	Type IV, solid barrier, 15-foot landscape strip
4. MUR (Mixed Use Residential) zone that abut:	
Single-family zones	Type IV, solid barrier, 20-foot landscape strip
Public zones	Type IV, solid barrier, 15-foot landscape strip
All other zones	Type I, vegetative buffer, 15-foot landscape strip
5. TC (Town Center) zones that abut:	
Single-family zones	Type IV, solid barrier, 25-foot landscape strip
All other zones	Type I, vegetative buffer, 15-foot landscape strip
6. C (Commercial) zones that abut:	
Single-family zones	Type IV, solid barrier, 25-foot landscape strip
All other zones	Type I, vegetative buffer, 15-foot landscape strip
7. BP (Business Park) zones that abut:	
Single-family zones	Type IV, solid barrier, 25-foot landscape strip
All other zones	Type I, vegetative buffer, 15-foot landscape strip

8. I (Industrial) zones that abut:

Single-family zones	Type IV, solid barrier, 25-foot landscape strip
---------------------	---
9. P (Public) zones that abut:

Single-family zones	Type IV, solid barrier, 25-foot landscape strip
All other zones	Type I, vegetative buffer, 15-foot landscape strip
10. Parking lots within the following zones:

Commercial	Type I, vegetative buffer and Type III, parking areas
Industrial	Type I, vegetative buffer and Type III, parking areas
11. Storage space:

Under 150 gross square feet	Type V, area screening
Over 150 gross square feet	Type IV, solid barrier
Industrial and outdoor	Type IV, solid barrier
Substation	Type IV, solid barrier
12. Wireless telecommunications facilities See EMC [18.100.110](#), Personal wireless communications facilities

I. In addition to the requirements of this section, Chapter 18.95 EMC, Design Standards, promotes connectivity between landscape improvements and adjacent sites and buildings.

18.90.120 Outdoor storage.

B. Outdoor Storage Areas and Yards.

1. Outdoor storage areas and yards shall be paved with asphalt or concrete, including contractor storage yards and areas where vehicles or heavy equipment will be parked or stored.
2. Nonvehicle storage areas such as those for materials may utilize alternative surface materials if the following standards are met:
 - a. Maneuver areas, aisles, assembly areas, and public access areas of the lot shall be paved.
 - b. No hazardous materials shall be stored or utilized in unpaved areas.
 - c. The community development director or designee may only approve alternative surface materials for the portion of the yard that may, in the community development director or designee's opinion, be used for material storage.
 - d. The storage area shall be screened and fenced pursuant to EMC 18.90.090, Landscaping. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

Chapter 18.95 Design Standards

18.95.030 Site planning.

G. Pedestrian Connections.

1. Intent. Ensure that there are clear pedestrian connections within and between commercial and mixed use districts.

2. Implementing Measures.

m. Gates shall be provided to breach fences if they impede pedestrian movement to shopping and other common activities, especially to transit.

18.95.040 Building design.

G. Building Materials.

1. Intent. Encourage the use of high-quality materials that enhance the character of the building and make Mixed Use and Commercial zones more attractive to customers.

2. Implementing Measures.

i. Chain link fencing should not be used in visible locations along street frontages.

Chapter 18.100 Development 1 Standards – Use Specific.

18.100.040 Daycare facilities.

C. The community development director or designee, or hearing examiner, as appropriate, shall approve applications for family daycare homes and daycare centers subject to the following general requirements and the requirements of RCW 36.70A.450(2)(a) through (e):

...

7. In addition to the general requirements above, child daycare services, home-based (624410, part) are subject to the following requirements:

a. The outdoor recreation areas shall be enclosed by at least six-feet-high fence.

b. The outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.

8. In addition to the requirements above, child daycare services, all other (624410, part) are subject to the following requirements:

...

b. Outdoor recreation areas shall be enclosed by a six-foot-high fence.

c. Outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.

...

(Ord. 20-579 § 7 (Exh. F); Ord. 16-463 § 6 (Exh. B); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).



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

Date: December 4, 2023

Title: 2024 Work Plan

Attachments:

1. 2023 Work Plan
2. DRAFT 2024 Work Plan

Submitted By: Morgan Dorner, Senior Planner

Discussion:

A draft 2024 Work Plan must be submitted to City Council for approval. The 2024 Work Plan discussion item is intended to allow the EDAB review and agree on a recommended work plan for next year to City Council for approval. No changes to the 2023 Work Plan are proposed.

Recommendation:

Review the Draft 2024 Work Plan and make a final recommendation to City Council for approval.



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD

2023 Work Plan

1. Town Center

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

2. Collaborate with the Planning Commission

3. Comprehensive Plan Update - Economic Development Element

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

4. Shop Local

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

5. Serve as Business Retention and Recruitment Ambassadors

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

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

7. Increase Public Engagement Efforts



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD

DRAFT 2024 Work Plan

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CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: December 4, 2023

Title: Edgewood Community Picnic

Attachments: None

Submitted By: Morgan Dorner, Senior Planner

Discussion:

This item is intended to follow-up on the Edgewood Community Picnic and if any Board member would like to share their experience at the picnic.

Below is the list of vendors issued by the organizers:

Here's a list of this years Edgewood Picnic Vendors &
Entertainment for this Saturday from 10 to 4

Vendors

Acorn Brewing	Milton Edgewood Library
Arnold's Happy Days	Mountain View Community Center
Bright Spark Early Learning	Noonday (April Warfel)
Chick fil-a	Pierce County Emergency Management
City of Edgewood	Pierce Transit
Cottages at Edgewood	PRR WSDOT
Dave Olson for Mayor	Red White & Brew
Edgewood Heights	Shannon's Fresh Cut Flowers
Explorer's Travel Advantage	State Farm Insurance (Tyler McClung)
For the Love of Homes (Kara Rogers)	The Frying Dutchman
Girl Scouts 42129 Edgewood	Timberland Bank
Go Mortgage (Teresa Bethel)	U.S. Bank CareNet
Gratitude Flowers	31st District Democrats
Karate Edge	31st District Republicans
LuLaRoe Linda Cope	

Food & Beverage Vendors

The Frying Dutchman (food truck)
Arnold's Happy Days (food truck)
Chick-fil-a (food booth)
Red White & Brew (coffee stand)
Acorn Brewing (beer garden)

Entertainment

Band: Soulfunkion 2:30 to 3:45
Leapin' Louie Comedy Show
(children's show)
Reptile Man
(Scott Petersen)



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: October 2, 2023

Title: Comprehensive Plan Periodic Update

Attachments: 1) Comprehensive Plan Periodic Update Presentation Slides

Submitted By: Morgan Dorner, Senior Planner

Background:

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan. In other words, Edgewood will be planning for its future. Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor. The concept of “growth management” is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key concerns. This means that cities have a say in how they want to plan for their future.

The 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.

A key work plan item for the next two years will be the 2024 Comprehensive Plan Update and, specifically, the creation of an Economic Development Element that includes an overall vision, goals, and policies for economic development in Edgewood.

At the April 4, 2023 EDAB meeting staff asked for the Board’s initial thoughts on the current economic development vision, goals, and policies for Edgewood. Asking if there are there any “red flags” or issues the Board is seeing in the current Comprehensive Plan about Economic Development. The Board brought up the issue of Meridian Ave E (SR-161) cutting through the middle of Town Center as an enduring concern. No other comments or concerns were discussed.

Current Discussion:

At this meeting, staff will provide a brief presentation of the Comprehensive Plan Periodic Update discuss initial takeaways from the public Open House "Kick-off" held on September 21, 2023.

In addition, since the April 4, 2023 EDAB meeting, staff has analyzed the current Comprehensive Plan for additional items that relate to economic development but were not specifically identified in the plan. Below is the current vision and related goals and policies for economic development in Edgewood:

City of Edgewood Comprehensive Plan (Current)

ECONOMIC DEVELOPMENT

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

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

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

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

Natural Environment

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

Land Use

- Create a "first-mover" advantage for developers that wish to build quality projects that respect the City's vision.
- Study the potential for new land use designations within the City on an as-needed basis, in response to changing community conditions or regulatory requirements. Consider the following as part of the study:
 - o Potential for a master plan or small area plan
 - o Potential for economic development, including recruitment of businesses that provide family-wage jobs and support for locally- owned businesses
 - o Transportation access
 - o Availability of public facilities and services
 - o Environmental constraints
 - o Compatibility with surrounding development
 - o Community input
 - o Property owner interests
 - o Consistency with City plans and policies
 - o Open space preservation, where appropriate
- Consider entry and gateway features that reinforce City identity.
- Recognize and promote tree preservation as an integral part of community character.
- Identify and preserve scenic vistas.
- Focus multifamily development in areas nearest to transportation facilities, commercial services and other amenities.

- Encourage a high quality pedestrian environment near multi-family housing.
- Establish Town Center as the commercial, mixed use heart of Edgewood.
- Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers. Policies for commercial development:
 - o Diversity
 - o Resilience and Sustainability
 - o Long-term compatibility
 - o Multi-modal access
 - o Pedestrian-oriented commercial in mixed use development.
 - o Prioritize pedestrian-oriented design, accommodations, and access (plantings, lighting, street furniture and signage) along building frontages.
- Accommodate and facilitate industrial development that positively contributes to Edgewood's economy and character.
- Ensure that public uses support and strengthen community character.

Community Character

- Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.
 - o Compatibility - Relation/Connectivity/Continuity from site to site
 - o Reduce visual impact on areas adjacent uses.
 - o Incorporate pedestrian amenities into commercial design.
- Promote the creation of highly usable public spaces that maintain community character and increase public safety.
- Enhance the identity and appearance of residential and commercial neighborhoods.
- Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.

Housing

- Encourage housing design that provides quality living spaces and contributes to the character of existing neighborhoods.
 - o Maximize building lifecycle and accessibility.
 - o Match the character of Edgewood's heritage.
 - o Provide quality outdoor spaces in harmony with neighbors.
 - o Mitigate impacts associated with higher intensity uses.
- Promote a mix of housing types to meet the needs of current and future residents.
 - o Encourage residential infill on vacant or underutilized sites.
 - o Increase diversity of housing stock.
 - o Increase supply of rental units.
 - o Promote senior housing opportunities.
- Promote a range of housing costs that are affordable for all community members.
 - o Incentivize affordable housing.
 - o Preserve and rehabilitate existing affordable housing.

- o Encourage new affordable housing units near community amenities and services.
 - o Design new affordable housing units for energy efficiency to reduce utility costs.
- Work with community partners to provide housing for special needs populations.
 - o Support organizations that provide special needs housing in Edgewood.

Transportation

- Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
 - o Parking Along Meridian – Locate parking behind commercial and residential development.
 - o Access Along Meridian – Reduce and restrict access on Meridian.
 - o Access Along Meridian – Provide off-street connections between parking areas in and between commercial development.
 - o Parking Supply – Parking efficiency with the minimal number of new parking spaces to meet anticipated demand.
 - o Safety – Minimize traffic conflicts to ensure safety.
- Develop a transportation system that enhances the delivery and transport of goods and services.
- Ensure adequate parking supply.
- Maintain a dynamic relationship between transportation and land use along the Meridian Avenue E corridor.

Parks, Recreation and Open Space

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

Utilities

- Ensure the location and design of utility facilities meets the community's needs.
 - o Design, locate and remove utilities to reduce impacts to adjacent land uses, aesthetics, and the environment.

- o Place new utility lines underground.
 - o Underground existing utilities during street improvement and redevelopment.
 - o Encourage joint use of utility corridors and facilities by service providers.
- Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.
 - o Expand, maintain, and replace utility facilities when opportunity occurs.
 - o Upgrade and enhance the quality of existing utility services.
 - o Improve utility services to support local business and economic development.
 - o Use energy-efficient building practices.
 - o Provide energy efficiency improvements when possible.
 - o Reduce or eliminate sources of contamination to water supply.
 - o Utilize Low Impact Development (LID) and other natural drainage solutions.
 - o Provide solid waste recycling and composting facilities.
 - o Work telecom providers to provide a full range service for residents and businesses.

Energy

- Promote energy efficiency and conservation through the land use planning and development process.
 - o Consider the energy consequences in land development patterns.
 - o Provide energy efficiency and conservation-oriented development.
 - o Promote energy conservation through economic development.
- Reduce energy used for transportation.
 - o Provide efficiency compact development pattern.
 - o Design parking to promote energy efficiency.
 - o Provide a multi-modal building and site design, not oriented for single-use vehicles.
- Encourage residential and commercial energy conservation outreach and programs.
 - o Use programs that offer incentives and promote energy efficiency and conservation.
- Support development and use of renewable energy resources and alternative energy systems.
 - o Design sites and buildings for solar access to natural heating and lighting opportunities.
 - o Provide small solar and wind energy facilities.
 - o Use of renewable fuels when feasible.
 - o Install charging infrastructure for electric vehicles.
 - o Utilize programs for material reuse and recycling.
 - o Provide urban forestry and landscaping.

COMPREHENSIVE PLAN PERIODIC UPDATE

Morgan Dorner, Senior Planner

Community and Economic Development Department

EDAB Meeting - October 2, 2023



EDGEWOOD
Washington

OUTLINE

1. Comprehensive Planning Refresher
2. Periodic Update Timeline
3. Public Participation Plan
4. Resolution to Begin Comprehensive Plan Periodic Update
5. September 21st Open House



A photograph of two brown horses grazing in a grassy field. In the background, there are trees with vibrant autumn foliage in shades of orange and yellow. A dark green rectangular overlay is positioned on the right side of the image, containing the text 'COMPREHENSIVE PLANNING' in white, bold, sans-serif capital letters. The entire image is framed by a light yellow border with abstract geometric shapes on the right side.

COMPREHENSIVE PLANNING



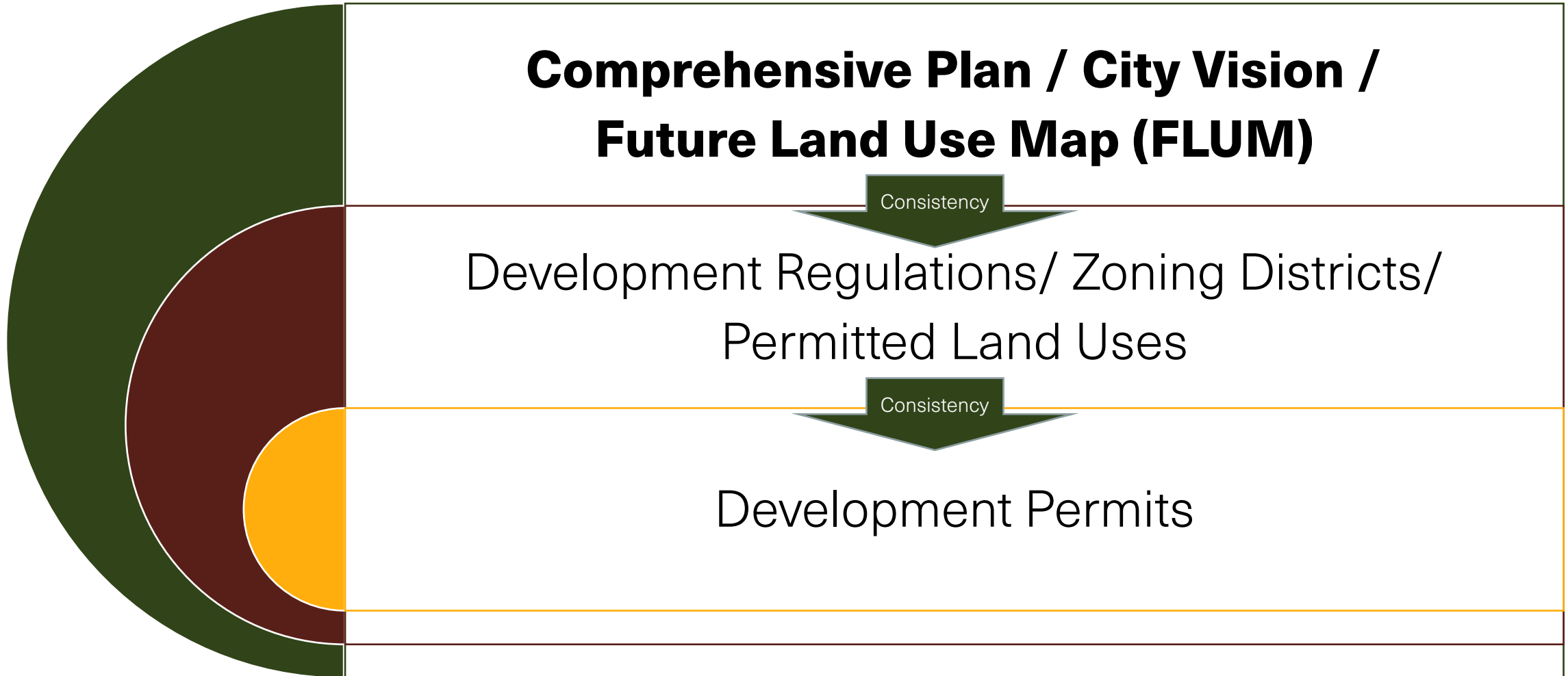
City of Edgewood Comprehensive Plan

Pierce County Countywide Planning Policies

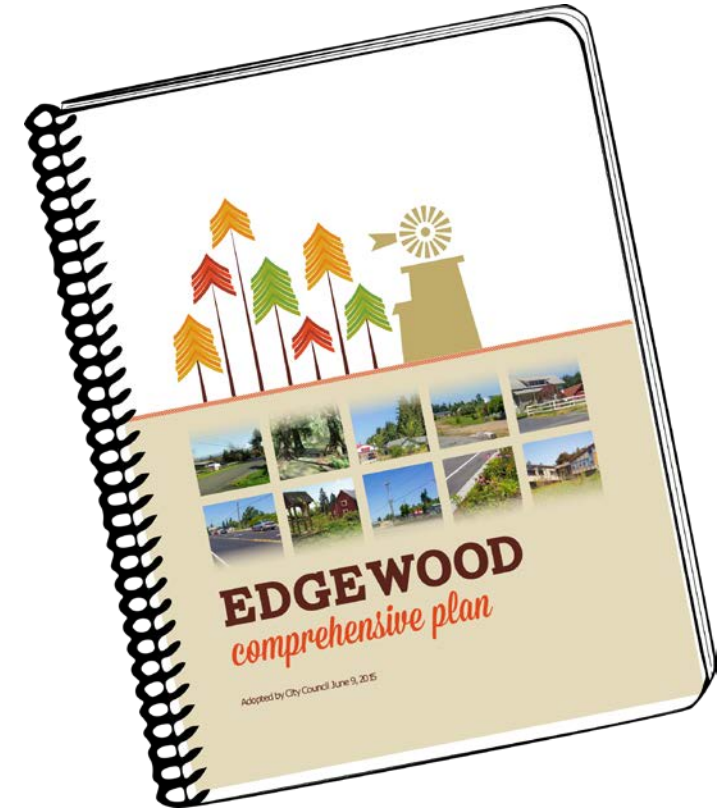
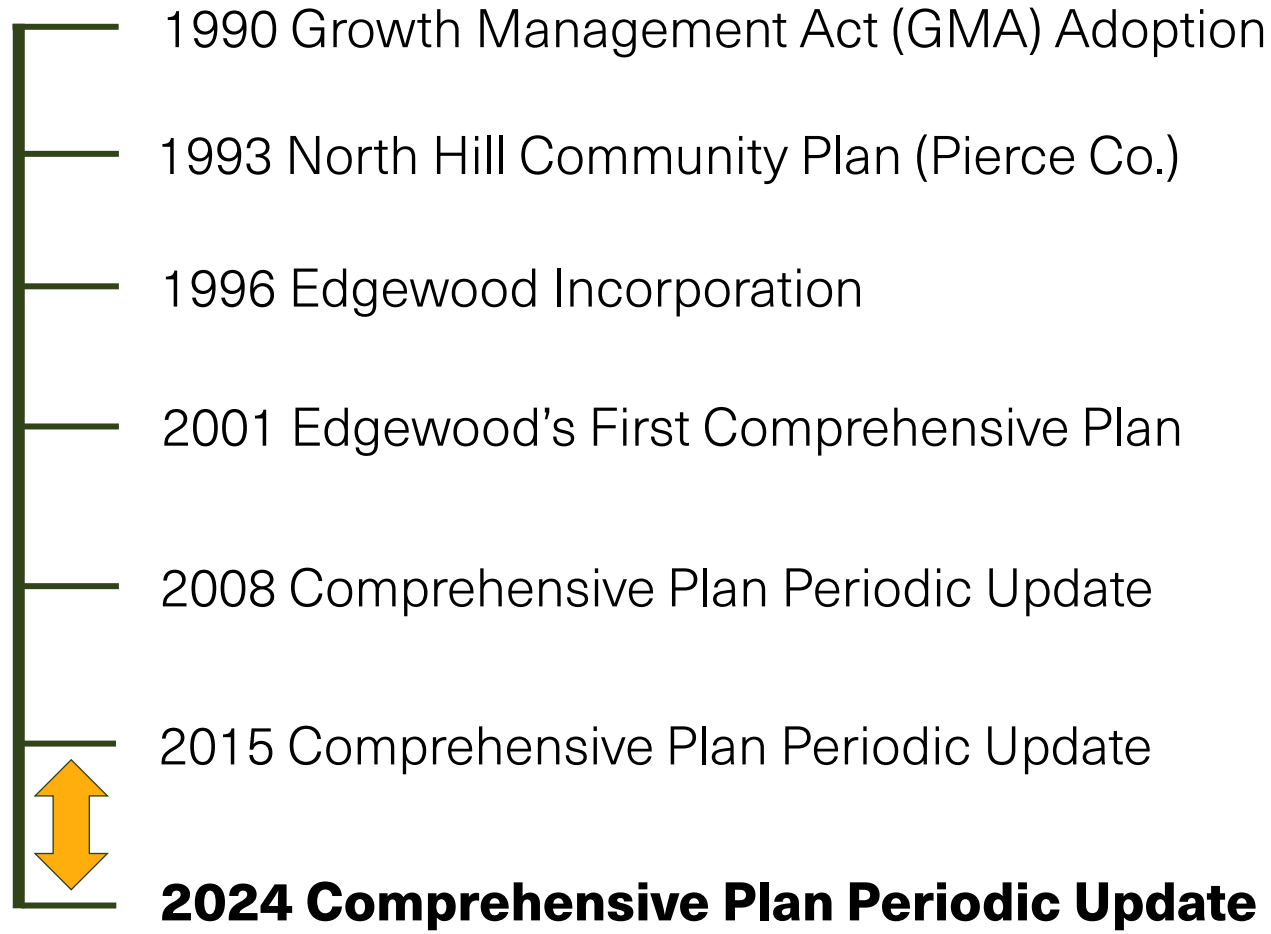
Puget Sound Regional Council Vision 2050

Washington State Growth Management Act

EDGEWOOD COMPREHENSIVE PLAN



EDGEWOOD COMPREHENSIVE PLANNING



EDGEWOOD COMPREHENSIVE PLAN



Periodic Update

- Every 10 years
- 20-year horizon

Annual Amendments

- Consistent with Periodic Update
- Respond to major changes
- Stay relevant to local priorities

Figure 8-B: City of Edgewood Housing Production Rates (OFM)



Source: Washington State Office of Financial Management Housing Unit Data (2020).





2024 PERIODIC UPDATE

PERIODIC UPDATE PROCESS



Reflect the current vision of the City and its residents



Current conditions and anticipated needs



New regulatory guidance



Inform and Engage the Public

PERIODIC UPDATE TIMELINE



SUMMER- FALL
2023

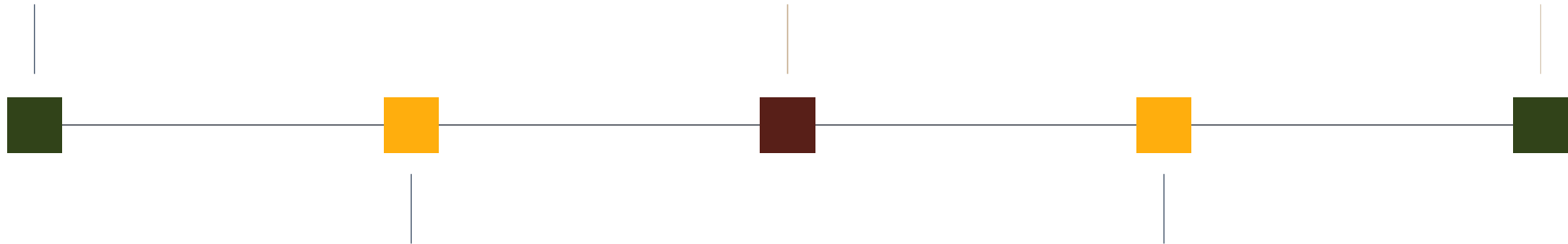
Set up for success

SPRING 2024

Propose strategies,
based on public input

FALL-WINTER
2024

Finalize the plan and
updated policies



WINTER 2023-24

Develop strategies, and
receive public input

SUMMER 2024

Refine the strategies
proposed



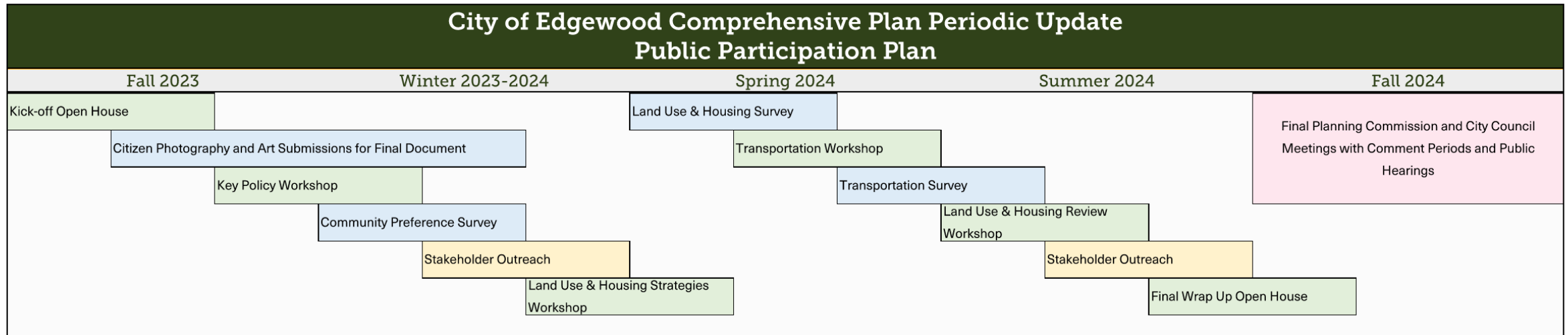
PUBLIC PARTICIPATION

PURPOSE AND APPROACH

- Promote clear understanding
- Meaningful engagement
- Timely input
- Accessible and inclusive methods



PUBLIC PARTICIPATION PLAN



PUBLIC PARTICIPATION



Sign up for our e-mail list to receive project updates and announcements.

Participate in upcoming surveys and workshops.

Share your thoughts and feedback:

comdev@cityofedgewood.org

Monitor our project webpage for materials.

cityofedgewood.org/434





RESOLUTION 23-0684

RESOLUTION 23-0684



Initiate 2024 Periodic Update Process

- General Public
- Department of Commerce
- Partner Agencies



RESOLUTION 23-0684



Defer Annual Amendment Docket Process

- Public Participation
- Cohesive Decisions
- Clear Expectations





**SEPTEMBER 21ST
OPEN HOUSE**

"KICK-OFF" OPEN HOUSE

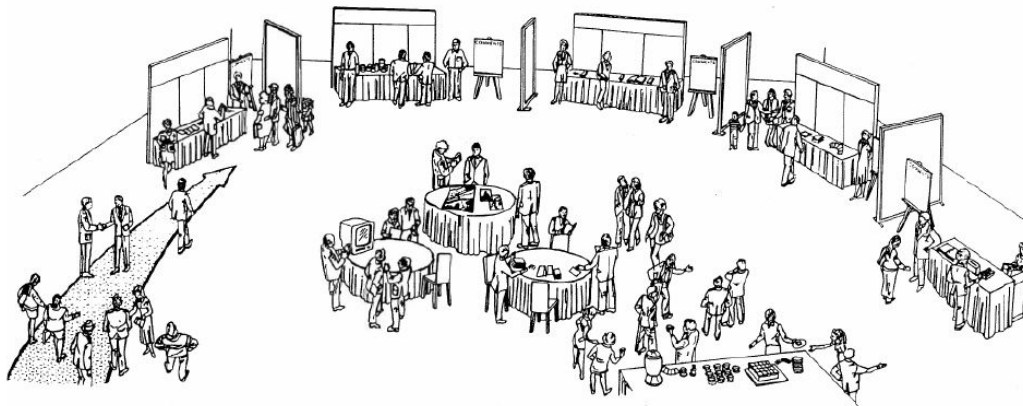


Presentation

- Intro to Growth Management Act & Comprehensive Planning
- Importance of local process
- Public participation

Stations

- Current Comprehensive Plan and Updated Growth Targets
- Housing
- Public Participation
- Priority Board
- Other Related Efforts (information available)





QUESTIONS?