



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING AGENDA

Monday, March 11, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Zoom Link: <https://zoom.us/j/97065969184>

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call

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

- a. Agenda Approval or Modifications
- b. Review Planning Commission meeting minutes from February 12, 2024

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

4. DISCUSSION ITEMS

- a. 2024 Comprehensive Plan Update
- b. 2024 Work Plan

5. STAFF COMMENTS

6. COMMISSIONER UPDATES

7. ADJOURN

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



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, February 12, 2024 – 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 6:00 PM.
 - A. Commissioners Present: Guillory; Overfield; Greene; Wagner; Pincas
 - B. Commissioners Absent: Lenoir
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
Jeremy Metzler, Public Works Director
James Tumelson, Building Official
Morgan Dorner, Senior Planner
2. CONSENT AGENDA: Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve as presented, Wagner seconded. Commission voted 5-0 to approve.
3. PUBLIC COMMENTS:
 - A. Donna O’Ravez, submitted a comment regarding the development standards in the SF-2 zoning district, asking for the Planning Commission or City Council to consider eliminating minimum density standards.
 - B. Bill O’Ravez, added a comment in support of the elimination minimum density standards, and explained that it seems like density along Meridian and other areas with sewer should be enough to offset potential loss of density in the SF-2 zoning district.
4. PUBLIC HEARINGS: None
5. ACTION ITEMS: None
6. DISCUSSION ITEMS:
 - A. Hazardous Trees and Preservation Code Update
 - i. Metzler and Balisky provided an overview of the staff report and scope of proposed code changes.
 - ii. Discussion ensued and staff provided additional feedback based on comments and questions from the Commissioners.



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Monday, February 12, 2024 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

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B. Construction Code Update

- i. Balisky and Tumelson provided an overview of the staff report and scope of proposed code changes.
- ii. Discussion ensued and staff provided additional feedback based on comments and questions from the Commissioners.

C. 2023 Work Plan

- i. Chair Overfield asked for more input and information regarding the minimum density standards in the SF-2 zoning district.
- ii. Chair Overfield asked about the origin of the Planning Commission objective #3, “Promote diversity, equity, and inclusion in recommendations to City Council.”
- iii. Commissioner Greene asked for an update on the City’s General Sewer Plan update, and associated code and policy changes.

7. STAFF COMMENTS:

- A. Hietpas announced that his final day working for the City of Edgewood will be Friday, February 23, 2024.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:21 PM.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 11, 2024

Title: Comprehensive Plan Periodic Update

Attachments: None

Submitted By: Lauren Balisky, C&ED Director

Background Information:

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 topics like housing, transportation, parks and recreation, capital facilities, utilities, land use and zoning, economic development, and the environment.

Current Discussion:

As part of the Comprehensive Plan Update, the City must evaluate various land use and housing scenarios in order to accommodate for growth at all income levels. Staff will present the current project status, the draft land use and housing growth alternatives, and upcoming public engagement opportunities.

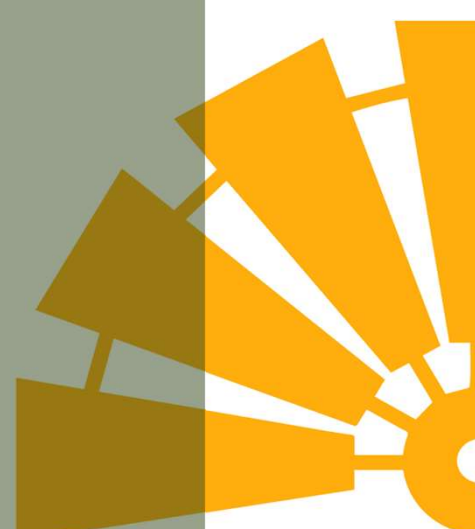
Attachments:

1. PowerPoint Presentation
2. FLUM Alternative 1 (No Action)
3. FLUM Alternative 2 (Focused Growth)
4. FLUM Alternative 3 (Broad Growth)

An online comparison of the Futural Land Use Map (FLUM) Alternatives is available online at:
<https://engage.ahbl.com/edgewood/flum-map-comparison>

2024 COMPREHENSIVE PLAN PERIODIC UPDATE

Lauren Balisky, Director
Community & Economic Development Department
Planning Commission – March 11, 2024



EDGEWOOD
Washington

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TEAM MEMBERS



**LAUREN
BALISKY**
Community &
Economic
Development
Director



**JEREMY
METZLER**
Public Works
Director



**MORGAN
DORNER**
Senior Planner



**SILAS
READ**
Associate
Planner



**WAYNE
CARLSON**
Principal



**NICOLE
STICKNEY**
Senior
Planning
Project
Manager



**ELIZABETH
ESPINOZA**
Planner



**EMILY
WEIMER**
Senior
Planner



EDGEWOOD
Washington



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Associates, Inc.

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OVERVIEW

- Growth Management Act
- 2024 Periodic Update
- Housing & Growth Alternatives
- Supporting Code Amendments



CITY OF EDGEWOOD – PLANNING COMMISSION – MARCH 11, 2024

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GROWTH MANAGEMENT ACT

State, Regional, County and Local Planning

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BUILDING BLOCKS OF PLANNING

Washington State Growth Management Act

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GROWTH MANAGEMENT

Who plans for growth?

- Qualifying counties and all cities and towns within them (Pierce County included)

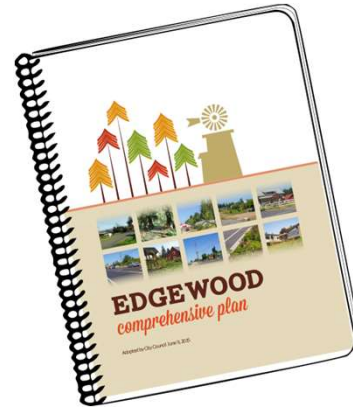
How often do updates happen?

- Last Periodic Update in 2015
- Puget Sound Region due in 2024



EDGEWOOD COMPREHENSIVE PLANNING

- 1990 Growth Management Act (GMA) Adoption
- 1993 North Hill Community Plan (Pierce Co.)
- 1996 Edgewood Incorporation
- 2001 Edgewood's First Comprehensive Plan
- 2008 Comprehensive Plan Periodic Update
- 2015 Comprehensive Plan Periodic Update
-  **2024 Comprehensive Plan Periodic Update
DUE DECEMBER 31, 2024**



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GROWTH MANAGEMENT

What are we planning for?

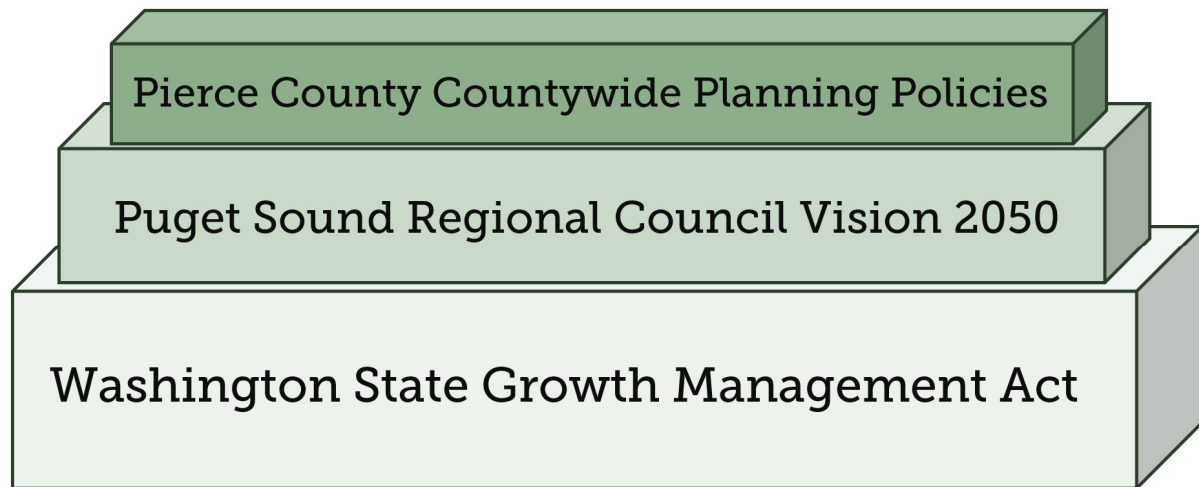
Required Elements		
Land Use	Housing	Capital Facilities
Utilities	Transportation	Climate Change and Resiliency (new)

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BUILDING BLOCKS OF PLANNING



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REGIONAL AND COUNTYWIDE PLANNING

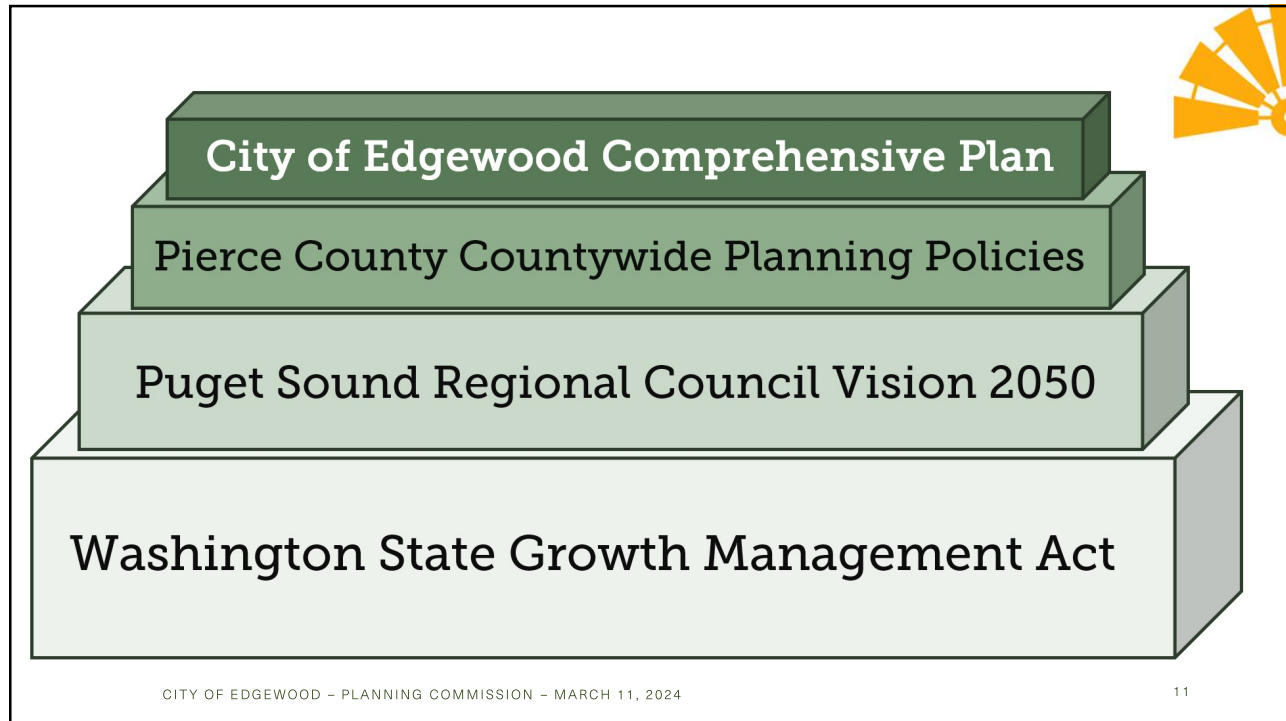


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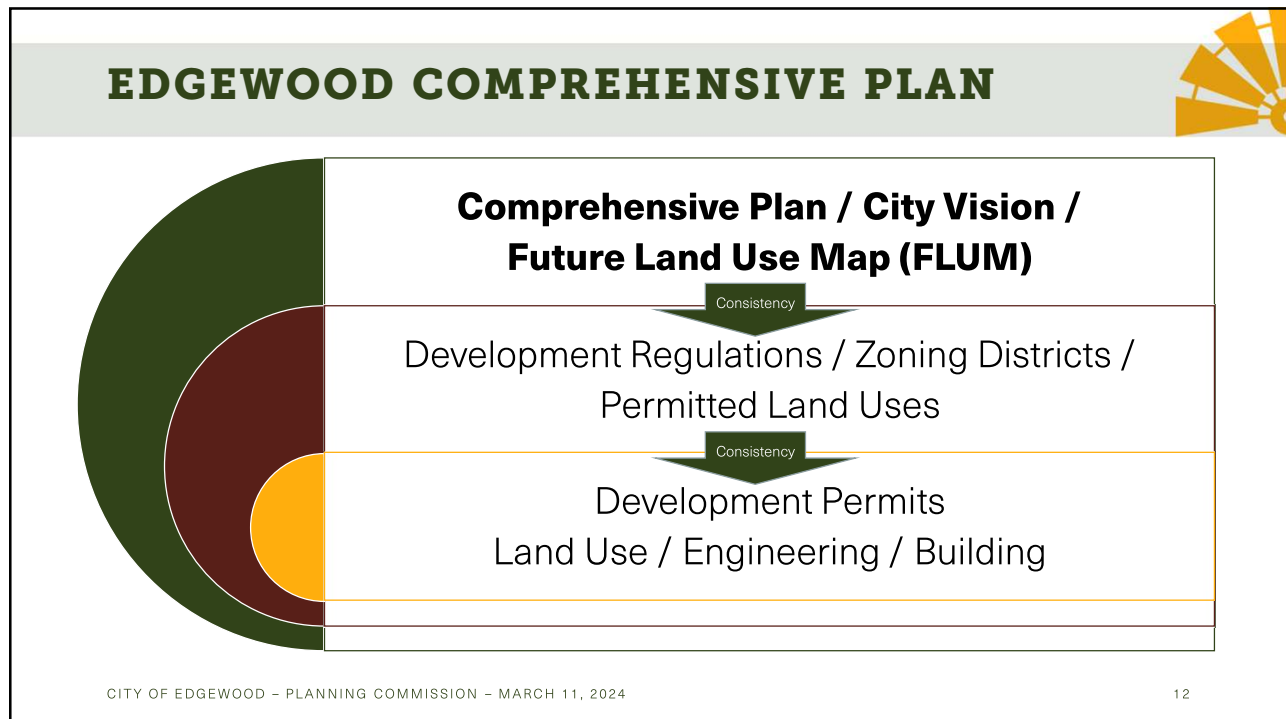
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- Puget Sound Regional Council (PSRC)
 - Multicounty Planning Policies (MPPs)
- Pierce County
 - Countywide Planning Policies (CPPs)
- Goal:
 - Local Coordination, Consistency, Accountability, and Alignment

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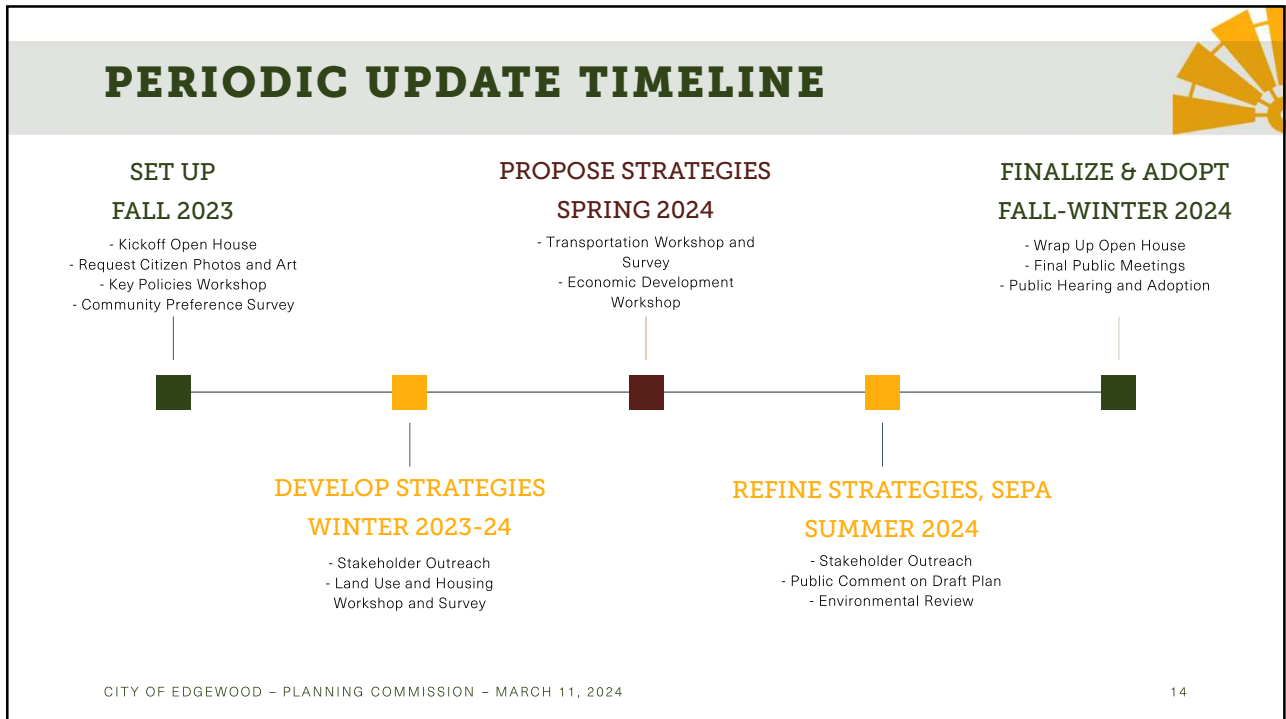
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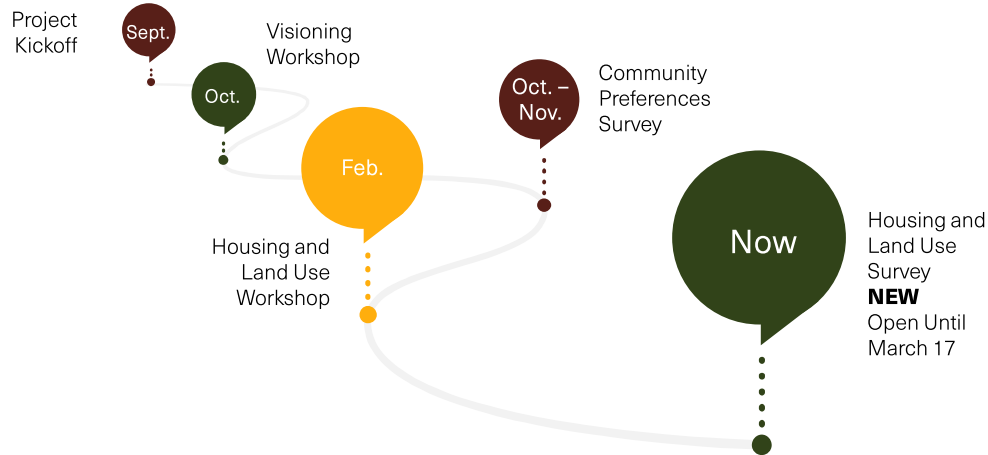


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PUBLIC PARTICIPATION



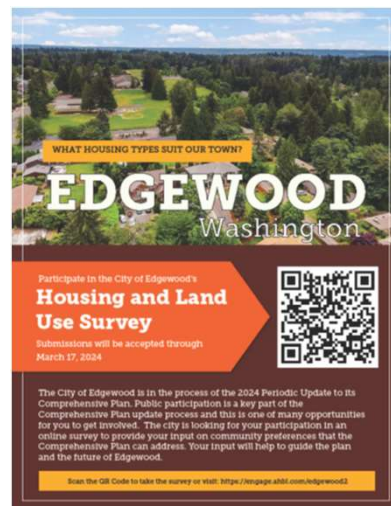
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CURRENT & UPCOMING OPPORTUNITIES

- **OPEN NOW – March 17**
 - Housing and Land Use Survey
 - Website
 - Social Media
 - Paper Copy at City Hall
- **April 11, 6 PM Open House**
 - Transportation
- **April 25, 6 PM Open House**
 - Economic Development



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2024 Comprehensive Plan Periodic Update

Introduction

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.

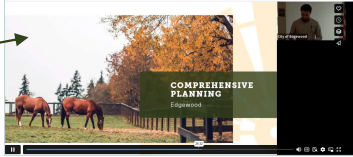
The concept of "growth management" is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their 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.

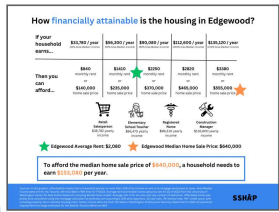
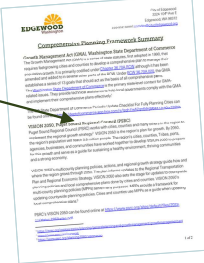
Public Participation

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. If you would like to receive e-mail updates on this update, please contact Senior Planner Evan Herbas at evan@cityofedgewood.org or 253-952-3299.

Recorded Meetings



Information and Data



COMPREHENSIVE PLAN PERIODIC UPDATE WORKSHOP - FEBRUARY 22, 2024

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NEXT STEPS & LEGISLATIVE PROCESS

	June 2024	Summer 2024	September 2024	Oct. – Nov. 2024	December 2024
Deliverable	Draft 2024 Comprehensive Plan Draft Environmental Impact Statement	Public Comment on Draft Documents	Incorporate Public Comment Final Draft Plan and EIS	Planning Commission and City Council Review	Public Hearing and Adoption of Ordinance(s) May Require Additional Ordinances
Process	Release drafts for review	Review drafts with Planning Commission, Stakeholders, and Public Solicit comments	Incorporate comments into final drafts	Review final drafts with Planning Commission and Council	Adopt Plan Obtain Plan Certification

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UPDATED GMA GOAL FOR HOUSING

State: (WA State Growth Management Act)

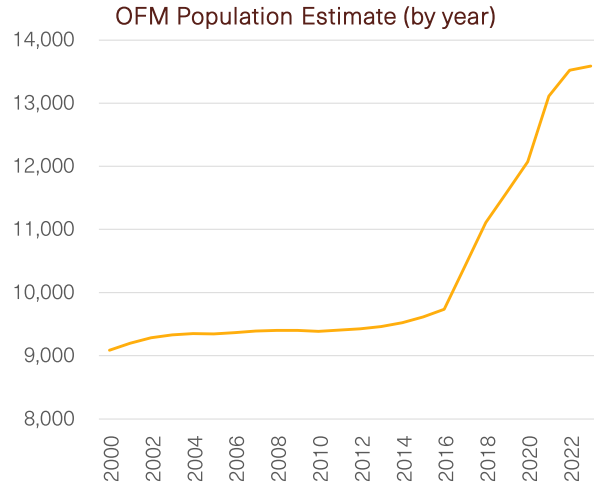
- **Plan for and accommodate** housing affordable to all economic segments of the population of this state
- Promote a **variety** of residential densities and housing types
- Encourage **preservation** of existing housing stock

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POPULATION GROWTH

Year	Population	% Increase
2000	9,089	--
2010	9,387	3.3%
2015	9,615	2.4%
2016	9,735	1.2%
2017	10,420	7.0%
2018	11,108	6.6%
2020	12,070	8.7%
2021	13,110	8.6%
2022	13,520	3.1%
2023	13,590	0.5%



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EDGEWOOD – HOUSING

Growth and Housing Projections

Edgewood	2020 Baseline	2020-2044 Growth	2044 Target
Population	12,327	5,931 (48%)	18,258
Housing Units	5,125	2,432	7,557

- 2023 OFM Population: **13,590**
- Approx. Population Growth Remaining: **4,668**
- Approx. Housing Unit Growth Remaining: **1,914**

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PIERCE CO. ORD. 2023-22S (JUNE 2023)

Category	Total	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Beds)
		Non-PSH* 0-30%	PSH * 0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Est. Supply (2020)	5,125	165	0	356	744	644	875	2,341	0
Allocation (2020-2044)	2,397	310	418	445	351	151	137	585	147

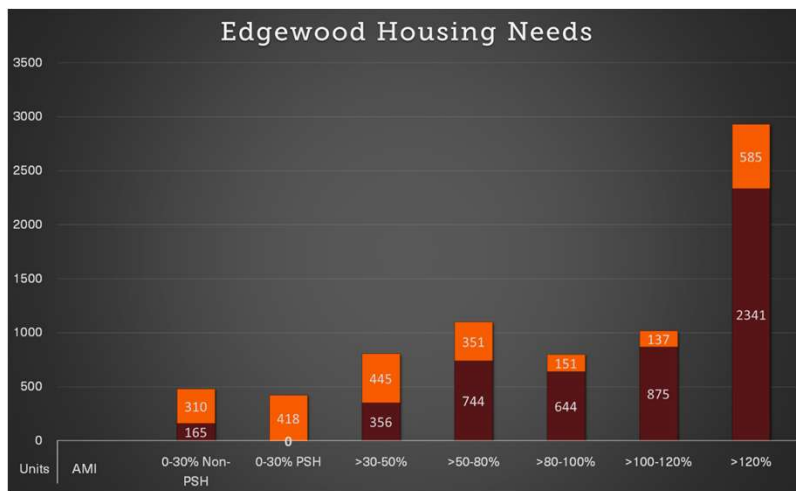
- 35 Units less than May 2022 Target; Updated per HB 1220
- Emergency housing allocation is in addition to permanent housing
- “Area Median Income” is Pierce County’s Area Median Income, meaning it is relative to the people who already live here
- “Permanent Supportive Housing” (PSH) is defined in RCW 36.70A.030(19) and is intended to be paired with additional support services.

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EDGEWOOD – HOUSING NEEDED



Legend	
	Existing Supply (2020)
	Allocated Need (2044)
AMI	Average Median Income
100%	\$113,000/year in Edgewood

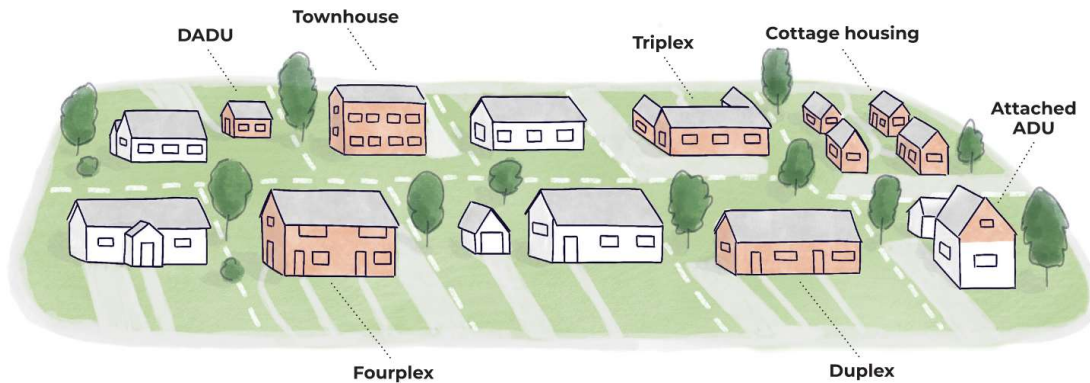
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EDGEWOOD – HOUSING TYPES

"Missing Middle" Housing Forms



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EDGEWOOD – HOUSING AND LAND USE

Current Zoning Districts

- **SF-2 and SF-3:** Lowest density residential (2-3 units per acre)
- **SF-5, MR-1, and MR-2:** Middle density residential (4-8 units per acre)
 - Over 5 units requires commercial instead of residential appraisal for property sale
- **Mixed Use Residential (MUR):** High density residential and retail (24 units per acre)
- **Town Center:** Highest density residential and retail (48 units per acre)

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FUTURE LAND USE MAP

3 Preliminary Growth Alternatives

1. **No Action** – Keep existing Future Land Use Map (FLUM)
2. **Focused Growth** – Increased density near current and future sewer. No increased density in “pothole” areas (wetlands/ flooding issues).
3. **Broad Growth** – Higher increases in density throughout the city than the focused growth approach.

<https://engage.ahbl.com/edgewood/flum-map-comparison>

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CURRENT DENSITIES PER ACRE

Land Use Table	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center
Abbreviation	SF-2	SF-3	SF-4	MR-1	MR-2	MUR	TC
Dwelling Units per Acre	2	3	5	4	8	24	48
ADU, Attached	✓	✓	✓	✓	✓	✓	–
ADU, Detached	✓	✓	✓	✓	✓	✓	AUP
Detached Dwelling	✓	✓	✓	✓	✓	✓	–
Cottage Court	–	✓	✓	✓	✓	✓	–
Duplex (All Forms)	–	✓	✓	✓	✓	✓	–
Multi-Plex (Triplex, Quadplex)	–	–	–	✓	✓	✓	–
Townhouse	–	–	–	✓	✓	✓	✓
Apartment	–	–	–	–	–	✓	✓
Live/Work Unit	–	–	–	–	–	✓	✓
Permanent Supportive Housing	✓	✓	✓	✓	✓	✓	✓
Transitional Housing	✓	✓	✓	✓	✓	✓	✓

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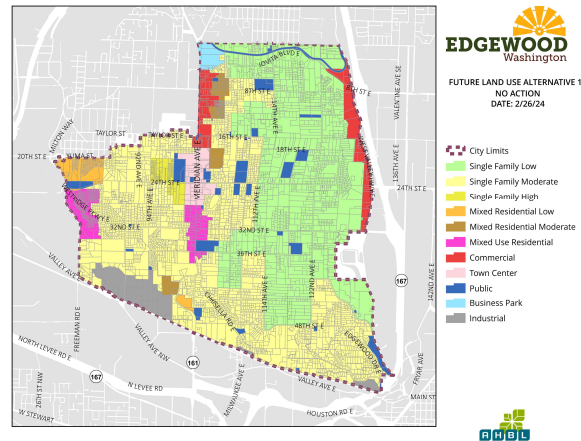
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ALTERNATIVE 1: NO ACTION

Current Trajectory

- State Environmental Policy Act (SEPA) review requires evaluation of a “no-action” alternative.
 - Provides a benchmark to compare other alternatives to.
 - May be more costly or may not be reasonable by other criteria.
- Typically asks what would happen if another alternative did not occur.
- Assumes existing Comprehensive Plan and growth projections are carried forward.



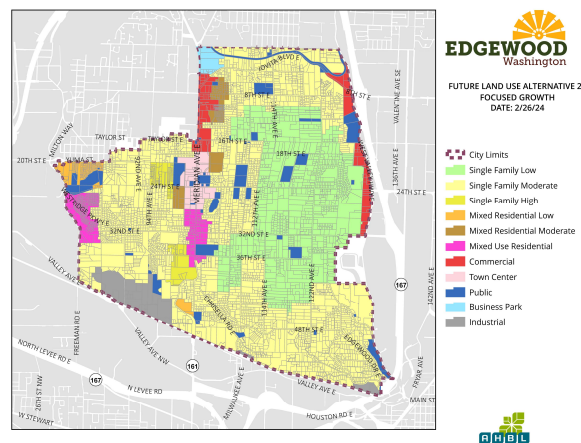
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ALTERNATIVE 2: FOCUSED GROWTH

Growth Near Existing Sewer

- No increase in pothole or other critical area locations
- SF Low to SF Moderate outside pothole areas
 - 8th north to city limits
 - Generally south of 40th
- SF Moderate to SF High for areas with existing sewer
- Publicly-owned property changes to P
- P to TC per 2023 Docket



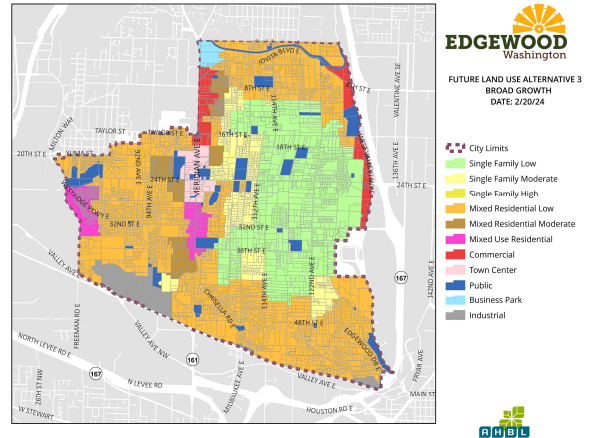
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ALTERNATIVE 3: BROAD GROWTH

Moderate Growth Everywhere

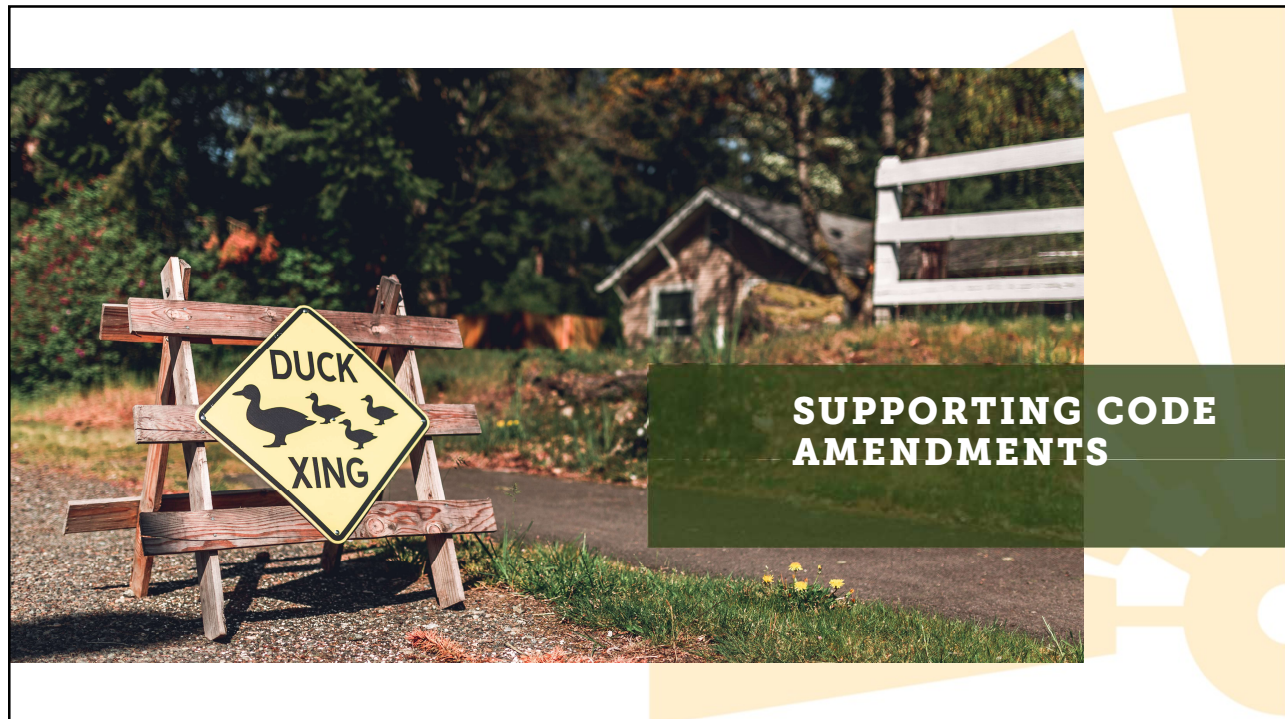
- No increase in pothole or other critical area locations
- Wider variety of housing forms
- SF Low and SF Moderate to MR Low outside pothole areas
- SF Moderate to MR Moderate for areas with existing sewer
- Publicly-owned property changes to P
- P to TC per 2023 Docket



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DUE WITH ADOPTION OF 2024 PLAN



SSSB 5290 (2023)

Project Permit Review

- Impacts subdivisions, land use permits, site development, etc.
- Shortens review clock
- Application forms must be precise and thorough
- City must refund up to 20% of review fee for not completing review on time

*** Portion currently adopted under interim ordinance

ESSHB 1220 (2021)

Housing for All Incomes

- Housing affordable to all income levels
- Must update zoning schema
- Requirements for emergency housing
- Address displacement and discriminatory housing policies or laws

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DUE WITH ADOPTION OF 2024 PLAN



RCW 36.70A.060

Critical Areas Update

- Must be updated to current, best available science
- Cities under 25,000 may adopt county regulations instead (SSB 5374, 2023)
- Applies to:
 - Wetlands
 - Critical aquifer recharge areas
 - Flood hazards
 - Geological hazards
 - Agricultural, forest and mineral resource lands

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DUE BY JUNE 30, 2025



ESHB 1042 (2023)

Residential Conversion

- Requires allowing buildings zoned commercial or mixed use to be converted to residential use at a density 50% more than the underlying zone
- No additional parking
- No traffic concurrency or SEPA

EBH 1337 (2023)

Two ADUs Per Lot

- Required for any lot larger than 2,000 sq. ft.
- No owner occupancy
- Cap of 50% of impact fee for primary unit
- Parking maximum

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DUE BY JUNE 30, 2025



ESSHB 1110 (2023)

Missing Middle (\$40,000 Grant)

- City either must adopt its own ordinance, or state model ordinance applies
- Must allow two units / lot
- Must allow 5 of 9 middle housing types
- Can exempt up to 25% of SF zones w/ documented deficiency

ESHB 1293 (2023)

Design Review

- Must update design standards to be clear, quantifiable, and objective
- Clear instructions that remove all subjectivity
- Must be reviewed concurrently

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DUE LATER...

SSSB 5412 (2023)

Design Review

- Due September 30, 2025
- Objective design review
- Establish additional SEPA exemptions

*** May incorporate into 5290 / 1293 work

ESSHB 1181 (2023)

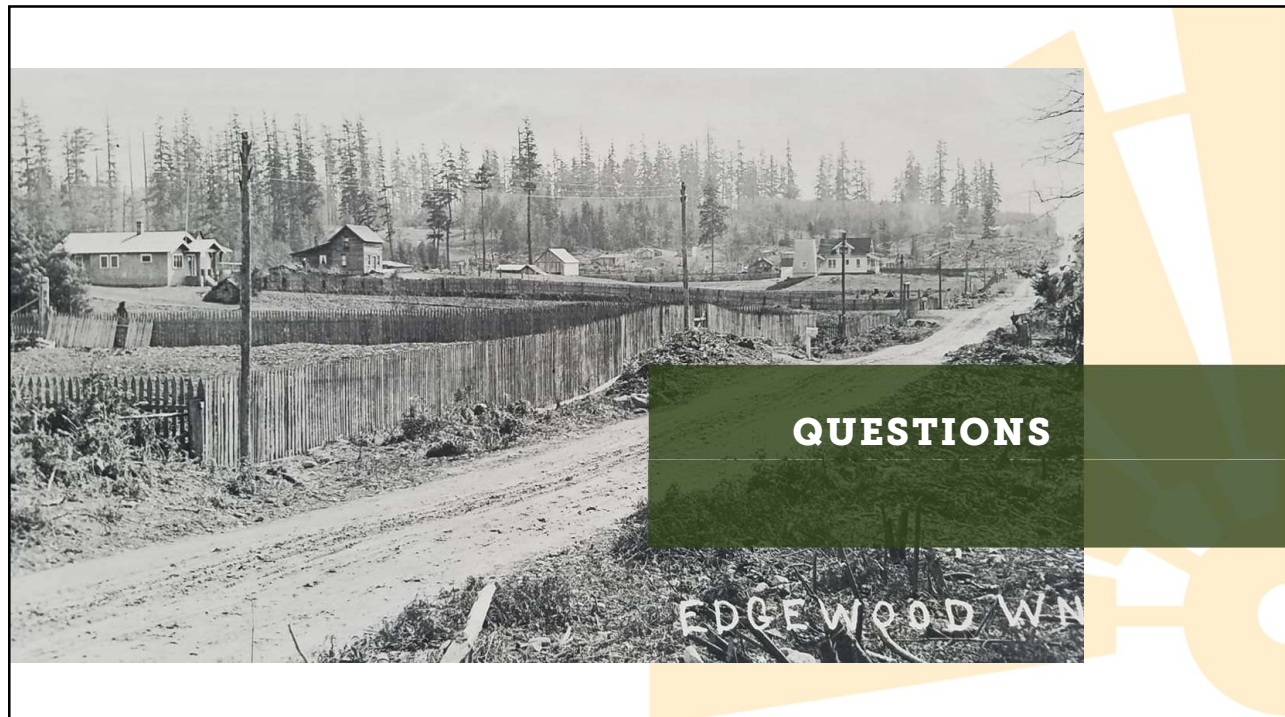
Climate Change

- Due with new, mandatory mid-cycle update in 2029
- Must create green space / forest zone
- Greenhouse gas and other emissions
- City-owned green infrastructure
- Much more!!!

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QUESTIONS?

Lauren Balisky, AICP, Director
Community & Economic
Development Department
comdev@cityofedgewood.org

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STAY CONNECTED

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



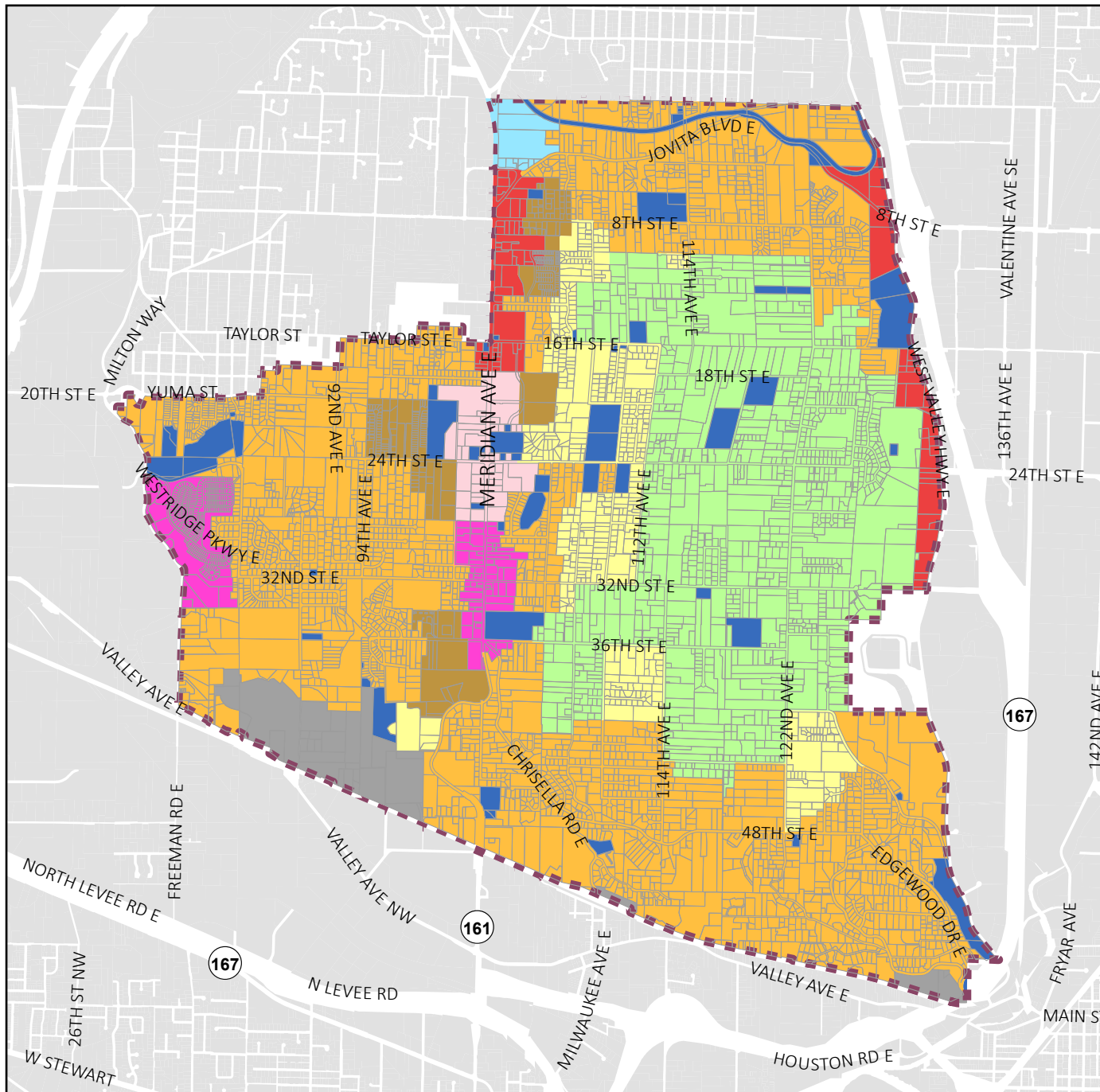
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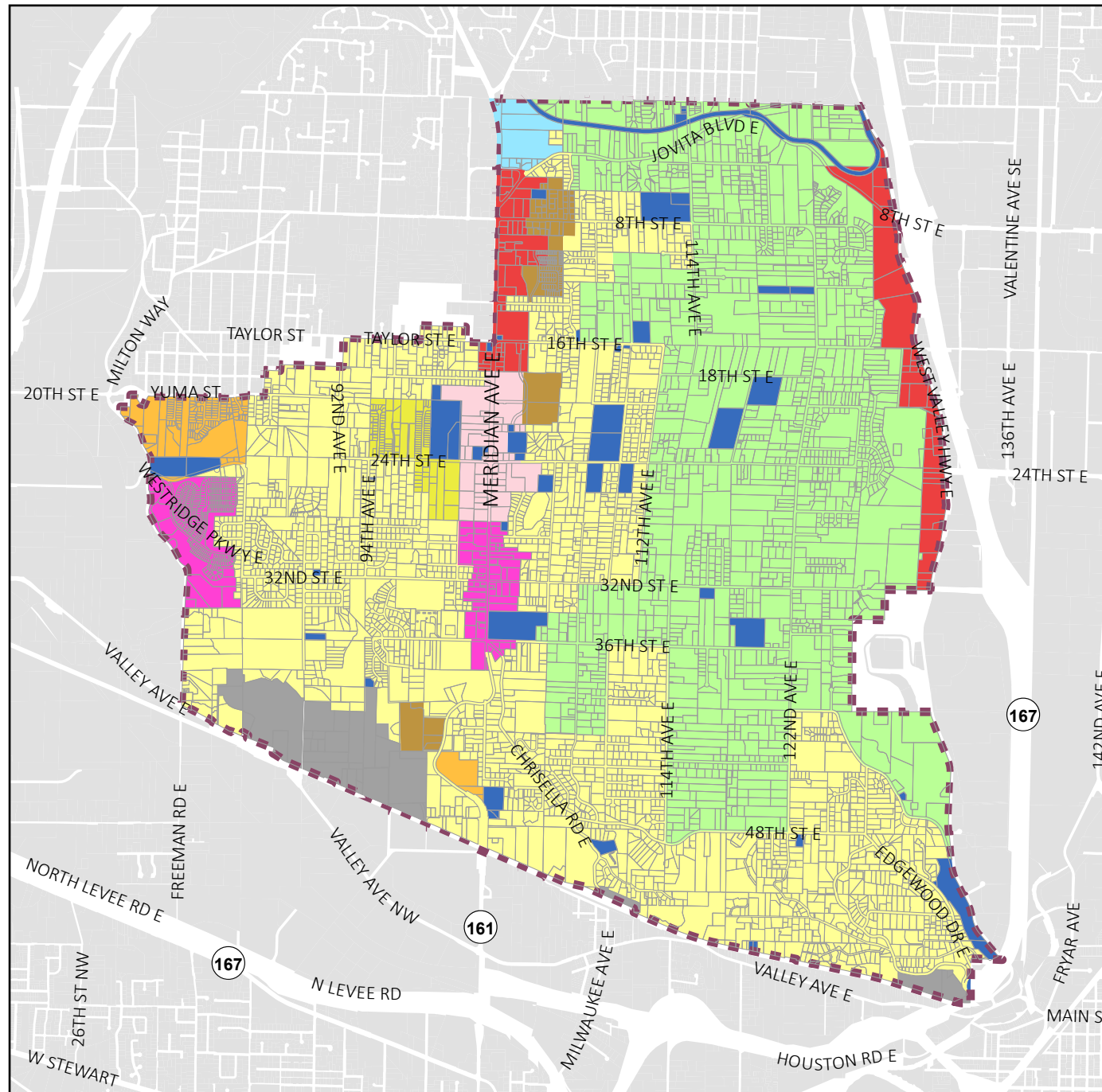
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**FUTURE LAND USE ALTERNATIVE 3 -
BROAD GROWTH**
DATE: 2/20/24

-  City Limits
-  Single Family Low
-  Single Family Moderate
-  Single Family High
-  Mixed Residential Low
-  Mixed Residential Moderate
-  Mixed Use Residential
-  Commercial
-  Town Center
-  Public
-  Business Park
-  Industrial



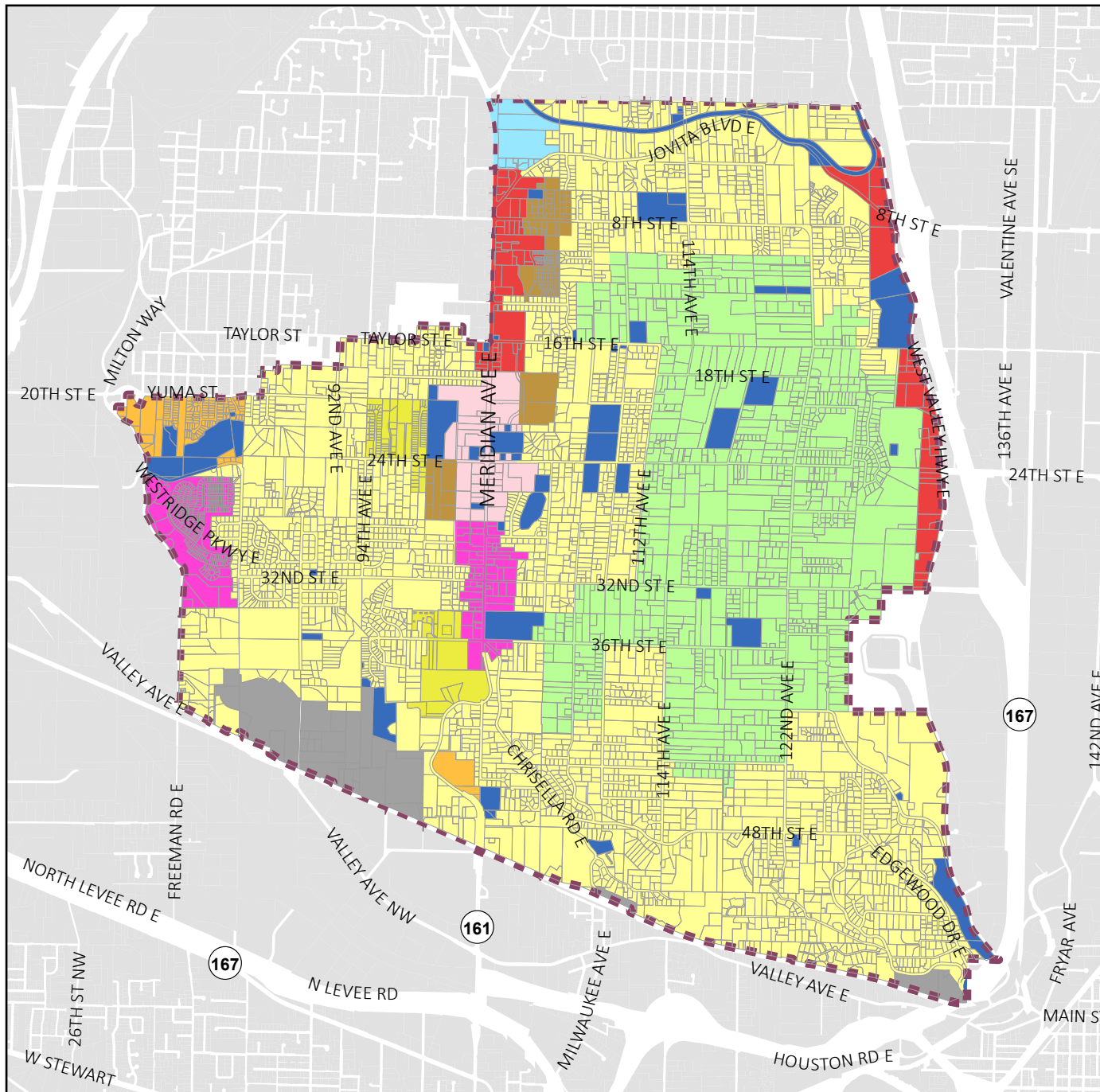
**FUTURE LAND USE ALTERNATIVE 1 -
NO ACTION
DATE: 2/26/24**



-  City Limits
-  Single Family Low
-  Single Family Moderate
-  Single Family High
-  Mixed Residential Low
-  Mixed Residential Moderate
-  Mixed Use Residential
-  Commercial
-  Town Center
-  Public
-  Business Park
-  Industrial

**FUTURE LAND USE ALTERNATIVE 2 -
FOCUSED GROWTH**
DATE: 2/26/24

-  City Limits
-  Single Family Low
-  Single Family Moderate
-  Single Family High
-  Mixed Residential Low
-  Mixed Residential Moderate
-  Mixed Use Residential
-  Commercial
-  Town Center
-  Public
-  Business Park
-  Industrial





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 11, 2024

Title: 2024 Work Plan

Attachments: None

Submitted By: Lauren Balisky, C&ED Director

Discussion:

The 2024 Work Plan was reviewed by City Council on February 20, 2024. There were no adjustments.

2024 Work Plan Items

1. Comprehensive Plan Periodic Update
2. Edgewood Municipal Code (EMC) Updates
3. Middle Housing
4. Public Facilities and Infrastructure
5. Development Review Procedures

2024 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 2024 to allow the Planning Commission to discuss items and plan future agendas as necessary.