CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA

Tuesday, February 18, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: https://cityofedgewood-org.zoom.us/s/86916509308

1. **CALL TO ORDER**
   Roll Call, Pledge of Allegiance
2. **COUNCIL BUSINESS**
   - **A.** Annual Joint Commission & Board Work Plans
     a. Parks & Recreation Advisory Board - 2025 Work Plan
     b. Economic Development Advisory Board - 2025 Work Plan
     c. Planning Commission - 2025 Work Plan
   - **B.** Equity, Diversity, and Inclusion Council Sub-Committee Update
   - **C.** 2025 Annual Comprehensive Plan Amendment Docket
   - **D.** Ordinance – EMC Title 18 Amendments for Animals
3. **OTHER COUNCIL ITEMS**
4. **ADJOURN**

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings

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
Council Agenda Summary Sheet

Subject: Annual Joint Commission & Board Work Plans a. Parks & Recreation Advisory Board - 2025 Work Plan b. Economic Development Advisory Board - 2025 Work Plan c. Planning Commission - 2025 Work Plan	**Agenda Item #: 2.A** **For Agenda of: 2/18/2025** **Prepared by: Jeremy Metzler, Chuck Hendricksen, Morgan Dorner**

Attachments (list):
1. PRAB 2025 Work Program
2. EDAB 2025-2026 Work Plan and Prioritization Workbench
3. PC 2025 Work Plan

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler, Chuck Hendricksen, Morgan Dorner		N/A
Rachel Pitzel, Assistant City Administrator	2/13/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	2/13/2025	**Timeline:** 02/18/2025 SS

Summary Statement:
See attached the draft work plans prepared by each board / commission, for council discussion and consideration.

Item History:
N/A

Recommended Action: Hold a discussion and provide staff guidance regarding Annual Joint Commission & Board Work Plans

a. Parks & Recreation Advisory Board - 2025 Work Plan
b. Economic Development Advisory Board - 2025 Work Plan
c. Planning Commission - 2025 Work Plan

Fiscal Note/Consideration:
N/A

EDGEWOOD
Washington

Parks and Recreation Advisory Board

2025 Work Plan

At the direction of the City Council, the Parks and Recreation Advisory Board has a number of goals and tasks to be addressed during the year 2025. This Work Plan is intended to highlight major activities and projects for the year that include the support and involvement of the PRAB, in accordance with the powers and duties listed in Edgewood Municipal Code Chapter 2.31, the Parks and Recreation Advisory Board.

1. Provide input on Interurban Trail Phase III design
2. Develop construction plans for the Multi-Modal Trail Loop as funding permits
3. Review levels of service and recommend an update to the City's Park Impact Fees
4. Coordinate park cleanup and volunteer activities with other stakeholders, such as the City's Surface Water Program Coordinator and Pierce Conservation District
5. Pending prioritization by the City Council, identify long term goals for the residence at Nelson Farm Park:
    a. *Define the long-term goals – Consider a Master Plan for the park first?*
        i. *What are we trying to accomplish? Driven by want or need?*
        ii. *Where will funding come from?*
    b. *Determine if restoration and/or improvement of the farmhouse is supported by goals / plan*

CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD

Members of the Economic Development Advisory Board ("EDAB") serve as volunteers in an advisory capacity to the City Council. They are responsible for studying the economic development needs of the residents, business owners, and potential developers/investors, and for making recommendations to the City Council concerning those needs. The EDAB strives to align with Edgewood's vision statements for the City as a whole and Town Center specifically, as established in the 2025 Comprehensive Plan. This includes ensuring equitable economic development opportunities for all people with a goal of celebrating diversity, equity, and inclusion in Edgewood.

2025-2026 WORK PLAN

1) Town Center and Greater Meridian Corridor - Commercial Development

   For the 2025-2026 cycle, the EDAB will focus primarily on the commercial development of Town Center and the Greater Meridian Corridor. Our fundamental goal is to help the City recruit, attract, and establish substantial commercial development along the Meridian Corridor to kick-start the 20-year vision for Edgewood and Town Center, as defined in the Comprehensive Plan. The EDAB will do this through the following activities:

   a. Recruitment Ambassadors
      i. Invite potential commercial developers or interested parties as guest speakers or observers to one EDAB meeting or City Council Study Session per quarter. EDAB members to coordinate on upcoming guests as part of monthly meeting agendas.
      ii. Advise on advertising/recruiting efforts for substantial commercial development.
   b. City of Edgewood Coordination Efforts
      i. Facilitate communication and information-sharing between EDAB, City Planning Commission, City Council, PRAB, and/or potential developers/investors or other stakeholders through:
         1. *Current Permits/Proposals* - EDAB monthly meeting agenda to include update from the City on Town Center (or other Meridian Corridor) proposals or permits in process
         2. *Land Uses* – Review of land use and zoning along Meridian
         3. *Parks and Recreation* - If necessary, collaborate meetings with Parks and Recreation Advisory Board or include their members on an invite to EDAB meetings with agenda topics that would be relevant to have a PRAB member there – specifically regarding the Edgewood Community Park on Meridian.
   c. Economic Policy Suggestions
      i. EDAB to research 3-5 Washington State cities with similarities to Edgewood and provide detailed economic policy suggestions to the City Council related to capital planning, tax incentives, impact fees, or other related techniques used to attract new investors and developers to the city. EDAB to decide on which cities to research and deadlines for consolidating research and providing suggestions to the City Council.

2) Other Economic Development Activities

   For the 2025-2026 cycle, the EDAB has also identified the following as economic development activities that should be maintained or prioritized in tandem with the main priority of commercial development. The long-term goal should be for this section to become the main priority of future EDAB groups because commercial development will already be completed for Town Center and the Greater Merdian Corridor. Regardless, these activities should not be left behind to achieve priority number 1 above and we will track status of these in the same manner over the next 2 years.

   a. Business Retention / "Support Local" Initiatives

i. *Edgewood Marketplace (ex. Food truck court/farmers market)* – EDAB to work with City on helping make this a reality because it is what the local community wants and it maintains the Edgewood character. Determine if this is feasible separately from other large commercial development projects.
ii. *Support existing businesses* – various EDAB members to visit and establish, or leverage already established, relationships with 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 activities, issues, or needs.
iii. *Regional economic development community and events* – various EDAB members to attend Pierce County or Fife Milton Edgewood Chamber of Commerce event(s) to help facilitate connections for Edgewood businesses. Provide feedback to city on resources or information that may be helpful on the City website, etc.

b. Edgewood City Marketing & Communications Initiatives
i. *Social media* – provide advice on economic development posts (Example - Local business "spotlights" on Instagram or LinkedIn)
ii. Advise on or help create resources for the public to easily find local businesses (Example – Edgewood Business Map on City Website for residents to find local businesses).
iii. Help increase public engagement as needed
iv. Work with City on Placemaking & Wayfinding if needed for Economic Development priorities in 2025-2026 (Example – Edgewood Marketplace)

c. Other Potential Activities
i. Reevaluate the 2022 EDAB recommendation for a hotel feasibility study
ii. Home-based businesses evaluation and permitting improvements
iii. Help explore alternative funding sources for various economic development projects (i.e. grant, private funding, etc.)

3) Council Priorities (as assigned) and EDAB Admin Tasks
a. City Council Requests
i. *Impact Fees* - Advise on potential changes to Impact Fees.
ii. *Other tasks as deferred by City Council*

b. EDAB Admin
i. *2025-2026 Work Plan finalization* – goal to be approved in February 2025 by City Council
ii. *Implementation Planning* – over the next year, develop a more detailed multi-year action plan template (ideally in matrix format) that establishes measurable action items to accomplish the priorities above, including status-tracking and timelines where applicable.

The below are not specific priorities of the EDAB for 2025-2026 but are examples of discussion topics that may become relevant in coordinating with the Planning Commission, PRAB, or others on the commercial development priority and other economic development activities above.

City of Edgewood Coordination – Potential discussion topics
- Planning for public spaces in Town Center Subarea Plan
- Improve curb appeal, enhance walkability, and increase pedestrian safety along Meridian Corridor
- Continuing to promote parallel road network
- Understanding maintenance responsibilities along Meridian Corridor
- Incorporating Economic Development goals in land use and recreation planning

Rev 2		EDAB 2025 Work Plan with prioritization	Compilation							
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight	9.0	7.0	8.5	5.5	5.0	3.0		
+	1	**Town Center and Greater Meridian Corridor Improvement**	Elements moved to items 2 and 3 following for better cohesion.							
+	2	**Meridian Corridor Economic Development**								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	5.0	5.6	2.4	7.0	8.2	3.3	5.2	32.3
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	8.2	6.8	4.2	6.4	7.6	1.3	5.7	39.0
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	4.3	8.8	2.6	7.4	9.4	2.3	5.8	36.2
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3.3	3.2	1.0	4.6	3.4	0.3	2.6	17.3
2		e. Continue to endorse and promote parallel road network.	3.0	6.3	3.0	7.3	9.0	0.5	4.9	30.6
2		f. Install place-marking and wayfinding for service organizations serving EW	1.8	4.2	1.0	4.6	2.8	0.3	2.4	15.7
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	5.2	7.5	7.0	7.5	9.5	6.7	7.2	44.6
+	3	**Collaboration with City Commissions and Boards**								
3		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	6.5	6.6	5.4	8.0	8.4	6.0	6.8	42.4
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	6.5	8.4	6.6	8.4	8.0	5.3	7.2	45.9
+	4	**Comprehensive Plan Update –- Economic Development Element**	Completed. No scoring required.							
+	5	**Shop Local**	Item includes a "what," the first, and two "hows" thereafter. Score the "what" only, unless you think the "hows" should be scored materially differently.							

5		a. Connect Edgewood businesses to the community and involve in public events and activities:	3.4	5.2	1.2	3.6	4.6	0.8	3.1	20.4
5		1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	6.0	10.0	2.0	6.0	6.0		6.0	40.8
5		2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	5.5	7.0	2.0	10.0	8.0	#DIV/0!		42.1
+	6	**Business Retention and Recruitment Ambassadors**								
6		a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	6.3	3.0	3.7	5.3	3.3	0.5	3.7	26.0
		b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	7.3	3.3	4.3	5.3	3.3	0.5	4.0	28.8
6		c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	7.3	5.7	3.0	4.0	3.0	0.5	3.9	28.2
6		d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.	8.3	5.3	3.3	5.3	3.0	0.5	4.3	31.0
		e. Emplace an Ombudsman as a pont of contact for current busnisses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	8.0	5.3	4.7	4.0	3.0	2.0	4.5	32.0
+	7	**Diversity, Equity, and Inclusion**	Removed; accounted for as a benefit							
7										
+	8	**Public Engagement**	Removed; covered adequately elswhere.							
+	9	**City Permitting and Licensing Process Optimization**								
9		Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8.7	6.8	9.2	8.2	6.2	6.0	7.5	49.7
+	10	**Zoning Optimization**								
10		Optimize Edgewood's zoning structure for optimum tax yield.	9.7	5.6	7.6	6.8	9.2	5.5	7.4	48.5
+	11	**EDAB Protocols and Operation**								

11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	**4.5**	**5.7**	**5.7**	**6.3**	**4.7**	**0.5**	**4.6**	**31.3**

PLANNING COMMISSION
2025 WORK PLAN

The following is a list of items currently slated for Planning Commission review in 2025, as time allows:

- Annual Comprehensive Plan Amendment(s) – West Valley Land Use Overlay
- Critical Areas Ordinance Update
- Middle Housing Code Amendments
- Accessory Dwelling Unit (ADU) Code Amendments
- Impact Fees for Middle Housing and ADUs (SB 5258)
- Co-Living Housing Code Amendments (HB 1998)
- Parking Standards (SSB 6015 / RCW 36.70A.622)
- Preliminary Planning for the Comprehensive Plan Climate Element (HB 1181)
- Hazardous Vegetation / Tree Preservation Code Amendments
- Land Use Table Updates
- Title 18 Definition Updates (housekeeping)
- Fencing Regulation Updates
- Public Works Design and Construction Standards
- Sanitary Sewer Code Amendments (General Sewer Plan Implementation)
- Special Events Code

Also, the following objectives were identified in 2024, up for review and consideration this year:

- Identify community outreach, education, and engagement opportunities
- Identify training opportunities for Planning Commissioners
- Promote diversity, equity, and inclusion in recommendations to City Council
- Collaborate with the Economic Development Advisory Board (EDAB)
- Collaborate with the Parks and Recreation Advisory Board (PRAB)

City Of Edgewood
Council Agenda Summary Sheet

Subject: Equity, Diversity, and Inclusion Council Sub-Committee Update	**Agenda Item #: 2.B**
	For Agenda of: 2/18/2025
	Prepared by: Jill Schwerzler-Herrera
Attachments (list):	

Approval of Materials:		**Expenditure Required:**
Jill Schwerzler-Herrera		**Amount Budgeted:**
Rachel Pitzel, Assistant City Administrator	2/10/2025	**Timeline:** Topic to be added to all future Study Sessions (see item history below)
Dave Olson, Mayor	2/10/2025	

Summary Statement:

Item History:
The council has asked that this topic be discussed at all study sessions for the foreseeable future. As such, this has been a reoccurring agenda item since September of 2020.

Recommended Action:
N/A

Fiscal Note/Consideration:
N/A

City Of Edgewood
Council Agenda Summary Sheet

Subject: 2025 Annual Comprehensive Plan Amendment Docket	**Agenda Item #: 2.C**
	For Agenda of: 2/18/2025
	Prepared by: Jeremy Metzler

Attachments (list):
1. SIGNED PC Recommendation - 2025 Annual Comprehensive Plan Amendment Docket
2. West Valley Highway Overlay Area

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		$37,500 (estimated)
Rachel Pitzel, Assistant City Administrator	2/12/2025	**Amount Budgeted:** $37,500 (Planning - Professional Services)
Dave Olson, Mayor	2/13/2025	**Timeline:** 02/18/2025 SS 02/25/2025 RCM

Summary Statement: Annual Comprehensive Plan Amendments are governed by Edgewood Municipal Code (EMC) Chapter 18.60. There is one item proposed for consideration this year: Future Land Use Study and Map Amendment for the West Valley Highway Overlay Area. This proposal would complete a land use study along the West Valley Highway Corridor (see attached map) to identify the most appropriate land use(s), with subsequent update(s) to the adopted Comprehensive Plan Future Land Use Map and Zoning Map. Staff evaluated the following criteria for consideration:

- Need and Urgency: The zoning along West Valley Highway is primarily residential, with a few properties zoned for commercial and public uses. Since 2015, several property owners and prospective developers have requested or inquired about allowing non-residential uses in this area, stemming from the proximity to State Route 167 and the neighboring cities of Sumner and Pacific, which have zoned this area for industrial and commercial uses. The existing heavy vehicular traffic conditions along the highway result in negative noise and air quality impacts for any residential uses. This situation could worsen as the city moves forward with code updates to implement HB 1110, which allows for a greater number of residential developments in areas that may not be equipped to handle these additional stresses. Given these factors, staff believes it is urgent to review the land uses along the West Valley Highway and consider a Comprehensive Plan Map Amendment.
- Appropriateness: This proposed land use study area was identified in the 2024 Comprehensive Plan under Land Use Goal 1.b.
- Availability of staff to review the amendment(s) and manage the public review process: Staff is working on a variety of project permits, code amendments to ensure compliance with state law, other development code updates requested by City Council, Climate Planning, and a required Critical Area Ordinance Update. Given this workload, staff will rely on a consultant to complete the study. However, staff anticipates being able to review the associated Comprehensive Plan Map Amendment and manage the public review process if the Planning Commission and City Council determine that this

proposal is a priority.

- Anticipated costs and budget: This city-initiated proposal does not involve permit processing fees. It is estimated that staff time for review and public engagement will total approximately 40 hours, resulting in an estimated staff cost of $7,500. Additionally, the land use study, including assistance with Environmental Review (SEPA), staff reports, and development regulations, will require consultant services estimated to be between $25,000 and $30,000. In total, the proposal is anticipated to cost approximately $37,500, and there is adequate budget appropriated for this effort.

The Planning Commission held an open Public Hearing on the proposed Preliminary Docket at their February 10, 2025 meeting (see Item History), where no public input was provided. Following robust discussion, the Planning Commission recommended inclusion of the Future Land Use Study and Map Amendment for the West Valley Highway Overlay Area in the Final Docket for Council's consideration (attached).

This item is being presented to Council tonight pursuant to EMC 18.60.170. The City Council establishes the Final Docket through a resolution at a regularly scheduled Council Meeting, tentatively scheduled for next week. Placement on the Final Docket does not guarantee approval; it means that the proposal will undergo further analysis by City staff and the Planning Commission in the coming months, for consideration by the Council before the end of the year.

Item History:
Planning Commission Meeting - February 10, 2025:
https://edgewoodwa.portal.civicclerk.com/event/1065/overview

Recommended Action:
Hold a discussion regarding 2025 Annual Comprehensive Plan Amendment Docket

Fiscal Note/Consideration:
The adopted 2025 Budget includes funds for Professional Services under the Planning department, with total appropriated funds being greater than the amount anticipated for this effort.

CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted 7-0 to recommend that the City Council include the Future Land Use Study and Map Amendment for West Valley Highway Overlay Area in the 2025 Annual Comprehensive Plan Amendment Final Docket, as presented herewith.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 10TH DAY OF FEBRUARY 2025.

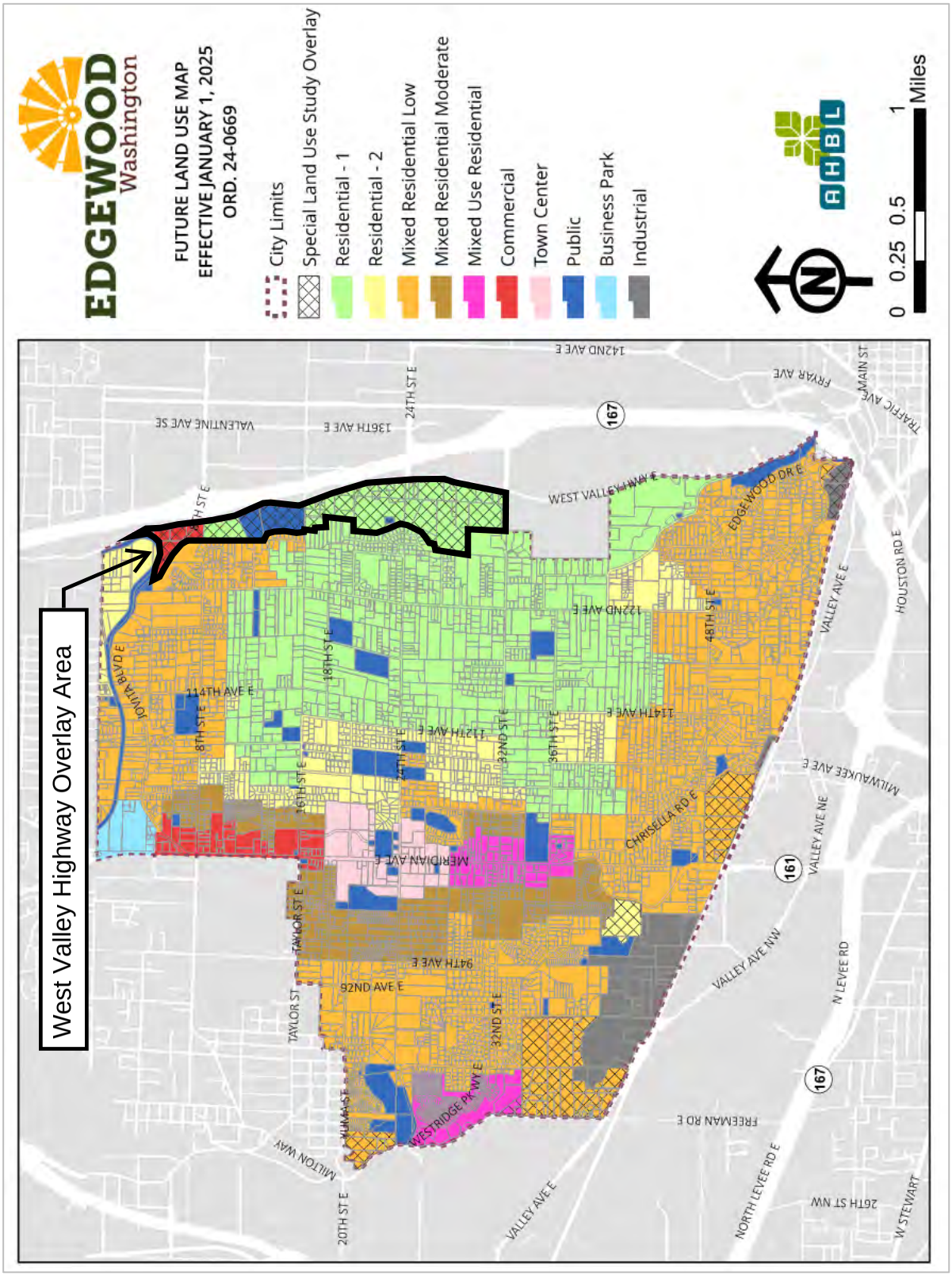
Overfield, Chair

JoAnn Overfield
Planning Commission Chair

Attest by:

Jeremy Metzler, PE
Community Development Director

Figure 3 Future Land Use Map



City Of Edgewood
Council Agenda Summary Sheet

Subject: Ordinance – EMC Title 18 Amendments for Animals	**Agenda Item #: 2.D**
	For Agenda of: 2/18/2025
	Prepared by: Morgan Dorner

Attachments (list):

1. Staff Report_EMC Title 18 Amendments for Animals
2. 1. DRAFT Ordinance No. 25-0xxx
3. 2. Planning Commission Recommendation
4. 3. Public Noticing Packet

Approval of Materials:		**Expenditure Required:**
Morgan Dorner		N/A
Rachel Pitzel, Assistant City Administrator	2/13/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	2/13/2025	**Timeline:** **02/18/2025 SS** 02/25/2025 RCM

Summary Statement:

A brief presentation of the proposed amendments will be provided to City Council at the February 18, 2025 Study Session. Included with this item are the proposed amendments to EMC Title 18 as they animal related uses, activities, and allowances. In addition, a Public Noticing Packet is provided to document the public noticing process and environmental review.

The proposed amendments were developed in consultation with Washington State Department of Agriculture and other state agencies, cities (Sumner, Puyallup, and Chehalis), Pierce County, and the public. Staff analysis included review of state regulations and code from Pierce County and various cities, including, but not limited to; Sumner, Puyallup, Fife, Chehalis, Centralia, Lacey, and Yelm. Staff analysis also included review for consistency with EMC Title 6, Animal Control. EMC Title 6 regulates animal control, regulation and licensing of animals, cruelty to animals, sanitation, loose animals, vaccinations, etc.

Staff note that the Planning Commission were thoughtful in developing the proposed amendments over the course of six (6) meetings which included a Public Hearing and have recommended that City Council approve the draft amendments as proposed. City Council should review the proposed amendments and may ask for staff clarification or provide recommendations. Staff anticipates a vote by Council at the next Regular Council Meeting on February 25, 2025.

Item History:

July 16, 2024 - City Council Study Session
July 23, 2024 - City Council Regular Meeting (Public Comment)
September 9, 2024 - Planning Commission Meeting

October 14, 2024 - Planning Commission Meeting
November 6, 2024 - Planning Commission Meeting
December 9, 2024 - Planning Commission Meeting
January 13, 2025 - Planning Commission Meeting & Public Hearing
February 10, 2025 - Planning Commission Meeting (Final Recommendation)

Recommended Action:
Hold a discussion and provide staff guidance regarding Ordinance – EMC Title 18 Amendments for Animals

Fiscal Note/Consideration:
N/A

CITY OF EDGEWOOD
PLANNING COMMISSION RECOMMENDATION & STAFF REPORT

Date:	February 18, 2025
File No.:	24-006-CODE
Title:	EMC Title 18 Amendments for Animals
Attachments:	1) Draft Ordinance and Proposed Amendments 2) Planning Commission Recommendation 3) Public Noticing Packet
Staff Contact:	Morgan Dorner, Senior Planner

Proposal: Amendments to City of Edgewood Municipal Code (EMC) Title 18 as related to animal definitions, uses, allowances, and regulations within the City of Edgewood.

Background Information:

On April 9, 2024, City Council received several public comments regarding livestock and large animals on residentially-zoned properties. To summarize, concerns were expressed about land use code changes in June 2020 that limited residents' ability to have large animals on their property. Those changes were implemented in EMC under Ordinance 20-0579, which was a broad update of the City's land use table.

Following further research, the City Council continued conversation on this topic at their July 16, 2024 Study Session, and those materials can be found here: Meeting Overview and Materials. In summary:

- There was a focus on removing any slaughterhouse use from the land use table, which led to conversations about family farms and large animal limitations
- EMC 18.20.090 defines "Family Farm", allowable in certain zones pursuant to EMC 18.70.050
- The provisions of EMC 18.100.030(B) are in conflict: "No other animals are allowed in residential districts other than pets."
- Staff believes the intent was to allow Family Farm uses pursuant to EMC 18.70.050, in lieu of EMC 18.100.030
- Staff noted opportunities to add clarifying definitions to EMC 18.20, clarify the intent of several items listed in the Land Use Table in EMC 18.70, and consider adding performance standards to EMC 18.100
- DM Tomyn spoke to Growth Management Act (GMA) requirements and pressure to reduce/remove agricultural uses in cities
- CM Ramirez expressed interest in reviewing Lacey Municipal Code 16.21, seeking assistance from the Pierce Conservation District, and considering portions of Pierce County code

- CM Southard asked about how far the Land Use Table could be "rolled back" and still be compliant with GMA (with others also expressing interest in this later in the meeting)
- CM West asked about what portion of the Land Use Table relating to agriculture is being driven by GMA requirements, and expressed interest in seeing a comparison of agricultural uses between old and current Land Use Tables
- CM Pazaruski noted several items listed in the Land Use Table that could use clarification regarding their intensity, identified that onsite slaughtering of animals raised onsite could use clarification, and noted some pending Land Use and Zoning Map updates should be considered

Following the July 16, 2024 study session discussion, public comments were received by email and at the regular meeting on July 23, 2024, summarized as follows:

- Expressing frustration with changes and loss of things that made Edgewood special
- Suggesting regulation that does not arbitrarily limit livestock by numbers or density, but instead allows for flexibility and responsible management
- Seeking preservation of small farms and animals in the community
- Seeking a clear path for allowing livestock in mixed residential low, including clear codes for pigs
- Supporting repeal of Ordinance 20-0579 and preserving Edgewood
- Question about the intent of Ordinance 20-0579, if there is a public concern regarding large animals, and exemptions for family farms larger than 10 acres operating for over 50 years
- Seeking restoration of EMC 18.100.030 to Ordinance 03-203 language, which included clear slaughtering language for farm animals
- Example of a small family farm in Edgewood for four generations, teaching responsibility, and hosting field trips for preschool students, closing by expressing support for updating the code

Planning Commission Meetings

September 9, 2024: Staff introduced this item to the Planning Commission with examples from other jurisdictions with some initial redlines. The commission discussed previous actions and code changes as they relate to animals and a request for clarity regarding regulations for Pet Care Services. See the September 9, 2024 Planning Commission Meeting Materials and Recording for additional information.

October 14, 2024: Staff introduced an initial draft of the proposed amendments with a presentation regarding the changes. Based on the input received and further research by staff, the enclosed amendments were prepared for discussion. Staff spoke with Cities of Sumner, Chehalis, Centralia, and the Washington State Department of Agriculture regarding rule clarification, authority, and performed external code analysis. The proposed amendments are heavily influenced by the Cities of Chehalis and Centralia, both are rural cities located in Lewis County with more frequent animal use activity. Staff also addressed a lack of clarity within the City's current code regarding Pet Care Services, as requested by Commissioner Lenior.

The proposed amendments update the following code sections:

- EMC 18.100.030, Animals regarding animal uses, allowances, and standards.

    - The updates now clearly allow personal and smaller-scall agricultural uses for all zones, subject to minimum standards for health, safety, and welfare of the animals and community.
    - Categorizes animals by type (domestic, livestock, exotic, and wildlife animals) and use (Personal, Commercial, Industrial, and Pet Care Services).
- EMC 18.70, Permitted Land Uses regarding land uses as they relate to animals for consistency with the proposed amendments to other code sections for this update.
- EMC 18.20, Definitions regarding conflicting and unclear definitions regarding animal uses, and additional definitions for domestic, livestock, exotic, and wildlife animals.

November 6, 2024: Based on the feedback from the Commission from the prior meeting, staff revised the proposed amendments to address concerns. This included clarity around kennel definitions and uses and home business permits and licensing. In response, staff revised definitions for "Kennels" under the land use code (Title 18) to only be with regard to animal shelters and dog pounds. All other uses are covered under "Pet Care Services, All Other". Additional clarification was added regarding any required permits for Pet Care Services. Staff requested feedback and input from the Commission on the revised amendments. The amendments were generally accepted, except for prohibition of roosters. Staff recommended providing options to the Planning Commission at the next meeting for this item.

December 9, 2024: The proposed amendments were generally accepted. Additional clarifications were made based on feedback from the last meeting for livestock fences. Staff provided draft language for this, which was accepted. The commission continued the discussion regarding rooster allowances, potential issues, and including a lot size restriction.

January 13, 2025: A public hearing was held for the proposed amendments. Public comments received prior to drafting the proposed amendments were provided to the Commission. A comment from the Code Enforcement Officer on the proposed amendments, specifically regarding rooster allowances was also provided for Commission review. Materials for the public noticing and SEPA DNS were provided for Commission review. Staff presented two (2) options for the Animals code amendments to permit or prohibit roosters. The Commission chose the option to permit roosters under certain conditions (setbacks/overnight enclosures) and based on lot sizes (1.5 acre or more). These amendments were accepted by the Commission and staff were directed to prepare for a formal recommendation at the next meeting.

February 10, 2025: Planning Commission voted to recommend City Council approve the amendments.

Process & Criteria:

The proposed development regulation amendments were processed in accordance with EMC 18.60.030, *Procedure for amendments to development regulations* and reviewed by the Planning Commission under the following criteria provided in EMC 18.60.220:

1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);

2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;

3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;

4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and

5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

Staff Analysis & Consultations:

Staff analysis included review of current state and local regulations of the following:

- Revised Code of Washington (RCW) Title 16, Animals and Livestock
- City of Edgewood Comprehensive Plan
- City of Edgewood Municipal Code
    - Title 6, Animal Control
    - Title 7, Code Enforcement
    - Title 14, Critical Areas
    - Title 18, Development Standards
- Pierce County Code
- Development codes of various cities, including, but not limited to; Sumner, Puyallup, Fife, Chehalis, Centralia, Lacey, and Yelm.

The proposed amendments were developed in consultation with Washington State Department of Agriculture and other state agencies, cities (Sumner, Puyallup, and Chehalis), Pierce County, and the public.

Public Noticing & SEPA Environmental Review:

On December 22, 2024 the city issued a State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) with a public comment period open from December 22, 2024 – January 13, 2025 and a Notice of Public Hearing to be held on January 13, 2025. See Attachment 3 for the Public Noticing Packet which documents the public noticing process and environmental review. No appeals of the SEPA DNS were filed.

Planning Commission Recommendation:
Planning Commission recommended that City Council **approve** the draft amendments as proposed.

City Council:
In accordance with EMC 18.60.230, the city council shall consider the proposed comprehensive plan amendments and the planning commission's recommendation at a regularly scheduled meeting. The city council shall also apply the criteria set forth in EMC 18.60.220, as applicable, in order to make a final decision.

If the city council concludes that no change in the recommendation of the planning commission is necessary, the city council may make a final determination on the proposed amendment(s) without holding another public hearing and make a final decision at the next Regular Council Meeting.

If the city council concludes that a change in the recommendation of the planning commission is necessary, the city council shall consider whether another opportunity for public review and comment is needed under RCW 36.70A.035(2)(a) and, if so, it shall hold another public hearing before making a final decision.

ORDINANCE NO. 25-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, FOR ANIMAL RELATED USES, ACTIVITIES, ALLOWANCES, AND REGULATIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood has established development regulations for animal related uses, activities, and allowances under Edgewood Municipal Code (EMC) Section 18.100.030, 18.70, and 18.20; and

WHEREAS, on April 9, 2024 at a City Council Meeting several public comments were received regarding livestock and large animals on residentially-zoned properties and concerns were expressed about prior land use code changes under Ordinance No. 20-0579 that unintentionally limited on the ability of residents to have large animals on their property; and

WHEREAS, City Council met at a Study Session on July 16, 2024 to address public concerns and providing guidance to staff for updating current city regulations as they pertain to animal uses, activities, and allowances, and requested that this item be forwarded to the Planning Commission for further review; and

WHEREAS, in accordance with the procedures for amendments to development regulations as provided in EMC 18.60 were followed as documented in the staff report dated February 18, 2025; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Title 18 on September 9, 2024, October 14, 2024, November 6, 2024, December 9, 2024, and January 13, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the city issued a Determination of Nonsignificance (DNS) on December 22, 2024 under File No. 24-006-CODE with a public comment period ending on January 13, 2025 and appeal period ending on January 28, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on December 22, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for January 13, 2025 at 6:00 PM; and

WHEREAS, on February 10, 2025, the Planning Commission voted unanimously to recommend adoption to Council of the proposed amendments to EMC Title 18 relating to animal uses, activities, and allowances; and

WHEREAS, the City Council has determined that an amendment of EMC Title 18 is required to update development regulations for animal related uses, activities, and allowances within the City of Edgewood; and

WHEREAS, the City Council considered the proposed code amendments at their study session held on February 18, 2025, and regular meeting held on February 25, 2025;

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

Section 1. EMC 18.100.030 Amended. Amendments to Section 18.100.030 EMC relating to animal uses, activities, and allowances are attached hereto as Exhibit A, incorporated by reference.

Section 2. EMC 18.70 Amended. Amendments to Section 18.70 EMC relating to animal uses, activities, and allowances are attached hereto as Exhibit B, incorporated by reference.

Section 3. EMC 18.20 Amended. Amendments to Section 18.20 EMC relating to animal uses, activities, and allowances are attached hereto as Exhibit C, incorporated by reference.

Section 4. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

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

Section 6. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THE 25TH DAY OF FEBRUARY, 2025

_____
Dave Olson, Mayor

ATTEST/AUTHENTICATED:

_____
Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

_____
Maili C. Barber, City Attorney

Date of Publication: February 28, 2025
Effective Date: March 5, 2025

Exhibit List

A. EMC 18.100.030, Animals Amendments
B. EMC 18.70, Permitted Land Uses Amendments
C. EMC 18.20, Definitions Amendments

Exhibit A

EMC 18.100.030, Animals Amendments

Chapter 18.100

DEVELOPMENT STANDARDS – USE SPECIFIC

Sections:

18.100.010 Accessory residential vehicle service and repair standards.
18.100.030 Animals.
18.100.040 Daycare facilities.
18.100.050 *Repealed.*
18.100.070 Home business.
18.100.080 Limited home businesses.
18.100.090 Manufactured homes on individual lots.
18.100.100 Sexually oriented businesses.
18.100.110 Wireless communications facilities.
18.100.120 Marijuana-related uses – Prohibited.

…

18.100.030 Animals.

~~A. Four small farm animals (noncommercial) shall be allowed per legal lot of record. Lots that are one contiguous half acre in size or greater shall be allowed no more than 12 small farm animals per acre. All small farm animals kept outside shall be cooped or kept in hutches or pens or similar enclosures.~~

~~B. No other animals are allowed in residential districts other than pets.~~

A. Purpose and Intent. The purpose of this section is to ensure the health, safety, and welfare of animals and the public are maintained within the City of Edgewood.

B. Applicability. All animals and animal uses within the City of Edgewood shall be regulated by this section, in addition to the development regulations contained in this title, as applicable. Regulations regarding animal control are provided in EMC Title 6, Animal Control. Owners and operators are responsible for obtaining all necessary local, state, and federal permits, licenses, and approvals.

C. Performance Standards. All animal uses, except for wildlife animals, are subject to EMC 18.90.140, Performance Standards.

D. Animal Uses.

1. Personal. Animals raised, bred, trained, or kept for personal use, enjoyment, and is accessory to a primary land use. Also includes animals raised for a variety of small-scale agricultural purposes, including labor, meat, eggs, milk, fur, leather, and wool for the owner's consumption or small-scale commercial activity. Personal animals are permitted in all zones and may be domestic, livestock, exotic, or wildlife, subject to the standards of this section.

2. Commercial. Animals raised, bred, boarded, fattened, trained, or kept for commercial service, sale, slaughter, or byproduct production for monetary gain or trade. Commercial animal uses are permitted as provided in EMC 18.70, Permitted Land Uses and are subject to the standards of this section.

3. Industrial. Animals processed for byproduct production other similar means for industrial production. Industrial animal uses are permitted as provided in EMC 18.70, Permitted Land Uses and are subject to the standards of this section.

4. Pet Care Services. Includes Pet Care Services, All Other and Veterinary Services as permitted in EMC 18.70 and defined in EMC 18.20.

a. Single family zones and MR-1. Only permitted as an accessory use, subject to the standards contained in this section, development regulations contained in this title, and the following:

i. All related use and activity for all pet care services is limited to a 5% maximum of the total lot area. This is inclusive of all outdoor and indoor areas.

ii. Animals must be kept within the area limits by structure, enclosure, fencing, or other similar containment feature as approved by the director or designee.

iii. The total square footage of all structures associated with the pet care service must be less than any primary or accessory residential dwelling structures combined.

iiv. All use and activity shall maintain a minimum 25 foot setback from property lines and 50 feet from any neighboring residential structures. Additional setbacks may be required depending on the specific use and site conditions, as determined by the director or designee.

iv. An administrative use permit (AUP) and general business license are required by Chapter 5.05 EMC, and more than six (6) animals requires licensing as regulated under Title 6, Animal Control.

b. All other zones. Permitted as provided in EMC 18.70, Permitted Land Uses and subject to the development regulations contained in this title.

i. Additional setbacks and screening may be required depending on the specific use and site conditions, as determined by the director or designee.

E. Animals Permitted. The following animals are permitted within the City of Edgewood, as defined in EMC 18.20 Definitions and regulated under this title, except for exotic animals which are prohibited and subject to compliance under Title 6, Animal Control.

1. “Animal, domestic”

2. “Animal, livestock”

3. “Animal, exotic”

4. “Animal, wildlife”

F. Animal Standards and Minimum Space Requirements. For all animal uses, the minimum space requirements for domestic, livestock, and exotic shall be as followed. These provisions shall not apply to permitted kennels, grooming parlors, or veterinary clinics.

1. Domestic Animals.

a. Dogs are regulated under Title 6, Animal Control for space requirements.

b. Cats are not regulated for space requirements.

c. Potbellied pig: same as subsection (a) of this section, Dogs.

d. Birds are not regulated for space requirements.

e. All other domestic animals: as prescribed by a veterinarian, or qualified study, report or published industry standard, and approved by the director as required for the particular type of animal and circumstance.

f. All domestic animals shall be provided with shelter from excessive temperature and precipitation sufficient to protect the size, type and number of animals.

2. Livestock Animals.

a. Cow/bovine – 10,000 square feet open, fenced area for the first animal, plus 1,000 square feet per additional animal.

b. Horse – 10,000 square feet open, fenced area for the first animal, plus 1,000 square feet per additional animal.

c. Sheep, pig, llama, ostrich, and similar-sized animals – 5,000 square feet open, fenced area for the first animal, plus 500 square feet per additional animal.

d. Other fowl/poultry – Eight (8) square feet per animal within a coop or other enclosed structure plus eight (8) square feet open, fenced area for each animal outside the coop or structure.

i. Roosters and male turkeys are not permitted on lots less than one and a half (1.5) acres. Adjoining lots under common ownership may be combined.

ii. Roosters and male turkeys are permitted on individual lots or combined adjoining lots under common ownership of one and one half (1.5) acres or more subject to the following:

1. No rooster or male turkey shall become a public nuisance. Roosters or male turkeys that become a public nuisance shall be prohibited.

2. Must be kept overnight in an enclosed structure a minimum of 150 feet from any residence other than the rooster or male turkey owner residence.

3. Must be kept during the daytime a minimum 100 feet any residence other than the rooster or male turkey owner residence

e. Rabbit/hare – Eight (8) square feet per animal within a coop or other enclosed structure plus eight square feet open, fenced area for each animal outside the coop or structure.

f. Honey Beekeeping (Apiary).

i. Minimum lot area: The number of hives shall be limited as follows. Structures shall not be included in the minimum lot area calculation and must be set back as per the zoning standards.

Lot Area (Square footage)	# of Hives
6,000 to 10,000	2
10,001 to 20,000	4
20,001 to 43,560 (.46 to 1 acre)	10

The number of hives may not be restricted on parcels of land over one (1) acre in size under the following conditions:

1. During times of the year when there is minimal bee flight or activity (October – March); or

2. The parcel is in a rural or agricultural area; or

3. The hives with bees are being used for agricultural crop pollination; and

4. A public nuisance is not created; and

5. All other requirements of this Chapter are met.

ii. Colonies shall be maintained in small movable frame hives, unless exempted by the Washington State Department of Agriculture as an educational exhibit.

iii. Apiaries shall be managed and kept in a clean and orderly condition, and adequate space shall be maintained in the hives to prevent overcrowding and swarming.

iv. Colonies shall be requeened with a young hybrid queen annually, or as often as necessary to prevent swarming or aggressive behavior.

v. All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, Chapter 15.60 RCW. This section is intended to be supplemental to the procedures in Chapter 15.60 RCW, and in case of any conflict Chapter 15.60 RCW shall govern.

vi. Hives shall not be located within 25 feet of any property line, except when there is a solid fence at least 6 feet high separating the hive from the property line, extending at least 20 feet from the hive along the property line in both directions, the hives can be within 10 feet.

vii. Hives are prohibited between the primary street frontage and the residence.

viii. Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be removed.

ix. An apiary(s) shall be marked in full compliance with WAC 16-602-040.

x. It shall be the duty of any person having honey bees on his or her property to prevent diseased hives as defined in RCW 15.60.005(13) and (16).

xi. A consistent source of water shall be provided as appropriate at the apiary. This requirement is intended to discourage bee visitation at swimming pools, hose bibs, animal watering sources, bird baths, or where people congregate.

g. All other livestock – As prescribed by a licensed veterinarian or published industry standard and approved by the director for the specific type and number of animals and the specific circumstance.

h. Livestock fences. Livestock fences are any fences or features used for the purpose of containing livestock animals. No livestock fence shall be located:

i. Within any front/street setback-or required buffer under EMC Title 18, Development Standards, unless it is a Personal Animal Use;

1. Legal nonconforming livestock fences constructed prior to January 1, 2025 are regulated under EMC 18.90.110, Nonconformities and may be maintained or replaced subject to EMC 18.90.060, Fences, bulkheads, and retaining walls.

ii. Within 50 feet of any residential structure which is not the residence of the person owning, maintaining or keeping livestock; or

iii. Within any wetlands and their buffers, as regulated under EMC Title 14, Critical Areas.

i. All livestock animals shall be provided with shelter from excessive temperature and precipitation sufficient to protect the size, type, and number of animals.

j. Shelters less than 120 total square feet for fowl/poultry and rabbit/hares may be located within five (5) feet of rear and side property lines. Chicken shelters shall be maintained so that odors are not detectable at or beyond the property line. Fencing shall be required around chicken area.

k. Shelters for other livestock animals, except honey beekeeping, shall be at least 50 feet from the side lot of adjoining lots and 100 feet from any public street. Adjoining lot owners may locate the shelters 25 feet from their common lot line, provided they each desire to provide a shelter to house one or more of the above described animals. This regulation shall not be construed to permit the keeping of animals in any place or manner which will endanger public health or safety.

l. No livestock animal shall be kept or allowed within any wetland or critical fish and wildlife habitat area or their buffers, as regulated under EMC Title 14, Critical Areas.

3. Exotic Animals. Exotic animals are prohibited and subject to compliance with Title 6, Animal Control.

a. Venomous species of snakes capable of inflicting serious physical harm or death to human beings;

b. Nonhuman primates and prosimians;

c. Bears;

d. Nondomesticated species of felines;

e. Nondomesticated species of canines and their hybrids, including wolf and coyote hybrids;

f. The order Crocodilia, including alligators, crocodiles, caimans and gavials.

g. Any other exotic animal as identified by state law.

4. Wildlife Animals. Possession of any wild animal which naturally lives in Washington State (ie., squirrels, crows) is prohibited unless you are transporting the animal to a licensed wildlife rehabilitator. Wildlife animals are regulated under state and federal law and EMC Title 14 as applicable.

(Ord. 20-579 § 7 (Exh. F); Ord. 03-203 § 1).

Exhibit B

EMC 18.70, Permitted Land Uses Amendments

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Agriculture and Resource (Sector 11-21)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use | A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
~~Family Farm~~	~~111; Special~~	~~✓~~	~~✓~~	~~A~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~✓~~	~~✓~~	~~Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone~~
Agricultural Sales	~~454390, part~~ Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	~~Activities permitted in all districts, but require TUP and must comply with 18.50.070~~
Crop Production													
Crop Production	111, part	A	A	A	A	–	–	–	–	A	A	–	
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Animal Production and Aquaculture	All Uses Subject to Condition 6. Personal animal uses are permitted in all zones per EMC 18.100.030.												
Animal Production and Aquaculture	112210, part except 112112, 1122, 112320	✓	CUP	–	–	–	–	–	–	–	✓	CUP	

Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	–	
Cattle Feedlots	112112	~~CUP~~	–	–	–	–	–	–	–	–	CUP	–	
Animal Production, All Other	112, part	✓	✓	✓	✓	A	–	–	–	–	✓	CUP	Only permitted as an accessory use to a primary residential use.
Manufacturing (Sector 31-33)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use | A – Approval Requires AUP	**NAICS Code**	**SF2**	**SF3**	**SF5**	**MR1**	**MR2**	**MUR**	**TC**	**C**	**BP**	**I**	**P**	All Uses Subject to Condition 1
Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Services (Sector 811-812)													
Pet Care Services	All Uses Subject to Condition 6.												
Kennels	~~812910, part~~ Special	–	–	–	–	–	A	–	A	~~CUP~~ A	A	CUP	
Veterinary Services	541940	A	A	A	A	A	~~A~~ ✓	~~A~~ ✓	✓	✓	A	A	Only permitted in single family zones and MR-1 as an accessory use to a primary residential use.
Pet Care Services, All Other	812910, part	A	A	A	A	A	✓	✓	✓	✓	A	–	Only permitted in single family zones and MR-1 as an accessory use to a primary residential use and subject to EMC 18.100.030.

Conditions
(1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.

(2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
(3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.
(4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.
(5) Essential public facilities are subject to EMC 18.50.060, Essential public facilities permit.
(6) Subject to EMC 18.100.030, Animals.

Exhibit C

EMC 18.20, Definitions Amendments

Chapter 18.20 DEFINITIONS

Sections:

18.20.010 Purpose.
18.20.020 Words not defined, administrative interpretation.
18.20.030 Additional definitions.
18.20.040 A definitions.
18.20.050 B definitions.
18.20.060 C definitions.
18.20.070 D definitions.
18.20.080 E definitions.
18.20.090 F definitions.
18.20.100 G definitions.
18.20.110 H definitions.
18.20.120 I definitions.
18.20.130 J definitions.
18.20.140 K definitions.
18.20.150 L definitions.
18.20.160 M definitions.
18.20.170 N definitions.
18.20.180 O definitions.
18.20.190 P definitions.
18.20.200 Q definitions.
18.20.210 R definitions.
18.20.220 S definitions.
18.20.230 T definitions.
18.20.240 U definitions.
18.20.250 V definitions.
18.20.260 W definitions.
18.20.270 X definitions.
18.20.280 Y definitions.
18.20.290 Z definitions.

18.20.010 Purpose.

The purpose of this chapter is to define words that are used throughout this title. Definitions may also be found in specific sections of this title. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.020 Words not defined, administrative interpretation.

Refer to EMC 18.50.020(F), Administrative Interpretations. (Ord. 20-579 § 1 (Exh. A); Ord. 03-203 § 1).

18.20.030 Additional definitions.

The definitions contained in this title are generally those listed in this chapter, except for those definitions specified in EMC 18.97.300, Definitions (sign code), EMC 18.100.100, Sexually oriented businesses, and in the North American Industry Classification System.

…

C. North American Industry Classification System (NAICS). NAICS provides definitions for land uses in the city. The NAICS code is available on the city website or can be viewed at City Hall. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.040 A definitions.

…

"Agricultural sales" means agricultural sales of goods produced on individual farms located within the city. This includes vegetable stands and farmers markets. ~~Further described in NAICS 454390.~~

"Animal, domestic" means any/all of the following:

1. Dog (canine) having no genetic portion of exotic animal;
2. Cat (feline) having no genetic portion of exotic animal;
3. Potbellied pig when housed within the residence of the owner;
4. Any animal certified by an approved training facility to perform assistance to a disabled person when housed within the residence of such person;
5. A bird such as a canary, parakeet, cockatiel, cockatoo, parrot, and similar bird which is capable of surviving in a caged environment within a residential structure, and is so caged;
6. Rabbit or hare when housed within the residence of its owner;
7. Carrier pigeon;
8. Hamster, gerbil, white mouse and other rodent which does not carry any disease.

"Animal, exotic". See Title 6, Animal Control for definition.

"Animal, livestock" means any/all of the following:

1. Cow, bovine;
2. Horse, mule, donkey and other horse hybrid;
3. Sheep, goat, and ram;
4. Pig, hog, and swine;
5. Rabbit and hare when not housed within the residence of its owner;
6. Ostrich, emu, and similar fowl;
7. Llama;
8. Chicken, hen, rooster, duck, goose, swan, and similar poultry;
9. Any other cloven-hoofed animal;
10. Any domestic animal when bred and/or sold for commercial purposes.

"Animal, wildlife" means any animal which is not domestic, exotic or livestock.

~~"Animal production and aquaculture, all other" means uses involving the raising or fattening of animals for the sale of animals or animal products and/or raising aquatic plants and animals in controlled or selected aquatic environments for the sale of aquatic plants, animals, or their products. This excludes raising hogs, pigs, cattle, and fish as specified elsewhere. Further described in NAICS 112 (except 112210, 112112, and 112511).~~

"Animal production and aquaculture" means establishments, such as ranches, farms, primarily engaged in raising, keeping, grazing, breeding, or feeding animals. These animals are kept for the products they produce or for eventual sale. The animals are generally raised in various environments, from total confinement or captivity to feeding on an open range pasture. Further described in NAICS 112 (except 112112, 1122, 112320).

"Animal production, all other" means animal production uses engaged in raising animals and insects, such as ranches and small-scale farms, primarily engaged in keeping, grazing, breeding, or feeding animals. These animals are kept for personal use, the products they produce or for eventual sale. Only permitted as an accessory use to a primary residential use and is subject to the standards and minimum spacing requirements contained in EMC 18.100.030(F).

"Animal slaughtering and processing" means uses that involve slaughtering animals; preparing processed meats and meat byproducts; and rendering and/or refining animal fat, bones, and meat scraps. Further described in NAICS 3116.

…

18.20.050 B definitions.

…

"Barn" means a structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.

…

"Building" means any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind.

…

18.20.060 C definitions.

…

"Cattle feedlots" means ~~uses involving~~ establishments primarily engaged in feeding cattle for fattening. Examples include beef cattle feedlots, feed yards and feedlots (except stockyards for transportation). Further described in NAICS 112112.

…

"Commercial activity" means any activity carried out for the purpose of financial gain for an individual or organization, whether profit or nonprofit.

…

"Crop production" means establishments primarily engaged in the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing,

and storage facilities. This use category does not include the production of marijuana or "Crop production, all other" as defined in this chapter. Further described in NAICS 111.

"Crop production, all other" means uses which involve the raising and harvesting of row crops, field crops, or tree crops on a personal and~~n~~ small-scale agricultural or commercial basis, including small-scale packing, primary processing, and storage facilities such as barns or sheds for gardening equipment and small tractors or other small to medium-sized farming equipment. This use is intended for small-scale crop production such as cooperative gardens, community gardens, farming activities for personal consumption or small-scale retail at local markets and produce stands. This use category does not include the production of marijuana. Further described in NAICS 111.

18.20.090 F definitions.

…

~~"Family farm" means a farm of 10 acres in size or less, with associated raising and harvesting of row crops, field crops or tree crops, as well as the commercial raising, training and boarding of animals and the production of animal products. This definition excludes the processing of agricultural products produced off site or the slaughter of animals raised off site, or the commercial boarding of more than six animals. Further described in NAICS 111.~~

~~"Farm animal, small" means poultry, rabbit, or other similar size and type of animal. Dogs, cats and other house pets are not considered farm animals for the purpose of this title.~~

…

18.20.110 H definitions.

…

"Hog and pig farming" means establishments primarily engaged in ~~uses involving the~~ raising of hogs and pigs, which may include farming activities, such as breeding, farrowing, and the raising of weanling pigs, feeder pigs, or market size hogs. Further described in NAICS 112210.

…

18.20.140 K definitions.

~~"Kennels" means an enclosure or structure in which any combination of six or more dogs, cats, or a combination of either that individually exceed six months of age are kept for breeding, sale, training, boarding, or sporting purposes. Further described in NAICS 812910.~~"Kennels" means a place where six or more adult dogs or cats or any combination thereof is kept whether by owners of the dogs and cats or by persons providing facilities and care, whether or not for compensation, but not including a veterinary hospital or clinic. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six months. Examples include animal shelters and dog pounds. Does not include boarding of pets as a service to pet owners.

…

18.20.190 P definitions.

…

"Pet and pet supplies stores" means places of business primarily engaged in retail sales associated with domestic or livestock~~small animals and household pets~~. Further described in NAICS 453910.

"Pet care services, all other" establishments primarily engaged in providing pet care services such as boarding, grooming, sitting, and training domestic animals. Examples include pet grooming shops, pet daycare, and pet boarding services. This excludes veterinary services and kennels as defined in this chapter. ~~means places of business primarily engaged in retail services associated with small animals and household pets. This excludes boarding and veterinary services. Examples include pet grooming shops and pet daycare.~~ Further described in NAICS 812910.

…

18.20.250 V definitions.

…

"Veterinary services" means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation, or treatment of any illness or injury to ~~domestic or exotic~~ animals. Further described in NAICS 541940.

…

18.20.290 Z definitions.

…

"Zoos, aquariums, and botanical gardens" means a facility housing and displaying live animals and/or botanical collections, privately owned and operated for a fee or owned and operated by the city, another public agency, or a nonprofit of some other enterprise. Further described in NAICS 71213.

CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted 7-0 to recommend that the City Council adopt the proposed amendments to Edgewood Municipal Code (EMC) Title 18 relating to Animal related uses, activity, and allowances, as presented herewith.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 10TH DAY OF FEBRUARY 2025.

JoAnn Overfield, Chair

JoAnn Overfield
Planning Commission Chair

Attest by:

Jeremy Metzler, PE
Community Development Director

Public Noticing Packet

File No.: 24-006-CODE

What: Notice of Public Hearing and State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) for EMC Title 18 Amendments for Animals

Where: This notice was posted and distributed through the following methods:

- City of Edgewood Website
- City Hall Public Notice Board
- Tacoma News Tribune (TNT) Newspaper
- Distribution Email to Federal, State, and Local agencies/jurisdictions, tribes, and interested parties (those who requested to receive notice or submitted comments)
- Washington State Department of Ecology Statewide SEPA Register Posting
- Washington State Department of Commerce 60-day Notice of Intent to Adopt Amendment

Exhibits:

A. SEPA DNS issued December 22, 2024
B. Notice of Public Hearing issued December 22, 2024
C. TNT Newspaper Legal Ad Submission
D. Copy of Distribution Email
E. Copy of SEPA Register Publication Confirmation
F. Commerce 60-day Notice of Intent to Adopt Amendment Summary Report

Exhibit A

State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS)

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

Issued:	December 22, 2024
File:	#24-006-CODE EMC Title 18 Amendments for Animals
Lead Agency:	City of Edgewood
Staff Contact:	Morgan Dorner, Senior Planner 253-952-3299 | comdev@cityofedgewood.org
Proponent:	City of Edgewood
Location:	City of Edgewood located in northern Pierce County, Washington. The proposal is for all areas within the City of Edgewood municipal boundaries.
Proposal:	Amendments to City of Edgewood Municipal Code (EMC) Title 18 as related to animal definitions, uses, allowances, and regulations within the City of Edgewood.
Existing Documents:	All existing environmental documents and studies associated with this proposal are available on the City of Edgewood Permit Portal via portal.cityofedgewood.org by searching the File No. 24-006-CODE. • SEPA Environmental Checklist; • DRAFT Title 18 Code Amendments;
SEPA:	The City of Edgewood has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an Environmental Checklist and other information on file with the City. This DNS is issued under WAC 197-11-340(2). A final decision will not be made on this proposal until after January 28, 2025. SEPA Responsible Official: Signature 12/19/2024 Date Jeremy Metzler, PE, Community Development Director
Comment Period:	Written comments may be submitted until January 13, 2025 by 5:00 PM via email, mail, or in-person via comdev@cityofedgewood.org or City of Edgewood, 2224 104th Avenue East, Edgewood, WA 98372. Verbal comments may be submitted during the Planning Commission public hearing.
Public Hearing:	The City of Edgewood Planning Commission will convene a hybrid public hearing on the matter at 6:00pm on Monday, January 13, 2025. Members of the public can attend and participate in person at Edgewood City Hall, Council Chambers, 2224 104th Ave East, Edgewood, WA 98372 or virtually via Zoom by visiting zoom.us/join using Meeting ID: 970 6596 9184. Meeting information is available at cityofedgewood.org/calendar.
Appeals:	Appeals for this threshold determination must be made to the City of Edgewood pursuant to EMC 20.05.250(J). Per EMC 20.05.250(E) appeals will be accepted until 5:00 PM on January 28, 2025. Appeals must be submitted in writing along with the appeal fee via the City's permit portal: portal.cityofedgewood.org.

Please call (253) 952-3299 if you have any questions.
Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.

Exhibit B

Notice of Public Hearing

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

File:	#24-006-CODE Title 18 Amendments for Animals
Notice Date:	December 22, 2024
Hearing Date/Time:	January 13, 2025 at 6:00 PM
Meeting Location:	City of Edgewood City Hall, 2224 104th Avenue East, Edgewood, WA 98372 or join remote via Zoom at zoom.us/join using Meeting ID: 970 6596 9184
Staff Contact:	Morgan Dorner, Senior Planner 253-952-3299 | comdev@cityofedgewood.org
Proponent:	City of Edgewood
Proposal:	Amendments to City of Edgewood Municipal Code (EMC) Title 18 as related to animal definitions, uses, allowances, and regulations within the City of Edgewood.
Existing Documents:	Draft code amendments are provided electrically at noa.cityofedgewood.org.
Public Participation:	All interested persons may appear in-person or virtually via Zoom and provide testimony, as well as request a copy of the decision. To allow for remote public participation, the City will also broadcast this meeting on Zoom. Written comments must be received by 5:00 PM on the hearing date. Only persons who submit written or oral comments to the hearing examiner may appeal the decision.

Please call (253) 952-3299 if you have any questions.
Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.

Exhibit C

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0209659
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
$516.60
Referral Code:
24-006-CODE
Payment Type:
Account Billed
User ID:
IPL0023564

ACCOUNT INFORMATION

CITY OF EDGEWOOD IP
2224 104TH AVE E
EDGEWOOD, WA 98372-1513
253-952-3299
finance@cityofedgewood.org
CITY OF EDGEWOOD

TRANSACTION REPORT

Date
December 20, 2024 1:52:11 PM EST
Amount:
$516.60

SCHEDULE FOR AD NUMBER IPL02096590

December 22, 2024
The News Tribune (Tacoma) Print Publication

PREVIEW FOR AD NUMBER IPL02096590

Combined State Environmental Policy Act (SEPA) Notice and Edgewood Planning Commission Public Hearing Notice

File: #24-006-CODE Title 18 Amendments for Animals
Proposal: Amendments to City of Edgewood Municipal Code (EMC) Title 18 as related to animal definitions, uses, allowances, and regulations within the City of Edgewood. Draft code amendments are provided electrically at noa.cityofedgewood.org.
Environmental Review: NOTICE IS HEREBY GIVEN that a Determination of Non-Significance (DNS) was issued on December 22, 2024, under WAC 197-11-340. Under the State Environmental Policy Act (SEPA), this proposal is a non-project action as defined by WAC 197-11-704(2)(b) and the SEPA Responsible Official determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). All comments are welcomed and will be accepted prior to **5 PM on January 13, 2025**. The responsible official may reconsider or withdraw the DNS based on new information or possible impacts discovered during the comment period. This determination may also be appealed per the procedures in EMC 20.05.250. A complete appeal application and fee shall be received prior to the close of business fifteen (15) days from the end of the comment period (**January 28, 2025**). A final decision will not be made on this proposal until after **January 28, 2025**.
Public Hearing. NOTICE IS HEREBY FURTHER GIVEN that the City of Edgewood Planning Commission will convene a hybrid Public Hearing at 6:00pm on Monday, January 13, 2025, in City of Edgewood City Hall Council Chambers at 2224 104th Ave E, Edgewood, WA 98372. The public can also join the Planning Commission Meeting virtually by visiting zoom.us/join using the Meeting ID: 970 6596 9184.
Public Comments: Comments must be submitted by 5:00 PM on January 13, 2025, to comdev@cityofedgewood.org or addressed to City of Edgewood, 2224 104th Ave E, Edgewood, WA 98372. Include #24-006-CODE in comments submitted.
IPL0209659
Dec 22 2024

<< Click here to print a printer friendly version >>

Exhibit D

Outlook

City of Edgewood Notice of SEPA DNS of Public Hearing: EMC Title 18 Amendments for Animals (24-006-CODE)

From Morgan Dorner <morgan@cityofedgewood.org>
Date Fri 12/20/2024 4:28 PM
To comdev <comdev@cityofedgewood.org>
Cc Jeremy Metzler <jeremy@cityofedgewood.org>
Bcc fema-r10-mit-fmi@fema.dhs.gov <fema-r10-mit-fmi@fema.dhs.gov>; SEPA@pscleanair.org <SEPA@pscleanair.org>; thomas.d.bloxton@usace.army.mil <thomas.d.bloxton@usace.army.mil>; Rachel Pitzel <rachel@cityofedgewood.org>; curt.seevers@piercecountywa.gov <curt.seevers@piercecountywa.gov>; patrick.burke@piercecountywa.gov <patrick.burke@piercecountywa.gov>; Chuck Hendricksen <chuck@cityofedgewood.org>; comdev@cityoffife.org <comdev@cityoffife.org>; astahlnecker@cityofmilton.net <astahlnecker@cityofmilton.net>; permits@cityofmilton.net <permits@cityofmilton.net>; kvetter@cityofmilton.net <kvetter@cityofmilton.net>; jdodge@ci.pacific.wa.us <jdodge@ci.pacific.wa.us>; planning@puyallupwa.gov <planning@puyallupwa.gov>; engineering@puyallupwa.gov <engineering@puyallupwa.gov>; mneal@puyallupwa.gov <mneal@puyallupwa.gov>; ryanw@sumnerwa.gov <ryanw@sumnerwa.gov>; pw@sumnerwa.gov <pw@sumnerwa.gov>; sepa@tpchd.org <sepa@tpchd.org>; ty.peterson@kingcounty.gov <ty.peterson@kingcounty.gov>; aclark@co.pierce.wa.us <aclark@co.pierce.wa.us>

6 attachments (916 KB)

24-006-CODE_SEPA DNS.pdf; 24-006-CODE_SEPA Checklist_2024.12.12.pdf; EMC 18.100.030 Animals_Draft Amendments 2024.12.20.pdf; EMC 18.70 Permitted Land Uses_Draft Amendments 2024.12.20.pdf; EMC 18.20 Definitions_Draft Amendments 2024.12.20.pdf; 24-006-CODE_NOPH_2024.12.20.pdf;

City of Edgewood issued the attached State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) and Notice of Public Hearing for the following:

File No.: 24-006-CODE

Proposal: *EMC Title 18 Amendments for Animals*

Location: City of Edgewood, WA, city-wide

Description: Amendments to City of Edgewood Municipal Code (EMC) Title 18 as related to animal definitions, uses, allowances, and regulations within the City of Edgewood.

COMMENTS: Written comments on the threshold determination must be submitted by January 13, 2025 at 5:00 PM to comdev@cityofedgewood.org or delivered to 2224 104th Ave E, Edgewood, WA 98372.

PUBLIC HEARING: The public hearing will be held by the Planning Commission on January 13, 2025 at 6:00 PM at City of Edgewood City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372. To allow for remote public participation, the City will broadcast this meeting on Zoom using the following link: https://zoom.us/join and Meeting ID: 970 6596 9184. All interested persons may appear and provide oral or

written testimony. For more information, contact the Planning Division at comdev@cityofedgewood.org or 253-952-3299.

ADDITIONAL INFORMATION: Documents associated with this proposal are available by searching the file number "24-006-CODE" on the City's permit portal: portal.cityofedgewood.org.

Thank you,

Morgan Dorner | Senior Planner
Direct: 253-831-4252 | City Hall: 253-952-3299
comdev@cityofedgewood.org
2224 104th Ave E, Edgewood, WA 98372

Website | Edgewood Municipal Code | Report a Concern
Apply for Permit | Edgewood GIS Map | Staff Directory

NOTICE OF PUBLIC DISCLOSURE: This e-mail is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Exhibit E

From: NoReply@ecy.wa.gov
Sent: Friday, December 20, 2024 4:26 PM
To: Morgan Dorner
Subject: SEPA record published

***This message is from an External Sender**

The SEPA admin reviewed and published SEPA record number 202405539, "EMC Title 18 Amendments for Animals".
Lead Agency File Number: 24-006-CODE.
It will now be available to the public.

From: Joe Thomas
Email: separegister@ecy.wa.gov
Phone number: (360) 407-6300
This is an external email. Please use caution when opening any attachments.

Exhibit F

City of Edgewood

2024-S-7613

Submittal Summary Report

Submittal Information

Submitted Date	**10/11/2024 2:37:32 PM**	☐	**Periodic Update**	**COM Planner**	Eric Guida
Submittal Type	60-day Notice of Intent to Adopt Amendment	☐	**Technical Assistance Requested**	**Region**	Central
Amendment Type	Development Regulation Amendment	☐	**Expedited Review Requested**	**County**	Pierce

Description

Brief Description

EMC Title 18 Amendments for Animals; The proposed amendments update the following sections:

- EMC 18.100.030, Animals regarding animal uses, allowances, and standards;
- EMC 18.70, Permitted Land Uses regarding land uses as they relate to animals;
- EMC 18.20, Definitions regarding conflicting and unclear definitions regarding animal types and uses.

Dates

Submitted Date	10/11/2024
Acknowledgement Letter	10/14/2024
Anticipated/Proposed Date of Adoption	12/31/2024
60-Days End Date	12/10/2024

Associations

ID	Type	Amendment/Contract Number	Status

Contacts

Name	Title	Work	Cell	Email
Teri Chang	Senior Planner	(360) 705-7918		changt@wsdot.wa.gov
Deborah Johnson	Wellhead Protection Program Coordinator	(253) 433-4054		deborah.johnson@doh.wa.gov
Hugo Flores	GMA Coordinator	(360) 902-1126		hugo.flores@dnr.wa.gov
Gwendolen Lentes	Regional Habitat Program Manager	(360) 972-4232		R6CSplanning@dfw.wa.gov
Darin Klein	Environmental Planner 5	(360) 764-3093		darin.klein@doc1.wa.gov
Morgan Dorner	Senior Planner	(253) 831-4252	(253) 831-4252	morgan@cityofedgewood.org
Emily Atkins	Critical Areas Ordinance Specialist	(360) 628-6680	(360) 628-6680	eatk461@ECY.WA.GOV
Eric Guida	Senior Planner	(360) 725-3044		eric.guida@commerce.wa.gov
Allyson Brooks	Executive Director	(360) 480-6922		Allyson.Brooks@dahp.wa.gov
Peter Herzog	Planner	(360) 902-8652		peter.herzog@parks.wa.gov
Kelly McLain	Pesticide & Land Use Specialist	(360) 902-2067		kmclain@agr.wa.gov
James Thompson	Executive Director	(564) 233-9919		JThompson@scc.wa.gov

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	EMC 18.20 Definitions_w tracked changes.pdf	10/11/2024
Correspondence	Submittal-Receipt-Email-2024-S-7613.pdf	10/11/2024
Development Regulation Amendment - Draft	EMC 18.100.030 Animals_w tracked changes.pdf	10/11/2024
Correspondence	Acknowledge-Letter-2024-S-7613.pdf	10/14/2024
Development Regulation Amendment - Draft	EMC 18.70 Permitted Land Uses_redlined.pdf	10/11/2024
Staff Report	PC Staff Report - Animals - Livestock 2024.10.14.pdf	10/11/2024

Comments

Created	Created By	Comments

Workflows

Workflow	Agency	Last Step Completed By	Last Step Completed Date	Status	Comment
60 Days Draft Amendment	Commerce	Carol Holman	10/14/2024 01:55 PM	●	