



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

Monday, March 3, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Meeting Link: <https://zoom.us/j/92275379112>

- 1. CALL TO ORDER**
- 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. Meeting Minutes of February 3, 2025**
- 3. CITIZEN COMMENT PERIOD:** *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*
- 4. ITEMS OF BUSINESS**
 - A. Impact Fees**
 - B. Climate Planning Grant Intro**
 - C. Land Use Table Updates**
 - D. 2025-2026 Work Plan Debrief**
- 5. STAFF COMMENTS**
- 6. BOARD MEMBER 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
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING AGENDA SUMMARY**

Monday, February 3, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Chair Wiesenfeld called the meeting to order at 6:02pm.

Present: Andrew Wiesenfeld, Steven Weiss, Shawn Olesen, Kelsey Morgan, Michael Pearce

Absent: Amanda Weidman, Michael Stacey

Staff Members Present: Senior Planner Dorner, Community Development Director Metzler

2 CONSENT AGENDA:

A. January 6, 2025 Meeting Minutes

Motion: As Read **Action:** Approve, **Moved by:** Commissioner Weiss **Seconded by:** Commissioner Olesen **Motion Passed 4-0**

3 CITIZEN COMMENT PERIOD:

Linda Disney, and Councilmember Tomin spoke.

4 ITEMS OF BUSINESS

A. 2025 Work Plan

Board members reviewed the details of the 2025-2026 Work Plan and an in depth discussion then ensued.

5 STAFF COMMENTS

Planning Manager Kubitza spoke.

6 BOARD MEMBER UPDATES

Board member Olesen, and Wiesenfeld spoke.

7 ADJOURN

Chair Wiesenfeld adjourned the meeting at 7:51pm.



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: March 3, 2025

Title: Impact Fees

Attachments: 2025 Transportation Impact Fee Schedule
Transportation Impact Fee Comparison Summary
[Edgewood Municipal Code \(EMC\) 4.30 – Traffic Impact Fees](#)
University Place TIF Info Sheet

Submitted By: Jeremy Metzler, PE – Community Development Director
Chuck Hendricksen, PE – Public Works Director

Background Information:

The City Council held several conversations in 2024 regarding Impact Fees. While Edgewood imposes impact fees for transportation, parks, and schools, the only category that applies to non-residential development is transportation, making it a focus of the Council and a priority for review by the Economic Development Advisory Board (EDAB). Comparing Edgewood's 2024 Transportation Impact Fee (TIF) rates to our neighboring cities, the Public Works Director developed the following table:

	Single Family	McDonalds	Applebees
Jurisdiction	Home	3,500 sq. ft	4,500 sq. ft
Edgewood	\$10,475.00	\$592,935.00	\$259,897.00
Puyallup	\$4,017.30	\$1,138,410.00	\$411,885.00
Sumner	\$2,276.00	\$134,711.50	\$59,049.00
Milton	\$4,016.00	\$1,216,074.86	\$439,984.71

Council members have expressed interest in having the EDAB review potential alternative strategies to spark retail development, such as reduced “per trip” rates for specific land uses. Possible suggestions include University Place’s “Sales Leakage” Traffic Credit (see attached handout) and Shoreline’s TIF reductions and credits (<https://www.shorelinewa.gov/government/departments/planning-community-development/fees/transportation-impact-fees>).

Staff is working to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align with recent changes in state law, which is also prompting review of each fee’s basis calculations. The Public Works Director is working with our on-call consultant to review Edgewood’s base “per trip” TIF rate, and that information will be provided to the EDAB as it becomes available. The “per trip” rate is a calculated value, following industry standards and best available science, which is then presented to the City Council for consideration. They have the authority to set the fee by policy, with support of the calculation, but may adopt a fee that is lower for a variety of reasons.

Current Discussion:

Based on the ongoing City Council conversations, staff is seeking the EDAB's guidance on any alternative economic strategies relating to Edgewood's TIF Schedule (attached), followed by any recommendations to the Council on how to proceed. Staff recommends reviewing the non-residential uses in the attached schedule and identifying those that might be targeted for economic development purposes. While there may be other non-residential uses worth considering for inclusion, the non-residential uses currently listed on the schedule are:

Institutional –

- Multi-Purpose Recreational Facility
- Movie Theater
- Casino/Video Lottery Establishment
- Racquet / Tennis Club
- Health/Fitness Club
- Public Schools (K-12)
- Private School (K-12)
- Church
- Day Care Center
- Library
- Hospital
- Nursing Home

Business & Commercial –

- Hotel / Motel
- Building Materials / Lumber Sales
- Free-Standing Discount Store
- Hardware/Paint Store
- Nursery (Garden Center/Wholesale)
- Shopping Center
- Quality Restaurant
- High Turnover (Sit-Down) Restaurant
- Fast Food Restaurant
- Quick Lubrication Vehicle Shop
- Automobile Care Center
- Automobile Sales
- Gasoline/Service Station
- Self-Service Car Wash
- Tire Store
- Supermarket
- Convenience Market
- Home Improvement Superstore
- Electronics Superstore
- Toy/Children's Superstore
- Pet Supply Superstore
- Apparel Store
- Pharmacy/Drug Store
- Furniture Store
- Bank

Office –

- Clinic
- Animal Hospital / Veterinary Clinic
- General Office Building
- Medical-Dental Office Building
- Office/Business Park
- Research and Development Center

Industrial –

- General Light Industrial
- Industrial Park
- Manufacturing
- Warehousing
- Mini-Warehouse (Self-Storage)
- High-Cube Fulfillment Center Warehouse

Staff Recommendation:

Review and discuss the attached and linked information, for consideration and preparation of a formal recommendation to the City Council regarding reduced impact fees for economic development purposes.

City of Edgewood
2025 Schedule of Transportation Impact Fees

Cost per PM peak hour trip end = \$12,140

Land Use Category - ITE 9th Edition	Notes (see below)	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
-------------------------------------	----------------------	-------------------	---	-------	---	-----------------------------	----------------------------

RESIDENTIAL							
Single-Family Detached Housing	2	210	1.01	Dwelling Unit	1.00	1.01	\$12,261
Multi-Family Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	0.56	\$6,798
Multi-Family Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	0.44	\$5,342
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	0.59	\$7,163
Senior Adult Housing-Detached	2	251	0.30	Dwelling Unit	1.00	0.30	\$3,642

INSTITUTIONAL							
Public Park		411	0.11	Acre	1.00	0.11	\$1,335
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$43,461
Movie Theater	1	444	0.09	Seat	1.00	0.09	\$1,093
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$163,769
Racquet / Tennis Club	1	491	3.82	Court	1.00	3.82	\$46,375
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$41,883
Elementary School		520	0.16	Student	1.00	0.16	\$1,942
Middle School/Junior High School		522	0.15	Student	1.00	0.15	\$1,821
High School		525	0.14	Student	1.00	0.14	\$1,700
Private School (K-12)	1	532	0.17	Student	1.00	0.17	\$2,064
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$5,949
Day Care Center	4	565	11.12	1,000 sf GFA	1.00	11.12	\$134,997
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$99,062
Hospital	2	610	0.97	1,000 sf GFA	1.00	0.97	\$11,776
Nursing Home		620	0.59	1,000 sf GFA	1.00	0.59	\$7,163

BUSINESS & COMMERCIAL							
Hotel	3 (a)	310	0.60	Room	0.75	0.45	\$5,463
All Suites Hotel	3 (a)	311	0.36	Room	0.75	0.27	\$3,278
Motel	3 (a)	320	0.38	Room	0.75	0.29	\$3,460
Building Materials/Lumber Sales	3 (a)	812	2.06	1,000 sf GFA	0.75	1.55	\$18,756
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	3.07	\$37,322
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	4.01	\$48,668
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.98	\$24,076
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	5.21	\$63,189
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	3.89	\$47,164
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	2.51	\$30,527
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$53,028
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$67,606
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$172,024
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.5	16.34	\$198,307
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	2.96	\$35,916
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.90	\$23,031
Automobile Sales		841	3.75	1,000 sf GFA	0.75	2.81	\$34,144
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	2.80	\$33,976
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$98,788
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$74,729
Self-Service Car Wash		947	5.54	Wash Stall	0.77	4.27	\$51,787
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$34,788
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.52	\$18,443
Supermarket	2	850	9.24	1,000 sf GFA	0.64	5.91	\$71,791
Convenience Market		851	49.11	1,000 sf GFA	0.49	24.06	\$292,136
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	16.76	\$203,449
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	6.62	\$80,369
Discount Club		857	4.18	1,000 sf GFA	0.63	2.63	\$31,969
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$16,406
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$31,030
Toy/Children's Superstore	1, 3 (b)	864	5.00	1,000 sf GFA	0.66	3.30	\$40,062
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	2.13	\$25,858
Apparel Store	3 (a)	876	4.12	1,000 sf GFA	0.75	3.09	\$37,513
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$48,556
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$63,710
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$2,967
Walk-in Bank	1, 3 (c)	911	12.13	1,000 sf GFA	0.65	7.88	\$95,718
Drive-in Bank		912	20.45	1,000 sf GFA	0.65	13.29	\$161,371

OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$39,819
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	3.53	\$42,854
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.15	\$13,961
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	3.46	\$42,004
United States Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$136,089
Office Park	1	750	1.07	1,000 sf GFA	1.00	1.07	\$12,990
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	0.49	\$5,949
Business Park	1	770	0.42	1,000 sf GFA	1.00	0.42	\$5,099

INDUSTRIAL							
General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	0.63	\$7,648
Industrial Park		130	0.40	1,000 sf GFA	1.00	0.40	\$4,856
Manufacturing		140	0.67	1,000 sf GFA	1.00	0.67	\$8,134
Warehousing	2	150	0.19	1,000 sf GFA	1.00	0.19	\$2,307
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	0.17	\$2,064
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.37	\$16,632
Utility	2	170	2.27	1,000 sf GFA	1.00	2.27	\$27,558

PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$22,702
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	0.43	\$5,220

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2017) and previously adopted factors.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate
(1)

X

Pass-By Reduction Factor
(2)

=

Net New Trip Rate
(3)

IMPACT FEE CALCULATION:

Net New Trip Rate
(3)

X

\$12,140
Per New PM Peak
Hour Trip

=

Impact Fee per Unit of
Development
(4)

NOTES:

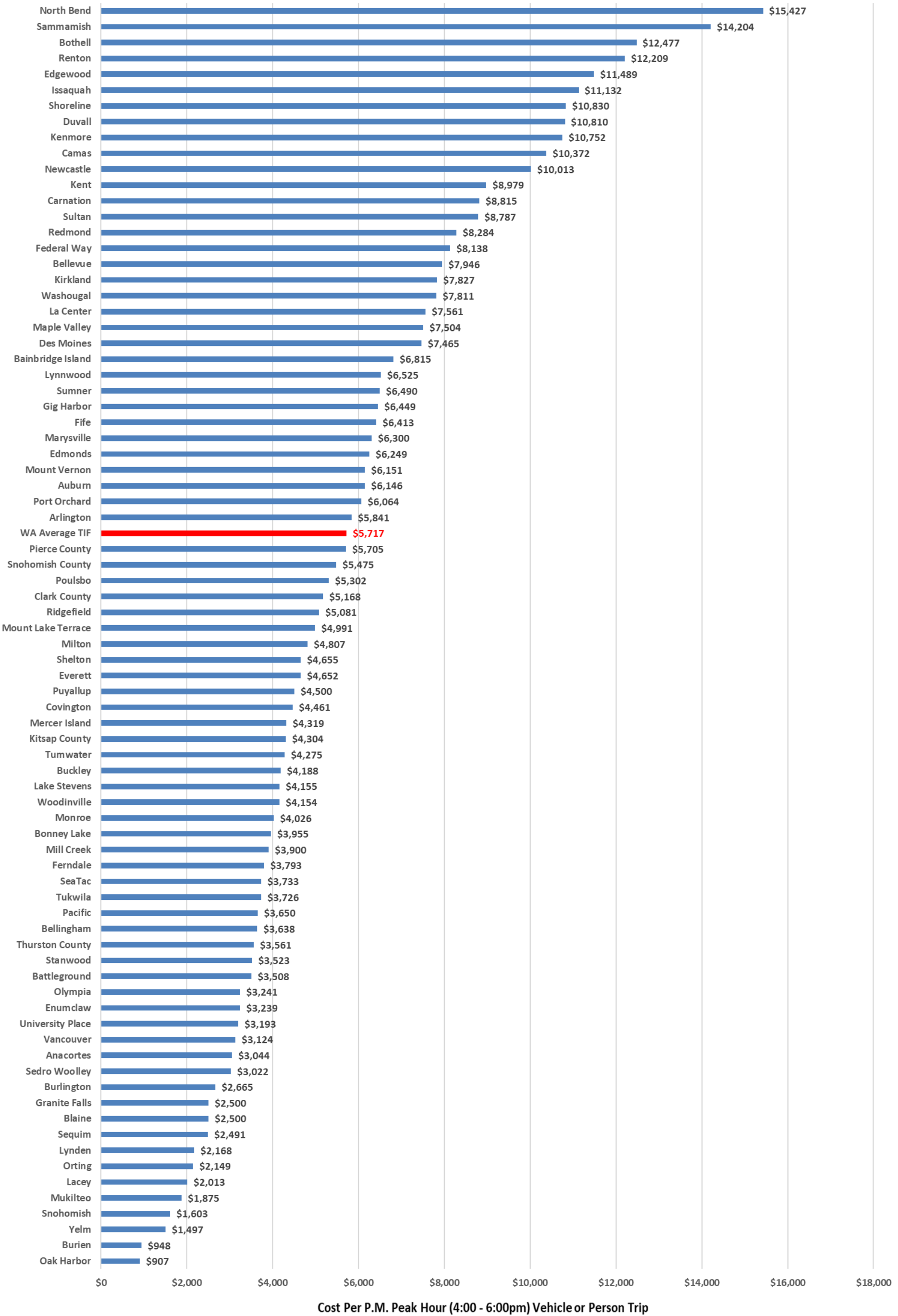
- (1) *Trip Generation* (10th Edition, 2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.
- (3) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Pass-By Trip Reduction Factor
3 (a)	No Data Available 25% Estimated Pass-by	0.75
3 (b)	Shopping Center (850)	0.66
3 (c)	Drive-in Bank (912)	0.65

- (4) Consistent with RCW 82.02.060, Day Care Centers shall not have a fee greater than that imposed on commercial development activities that generate a similar number, volume, type, and duration of vehicle trips.

2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Data compiled March 2024 from web sites, fee sheets, telephone, and email by
Chris Comeau, FAICP-CTP, Senior Transportation Planner, chris.comeau@transpogroup.com



2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington							
Data compiled March 2024 from public web sites, fee sheets, telephone calls, and email inquiries by Chris Comeau, FAICP-CTP, Senior Transportation Planner at Transpo Group, Inc. chris.comeau@transpogroup.com							
City	2024 Population	2024 Base Rate	Urban Center Incentive	City	2023 Population	2024 Base Rate	Urban Center Incentive
Anacortes ¹	18,326	\$3,044		Milton	8,835	\$4,807	
Arlington	22,121	\$5,841		Monroe	18,574	\$4,026	
Auburn ²	88,750	\$6,146	Yes: Downtown	Mount Vernon	35,753	\$6,151	Yes: Commercial Uses
Bainbridge Island	24,153	\$6,815		Mount Lake Terrace	21,804	\$4,991	
Battleground ³	22,395	\$3,508		Mukilteo	20,681	\$1,875	
Bellevue	153,768	\$7,946	Yes: Downtown & TOD	Newcastle	12,664	\$10,013	
Bellingham ⁴	95,921	\$3,638	Yes: Urban Villages	North Bend ²⁰	8,302	\$15,427	
Blaine ⁵	6,130	\$2,500		Oak Harbor ²¹	24,187	\$907	Yes; CBD
Bonney Lake	22,948	\$3,955		Olympia ²²	55,731	\$3,241	Yes; Downtown & High Density Corridors
Bothell	48,871	\$12,477	Yes: Main Street	Orting	8,857	\$2,149	
Buckley	5,421	\$4,188	May apply for 30% Reduction	Pacific	6,807	\$3,650	
Burien ⁶	49,627	\$948		Port Orchard	18,564	\$6,064	
Burlington	10,253	\$2,665		Poulsbo ²³	12,101	\$5,302	
Camas ⁷	28,275	\$10,372		Puyallup	41,880	\$4,500	
Carnation	2,199	\$8,815		Redmond ²⁴	80,116	\$8,284	Y; CBD; OverLake
Covington	21,891	\$4,461		Renton	101,386	\$12,209	
Des Moines	31,946	\$7,465		Ridgefield ²⁵	17,666	\$5,081	
Duvall	8,824	\$10,810		Sammamish ²⁶	64,250	\$14,204	
Edgewood	13,380	\$11,489		SeaTac	29,652	\$3,733	
Edmonds	42,027	\$6,249		Sedro Woolley ²⁷	13,368	\$3,022	Yes; CBD
Enumclaw	12,645	\$3,239		Sequim	8,403	\$2,491	Yes; CBD
Everett	111,793	\$4,652	Yes: Parking "A"	Shelton	10,896	\$4,655	
Federal Way ⁸	94,745	\$8,138	Yes: City Center	Shoreline	62,908	\$10,830	
Ferndale ⁹	16,562	\$3,793	Yes: Downtown	Snohomish	10,124	\$1,603	
Fife ¹⁰	10,573	\$6,413	Yes: Use-based	Stanwood	9,817	\$3,523	
Gig Harbor	12,892	\$6,449		Sultan	7,243	\$8,787	Yes; 50% for Commercial
Granite Falls	5,117	\$2,500		Sumner ²⁸	10,543	\$6,490	
Issaquah ¹¹	38,601	\$11,132	Yes: Commercial Uses	Tukwila ²⁹	21,000	\$3,726	
Kenmore ¹²	23,067	\$10,752		Tumwater	26,427	\$4,275	
Kent ¹³	132,204	\$8,979	Yes; Downtown	University Place	34,371	\$3,193	
Kirkland ¹⁴	91,568	\$7,827		Vancouver ³⁰	197,765	\$3,124	
La Center ¹⁵	5,262	\$7,561		Washougal	16,764	\$7,811	
Lacey	60,485	\$2,013		Woodinville ³¹	13,044	\$4,154	
Lake Stevens ¹⁶	40,598	\$4,155	Yes; TIF Zone 1	Yelm	10,676	\$1,497	
Lynden ¹⁷	16,540	\$2,168		County	Population	Base Rate	
Lynnwood ¹⁸	47,880	\$6,525	Yes; Citywide	Clark County ³²	520,900	\$5,168	
Maple Valley ¹⁹	28,355	\$7,504		Kitsap County	280,900	\$4,304	
Marysville	73,578	\$6,300	Yes: Commercial Uses	Pierce County ³³	937,400	\$5,705	
Mercer Island	24,600	\$4,319		Snohomish County ³⁴	847,300	\$5,475	
Mill Creek	20,753	\$3,900		Thurston County ³⁵	300,500	\$3,561	
Notes: All data above and below obtained from public web sites, fee sheets, telephone calls, emails, and ITE Trip Generation Manuals. 2023 OFM Population data not released until June.							
1. Anacortes updated TIF system in 2019.							
2. Auburn adopted rates 2017; has downtown reduced rate.							
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$347							
4. Bellingham TIF = Person trips; alutomatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.							
5. The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.							
6. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.							
7. Camas uses a 2-zone TIF system; North = \$9,833; South = \$3,800; Average = \$6,817							
8. Federal Way charges 3% admin. fee + base rate + 3-yr WSDOT construction cost index. City Center TIF Reduction.							
9. Ferndale uses 3-zone TIF system. \$3,855 citywide; \$4,822 for 443-acre "Main Street" Planned Action; \$2,701 downtown Ferndale. Average = \$3,793.							
10. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.							
11. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).							
12. Kenmore TIF rates based on mobility units and person trips.							
13. Kent TIF rates are based on person trips; TIF Rate Study (2021) with reductions for downtown Kent.							
14. Kirkland TIF rates are based on person trips at \$5,397/person trip							
15. La Center allows TIF to be deferred to occupancy by requiring lien on property.							
16. Lake Stevens uses a 3-zone TIF system; average - \$3,257							
17. Lynden TIF citywide is \$2,168, but NW Lynden Pepin Creek subarea TIF is \$17,328 (Highest in WA).							
18. Lynnwood has two TIF zones: City Center/Mall \$5,107and remainder of City \$7,944. Average is \$6,525.							
19. Maple Valley fee per 2023 rate schedule							
20. North Bend has highest citywide TIF (\$15,210) in WA (See Lynden Pepin Creek) Primarily residential with little to no pass-by/diverted link trips.							
21. Oak Harbor uses a dated TIF system; \$907 residential and \$589 non-residential.							
22. Olympia allows TIF reduction in downtown and on high-desnity corridors.							
23. Poulsbo uses an ADT-based TIF system;ITE 11th Ed. SFD = 9.4 ADT x \$564 =\$5,301.60							
24. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF; Citywide \$9336; Overlake \$7890; Downtown \$7626; Average = \$8284.							
25. Ridgefield uses an ADT-based TIF system							
26. Sammamish has 2nd highest citywide TIF (\$14,064) in WA (See Lynden Pepin Creek). Primarily residential development; no pass-by/diverted link trips.							
27. Sedro-Woolley uses a 2-zone TIF system; \$3,022 Non-CBD; \$1,681 in CBD							
28. Sumner converted 3-zone TIF system to 1 Citywide Zone as of April 15, 2024							
29. Tukwila = 4-zone TIF system: Z1 = \$4,439; Z2 = \$4,863; Z3 = \$5,345; Z4= \$2,058; Average =\$3,726							
30. Vancouver uses 3-zone ADT-based TIF system; Columbia \$240; Pacific \$428; Cascade \$329; Average = \$332.33 x 9.4 = \$3,124 / SFD							
31. Woodinville uses an ADT-based TIF system. 1 SFD = 9.44 x \$440 = \$4,154							
32. Clark County has a four zone TIF system based on ADT; Z1 = \$487; Z2 = \$930; Z3 =\$421; Z4 =\$352; Average \$547.50 x 9.44 = \$5240							
33. Pierce County uses a 4-zone TIF system based on model-derived VMT; A = \$5,654; B= \$5,654; C = \$9,242; D=\$2,270. Average TIF for SFD = \$5,705							
34. Snohomish County updated its 6-zone TIF system based on ADT in 2020. Average is \$580/trip or \$5,475 per SFD.							
35. Thurston County uses a 6-zone TIF system based on ITE PM Peak Trips; Average = \$3561/trip or \$3,248 per SFD							

What is the benefit of the Traffic Impact Fee?

The traffic impact fee ensures all new developments pay their fair share of traffic costs based on the amount of traffic they add to City streets. This provides a stable funding source to ensure necessary transportation projects are completed – keeping congestion on our streets at a reasonable level.

Who pays the fee?

The traffic impact fee is charged to new developments and businesses that add traffic to City streets. Existing residents and businesses do not pay.

How much does the Traffic Impact Fee cost?

The traffic impact fee is based on the amount of additional traffic generated by the new development or business. The fee is \$3,199 per new vehicle trip estimated to occur during the evening rush hour. This amount may be reduced or deferred as described in this brochure

What can Traffic Impact Fee money be used for?



Traffic impact fees are restricted funds. Monies collected can only be spent on specific roadway projects that add capacity to City streets.

University Place
WASHINGTON

City of University Place
3715 Bridgeport Way West
University Place WA 98466

253.566.5656

www.CityofUP.com

Traffic Impact Fees

Keeping traffic and business moving forward



City adopts a novel approach to traffic dilemma

As University Place grows, so does the traffic on our streets. Street improvements are expensive and traffic mitigation costs are often a stumbling block for new developments and businesses.

In order to keep the traffic flowing and encourage economic growth, the City has adopted a traffic impact fee with innovative approaches to reduce the financial impact to new business.

What is a Traffic Impact Fee?

A traffic impact fee is a one-time fee charged to all new developments and businesses that add traffic to City streets. The traffic impact fee helps to pay for street improvements that are necessary to accommodate this new traffic.



What is the City doing to help new businesses manage these costs?

The City recognizes that traffic mitigation costs can be high. These costs often make it difficult for new projects to move forward. The City has found unique ways to minimize these financial impacts to new businesses while at the same time ensuring stable funding is maintained for our critical roadways.

Payment Deferrals

The City allows payment of the traffic impact fee to be deferred up to five years with equal annual payments. This is essentially a five-year no-interest loan offered to businesses for their traffic mitigation costs.

Sales Tax Credit

Businesses generating new sales tax revenue to the City can receive an additional benefit associated with the traffic impact fee in the form of a sales tax credit. Under this program, half of the sales tax generated by a new business will be used to reduce the amount of impact fee owed. This credit can be taken for up to five years. This provides an incentive for sales tax generating uses and creates a partnership between the City and these businesses towards the mitigation of their impacts.



“Sales Leakage” Traffic Credit

Sales statistics show that approximately two of every three taxable dollars spent by U.P. residents are spent outside the City. To mitigate this “sales leakage,” City regulations allow for a 65 percent reduction in the estimated amount of trips associated with most new retail and restaurant uses. This corresponds to a 65 percent reduction of the traffic impact fee.

Who can I contact if I want to learn more about Traffic Impact Fees?

The City Engineering department is always happy to answer any questions you may have. Feel free to contact them at 253.460.2526.



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: March 3, 2025
Title: 2024 – 2029 Climate Planning (HB 1181)
Attachments: Measure Meant – Economic Overview Example
Submitted By: Josh Kubitza, AICP – Planning Manager

Background Information:

In the 2023 Regular Session, the 68th Legislature passed Second Substitute House Bill 1181 (HB 1181), which made various amendments to Revised Code of Washington (RCW) Chapter 36.70A, Growth Management. This is the state law that requires counties and cities to develop comprehensive plans, establishes the required elements, and requires periodic updates to the plan every 10-years.

HB 1811 is intended to improve the state's climate response through updates to the state's planning framework. The following are the key changes to RCW 36.70A:

- Adding a Climate Change and Resiliency goal,
- Adding a Shorelines of the State goal,
- Adding the requirements for a greenhouse gas (GHG) emission reduction sub-element,
- Adding green space (urban forestry) to the Open Space and Recreation Goal,
- Adding the requirements to including the participation of vulnerable populations and overburdened communities in public participation.
- Directing Department of Commerce to provide associated guidance, model elements, and grant funding.
- Setting the deadline for Pierce County cities to adopt the new elements and GHG reduction sub-element by June 30, 2029.

A copy of HB 1181 is provided here: [1181-S2.SL.pdf](https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1181-S2.SL.pdf?q=20230615091639)

<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1181-S2.SL.pdf?q=20230615091639>

The Washington State Department of Commerce requested that cities apply for grant funding in 2023 to start the planning process with additional funds planned between 2025 and 2029. The City applied for and was awarded \$105,000 to start the climate planning process (2024-2025). City Council authorized the Mayor to execute this Department of Commerce Grant with Resolution 24-0713.

Regarding Economic Development, HB 1181 requires jurisdictions to ensure that Comprehensive Plan and development regulations protect and enhance the environmental, economic, and human health and safety. As such, it is important for EDAB to be an active participant in the climate planning process.

Current Discussion:

The City has contracted with Measure Meant to assist the city through the climate change and resiliency process by initiating the Climate Assessment and Comprehensive Plan Audit draft reports. These draft reports are due to Commerce by June 2025. As part of the Climate Assessment, Measure Meant has requested that the City of Edgewood provide an economic overview. Specifically, they need a short (one-page) summary prepared by an Economic Development Subject Matter Expert (SME).

An example of the Economic Overview is provided as an attachment for reference.

Staff Recommendation:

Staff recommends that the Economic Development Advisory Board (EDAB) assign the task of drafting the one-page Economic Overview to one EDAB member. The drafted summary should be submitted to city staff by March 17, 2025, allowing staff time to distribute it to the EDAB for review and approval at the April 7, 2025, meeting.

Economic Overview

From a business recruitment and tourism perspective, we market that Prosser enjoys 300 days of sunshine per year. Our hot season lasts for about 3 months, from June to September, with an average daily high temperature above 82°F. The hottest month of the year in Prosser is July, with an average high of 91°F and low of 60°F.

Agriculture is part of our economic composition. Both farming and food/fruit processing. Apples, cherries, grapes, and hops top the list. But many additional crops are also grown, from carrots and sugar beets to blueberries and dryland wheat.

The US has the largest hop production in the world. Washington produced 74 percent of the United States hop crop for 2023 (116 mil. lbs. 2021, 102 mil. lbs. 2022, 104 mil. lbs. 2023), with Prosser growers and the surrounding Yakima Valley accounting for most of it. Only 1% of hops grown in the US were grown outside the Pacific Northwest.



We are known as the birthplace of Washington wine and known for our wine production. Prosser has 25+ wineries and more than 20,000 acres of grapes grown in Prosser and the surrounding areas.

Healthcare numbers have increased since this 2022 data was released. Prosser Memorial Health is building a replacement hospital facility and has been increasing staffing due to patient needs for the last couple years.

In terms of heavy industry, Prosser has fruit processing, warehousing, and cold storage within the city limits. There are 32 businesses in manufacturing, and 16 in transportation and warehousing.

Provided by Neal Ripplinger
Executive Director
Prosser Economic Development Association



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: March 3, 2025

Title: EMC 18.70 Land Use Table Updates Introduction

Attachments:

- 1) Current Zoning Map
- 2) EMC 18.70 Permitted Land Uses
- 3) EMC 18.70.050_Land Use Table_Draft Amendments

Submitted By: Josh Kubitz, AICP – Planning Manager

Background Information:

The 2024 Comprehensive Plan Periodic Update was adopted by council and became effective as of January 1, 2025. Changes in policy and the land use and zoning map necessitate updates to ensure consistency with the currently adopted comprehensive plan.

Current Discussion:

At the February 10, 2025, Planning Commission determined that they would review the current land use table in EMC 18.70.050 for consistency with the following:

1. City of Edgewood Comprehensive Plan Vision, Goals, & Policies for all plan elements.
(available [HERE](#))
2. Promotion of commercial uses and activities for economic development.
3. Meridian Corridor Vision
4. Addressing outstanding items needing to be updated
(example: we currently require a CUP for Personal Care Services in the MUR zone which requires a public hearing, increased costs, and time – Personal Care Services includes salons and other small commercial services that we would want to and expect to see in this zone)
5. Update associated land use references in EMC Title 18 and EMC 18.20, Definitions for consistency with the proposed amendments

Based on the joint City Council and Commission meeting on February 11, 2025, and the associated work plan discussion, staff will be asking the Planning Commission to request EDAB to review the EMC 18.70.050 nonresidential land uses and provide the Planning Commission input and recommendations.

Next Steps:

EDAB Members spend the next month reviewing the current zoning map (Attachment 1), EMC 18.70 Land Use Table (Attachment 2), and initial draft amendments (Attachment 3) so that EDAB is prepared for significant conversation on nonresidential uses.

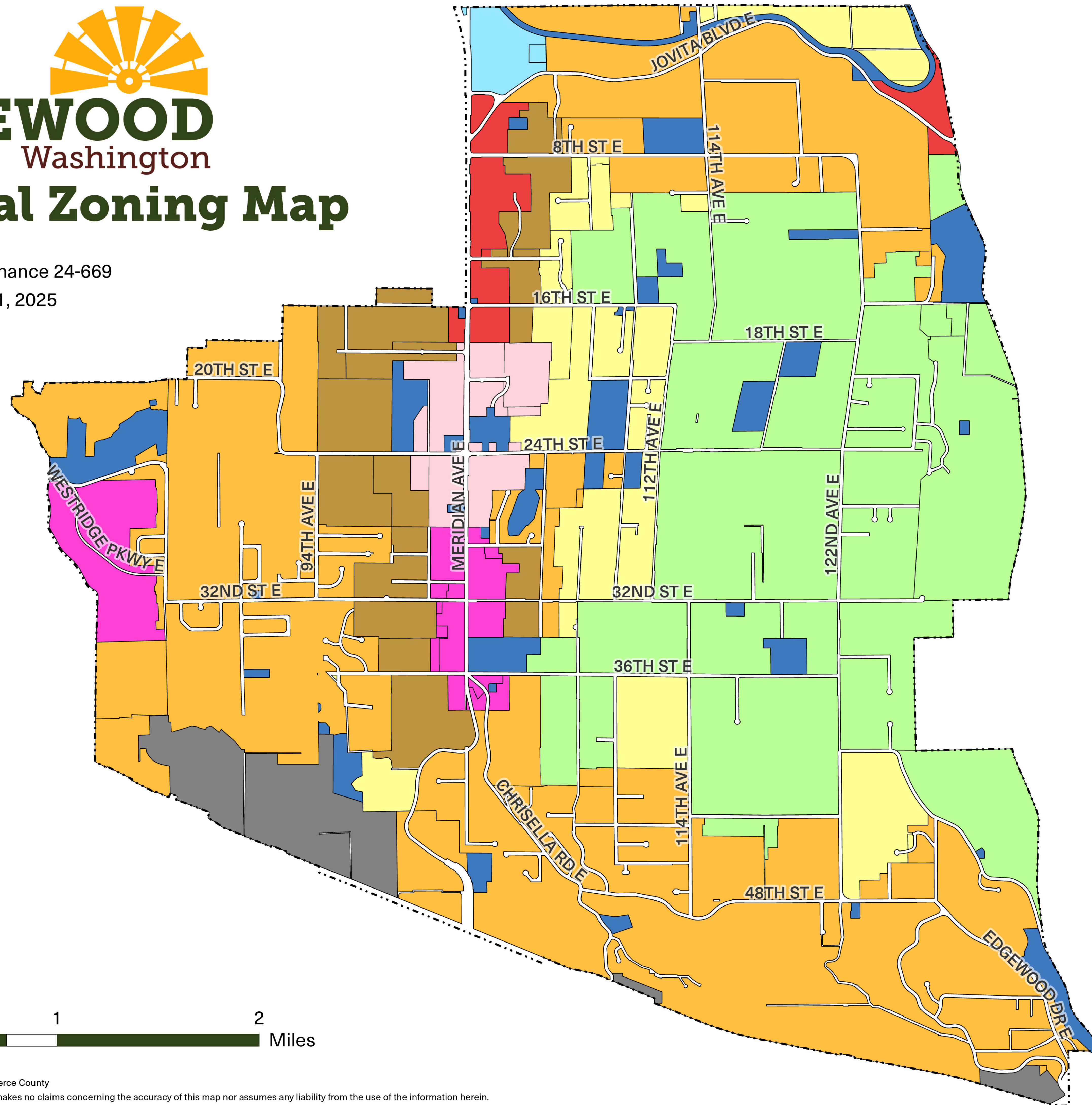
EDGEWOOD

Washington

Official Zoning Map

Amended by Ordinance 24-669

Effective January 1, 2025



Legend

- Business Park (BP)
- Commercial (C)
- Industrial (I)
- Mixed Residential 1 (MR-1)
- Mixed Residential 2 (MR-2)
- Mixed Use Residential (MUR)
- Public (P)
- Single-Family 2 (SF-2)
- Single-Family 3 (SF-3)
- Town Center (TC)



0 0.5 1 2 Miles

Data Sources: City of Edgewood, Pierce County

Disclaimer: The City of Edgewood makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

EMC 18.70 Permitted Land Uses

Chapter 18.70

PERMITTED LAND USES

Sections:

- 18.70.010 Purpose of provisions.
- 18.70.020 Characterization of use and organization.
- 18.70.040 Establishing use.
- 18.70.050 Land use table.

Prior legislation: Ords. 03-203, 07-283, 08-305, 11-359, 15-448, 16-463, 16-469 and 16-482.

18.70.010 Purpose of provisions.

This chapter lists the land uses that are regulated within this title in order to ensure orderly, uniform, and fair regulation that results in not only the appropriate siting of land uses, but also the appropriate physical relationship of different land uses, which are sometimes not complementary, to one another as zoning is applied. (Ord. 20-579 § 2 (Exh. B)).

18.70.020 Characterization of use and organization.

A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System or land use definition provided in Chapter 18.20 EMC, Definitions. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements. However, no more than one single-family detached dwelling unit or one two-unit dwelling unit, as appropriate, shall be permitted as a principal use on any individual lot.

B. All references to the North American Industry Classification System (NAICS) are to the titles and descriptions found in the North American Industry Classification System, 2017 Edition, prepared by United States Office of Management and Budget, which is hereby adopted by reference. The NAICS is used to suit the purposes of this title, to list and define land uses authorized to be located in the various zoning district consistent with the comprehensive plan.

C. The NAICS uses a six-digit coding system to identify particular industries and their placement in the hierarchical structure of the classification system. The first two digits of the code designates the sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.

D. A “part” in the NAICS column of the land use table means that only a part of the associated NAICS definition will be included into the specified land use. The community development director or assignee will respond to requests for clarification on a project by project basis.

E. A “special” in the NAICS column of the land use table means that the NAICS definition for the specified land use is not provided or that the city has modified the definition by this title. The “special” definition is provided in Chapter 18.20 EMC, Definitions.

F. The community development director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a NAICS classification is allowed in a zone. The director’s determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone’s purpose as set forth in Chapter 18.80 EMC, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and

3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 20-579 § 2 (Exh. B)).

18.70.040 Establishing use.

A. The use of land or buildings shall be in accordance with those listed in the Land Use Table. No land or building shall hereafter be used and no building or structure erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the Land Use Table is:

✓	Designates use permitted in the zoning district indicated
–	Designates use prohibited in district indicated
A	Designates use may be approved by administrative use permit
CUP	Designates use may be approved by conditional use permit

B. If a use is identified as requiring a temporary use permit (TUP), then the use is only allowed if the TUP is obtained in accordance with EMC 18.50.070.

C. If a use is not listed, it is not allowed in any zoning district.

D. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the city of Edgewood. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Land Use Table shall be performed in accordance with EMC 18.50.020(D).

E. Any proposed use, business, structure, or other land occupancy is subject to the primary, secondary, and incidental uses expressed in the Land Use Table. As an example, a company performing surveying and mapping services may locate their office in accordance with their primary NAICS code for the service function and any secondary, tertiary, or otherwise accompanying or secondary outdoor storage, maintenance facility, information services, or other use is subject to the development standards and conditions of the incidental use. (Ord. 20-579 § 2 (Exh. B)).

18.70.050 Land use table.

SEE ATTACHMENT.

EMC 18.70.050 Land Use Table DRAFT Amendments

EMC 18.70.050 Land use table														
Land Use	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	Staff Notes
✓ – Permitted Use CUP – Use may be approved via CUP A – Approval Requires AUP – Prohibited Use	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Residential														
Accessory														
Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs	
ADU, Detached (Backyard Cottage)	Special	✓	✓	✓	✓	✓	✓	A –	A –	–	–	–	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use.	
Caretaker Residence	Special	CUP ✓	CUP ✓	CUP ✓	CUP ✓	CUP ✓	CUP ✓	CUP ✓	CUP A	CUP A	–	–		
Single-Family														
Detached Dwelling	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
Cottage Court	Special	– ✓	✓	✓	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
Multifamily														
Duplex: Side by Side	Special	– ✓	✓	✓	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
Duplex: Back to Back	Special	– ✓	✓	✓	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
Duplex: Top and Bottom	Special	– ✓	✓	✓	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
Attached Dwelling	Special	– ✓	✓	✓	✓	✓	✓	–	–	–	–	–		
Multi-plex	Special	–	–	–	✓	✓	✓	–	–	–	–	–		
Townhouse	Special	–	–	–	✓	✓	✓	✓ –	✓ –	–	–	–	Only permitted in the TC zone if part of a commercial mixed use project	Consider limit
Apartment	Special	–	–	–	–	–	✓	✓	✓	✓ –	–	–	Only permitted in the TC and C zone if part of a commercial mixed use project	Consider limit. Remove BP allowance for apartments with a CUP in 18.80.080.
Other														
Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓ –	✓ –	–	–	In accordance with RCW 70.128.010(1), as amended	Consider only allowing in MUR and TC as an accessory use or part of a mixed-use project.
Nursing and Residential Care Facilities	6231; 6232	–	–	–	– CUP	CUP A	✓	✓	✓	✓	–	–	Only permitted in MR-1 if located on a Arterial or Collector road	
Assisted Living Facilities	6233	–	–	–	CUP	CUP A	✓	✓	✓	✓	–	–	Only permitted in MR-1 if located on a Arterial or Collector road	
Live/Work Unit	Special	–	–	–	– A	– A	✓	✓	✓	✓	–	–	Only permitted in MR-1 if located on a Arterial or Collector road	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–		
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–		
Agriculture and Resource (Sector 11-21)														
Family Farm	111; Special	✓	✓	A	–	–	–	–	–	–	✓	✓	Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone	See animal code amendments
Agricultural Sales	454390, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Activities permitted in all districts, but require TUP and must comply with EMC 18.50.070	See animal code amendments
Crop Production														
Marijuana Production	111; Special	– A	–	–	–	–	–	–	–	– A	– A	–	See Condition 2	Consider update to EMC 18.100.120 to permit this.

Crop Production, All Other	111	✓	✓	A	-	-	-	-	-	-	✓	✓		See animal code amendments
Animal Production and Aquaculture														See animal code amendments
Hog and Pig Farming	112210	-	-	-	-	-	-	-	-	-	-	-		See animal code amendments
Cattle Feedlots	112112	CUP	-	-	-	-	-	-	-	-	-	-		See animal code amendments
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part	✓	CUP	-	-	-	-	-	-	-	✓	CUP		To be updated with animal code amendments
Mining, Quarrying, and Oil and Gas Extraction	21	-	-	-	-	-	-	-	-	-	-	-	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating	
Utilities (Sector 22)														
Electric Power Generation	22111, except 221114 and 221115	CUP -	CUP -	CUP -	CUP -	CUP -	-	-	-	-	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units	
Solar Electric Power Generation	221114	✓	✓	✓	A	A	A	A	A	✓	✓	✓		
Wind Electric Power Generation	221115	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	A		
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP		
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP		Check to make sure this doesn't include necessary infrastructure.
Wireless Communication Facilities	517312; 517919, part	See Note										Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)		
Manufacturing (Sector 31-33)														
Animal Slaughtering and Processing	3116	-	-	-	-	-	-	-	-	-	-	-		
Marijuana Processing	Special	-	-	-	-	-	-	-	-	- CUP	- A	-	See Condition 2	Consider update to EMC 18.100.120 to permit this.
Manufacturing, Craft	Special	-	-	-	-	-	CUP	CUP	CUP	CUP ✓	✓	-		
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	-	-	-	-	-	-	-	-	CUP A	✓	-		
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	-	-	-	-	-	-	-	-	-	CUP	-		
Wholesale and Retail Trade (Sector 42, 44-45)														
Wholesale Trade	423; 424; 425	-	-	-	-	-	-	-	-	A	✓	-		
Retail Trade														
Automobile and Other Motor Vehicle Dealers	4411; 4412	-	-	-	-	-	-	-	CUP -	A	A	-		

Gasoline Stations	447	-	-	-	-	-	-	CUP	CUP -	A CUP	✓	✓	-	Use is limited to a total 25,000 square feet per lot in the MUR and C zones (total square footage includes all accessory uses associated with the gas station)	
Alternative Fueling Stations	Special					✓	✓	✓	✓	✓	✓	✓			Definition needed in 18.20.
Pet and Pet Supplies Stores	453910	-	-	-	-	-	-	A ✓	✓	✓	✓	✓	-		See animal code amendments
Fuel Dealers	454310	-	-	-	-	-	-	-	-	-	CUP	✓ CUP	-		
Marijuana Retailers	453998, part	-	-	-	-	-	-	-	-	- A	- A	- A	-	See Condition 2. Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502	Consider update to EMC 18.100.120 to permit this with a limit. (ex. max total of 4)
Sexually Oriented Retail Businesses	Special	-	-	-	-	-	-	- A	- A	- A	- A	- A	-	Subject to standards provided in EMC 18.100.100	
Retail Trade, All Other	All Other 44; 45	-	-	-	-	-	-	- A	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)															
Transportation															
Pipeline Transportation	486	See Note												Activities must follow city of Edgewood permitting requirements and are subject to Condition 3	
Transportation, All Other	48 except 486	See Note												See Condition 4	
Warehousing and Storage															
Mini-Warehouses and Self-Storage Units	53113	-	-	-	-	-	-	-	-	-	✓	✓	-		
Warehousing and Storage, All Other up to 3,000 sq. ft.		-	-	-	-	-	-	A	A	A	✓	✓	-	Only permitted in MUR, TC, and C zones when associated with a Retail, Food Service and Drinking Places or Craft Manufacturing use.	
Warehousing and Storage, All Other 3,000 to 10,000 sq. ft.		-	-	-	-	-	-	-	-	A	✓	✓	-	Only permitted in MUR, TC, and C zones when associated with a Retail, Food Service and Drinking Places or Craft Manufacturing use.	
Warehousing and Storage, All Other 5,000 square feet and greater		-	-	-	-	-	-	-	-	A	✓	✓	-	Only permitted in MUR, TC, and C zones when associated with a Retail, Food Service and Drinking Places or Craft Manufacturing use.	
Business and Professional Services (Sector 51-56)															
General	All Office Use, plus: 51 except 517; 52; 534; 533; 54 except 541940; 55; 561; 813	-	-	-	-	-	-	✓	✓	✓	✓	A	-		
Wedding and Special Occassion Venues and Events	Special	A	A	A	A	✓	✓	✓	✓	✓	A	A	A		Definition needed in 18.20.
Rental and Leasing															
Passenger Car Rental and Leasing	53211	-	-	-	-	-	-	✓ -	✓ -	✓ A	✓	✓	-		
Truck, Utility Trailer, and RV Rental and Leasing	53212	-	-	-	-	-	-	CUP -	CUP -	-	✓	✓	-		
Consumer Goods Rental	5322; 5323, part	-	-	-	-	-	-	✓ -	✓ -	✓ A	✓	✓	-		
Commercial and Industrial Equipment Rentals	5323, part; 5324	-	-	-	-	-	-	-	-	-	✓	✓	-		

Waste Management and Remediation Services														
Waste Management and Remediation Services, All Other	5622, part; 5629	-	-	-	-	-	-	-	-	-	- CUP	CUP	- CUP	
Educational Services (Sector 61)														
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	A		
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	-	-	-	-	- CUP	A	✓	✓	✓	CUP	A		
Technical and Trade Schools	6115	-	-	-	-	- CUP	A	✓	✓	✓	CUP A	A		
Educational Services, All Other	6116; 6117	-	-	-	-	- A	A	✓	✓	✓	CUP	- A		
Health Care and Social Assistance (Sector 62)														
Ambulatory Health Care Services, All Other	All Other 621	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP		
Hospitals	622	-	-	-	-	- CUP	- CUP	✓	✓	✓ A	CUP	- CUP		
Community Care & Walk-in Clinics	-	-	-	-	-	- A	✓	✓	✓	✓	✓	✓		Definition needed in 18.20.
Social Assistance														
Services for the Elderly and Persons with Disabilities	624120	-	-	-	-	- A	CUP A	✓	✓	✓	✓	CUP	✓	
Vocational Rehabilitation Services	624310	-	-	-	-	- CUP	CUP A	✓	✓	✓	✓	CUP	✓	
Child Daycare Services, Home-Based	624410, part	A	A	A	A	A ✓	✓	✓	✓	✓ -	-	-		Subject to standards provided in EMC 18.100.040
Child Daycare Services, All Other	624410, part	-	-	-	-	- CUP	CUP A	✓	✓	✓	✓	CUP A	✓	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	-	-	-	-	- CUP	CUP A	✓	✓	✓	✓	CUP	✓	
Emergency Housing		-	-	-	-	-	CUP	✓	✓	✓	CUP A	CUP A	✓	
Emergency Shelter		-	-	-	-	-	CUP	✓	✓	✓	CUP A	✓	✓	
Arts, Entertainment, and Recreation (Sector 71)														
Libraries	Special	-	-	-	A	A	✓	✓	✓	✓	A	✓		
Museums and Art Galleries	712 except 712130	-	-	-	A	A	✓	✓	✓	✓	A	✓		
Zoos, Aquariums, and Botanical Gardens	712130	-	-	-	-	-	A	✓	✓	✓	✓	A		
Golf Courses and Country Clubs	713910	A	A	-	-	- A	-	✓	✓	✓	✓	A		
Sexually Oriented Entertainment	Special	-	-	-	-	-	-	-	-	- CUP	CUP	-	-	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	-	-	-	-	-	-	-	CUP A	A	A	✓	-	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	-	-	-	-	- A	CUP ✓	✓	✓	✓	A	✓		
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	- A	- A	-	- A	- A	CUP ✓	A	A	A	-	✓		
Accommodation (Sector 721)														
Hotels (except Casino Hotels) and Motels	721110	-	-	-	-	- A	CUP ✓	✓	✓	✓	CUP	✓	-	
Bed-and-Breakfast Inns	721191	-	-	-	-	CUP A	CUP A	CUP ✓	✓	✓	CUP	-	-	
Short-term rentals	Special	✓	✓	✓	✓	✓	✓	✓	✓					Definition needed in 18.20.
RV Parks and Recreational Camps	7212	-	-	-	-	-	-	-	-	-	-	-		
Food Service and Drinking Places (Sector 722)														
Special Food Services	7223 except 722330	See Note						✓	✓	✓	✓	- ✓	- ✓	Allowed as incidental use in residential districts
Mobile Vendors	722330	-	-	-	-	- A	✓	✓	✓	✓	✓	✓		Activities always require TUP and must comply with EMC 18.50.070. In MR1 and MR2, this use is only permitted on corners fronting on a Collector or Arterial road.

Drinking Places for Alcoholic Beverages	722410	-	-	-	- CUP	- A	CUP ✓	✓	✓	✓	✓	✓	CUP ✓	Subject to regulation and classification by the Washington State Liquor and Cannabis Board. In MR1 and MR2, this use is only permitted on corners fronting on a Collector or Arterial road.	
Restaurants, Full Service	722511	-	-	-	- A	- A	✓	✓	✓	✓	✓	✓	✓	In MR1 and MR2, this use is only permitted on corners fronting on a Collector or Arterial road.	
Restaurants, Limited Service	722513; 722514	-	-	-	- A	- A	✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In MR1 and MR2, this use is only permitted on corners fronting on a Collector or Arterial road.	
Snack and Nonalcoholic Beverage Bars	722515	-	-	-	- A	- A	✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In MR1 and MR2, this use is only permitted on corners fronting on a Collector or Arterial road.	
Services (Sector 811-812)															
Automotive Repair and Maintenance															
Automotive Oil Change and Lubrication Shops	811191	-	-	-	-	-	-	-	CUP A	A	✓	-	-		
Car Washes	811192	-	-	-	-	-	CUP A	✓ -	✓	✓	✓	-	-		
Automotive Repair and Maintenance, All Other	All Other 8111	-	-	-	-	-	-	-	CUP A	CUP A	✓	-	-		
Personal Care Services	8121; 812310; 8123200	-	-	-	- A	- A	CUP ✓	✓	✓	✓	✓	-	-	In MR1, this use is only permitted on corners fronting on a Collector or Arterial road.	
Other Repair and Maintenance															
Other Repair and Maintenance, Consumer	811 except 8111	-	-	-	-	-	-	-	CUP	CUP	✓	-	-		
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	-	-	-	-	-	-	-	-	CUP	✓	-	-		
Funeral Homes and Funeral Services	812210	-	-	-	-	- CUP	- A	-	CUP A	CUP A	✓	-	-		
Crematoria	812220, part	-	-	-	-	-	-	-	-	CUP	CUP	-	-		
Pet Care Services															See animal code amendments
Kennels	812910, part	-	-	-	-	-	-	-	-	CUP	A	-	-		See animal code amendments
Veterinary Services	541940	-	-	-	-	-	A	A	✓	✓	A	-	-		See animal code amendments
Pet Care Services, All Other	812910, part	-	-	-	-	-	✓	✓	✓	✓	A	-	-		See animal code amendments
Civic and Public Uses (Sector 813)															
Cemeteries	812220, part	-	-	-	-	-	-	-	-	-	-	CUP	-		
Correctional Institutions	922140	-	-	-	-	-	-	-	CUP -	CUP	-	CUP	-		Moved above religious
Administrative Public Facility	92 except 922140	-	-	-	-	- A	✓	✓	✓	✓	✓	✓	✓		Moved above religious
Nonadministrative Public Facility	Special	-	-	-	-	-	-	-	-	- A	- A	A	-	Activities with Outside Storage also subject to EMC 18.90.120	Moved above religious
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	-		Moved above religious
Religious Assembly															
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	✓	A	A	CUP A	CUP A	✓	✓	-	CUP	-		

20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP	✓	✓	–	CUP		
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP A	CUP A	CUP A	A	A	CUP	CUP	✓	✓	–	CUP		
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	–	✗ CUP	✓	–	CUP		
Other Uses														
Parking Lots	812930, part	–	–	–	–	–	– CUP	– CUP	CUP	–	– CUP	– CUP		
Parking Structures	812930, part	–	–	–	–	–	–	CUP	CUP	–	– A	– A		
Drive-Up Windows	Special	–	–	–	–	–	CUP A	CUP A	CUP ✓	CUP A	CUP ✓	CUP –	Window shall not face a public ROW and facility must be screened from ROW	
Outside Displays	Special	–	–	–	–	–	✗ –	✓	✓	✓	✓		Activities also subject to EMC 18.95.030(I)	
Outside Storage	Special	–	–	–	–	–	–	CUP –	–	CUP	A	See Note	Allowed as incidental use in Public district. Activities also subject to EMC 18.90.120	

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.



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: March 3, 2025

Title: 2025-2026 Work Plan

Attachments: Draft 2025 -2026 Work Plan

Submitted By: Jeremy Metzler, Community Development Director

Background Information:

The Economic Development Advisory Board (EDAB) meets annually with the City Council at a joint meeting with other boards and commissions in February each year, where the Annual Work Plans are formally established. This year's meeting was held on Tuesday, February 18, 2025, and the City Council expressed general support and appreciation for the EDAB's efforts preparing the attached work plan. While no formal action was taken by the Council, they expressed interest in reviewing the recommended priorities in more detail at their annual Council retreat, which is scheduled for Saturday, March 15, 2025.

Current Discussion:

Tonight is an opportunity to review and discuss the joint meeting with Council held last month. Staff anticipates additional feedback and direction from the Council following their retreat, for review with the EDAB at their April 14, 2025 meeting.

Staff Recommendation:

Debrief on the February joint meeting with Council, review the prioritization, and prepare for further discussion at the regularly scheduled EDAB meeting in April.



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 Meridian 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