



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, April 15, 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. Equity, Diversity, and Inclusion Council Sub-Committee Update

B. Economic Development Advisory Board (EDAB) Updates

C. Street Redesign Request - Dom Calata Way

D. Six Year Transportation Improvement Plan (TIP) Update

E. EMC Title 18 – Amendments for Animals

F. Parks Donation at Edgewood Community Park

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



City Of Edgewood Council Agenda Summary Sheet

Subject: Equity, Diversity, and Inclusion Council Sub-Committee Update	Agenda Item #: 2.A
	For Agenda of: 4/15/2025
	Prepared by: Jill Schwerzler-Herrera
Attachments (list):	
Approval of Materials: Jill Schwerzler-Herrera Rachel Pitzel, Assistant City Administrator 4/7/2025 Dave Olson, Mayor 4/7/2025	Expenditure Required:
	Amount Budgeted:
	Timeline: Topic to be added to all future Study Sessions (see item history below)

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: Economic Development Advisory Board (EDAB) Updates	Agenda Item #: 2.B
	For Agenda of: 4/15/2025
	Prepared by: Jeremy Metzler
Attachments (list):	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 4/9/2025 Dave Olson, Mayor 4/9/2025	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: Monthly Report to Council, 2nd Study Session

Summary Statement: The EDAB last met on April 7, 2025, and the materials and recording can be found here: <https://edgewoodwa.portal.civicclerk.com/event/1079/overview>. The board performed a detailed review of the proposed land use table updates, with a focus on the uses and activities that may have an economic impact for the city. The next topic was Impact Fees, again focusing on Transportation Impact Fees and possible economic development strategies, and the board provided direction to staff in preparation for a formal recommendation to the Council at their next meeting. Finally, the EDAB reviewed the updates to their 2025-2026 Work Plan following the City Council's March 15, 2025 retreat, expressing appreciation and commitment to working through the priorities identified therein.

The next meeting is scheduled for Monday, May 5, 2025, and the tentative topics include:

- Recommendation - Transportation Impact Fee Reductions for Economic Development Priorities
- Discussion - Current Permits / Proposals
- Discussion - Land Uses / Interim Zoning Ordinance 25-0676

Item History:

The council has asked that this topic be discussed at every second study session of the month for the foreseeable future. This is a reoccurring agenda item.

Recommended Action:

Hold a discussion regarding Economic Development Advisory Board (EDAB) Updates

Fiscal Note/Consideration:

N/A



City Of Edgewood Council Agenda Summary Sheet

Subject: Street Redesignation Request - Dom Calata Way	Agenda Item #: 2.C
	For Agenda of: 4/15/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. DRAFT Ordinance 25-0xxx 2. Request eMail 3. Family Concurrence eMail_Redacted 4. Site Plan	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 4/9/2025 Dave Olson, Mayor 4/9/2025	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 03/11/2025 – RCM PH 03/18/2025 – SS 04/08/2025 – RCM PH 04/15/2025 - SS 04/22/2025 - RCM

Summary Statement: The City has received a request to redesignate the following street segments as “Dom Calata Way”, in honor of Deputy Dominique Calata’s service to the community, subject to Edgewood Municipal Code (EMC) Chapter 12.22 and Ordinance 24-0667:

- 10200 Block 22nd Street East (Meridian Ave E to 104th Ave E)
- 2200 Block 104th Ave E (22nd St E to 24th St E)

Pursuant to EMC 12.22.010, staff finds that this request satisfies the criteria as *"an individual who has contributed outstanding civic service to the city."* Pursuant to EMC 12.22.080(A), the request was submitted by *"the majority of persons having ownership in properties addressed on the street to be renamed,"* being the City of Edgewood, and notice of the proposed name change has been provided *"to all property owners whose addresses would be changed at least 20 days prior to council action."*

Following the policy adopted by Ordinance 24-0667:

- Section V.D – *"Property names after individuals requires written consent of the named party’s representative."* This written consent has been provided with the request, attached.
- Section VII.B – *"Requests to rename existing streets must be accompanied by written rationale for the name and significance of the proposed name to the criteria in Section 4.A [EMC 12.22.010]."* This written rationale was provided with the request, attached.

- Section VII.C – “...the City shall provide an open public comment period of 30 days, including a public hearing at a regular City Council meeting. Notice for the public hearing shall be sent to all property owners with affected frontage, other interested parties, and members of the City’s Boards and Commissions.” Upon further review, while this notice was issued, it was not sent to the affected property owner.

Public hearings were held at the March 11, 2025 and April 8, 2025 regular City Council meetings, where a total of four comments were received. Following tonight's discussion, Council consideration and action is tentatively scheduled for next week's regular City Council Meeting.

Pursuant to EMC 12.22.080(A), "A change of street names shall be accomplished by the adoption of an ordinance directing such change." EMC 12.22.080(B) also states, "The council shall consider technical input from the department, locational and developmental characteristics relative to the street and the impact of the change on existing businesses and residences, as well as on emergency vehicle responsiveness, in determining whether the change should be granted. Only entire street lengths or distinct major portions of street shall be separately renamed by the city."

Attached for Council consideration is a draft adopting ordinance for the official redesignation, the request, concurrence of the family, and a site plan showing the affected street segments and properties. As proposed, only the following properties would be affected by the proposed street name redesignation:

- 10305 22nd Street East (Parcel No. 0420106030)
- 10311 22nd Street East (Parcel No. 0420106031)
- 2224 104th Avenue East (Parcel No. 0420102012)

Furthermore, as proposed, the following properties accessing the private gravel roadway, 22nd Street East, would retain their existing address designations:

- 10317 22nd Street East (Parcel No. 0420106016)
- 10323 22nd Street East (Parcel No. 0420106017)
- 10407 22nd Street East (Parcel No. 0420106018)
- 10427 22nd Street East (Parcel No. 0420106019)

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Street Redesignation Request - Dom Calata Way

Fiscal Note/Consideration:

Mayor Olson has solicited donations to offset any costs related to replacement signage and updating addresses on affected official documents.

ORDINANCE NO. 25-0xxx

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
EDGEWOOD, PIERCE COUNTY, WASHINGTON,
REDESIGNATING CERTAIN STREET SEGMENTS AS “DOM
CALATA WAY”, PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City has received a request to redesignate the 10200 Block of “22nd Street East” (Meridian Ave E to 104th Ave E) and the 2200 Block of “104th Avenue East” (22nd St E to 24th St E) as “Dom Calata Way”, in honor of Deputy Dominique Calata’s service to the community; and

WHEREAS, requests to redesignate streets are subject to Edgewood Municipal Code (EMC) Chapter 12.22 and Ordinance 24-0667; and

WHEREAS, pursuant to EMC 12.22.010, staff finds that this request satisfies the criteria as "an individual who has contributed outstanding civic service to the city"; and

WHEREAS, pursuant to EMC 12.22.080(A), the request was submitted by "the majority of persons having ownership in properties addressed on the street to be renamed," being the City of Edgewood, and notice of the proposed name change has been provided "to all property owners whose addresses would be changed at least 20 days prior to council action"; and

WHEREAS, open public hearings were held at the March 11, 2025 and April 8, 2025 regular City Council meetings, where four public comments were received; and

WHEREAS, the City Council considered the proposed street redesignation at their regular meetings held on March 18, 2025, April 15, 2025 and April 22, 2025; and

WHEREAS, pursuant to EMC 12.22.080(B), the City Council has determined that the proposed redesignation is appropriate and will have minimal impact on existing businesses and residences, developmental characteristics, and emergency vehicle responsiveness;

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

Section 1. Street Segments Redesignated. The 10200 Block of “22nd Street East” (Meridian Ave E to 104th Ave E) and the 2200 Block of “104th Avenue East” (22nd St E to 24th St E) are hereby redesignated to be named “Dom Calata Way”, effective July 1, 2025. The Public Works Department is hereby authorized to update all affected signage as needed to implement the street redesignation as of the effective date herein.

Section 2. City Hall Address Change. The Mayor is hereby authorized to update official publications and materials at Edgewood City Hall to implement the street redesignation as of the effective date thereof.

Section 3. 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 4. 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 5. 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 as of **July 1, 2025**, as provided by law.

PASSED BY THE CITY COUNCIL ON **THE 22ND DAY OF APRIL, 2025**

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Maili C. Barber, City Attorney

Date of Publication: **April 25, 2025**
Effective Date: **July 1, 2025**

Jeremy Metzler

From: Dave Olson
Sent: Tuesday, February 4, 2025 4:20 PM
To: Jeremy Metzler
Cc: Rachel Pitzel
Subject: Street re-naming summary

Edgewood City Hall is fronted by two streets that curve around the perimeter of the property – 22nd Ave from the west and 104th Street from the south. They transition names indiscriminately at the apex of the curve in front of city hall. This scenario would be appropriate for reducing the two numeric street names into one non-numeric street name after a person, place, or object with a connection to the City of Edgewood.

While many names come to mind for consideration, one person rises to the top – Officer Dominique Calata. “Dom” was an Edgewood Police Department officer who made the ultimate sacrifice in the line of duty back in 2022 when called away to serve on a Pierce County Sheriff’s Department SWAT team operation.

The Edgewood Police Department is located within Edgewood City Hall. This would make the choice of a new name for the street after a fallen officer honoring to not only Dom’s surviving family, but also for every police officer that reports for duty to an address named after one of their fellow officers. It would also send a strong message to the community that we value and respect our officers here in Edgewood that commit their lives to protect ours.

Dom’s widow, Erin Calata, supports this effort to rename this street and was deeply touched by the gesture. She looks forward to participating in any public ceremony that will be held with her and Dom’s son. Dom’s parents have also expressed support for the re-naming and would love to be a part of any public ceremony.



Dave Olson | Mayor

Direct: 253-831-4246 | City Hall: 253-952-3299

mayor@cityofedgewood.org

2224 104th Ave E, Edgewood, WA 98372

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.

Jeremy Metzler

From: Dave Olson
Sent: Wednesday, February 5, 2025 4:18 PM
To: Jeremy Metzler
Cc: Rachel Pitzel
Subject: FW: Street Naming - Calata

Please see below.....

From: [REDACTED]
Sent: Wednesday, February 5, 2025 3:18 PM
To: Dave Olson <dave.olson@cityofedgewood.org>
Subject: Street Naming - Calata

*This message is from an External Sender

Hello Dave,

I am writing to give permission to move forward with the street naming proposal in memory of my late husband, Dom Calata.

Our family is deeply appreciative of this honor!
Erin Calata

This is an external email. Please use caution when opening any attachments.

Site Plan - Dom Calata Way



LEGEND

- Road to be Redesignated
- Existing Addresses Impacted
- Existing Addresses Not Impacted



City Of Edgewood Council Agenda Summary Sheet

Subject: Six Year Transportation Improvement Plan (TIP) Update	Agenda Item #: 2.D
	For Agenda of: 4/15/2025
	Prepared by: Jeremy Metzler, Chuck Hendricksen
Attachments (list): 1. DRAFT - 2026 TIP Budget Spreadsheet 2. 2026_2031 TIP MAP 3. SIGNED 2026 TIP SEPA Checklist 4. SIGNED DNS Determination of NonSignificance	
Approval of Materials: Jeremy Metzler, Chuck Hendricksen Rachel Pitzel, Assistant City Administrator 4/10/2025 Dave Olson, Mayor 4/10/2025	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 04/15/2024 SS 04/22/2024 RCM PH 05/06/2024 SS 05/13/2024 RCM

Summary Statement:

The City is required to prepare a Transportation Improvement Plan (TIP), in accordance with RCW 35.77.010 and the Transportation Element of the City's adopted Comprehensive Plan. The TIP outlines the projects, estimated costs, anticipated timelines, and the expected funding sources for the next six years. These plans serve as the guiding documents for Staff to implement as resources are made available through City financial resources or other identified funding sources (i.e. TIB, WSDOT funding, other grants, loans, etc.).

The attached DRAFT resolution and plan represent Staff's recommendation as it pertains to project priorities, funding sources and timelines for implementation, as required under GMA. Staff relies on the City Council to guide this planning effort in alignment with Council's desires and the City's financial resources. While this year's Annual Concurrency Report has yet to be prepared, the recommendations provided in the last report are still relevant. Staff is bringing this year's TIP update forward at this time to stay ahead of upcoming grant funding opportunities.

Please note that traffic concurrency will not be met if the Level of Service deficiencies are not addressed at three intersections with Meridian: 13th, 29th and 32nd. Projects have been identified in the draft TIP for 13th and 32nd, and there is a developer project underway at 29th. Staff is also working to design and implement the Parallel Road Network as time and resources allow.

Finally, this draft TIP is scheduled for Public Hearing at next week's Regular Council Meeting. Staff has also completed a State Environmental Policy Act (SEPA) Environmental Checklist for review, issuing a

Determination of Non-significance (DNS) on April 13, 2025 with comments due by April 27, 2025. The SEPA review is subject to appeal until May 11, 2025. This TIP is scheduled for potential action at Council's May 13, 2025 regular meeting, being after the SEPA appeal deadline.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Six Year Transportation Improvement Plan (TIP) Update

Fiscal Note/Consideration:

As the Transportation Improvement Plan (TIP) is a component of the annual budgeting process, the anticipated impacts to the City's budget and General Fund are outlined therein. TIPs are planning documents that express the Council's desires for future transportation improvements within the City. Local agency TIPs are also utilized by State and other planning agencies, for evaluating projects on a regional scale and consideration for outside funding resources. This TIP represents an anticipated six-year program cost of \$33,190,000 - *However, the TIP is not a final budget document*; this is reserved for the actual budget that is adopted by the City Council towards the end of the City's fiscal year.

This TIP considers a total of \$9,591,015 in TIF funding from 2025 through 2031. Other funding sources considered herein (but yet to be secured unless noted otherwise) include TIB Grants, FHWA Grants, other unidentified grants, and the General Fund, for a total of \$25,949,973.

Transportation Improvement Program (TIP)
Years 2026-2031

Project No.		Transportation Project	Estimated Annual Project Expenditures									Total Project Cost	Comments
TIP	2024 Comp Plan		Prior Years (Actual)	2025 Estimate	2026	2027	2028	2029	2030	2031	Future Years		
1	R-2	Meridian Avenue Phase 1 Improvements (24th to 3400 Block)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,100,000	\$ 18,100,000	Implement Meridian Corridor Study recommendations: widen to 4 lanes, add multiuse paths, RAB at 32nd
2	R-3	Meridian Avenue Phase 2 Improvements (36th St E Vicinity)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,100,000	\$ 11,100,000	Implement Meridian Corridor Study recommendations: widen to 4 lanes, add multiuse paths, RAB at 36th
3	N/A	Emergency Road Repair (Weather Related - Annual)		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 175,000	Annual Program - Repair failures due to severe weather, wear and tear from freeze/thaw events and other causes.
4	PED-21	Edgewood Drive Safety Improvements	\$ 562,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,535,000	\$ 11,097,225	Roadway widening, curb & gutter, stormwater system and pedestrian walkway. (40% TIF Eligible)
5	PED-17	Chrisella Road East Safety Improvements	\$ 2,236,488	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,420,000	\$ 8,726,488	2021-2025: Improved markings, signage, lighting, sight distance, traffic calming measures; Future Years: Sidewalk, repair slopes south of 48th St E (40% TIF Eligible)
6	A-2	Citywide Road Preservation Program (Annual)		\$ 754,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		\$ 2,054,000	Annual program - Full width rubberized chipseal and/or 2" HMA grind and overlay. Minor crack sealing and repairs are included. (2025: Added 48th St E Grant Funds)
7	TRAIL-01	Interurban Trail Phase III, Connection Feasibility Study	\$ 638,088	\$ 1,246,988	\$ 150,000	\$ 10,000,000	\$ 11,500,000	\$ 885,000	\$ -	\$ -	\$ -	\$ 24,420,076	Develop approximately 1.05-mile corridor as a trail from 114th Avenue East to the City of Pacific. (20% TIF Eligible)
8	A-3	Citywide Pedestrian Mobility and Safety Improvements (Annual)		\$ 30,000	\$ 30,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ 435,000	Annual Program - Walkways and/or trails with vegetated buffers for traffic safety, low level pedestrian lighting where appropriate, signs and pavement markings, as shown in the 2004 Pedestrian Study (20% TIF Eligible)
9	N/A	Citywide Traffic Safety Program (Annual)		\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 250,000	Annual program - Neighborhood Traffic Calming Projects, Safety Projects and reconstruction of ADA deficiencies.
10	N/A	Citywide Road Maintenance Program (Annual)		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ 525,000	Annual program - Repair and maintenance of City transportation infrastructure, including traffic operations, signing and markings
11	E-2, E-7, E-16, W-4	Meridian Parallel Road Network Construction - Various Segments	\$ 288,426	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 2,300,000	\$ -	\$ 10,000,000	\$ 12,838,426	Construct high-priority parallel road segments, closing gaps and fixing access deficiencies - Priority Order: MCW-4, MCE-16 (Chrisella), MCE-7, MCE-2. (60% TIF Eligible)
12	MUP7	36th Street E Walkway Extension Feasibility/Design/Build	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,100,000	\$ 11,100,000	Design and construct extension of existing walkway to new park property. (20% TIF Eligible)
13	I-01	Meridian & 12th/13th Intersection Improvements	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 2,150,000	\$ 2,500,000	\$ -	\$ -	\$ 5,150,000	Design and construct intersection improvement(s) to address deficiencies. (60% TIF Eligible)
14	R-1	108th Ave E (north of 32nd St E) - Rebuild Failing Roadway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ 250,000	Gather information and prepare construction plans to repair, prevent any other unexpected failures.
15	I-02	Caldwell Rd E & 129th Ave E - Intersection Regrade	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	Repave the intersection and remove the non-compliant grade transition.
Annual Totals			\$ 3,725,227	\$ 2,200,988	\$ 430,000	\$ 11,025,000	\$ 11,975,000	\$ 3,810,000	\$ 5,475,000	\$ 475,000	\$ 67,255,000	\$106,371,215	

			Proposed 6-Year Program Total:				\$ 33,190,000				
TIB Funding:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,000	\$ -		\$ 920,000	Meridian Parallel Road Network
RCO WWRP Trails Grant:		\$ -	\$ -	\$ 1,340,000	\$ 1,541,000	\$ 119,000	\$ -	\$ -		\$ 3,000,000	
FHWA Funding (PSRC/PCRC):		\$ 726,970	\$ -	\$ 2,830,000	\$ -	\$ -	\$ -	\$ -		\$ 3,556,970	2025/2027: Interurban Trail Funded
WSDOT Funding:		\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 70,000	2025: 48th St E Preservation; 2027: Meridian & 12th/13th
Public Works Trust Fund Loan:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	Chrisella HSIP Grant (work in progress)
Other Grant Funds:		\$ -	\$ -	\$ 3,772,985	\$ 7,659,000	\$ 1,449,000	\$ 1,000,000	\$ -		\$ 13,880,985	2027-2029: Interurban Trail; 2029+: Meridian & 12th/13th
Total Anticipated Grant Funding:		\$ 796,970	\$ -	\$ 7,942,985	\$ 9,200,000	\$ 1,568,000	\$ 1,920,000	\$ -		\$ 21,427,955	
Total City Funds Needed:		\$ 1,404,018	\$ 430,000	\$ 3,082,015	\$ 2,775,000	\$ 2,242,000	\$ 3,555,000	\$ 475,000		\$ 13,963,033	
Traffic Impact Fees		\$ 6,000	\$ 6,000	\$ 2,722,015	\$ 2,315,000	\$ 1,632,000	\$ 2,895,000	\$ 15,000		\$ 9,591,015	Interurban Trail
REET Funds		\$ 278,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		\$ 1,578,000	
School Zone Camera Fees		\$ -	\$ -	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000		\$ 550,000	
Park Impact Fees		\$ 1,120,018	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,270,018	
General Fund		\$ -	\$ 124,000	\$ 100,000	\$ 100,000	\$ 250,000	\$ 300,000	\$ 100,000		\$ 974,000	

Prepared by: Jeremy Metzler, P.E.
Date Prepared: 4/10/2025

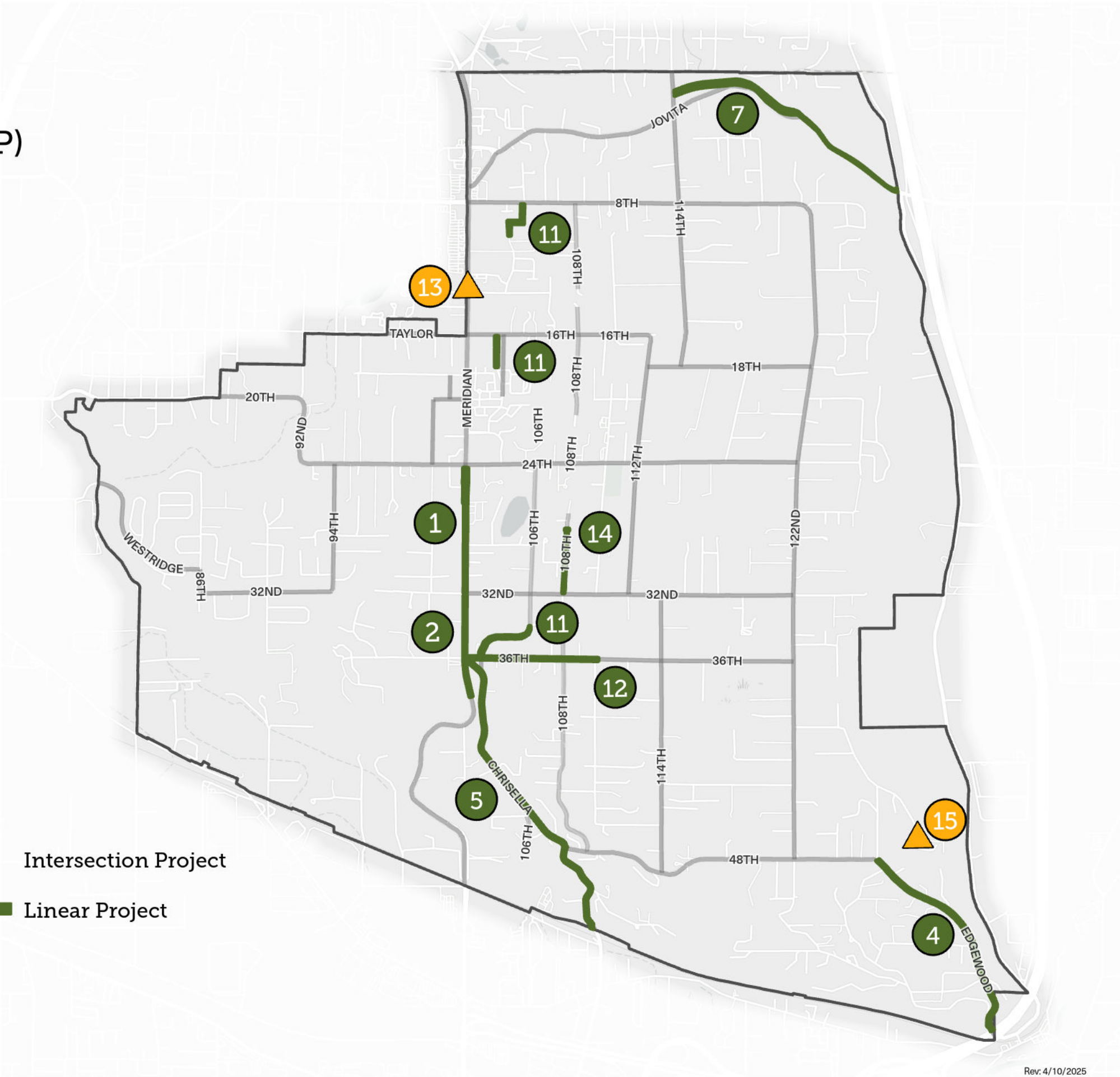


Transportation Improvement Plan (TIP) 2026-2031

Project No.		Transportation Project
TIP	2024 Comp Plan	
1	R-2	Meridian Avenue Phase 1 Improvements (24th to 3400 Block)
2	R-3	Meridian Avenue Phase 2 Improvements (36th St E Vicinity)
4	PED-21	Edgewood Drive Safety Improvements
5	PED-17	Chrisella Road East Safety Improvements
7	TRAIL-01	Interurban Trail Phase III, Connection Feasibility Study
11	E-2, E-7, E-16, W-4	Meridian Parallel Road Network Construction - Various Segments
12	MUP7	36th Street E Walkway Extension Feasibility/Design/Build
13	I-01	Meridian & 12th/13th Intersection Improvements
14	R-1	108th Ave E (north of 32nd St E) - Rebuild Failing Roadway
15	I-02	Caldwell Rd E & 129th Ave E - Intersection Regrade

 Intersection Project

 Linear Project





Community & Economic Development Department

2224 104th Avenue East, Edgewood, WA 98372

(253) 952-3299 | <https://www.cityofedgewood.org/>

STATE ENVIRONMENTAL POLICY ACT (SEPA)

ENVIRONMENTAL CHECKLIST

FILE#: _____

Purpose of Checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of Checklist for Nonproject Proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:			
2026 – 2031 Transportation Improvement Plan (TIP)			
2. Applicant	Address (Street, City, State, Zip)	Phone	Email
City of Edgewood	2224 104 th Ave E Edgewood, WA 98372	253-952-3299	cityhall@cityofedgewood.org
3. Contact Person	Address (Street, City, State, Zip)	Phone	Email
Jeremy Metzler, PE	Same	253-831-4266	jeremy@cityofedgewood.org
4. DATE CHECKLIST PREPARED			
April 9, 2025			
5. AGENCY REQUESTING CHECKLIST			
City of Edgewood			

6. Proposed timing or schedule (including phasing, if applicable):

- 1st Presentation to City Council at April 15, 2025 Study Session
- City Council Public Hearing held on April 22, 2025
- 2nd Presentation to City Council at May 6, 2025 Study Session
- Council Action scheduled for May 13, 2025 Regular Meeting

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes; Per RCW 35.77.010, the TIP is to be updated annually and to be consistent with the City's adopted Comprehensive Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects are selected for inclusion in the TIP based on the latest Capital Improvement Plan (CIP), the City's Concurrency Model, and recommendations contained in the Annual Concurrency Report. Each project contained in the TIP will be required to undergo an independent SEPA analysis, unless an individual project is determined to be exempt from SEPA.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A; This is a citywide non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.

Following a public hearing, the TIP is adopted by the City Council, then submitted to WSDOT.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The City is required to prepare a TIP in accordance with RCW 35.77.010 and the Transportation Element of the City's adopted Comprehensive Plan. The TIP outlines the projects, estimated costs, anticipated timelines, and the expected funding sources for the next six years. These plans serve as the guiding documents for Staff to implement as resources are made available through City financial resources or other identified funding sources (i.e. TIB, WSDOT funding, other grants, loans, etc.).

TIPs are planning documents that express the Council's desires for future transportation improvements within the City. Local agency TIPs are also utilized by State and other planning agencies, for evaluating projects on a regional scale and consideration for outside funding resources. As the TIP is a component of the annual budgeting process, the anticipated impacts to the City's budget and General Fund are outlined therein – However, the TIP is not a final budget document; this is reserved for the actual budget that is adopted by the City Council towards the end of the City's fiscal year.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Citywide.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:

Citywide, non-project action.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

N/A; non-project action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A; non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A; non-project action.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A; non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A; non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A; non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A; non-project action.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A; non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A; non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A; non-project action.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A; non-project action.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A; non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A; non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A; non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A; non-project action.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A; non-project action.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A; non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A; non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

N/A; non-project action.

Will this water flow into other waters? If so, describe.

N/A; non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A; non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A; non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A; non-project action.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: N/A; non-project action.

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___orchards, vineyards, or other permanent crops

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A; non-project action.

- c. List threatened and endangered species known to be on or near the site.

N/A; non-project action.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A; non-project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A; non-project action.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

N/A; non-project action.

Examples include:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

other: _____

- b. List any threatened and endangered species known to be on or near the site.

N/A; non-project action.

- c. Is the site part of a migration route? If so, explain.

N/A; non-project action.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A; non-project action.

- e. List any invasive animal species known to be on or near the site.

N/A; non-project action.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A; non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A; non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?

N/A; non-project action.

List other proposed measures to reduce or control energy impacts, if any:

N/A; non-project action.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A; non-project action.

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A; non-project action.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A; non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A; non-project action.

- 4) Describe special emergency services that might be required.

N/A; non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A; non-project action.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A; non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A; non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A; non-project action.

8. *Land and Shoreline Use* [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A; non-project action.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A; non-project action.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A; non-project action.

- c. Describe any structures on the site.

N/A; non-project action.

- d. Will any structures be demolished? If so, what?

N/A; non-project action.

- e. What is the current zoning classification of the site?

N/A; non-project action.

- f. What is the current comprehensive plan designation of the site?

N/A; non-project action.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A; non-project action.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A; non-project action.

- i. Approximately how many people would reside or work in the completed project?

N/A; non-project action.

- j. Approximately how many people would the completed project displace?

N/A; non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A; non-project action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A; non-project action.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A; non-project action.

9. *Housing* [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A; non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A; non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A; non-project action.

10. *Aesthetics* [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A; non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A; non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A; non-project action.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A; non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A; non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A; non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A; non-project action.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A; non-project action.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A; non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A; non-project action.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A; non-project action.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A; non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic

preservation, archaeological surveys, historic maps, GIS data, etc.

N/A; non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A; non-project action.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A; non-project action.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A; non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A; non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A; non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A; non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A; non-project action.

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A; non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A; non-project action.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A; non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A; non-project action.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: N/A; non-project action.

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A; non-project action.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Jeremy Metzler, PE

Position and Agency/Organization: Community Development Director

Date Submitted: 4/9/2025

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action proposal will not result in: increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. However, implementation of the projects listed in the TIP may result in increased impervious surface areas, altered vehicular air emission patterns, and/or production of noises.

Proposed measures to avoid or reduce such increases are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action proposal will not affect plants, animals, fish, or marine life. However, implementation of the projects listed in the TIP may alter plant, animal, and/or fish habitats.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action proposal will not deplete energy or natural resources. However, implementation of the projects listed in the TIP may result in energy and/or natural resource depletion.

Proposed measures to protect or conserve energy and natural resources are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action proposal will not use or affect the aforementioned environmentally sensitive or otherwise protected areas. However, implementation of the projects listed in the TIP may impact said areas as follows:

TIP Project No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
EMC 14.40 (Wetlands)					X		X				X	X		X	X
EMC 14.50 (Fish & Wildlife Habitat)							X				X				
EMC 14.60 (Aquifer Rech. & Wellhd. Prot.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
EMC 14.70 (Volcanic Hazard)				X	X		X	X	X						
EMC 14.80 (Flood Hazard)							X	X				X			
EMC 14.90 (Landslide Hazard)		X		X	X		X								X
EMC 14.100 (Seismic Hazard)					X		X								
EMC 14.110 (Erosion Hazard)				X	X		X								X
EMC 14.120 (Natural Resource Lands)															

Proposed measures to protect such resources or to avoid or reduce impacts are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

- How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action proposal will not affect land and shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development.

- How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action proposal will not increase demands on transportation or public services and utilities. However, implementation of the projects listed in the TIP may affect transportation patterns and/or increase demands on public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

All projects will be evaluated in accordance with all plans, policies, rules and regulations in effect when applications are submitted for their development, including any increased demand for public services. Furthermore, every effort will be made to coordinate impacts to utilities prior to any activity.

- Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This non-project action proposal will be in compliance with all local, state, and federal laws and requirements for the protection of the environment.



Determination of Non-significance (DNS)

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

Date of Issuance:	April 13, 2025	
Project Name:	2026 – 2031 TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE	
File:	#25-004-CODE	
Lead Agency:	City of Edgewood, 2224 104th Ave E, Edgewood, WA 98372	
Agency Contact:	Josh Kubitza, AICP, Planning Manager 253-952-3299 comdev@cityofedgewood.org	
Applicant:	Edgewood Public Works Department 253-952-3299 cityhall@cityofedgewood.org	
Location:	Non-Project Action (Citywide) – See project map in application documents	
Project Description:	This is an annual update to the Transportation Improvement Plan (TIP), consistent with Revised Code of Washington (RCW) Chapter 35.77. A TIP is a short-range planning document showing funding sources and estimated amounts for motorized and non-motorized transportation projects planned for design and/or construction in the next six (6) years. It must be consistent with the City of Edgewood Comprehensive Plan and is intended to ensure coordination between the local jurisdiction and other agencies.	
Existing Documents:	• SEPA Checklist • TIP Budget Spreadsheet • TIP Project Map	
SEPA Determination:	The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, the Edgewood Comprehensive Plan, and other municipal policies, plans, rules, and regulations designated as a basis for exercise of substantive authority under the State Environmental Protection Act (SEPA) pursuant to RCW 43.21C. This information is available to the public by request and at: http://noa.cityofedgewood.org/. This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 PM on April 27, 2025. Comments can be submitted to the Community & Economic Development Department at 2224 104th Avenue E, Edgewood, WA 98372 or comdev@cityofedgewood.org.	
Responsible SEPA Official:	 Responsible Official Signature	4/13/2025 Date
	Jeremy Metzler, Community Development Director 253-952-3299 comdev@cityofedgewood.org	
Appeal Period and Process:	Unless modified by the City, this determination will become final following the above comment deadline. Any person aggrieved by the City’s final determination may file an appeal no later than 5:00 PM on May 11, 2025 . Appeals must be submitted in writing and contain the information required in EMC 20.05.250(J) along with the required appeal fee. You should be prepared to make specific factual objections. All appeals shall contain a specific statement of reasons why the decision of the SEPA Responsible Official is alleged to be in error. Appeals may be in person, by mail, or 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.



City Of Edgewood Council Agenda Summary Sheet

Subject: EMC Title 18 – Amendments for Animals	Agenda Item #: 2.E
	For Agenda of: 4/15/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. DRAFT Ordinance No. 25-06xx_EMC Title 18 Amendments for Animals 2. Exhibit A - EMC 18.100.030 Animals (changes since 3-18-25) 3. Exhibit B - EMC 18.70 Permitted Land Uses Amendments 4. Exhibit C - EMC 18.20 Definitions Amendments	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 4/10/2025 Dave Olson, Mayor 4/10/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 02/18/2025 SS 03/18/2025 SS 04/01/2025 SS 04/08/2025 RCM PH 04/15/2025 SS 04/22/2025 RCM

Summary Statement: Included herewith are proposed amendments to EMC Title 18 regarding animal-related uses, activities, and allowances. The proposed amendments were developed in consultation with the Washington State Department of Agriculture and other state agencies, cities (Sumner, Puyallup, and Chehalis), Pierce County, and the public. Staff analysis included review of said agency's regulations and verified consistency with EMC Title 6, Animal Control. The Planning Commission developed their recommendation to the Council over the course of six (6) meetings, which included a Public Hearing. Please see the [February 18, 2025 Council Packet Materials](#) for background information and documentation of the public noticing / environmental review process.

Staff has since received additional feedback and made clarifying redline edits to Exhibit A of the draft ordinance, which were discussed at the [March 18, 2025 Council Study Session](#) and [April 1, 2025 Council Study Session](#). A public hearing was held at last week's regular City Council Meeting, and the following is staff's summary of the comments received:

- Would raising meat chickens be considered a commercial use?
 - The intent of EMC 18.100.030(D)(1) is to allow for raising meat chickens (and other animals for meat) as a Personal Livestock use, which would be allowable in all zones subject to the standards contained in EMC 18.100.030(F). However, as currently drafted, the highlighted provision under EMC 18.100.030(F)(2)(e) would establish a maximum number of small fowl for

- Personal Livestock use, and any number over that could be subject to commercial regulations.
- Suggestions for the City Council to consider: 1) adopt the provision as drafted, 2) strike the provision, 3) amend the provision to allow an exception for meat birds and their short-term impact, or 4) propose some other amendment or request additional information.
 - Why aren't male chickens/turkeys allowed on less than one acre of land?
 - As drafted, the attached ordinance is consistent with Pierce County Code (PCC) [18A.37.060](#)(B)(2)(b): "*Roosters, peacocks, and male turkeys are prohibited on lots less than one acre.*" This is Pierce County's standard for the urban area, which is applicable to all incorporated cities being urban by definition.
 - How does this ordinance address "horse boarding"?
 - As drafted, the attached ordinance would categorize all horses as "animal, livestock". This is similar to how PCC [6.02.010](#) and [18.25.030](#) both define "livestock" as "*all cattle, sheep, goats, or animals of the bovine family; **all horses, mules, or animals of the equinae family**; all pigs, swine, or animals of the suinae family; and ostriches, rhea, and emu.*" (emphasis added)
 - However, Sumner Municipal Code (SMC) [6.04.020](#)(l) defines "*domesticated animal*" as "*any dog, cat, rabbit, **horse**, mule, bovine animal, lamb, goat, sheep, hog, bird, or other animal **made to be domestic.***" PCC [18.25.030](#) also defines "*private stable*" as "*an accessory building for the keeping of more than three **horses**, cows, or **other similar domestic animals** owned by the occupants of the premises and not kept for remuneration, hire, or sale,*" implying that horses can be categorized as domestic animals.
 - The attached ordinance would also define "*Pet care services, all other*" as "*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.***"
 - If a horse were to be considered domestic, it would be subject to EMC 18.100.030(F)(1)(b) for standards and minimum space requirements, considered a pet for the purposes of "pet care services", and boarding would be subject to EMC 18.100.030(D)(4).
 - Suggestions for the City Council to consider: 1) Update the proposed definitions in EMC 18.20 to allow for horses (and other livestock animals, if desired) to be categorized as domestic in specific instances, 2) keep the definitions as drafted, or 3) propose some other amendment or request additional information.
 - Under EMC 18.100.030(F)(1)(b), who is the "director"?
 - For the purposes of EMC Title 18, unless otherwise stated in a specific section, the term "director" typically refers to the Community Development Director or their designee. In this specific context, the director would request information from "*a veterinarian, or qualified study, report or published industry standard... for the particular type of animal and circumstance,*" and the director's role would be to simply confirm the situation is compliant with said information.
 - Can "small-scale commercial" and "commercial" be added to the definitions?
 - "Commercial activity" is already defined in EMC [18.20.060](#) as "*any activity carried out for the purpose of financial gain for an individual or organization, whether profit or nonprofit.*" The intent of including a "small-scale" provision in the attached ordinance was to prevent all financial gains from being considered a commercial use.
 - As drafted, there was an attempt to tie "small-scale commercial" to the home business and limited home business standards. Upon further review, these standards are not as simply applied as staff intended.
 - Suggestions for the City Council to consider: 1) Update the ordinance to clearly and objectively define "small-scale", 2) keep the ordinance as drafted to allow for subjectivity, or 3) propose

some other amendment or request additional information.

- How are manure, drainage and runoff being managed under this ordinance?
 - As drafted, there are no specific provisions for manure or waste management. If left unaddressed, the property may be subject to public health standards and/or a nuisance property declaration.
 - For a manure-specific example, PCC 18A.37.060(D)(1) states that for lots less than half an acre in area: "*Manure shall be collected and stored in covered containers. Animal manure shall not be deposited or allowed to accumulate in any ditch, ravine, stream, river, pond, marine water, or surface of the ground, or on any road right-of-way where it may become a nuisance or menace to health as determined by the Tacoma-Pierce County Health Department.*"
 - For another example, SMC 6.18 includes the following provision: "*All livestock and fowl must be maintained in a manner that prevents accumulation of manure, debris, or excess feed to prevent rodents or other nuisance pests and odors.*"
 - Drainage and runoff are regulated under EMC Title 13, particularly in Chapters [13.05](#) and [13.25](#). All uses are subject to these provisions, including animal uses and any complaints related to them.
 - Suggestions for the City Council to consider: 1) Update the ordinance to specifically address manure and animal waste, 2) keep the ordinance as drafted, or 3) propose some other amendment or request additional information.
- Why is there language specifically prohibiting animals in wetlands and buffers?
 - The proposed ordinance cites EMC Title 14, and EMC [14.30.030](#)(B)(14) specifically exempts "*existing and ongoing agricultural activities*" from this prohibition. While this would allow for a long-standing agricultural / animal use of said areas, it would not allow for new animal uses in areas mapped as potential wetlands or buffers unless they are proven to not be wetlands by a qualified professional following the procedures outlined in the code. Edgewood's code in this instance is consistent with Pierce County's Critical Areas Regulations.
- Why is so much space being required for livestock poultry and rabbits?
 - The provisions in the draft ordinance are borrowed from Chehalis Municipal Code section [6.04.280](#)(D).
 - As drafted, female chickens, ducks, pigeons, pheasant, and similar sized fowl (i.e. small fowl) do not have the "8 square feet per animal" requirement, but other (larger) fowl do.
 - Staff needs more time to review the multiple references for rabbits provided by the commentor.
 - Suggestions for the City Council to consider: 1) Strike the "Other fowl/poultry..." livestock provisions, 2) keep the ordinance as drafted, or 3) propose some other amendment or request additional information.

Seeking direction on how to proceed with this matter, and recognizing the amount of new information being presented herein, staff offers the following possible alternatives for the City Council's consideration:

1. Proceed to next week's regular meeting with the draft ordinance for action, as presented or amended,
2. Request updated materials from staff based on the items above, bringing this back to a future study session for further review, or
3. Remand this matter back to the Planning Commission for further review and an updated recommendation.

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 EMC Title 18 – Amendments for Animals

Fiscal Note/Consideration:

N/A

ORDINANCE NO. 25-06xx

**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, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on October 11, 2024; 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 reviewed the proposed code amendments at their study sessions held on February 18, 2025, March 18, 2025, April 1, 2025 and April 15, 2025; and

WHEREAS, in accordance with EMC 18.60.090(B), the City Council elected to open “another opportunity for public review and comment” and the City issued a Notice of a Public Hearing on March 23, 2025, setting the public hearing for April 8, 2025 at 7:00 PM; and

WHEREAS, the City Council considered the amendments at their regular meeting held on April 22, 2025;

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

Section 1. EMC 18.100.030 Repealed and Replaced. Section 18.100.030 EMC relating to animal uses, activities, and allowances is hereby repealed and replaced with Exhibit A, attached hereto and 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 22ND DAY OF APRIL, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Mali C. Barber, City Attorney

Date of Publication: April 25, 2025

Effective Date: April 30, 2025

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18.100.030 Animals.

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. Includes animals raised, bred, trained, or kept for personal use and enjoyment, and is accessory to a residential 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 activities subject to EMC 18.100.070, Home business, or EMC 18.100.080, Limited home businesses. Personal animals are permitted in all zones and may be domestic or livestock, subject to the standards of this section.

2. Commercial. Includes 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, subject to state and federal regulations, and are not subject to the standards of this section.

3. Industrial. Includes 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, subject to state and federal regulations, and are not 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. Residential and MR-1 zoning districts. 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.

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

v. An administrative use permit (AUP) and general business license pursuant to EMC Chapter 5.05 are required, and more than five (5) 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. Additional setbacks and screening may be required depending on the specific use and site conditions, as determined by the director or designee.

E. Animals Regulated. The following animals, as defined in EMC Chapter 18.20, are regulated within the City of Edgewood:

1. “Animal, domestic”
2. “Animal, livestock”
3. “Animal, exotic”
4. “Animal, wildlife”

F. Animal Standards and Minimum Space Requirements. For all animal uses except kennels, grooming parlors, and veterinary clinics, the minimum space requirements for animals shall be as follows:

1. Domestic Animals.

- a. Dogs, cats, potbellied pigs and birds – not regulated for space requirements.
- b. 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.

2. Livestock Animals.

a. Cow/bovine, horse, and other similar-sized animals – 10,000 square feet open, fenced area for the first animal, plus 1,000 square feet per additional animal.

b. 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.

c. Maximum number not cumulative. For the animals listed under subsections (a) and (b), a maximum of one species precludes any other species. For example, with 10,000 square feet of total open space, one horse may be kept, or six sheep, but one horse and six sheep are not allowed.

d. Roosters and male turkeys – not permitted on lots less than one (1) acre in area. Adjoining lots under common ownership may be considered together for the purposes of this limitation. For lots one (1) acre or more in area, roosters and male turkeys are permissible subject to the following:

- i. minimum 1 acre lot area for the first animal, plus 0.5 acre for each additional animal.
- ii. any that are deemed a public nuisance shall be prohibited.
- iii. they must be kept overnight in an enclosed structure a minimum of 150 feet from any residence other than the animal owner’s residence.
- iv. they must be kept during the daytime a minimum of 100 feet from any residence other than the animal owner’s residence.

~~ed.~~ Small fowl (female chickens, ducks, pigeons, pheasant, and similar sized fowl) – up to five animals permitted on lots up to one-quarter (0.25) acre, plus 1,000 square feet per additional animal, ~~up to a maximum number of twenty (20).~~ The animals shall be confined within a suitably fenced area large enough for appropriate exercise, and suitable sanitary structures (coops) shall be provided and designed to protect the animals on all sides from weather, predators and to prevent rodents. The maximum number of small fowl allowed for personal livestock use is fifty (50), and any number greater than this is subject to state and federal commercial or industrial regulations.

~~fe.~~ Other fowl/poultry, rabbit/hare, and similar-sized animals – 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.

~~gf.~~ Honey Beekeeping (Apiary). EMC Chapter 8.05 adopts Pierce County Code (PCC) Chapter 8.94 by reference. This use is subject to the standards contained therein and the following:

i. The last paragraph of PCC 8.94.050 is replaced with the following: “Each of the above described conditions shall constitute a nuisance pursuant to EMC 8.09 and shall be abated by the City in coordination with the Tacoma-Pierce County Health Department, pursuant to EMC Title 7.”

~~ii. Hives are prohibited between the primary street frontage and the residence.~~

iii. 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.

~~hg.~~ 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.

~~ih.~~ 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 April ~~230~~, 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.

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

i. 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.

ii. 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.

kj. 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, and state and federal law.

4. Wildlife Animals. Wildlife animals are regulated under state and federal law and EMC Titles 6 and 14, as applicable. Possession of any wild animal in violation of these regulations is prohibited.

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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
✓ – 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
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
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	–	

✓ – 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
Animal Production, All Other	112, part	✓	✓	✓	✓	A	–	–	–	–	✓	CUP	Only permitted as an accessory use to a primary residential use.
Manufacturing (Sector 31-33)													
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 residential 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 residential zones and MR-1 as an accessory use to a primary residential use.

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.

18.20.010-.030 [UNCHANGED]

18.20.040 A definitions.

“Abandon” – “Agency” [UNCHANGED]

“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.~~

“Alley” – “Anchor” [UNCHANGED]

“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; and
8. Hamster, gerbil, white mouse and other rodent which does not carry any disease.

“Animal, exotic”: ~~See Title 6, Animal Control for definition.~~

means any/all of the following:

1. Venomous species of snakes capable of inflicting serious physical harm or death to human beings;
2. Nonhuman primates and prosimians;
3. Bears;
4. Nondomesticated species of felines;
5. Nondomesticated species of canines and their hybrids, including wolf and coyote hybrids;
6. The order Crocodilia, including alligators, crocodiles, caimans and gavials.
7. Any other exotic animal as identified by state law and EMC Title 6, Animal Control.

~~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” – “Automotive repair and maintenance, all other”
[UNCHANGED]

18.20.050 B definitions. [UNCHANGED]

18.20.060 C definitions.

“Camouflage” – “Carrier on wheels” or “cell on wheels (COW)” [UNCHANGED]

“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.

“Cell site” or “site” – “Crematoria” [UNCHANGED]

“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 small-scale an 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.

“Curb cut” [UNCHANGED]

18.20.070– 18.20.080 [UNCHANGED]

18.20.090 F definitions.

“FAA” – “Family” [UNCHANGED]

~~“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.~~

“FCC” - “Funeral homes and funeral services” [UNCHANGED]

18.20.100 G definitions. [UNCHANGED]

18.20.110 H definitions.

“Habitat” – “Hip roof” [UNCHANGED]

“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.

“Home business” – “Human scale” [UNCHANGED]

18.20.120 - 18.20.130 [UNCHANGED]

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.~~ 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.

“Kick plate” – “Kitchen” [UNCHANGED]

18.20.150 - 18.20.180 [UNCHANGED]

18.20.190 P definitions.

“Parapet” – “Personal wireless service facilities (PWSF)” [UNCHANGED]

“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.

“Pipeline transportation” – “Public utility” [UNCHANGED]

18.20.200 - 18.20.240 [UNCHANGED]

18.20.250 V definitions.

“Validity” – “Vesting” [UNCHANGED]

“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.

“Vocational rehabilitation services” [UNCHANGED]

18.20.260 - 18.20.290 [UNCHANGED]

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City Of Edgewood Council Agenda Summary Sheet

Subject: Parks Donation at Edgewood Community Park	Agenda Item #: 2.F
	For Agenda of: 4/15/2025
	Prepared by: Chuck Hendricksen
Attachments (list): 1. Resolution 25-0XXX Park Donation 2. Fence Donation Form 3. Fence Sketch	
Approval of Materials: Chuck Hendricksen Rachel Pitzel, Assistant City Administrator 4/10/2025 Dave Olson, Mayor 4/10/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline:

Summary Statement:

A staff condition for relocating the Edgewood Picnic from Edgemont Park to Edgewood Community Park was to temporarily fence the Meridian frontage. The North Pierce County Community Coalition would like to donate a permanent split rail fence. The cost of the donated fence is \$12,000. The PRAB voted 5-0 to approve the fence and move this forward. As per EMC 2.90.030 a donation greater than \$5,000 requires action by the City Council to accept.

Item History:

Recommended Action:

Hold a discussion and provide staff guidance regarding Parks Donation at Edgewood Community Park

Fiscal Note/Consideration:

RESOLUTION NO. 25-0XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EDGEWOOD, PIERCE COUNTY, WASHINGTON,
ACCEPTING A DONATION FROM THE NORTH PIERCE
COUNTY COMMUNITY COALITION FOR A PERMANENT
FENCE AT EDGEWOOD COMMUNITY PARK**

WHEREAS, North Pierce County Community Coalition, a 501(c)(3) nonprofit organization, has organized and held the Edgewood Community Picnic in city-owned parks to promote interaction and build relationships among community members; and

WHEREAS, a condition of approval to hold the picnic at Edgewood Community Park is to provide fencing along the Meridian frontage; and

WHEREAS, North Pierce County Community Coalition has offered to donate a permanent split rail fence for that purpose; and

WHEREAS, the City believes this type of fence will provide safety for park users and meet aesthetic requirements; and

WHEREAS, the Parks and Recreation Advisory Board (PRAB) voted 5-0 in favor of accepting the donation and recommending it to the City Council; and

WHEREAS, per EMC 2.90.030, donations valued over \$5,000 require formal acceptance by the City Council, and any condition or restrictions on such donations must be accepted in writing to be binding upon the city;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Acceptance of the Donation. The City Council formally accepts the donation from the North Pierce County Community Coalition of a permanent split rail fence, valued at \$12,000, to be installed along the Meridian frontage at Edgewood Community Park. The City further acknowledges and accepts the condition that the donation is for a permanent fence to fulfill the picnic event's location requirement.

Section 2. Supporting Documentation. A list of supporting documents is attached as Exhibit A, including the City of Edgewood Donation Form and a rendering of the proposed split rail fence.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS XTH DAY OF XXXXXXXXXXXX, 2025

Dave Olson, Mayor

ATTEST:

Jill Schwerzler-Herrera, CMC
City Clerk

Exhibit A



City of Edgewood Park Donation Form

Donor name or organization: EDGEWOOD PICNIC COMMITTEE
DADYL EIDINGER
Address: 9252 32ND ST E City, State, Zip: EDGEWOOD 98071
Phone: 253 797 4673 Email: DEIDINGER2@HOTMAIL.COM

Pre-approved donation list of new items: (please check appropriate boxes)

- | | | |
|---|---|--|
| ☐ Tree | ☐ Picnic table | ☐ Bench |
| ☐ Planter | ☐ Litter receptacle | ☐ Drinking Fountain |
| ☐ Trail marker signs | ☒ Other <u>SPLIT RAIL FENCE</u> | ☐ Memorial plaque |

Proposed location: WEST SIDE OF EDGEWOOD PARK

Description of request:

TO PUT IN PERMANENT FENCE W LOW OF TEMPORARY
FENCE FOR EDGEWOOD SUMMER FEST

Desired plaque inscription: (see applicable size and font details in full policy document)

Mounting option: ☒ in ground ☐ on approved object or fixture

For City Use Only:

Current market value estimate for donation: \$ 12,000.00

Approved by _____ Date _____

Comment: _____



Project

Engineer:

Project #

Date:

Subject

Checker:

Page

Date:

