



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

Monday, May 5, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

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

- 1. CALL TO ORDER**
- 2. CONSENT AGENDA:** *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*
 - A.** Meeting Minutes of April 7, 2025
- 3. CITIZEN COMMENT PERIOD:** *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*
- 4. ITEMS OF BUSINESS**
 - A.** Land Use Table
 - B.** Transportation Impact Fees
 - C.** Sales Tax Revenues
 - D.** Development Project Updates
 - E.** EDAB Appointments
- 5. STAFF COMMENTS**
- 6. BOARD MEMBER UPDATES**
- 7. ADJOURN**

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



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

Monday, April 7, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Chair Wiesenfeld called the meeting to order at 6:00pm.

Present: Andrew Wiesenfeld, Steven Weiss, Shawn Olesen, Kelsey Morgan, Amanda Weidman (virtually via Zoom), Michael Stacey **Excused:** Michael Pearce

2 CONSENT AGENDA:

A. Meeting Minutes of March 3, 2025

Motion: As Read **Action:** Approve, **Moved by:** Commissioner Weiss **Seconded by:** Michael Stacey **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD:

Aaron Wiesenfeld spoke.

4 ITEMS OF BUSINESS

A. Land Use Table Updates

Staff explained that the board members' feedback on this topic will be shared with the Planning Commission at their April 14, 2025, meeting.

B. Impact Fees

Staff asked that the board members review and discuss the attached information and provide staff direction on the highest priority land uses to evaluate for economic impact, and prepare for consideration of a formal recommendation to the Council regarding reduced impact fees for economic development purposes.

C. 2025-2026 Work Plan

Board members reviewed the Work Plan in preparation for further discussion at later meetings.

5 STAFF COMMENTS

Staff gave their updates.

6 BOARD MEMBER UPDATES

Board members spoke on topics of their choosing.

7 ADJOURN

Chair Wiesenfeld adjourned the meeting at 8:01pm.



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: May 5, 2025
Title: Land Uses Update
Attachments: DRAFT EMC 18.70.050 Land Use Table Amendments
DRAFT Recommendation to the Planning Commission
Submitted By: Jeremy Metzler, PE, Community Development Director

Background Information:

The 2024 Comprehensive Plan Periodic Update was adopted by council and became effective as of January 1, 2025. Changes in policy and the land use and zoning map necessitate updates to ensure consistency with the currently adopted comprehensive plan. Staff provided an introduction on this item at the March EDAB meeting (materials available [here](#)), and the Planning Commission formally requested the EDAB's input on nonresidential (i.e., commercial and industrial) land uses at their March meeting. As requested, the EDAB began their review of the proposed changes based on the following guidance:

1. Consistency with the Comprehensive Plan Economic Development Element;
2. Promotion of commercial uses and activities for economic development; and
3. Meridian Corridor Vision.

Excerpts from the Comprehensive Plan were provided with the April EDAB materials (available [here](#)). Several items were noted for further review and discussion by the EDAB members at last month's meeting, highlighted on the draft materials attached herein. Finally, the attached draft amendments have been updated to reflect changes made by the animals ordinance recently adopted by the City Council.

Current Discussion:

Staff is seeking the EDAB's feedback and recommendation on the attached draft redline land use table amendments, focusing on nonresidential land uses. Specifically, the land uses identified at last month's meeting for further discussion are:

- Automobile and Other Motor Vehicle Dealers
- Gasoline Stations
- Sexually Oriented Retail Businesses
- Passenger Car Rental and Leasing
- Truck, Utility Trailer, and RV Rental and Leasing
- Commercial and Industrial Equipment Rentals
- RV Parks and Recreational Camps

Next steps:

EDAB's feedback from tonight's meeting will be noted and shared with the Planning Commission at their next meeting. If desired, the EDAB may make a formal recommendation to the Planning Commission, and a draft recommendation is attached for consideration.

18.70.050 Land use table.

Table 1: Land Use Table

Legend		Single-Family 2 Residential 1	Single-Family 3 Residential 2	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Residential														
<i>Accessory</i>														
Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✓	✓	✓	✓	-	-	-	-	-	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs	Row to be removed, consolidated below (Middle Housing)
ADU, Detached (Backyard Cottage)	Special	✓	✓	✓	✓	✓	✓	A	A	-	-	-	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use	Row to be removed, consolidated below (Middle Housing)
Caretaker Residence	Special	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	Row to be removed (Middle Housing)
<i>Single-Family</i>														
Detached Dwelling	Special	✓	✓	✓	✓	✓	✓	-	-	-	-	-		
Cottage Court	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	Row to be removed (Middle Housing)
<i>Middle Housing</i>														
Accessory Dwelling Unit (ADU)	Special	✓	✓		✓	✓	✓	✓	✓	=	=	=	See EMC 18.90.190 for ADU requirements. ADUs are allowed secondarily in TC and C zones only when paired with a townhouse use.	Row to be added (Middle Housing)
Cottage Housing	Special	✓	✓		✓	✓	✓	=	=	=	=	=	-	Row to be added (Middle Housing)
Courtyard Apartments	Special	✓	✓		✓	✓	✓	=	=	=	=	=	-	Row to be added (Middle Housing)
Duplex	Special	✓	✓		✓	✓	✓	=	=	=	=	=	-	Row to be added (Middle Housing)
Stacked Flats	Special	✓	✓		✓	✓	✓	=	=	=	=	=	-	Row to be added (Middle Housing)
<i>Multifamily</i>														
Duplex: Side-by-Side	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	Row to be removed, consolidated above (Middle Housing)
Duplex: Back-to-Back	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	Row to be removed, consolidated above (Middle Housing)
Duplex: Top and Bottom	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	Row to be removed, consolidated above (Middle Housing)

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Attached Dwelling	Special	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	Row to be removed (Middle Housing)
Multi-plex (tri-, four-, five-, six-)	Special	-	-	-	✓	✓	✓	-	-	-	-	-		
Townhouse	Special	-	-	-	✓	✓	✓	✓	✓	-	-	-	See Ordinance 25-0676 for TC and C zones.	Future updates pending interim zoning ordinance review
Apartment	Special	-	-	-	-	-	✓	✓	✓	✓	-	-	See Ordinance 25-0676 for TC, C and BP zones.	Future updates pending interim zoning ordinance review
<i>Other</i>														
Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	In accordance with RCW 70.128.010(1), as amended	Consider only allowing in MUR and TC as an accessory use or part of a mixed-use project.
Nursing and Residential Care Facilities	6231; 6232	-	-	-	-CUP	CUP_A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.	
Assisted Living Facilities	6233	-	-	-	CUP	CUP_A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.	
Live/Work Unit	Special	-	-	-	-A	-A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.	
Work/Live Unit	Special	=	=	=	=	A	✓	✓	✓	=	=	=		Row to be added, also need to add a definition under EMC 18.20
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-		
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-		
Agriculture and Resource (Sector 11-21)														
Agricultural Sales	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
<i>Crop Production</i>														
Crop Production	111, part	A	A	A	A	-	-	-	-	A	A	-		

<u>Legend</u>		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
–	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P		
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2	
Crop Production, All Other	111, part	✓	✓	A	–	–	–	–	–	–	✓	✓		
<i>Animal Production and Aquaculture</i>														
Animal Production, Personal	112, part	✓	✓	✓	✓	A	–	–	–	–	–	✓	Only permitted as an accessory use to a primary residential use.	
Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	–	Personal animal uses are permitted in all zones per EMC 18.100.030.	
Cattle Feedlots	112112	–	–	–	–	–	–	–	–	–	CUP	–		
Animal Production and Aquaculture, All Other	112 except 112210; 112112; 112511, part	✓	CUP	–	–	–	–	–	–	–	✓	CUP		
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating	
Utilities (Sector 22)														
Electric Power Generation	22111, <u>except 221114 and 221115</u>	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units	
<u>Solar Electric Power Generation</u>	<u>221114</u>	✓	✓		A	A	A	A	A	✓	✓	✓		Row to be added
<u>Wind Electric Power Generation</u>	<u>221115</u>	✓	✓		✓	✓	✓	✓	✓	✓	A	A		Row to be added
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP		
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP		

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Wireless Communication Facilities	517312; 517919, part												See Note	Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)														
Animal Slaughtering and Processing	3116	-	-	-	-	-	-	-	-	-	-	-		
Marijuana Processing	Special	-	-	-	-	-	-	-	-	-	-	-	See Condition 2	
Manufacturing, Craft	Special	-	-	-	-	-	CUP A	CUP A	CUP ✓	CUP ✓	✓	-		
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	-	-	-	-	-	-	-	-	CUP A	✓	-		
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	-	-	-	-	-	-	-	-	-	CUP	-		
Wholesale and Retail Trade (Sector 42, 44-45)														
Wholesale Trade	423; 424; 425	-	-	-	-	-	-	-	-	A	✓	-		
Retail Trade														
Automobile and Other Motor Vehicle Dealers	4411; 4412	-	-	-	-	-	-	-	CUP	A	A	-		TO BE DISCUSSED: May still be a desirable use in C zone.
Gasoline Stations	447	-	-	-	-	-	CUP	CUP -	A, CUP	✓	✓	-	<u>Use is limited to a total 25,000 square feet of site area in the MUR and C zones (total square footage includes all accessory and ancillary uses associated with the gasoline station)</u>	TO BE DISCUSSED: EDAB is in favor of the proposed limitations, but may be worth discussing the total area limitation described herein.

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P		
<u>Alternative Fueling Stations</u>	Special	=	=		=	✓	✓	✓	✓	✓	✓	✓		Row to be added, new definition needed in EMC 18.20. This will be for EV charging stations.
Pet and Pet Supplies Stores	453910	-	-	-	-	-	A✓	✓	✓	✓	✓	-		
Fuel Dealers	454310	-	-	-	-	-	-	-	-	CUP	✓CUP	-		
Marijuana Retailers	453998, part	-	-	-	-	-	-	-	-	-	-	-	See Condition 2. Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502	Fixing Scrivener's Error in Notes
Sexually Oriented Retail Businesses	Special	-	-	-	-	-	-	-	-A	CUP A	-A	-	Subject to standards provided in EMC 18.100.100	TO BE DISCUSSED: EDAB Looking for potential sales tax revenue generators.
Retail Trade, All Other	All Other 44; 45	-	-	-	-	-A	✓	✓	✓	✓	✓	CUP		
Transportation and Warehousing (Sector 48-49)														
<i>Transportation</i>														
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3	
Transportation, All Other	48 except 486	See Note											See Condition 4	
<i>Warehousing and Storage</i>														
Mini-Warehouses and Self-Storage Units	53113	-	-	-	-	-	-	-	-	✓	✓	-		
Warehousing and Storage, All Other	-	-	-	-	-	-	-	-	-	CUP	✓	-		Row to be removed, redefined below
<u>Warehousing and Storage, All Other up to 50,000 sq. ft.</u>	-	=	=		=	=	=	=	=	✓	✓	=		Row to be added
<u>Warehousing and Storage, All Other 50,001 sq. ft and greater</u>	-	=	=		=	=	=	=	=	=	✓	=		Row to be added

Legend		Single-Family 2 Residential 1	Single-Family 3 Residential 2	Single-Family 5 Residential 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Business and Professional Services (Sector 51-56)														
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	-	-	-	-	-	✓	✓	✓	✓	A	-		
<u>Wedding and Special Occasion Venues and Events</u>	<u>Special</u>	<u>A</u>	<u>A</u>		<u>A</u>	✓	✓	✓	✓	<u>A</u>	<u>A</u>	<u>A</u>		Row to be added, new definition needed in EMC 18.20
Rental and Leasing														
Passenger Car Rental and Leasing	53211	-	-	-	-	-	✓=	✓=	✓A	✓	✓	-		TO BE DISCUSSED: EDAB may desire this use, consider AUP in MUR, TC, C and BP?
Truck, Utility Trailer, and RV Rental and Leasing	53212	-	-	-	-	-	CUP=	CUP=	-	✓	✓	-		TO BE DISCUSSED: EDAB may desire this use, consider AUP in MUR, TC, C and BP w/ cap? (U-Haul example)
Consumer Goods Rental	5322; 5323, part	-	-	-	-	-	✓	✓	✓	✓	✓	-		
Commercial and Industrial Equipment Rentals	5323, part; 5324	-	-	-	-	-	-	-	-	✓	✓	-		TO BE DISCUSSED: May consider allowing in C zone?
Waste Management and Remediation Services														
Waste Management and Remediation Services, All Other	5622, part; 5629	-	-	-	-	-	-	-	-	-CUP	CUP	-CUP		
Educational Services (Sector 61)														
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	A		

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✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P		
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	-	-	-	-	-CUP	A	✓	✓	✓	CUP	A		
Technical and Trade Schools	6115	-	-	-	-	-CUP	A	✓	✓	✓	CUP A	A		
Educational Services, All Other	6116; 6117	-	-	-	-	-A	A	✓	✓	✓	CUP	-A		
Health Care and Social Assistance (Sector 62)														
Ambulatory Health Care Services, All Other	All Other 621	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP		
Hospitals	622	-	-	-	-	-	-	✓	✓	✓	CUP	-		
<u>Community Care & Walk-in Clinics</u>	<u>Special</u>	=	=	=	=	A	✓	✓	✓	✓	✓	✓		Row to be added, new definition needed in EMC 18.20.
Social Assistance														
Services for the Elderly and Persons with Disabilities	624120	-	-	-	-A	CUP A	✓	✓	✓	✓	CUP	CUP ✓		
Vocational Rehabilitation Services	624310	-	-	-	-CUP	CUP A	✓	✓	✓	✓	CUP	CUP ✓		
Child Daycare Services, Home-Based	624410, part	A ✓	A ✓	A	A ✓	A ✓	✓	✓	✓	✓	-	-	Subject to standards provided in EMC 18.100.040, <u>and requires an applicable Home Business Permit.</u>	
Child Daycare Services, All Other	624410, part	-	-	-	-A	CUP A	✓	✓	✓	✓	CUP A	-✓	Subject to standards provided in EMC 18.100.040	
Social Assistance, All Other	All Other 624	-	-	-	-CUP	CUP A	✓	✓	✓	✓	CUP	CUP ✓		
Emergency Housing		-	-	-	-	-	CUP A	✓	✓	CUP A	✓	-✓		
Emergency Shelter		-	-	-	-	-	CUP A	✓	✓	CUP A	✓	-✓		

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CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Arts, Entertainment, and Recreation (Sector 71)														
Libraries	Special	-	-	-	A	A	✓	✓	✓	✓	A	✓		
Museums and Art Galleries	712 except 712130	-	-	-	A	A	✓	✓	✓	✓	A	✓		
Zoos, Aquariums, and Botanical Gardens	712130	-	-	-	-	-	A	✓	✓	✓	✓	A		
Golf Courses and Country Clubs	713910	A	A	-	-A	-A	A	✓	✓	✓	✓	A		
Sexually Oriented Entertainment	Special	-	-	-	-	-	-	-	-	CUP	-CUP	-	Subject to standards provided in EMC 18.100.100	
Gambling Industries	7132	-	-	-	-	-	-	CUP A	A	A	✓	-		
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	-	-	-	-CUP	-A	CUP ✓	✓	✓	✓	A	✓		
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	-A	-A	-	-A	-A	CUP ✓	A	A	A	-	✓		
Accommodation (Sector 721)														
Hotels (except Casino Hotels) and Motels	721110	-	-	-	-	-A	CUP ✓	✓	✓	CUP	✓	-		
Bed-and-Breakfast Inns	721191	-A	-A	-	CUP A	CUP A	CUP ✓	✓	✓	CUP A	-	-		
<u>Short-term Rentals</u>	<u>Special</u>	✓	✓		✓	✓	✓	✓	✓	=	=	=	Row to be added, new definition needed in EMC 18.20.	
RV Parks and Recreational Camps	7212	-A	-A	-	-A	-	-	-	-	-	-A	-	TO BE DISCUSSED: This is an expansion that previously appears to be undesired... affordability considerations	

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes	
✓	Permitted Use														
CUP	Use requires a CUP														
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Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6		
Food Service and Drinking Places (Sector 722)															
Special Food Services	7223 except 722330	See Note					✓	✓	✓	✓	✓	-✓	-✓	Allowed as incidental use in residential districts	
Mobile Vendors	722330	-A	-A	-	-A	-✓	✓	✓	✓	✓	✓	✓	<u>Activities always require TUP and must comply with EMC 18.50.070 In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.</u>		
Drinking Places for Alcoholic Beverages	722410	-A	-A	-	-A	-✓	CUP ✓	✓	✓	✓	✓	CUP ✓	Subject to regulation and classification by the Washington State Liquor and Cannabis Board. <u>In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.</u>	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
Restaurants, Full Service	722511	-A	-A	-	-A	-✓	✓	✓	✓	✓	✓	✓	<u>In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.</u>	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
Restaurants, Limited Service	722513; 722514	-A	-A	-	-A	-✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. <u>In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.</u>	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
Snack and Nonalcoholic Beverage Bars	722515	-A	-A	-	-A	-✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. <u>In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.</u>	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	
Services (Sector 811-812)														
<i>Automotive Repair and Maintenance</i>														
Automotive Oil Change and Lubrication Shops	811191	-	-	-	-	-	-	-	CUP A	A	✓	-		
Car Washes	811192	-	-	-	-	-	CUP A	✓	✓	✓	✓	-		
Automotive Repair and Maintenance, All Other	All Other 8111	-	-	-	-	-	-	-	CUP A	CUP A	✓	-		
Personal Care Services	8121; 812310; 8123200	-A	-A	-	-A	-✓	CUP ✓	✓	✓	✓	✓	-	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.	
<i>Other Repair and Maintenance</i>														
Other Repair and Maintenance, Consumer	811 except 8111	-	-	-	-	-	-	-	CUP A	CUP A	✓	-		
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	-	-	-	-	-	-	-	-	CUP A	✓	-		
Funeral Homes and Funeral Services	812210	-A	-A	-	-A	-A	-A	-	CUP A	CUP A	✓	-	In R-1, R-2, and MR-1, only permitted within 600 feet of a street corner and fronting on a Collector or Arterial road.	
Crematoria	812220, part	-	-	-	-	-	-	-	-	CUP	CUP	-		
<i>Pet Care Services</i>														
Kennels	Special	-	-	-	-	-	A	-	A	A	A	CUP		
Veterinary Services	541940	A	A	A	A	A	✓	✓	✓	✓	A	A	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.	

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P		
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.	
Civic and Public Uses (Sector 813)														
Cemeteries	812220, part	-A	-A	-	-A	-	-	-	-	-	-	CUP		
<u>Correctional Institutions</u>	<u>922140</u>	=	=		=	=	=	=	=	CUP	CUP	CUP	-	Relocated from below, removed from C zone, added CUP to I zone
<u>Administrative Public Facility</u>	<u>92 except 922140</u>	=	=		=	=	✓	✓	✓	✓	✓	✓	-	Relocated from below
<u>Nonadministrative Public Facility</u>	<u>Special</u>	=	=		=	=	=	=	=	=	=	A	<u>Activities with Outside Storage also subject to EMC 18.90.120</u>	Relocated from below
<u>Parks, Open Space, and Public Recreation</u>	<u>Special</u>	✓	✓		✓	✓	✓	✓	✓	✓	A	✓	-	Relocated from below
Religious Assembly														
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	✓	A	A	CUP A	CUP A	✓	✓	-	CUP		
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP	✓	✓	-	CUP		
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	CUP	A	A	CUP	CUP	✓	✓	-	CUP		
40,000 sq. ft. or greater	813110, Assembly Only	-	-	-	-	-	-	-	✓ CUP	✓	-	CUP		
<u>Correctional Institutions</u>	<u>922140</u>	-	-	-	-	-	-	-	CUP	CUP	-	CUP	-	Relocated above Religious Assembly

Legend		Single-Family 2 Residential	Single-Family 3 Residential	Single-Family 5 Residential	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
✓	Permitted Use													
CUP	Use requires a CUP													
A	Use requires an AUP													
-	Use is prohibited													
Land Use Category	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P		
Administrative Public Facility	92 except 922140	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	Relocated above Religious Assembly
Nonadministrative Public Facility	Special	-	-	-	-	-	-	-	-	-	-	A	Activities with Outside Storage also subject to EMC 18.90.120	Relocated above Religious Assembly
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	-	Relocated above Religious Assembly
Other Uses														
Parking Lots	812930, part	-	-	-	-	-	-A	-A	CUP A	-	-CUP	-CUP	No more than 25,000 square feet of total parking area per lot or contiguous ownership in MUR, TC, or C zoning districts, except for Transit agency park-and-rides or public parks and services.	
Parking Structures	812930, part	-	-	-	-	-	-A	CUP A	CUP A	-	-A	-A	Permitted as an accessory use without an AUP in all zones	
Drive-Up Windows	Special	-	-	-	-	-	CUP A	CUP A	CUP ✓	CUP A	CUP ✓	CUP -	Window shall not face a public ROW and facility must be screened from ROW	
Outside Displays	Special	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Activities also subject to EMC 18.95.030(I)	
Outside Storage	Special	-	-	-	-	-	-	CUP -	-	CUP	A	See Note	Allowed as incidental use in Public district. Activities also subject to EMC 18.90.120	

Conditions:

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. [11-356](#), [13-410](#), 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.

(4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.

(5) Essential public facilities are subject to EMC 18.50.060, Essential public facilities permit.

(6) Subject to EMC 18.100.030, Animals.



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD
RECOMMENDATION

The Economic Development Advisory Board voted X-X to recommend that the Planning Commission include the attached Land Use Table redline amendments as they prepare the associated code amendments for consideration by the City Council.

RECOMMENDED BY THE CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY
BOARD ON THE 5TH DAY OF MAY 2025.

Andrew Weisenfeld
Economic Development Advisory Board Chair

Attest by:

Jeremy Metzler, PE
Community Development Director



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: May 5, 2025
Title: Transportation Impact Fees
Attachments: DRAFT Recommendation to the City Council
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

The City Council held several conversations in 2024 regarding Impact Fees. While Edgewood imposes impact fees for transportation, parks, and schools, the only category that applies to non-residential development is transportation, making it a focus of the Council and a priority for review by the Economic Development Advisory Board (EDAB). Council members have expressed interest in having the EDAB review potential alternative strategies to spark retail development, such as reduced “per trip” rates or waivers for Transportation Impact Fees (TIFs) on specific land uses. The Council has the authority to set the fee by policy, but they may adopt a fee that is lower for a variety of reasons. See below for links to information from prior EDAB meetings:

- March 3, 2025: [Meeting Materials](#) and [recording](#)
- April 7, 2025: [Meeting Materials](#) and [recording](#)

Current Discussion:

Staff seeks the EDAB’s guidance on any alternative economic strategies relating to Edgewood’s TIFs, followed by any recommendations to the Council on how to proceed. Following the April discussion on this topic and tonight’s discussion on the Land Use Table Updates, staff suggests prioritizing the following land uses for TIF exemption (as listed under [EMC 18.70.050](#)):

- Manufacturing, Craft
- Pet and Pet Supplies Stores
- Retail Trade, All Other
- Business and Professional Services, General
- Consumer Goods Rental
- Community Care & Walk-in Clinics
- Special Food Services
- Drinking Places for Alcoholic Beverages
- Restaurants, Full Service
- Personal Care Services
- Veterinary Services
- Pet Care Services, All Other

The land uses listed above are not expected to have any measurable impact on the TIF fund balance, as non-residential uses have not been evaluated in any recent TIF forecasts.

Also, if any of the above uses include a “Drive-Up Window” use, staff does not recommend allowing the “Drive-Up Window” portion of the use to be exempt from TIFs.

Finally, staff is curious if there may be a legal method for waiving TIFs for all non-residential uses when constructed as part of a mixed use project. If the EDAB is supportive, staff can explore this as part of the analysis for Interim Zoning Ordinance 25-0676.

Staff Recommendation:

Provide staff direction on the priority land uses and consider a formal recommendation to the City Council regarding reducing said impact fees for economic development purposes. While there is no imminent deadline for EDAB to consider and make a recommendation on this item, staff recommends targeting a formal recommendation to the City Council no later than their June meeting for consideration in parallel with the impact fee code update in progress.



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD
RECOMMENDATION

The Economic Development Advisory Board voted X-X to recommend that the City Council exempt the following non-residential land uses from Transportation Impact Fees:

- Manufacturing, Craft
- Pet and Pet Supplies Stores
- Retail Trade, All Other
- Business and Professional Services, General
- Consumer Goods Rental
- Community Care & Walk-in Clinics
- Special Food Services
- Drinking Places for Alcoholic Beverages
- Restaurants, Full Service
- Personal Care Services
- Veterinary Services
- Pet Care Services, All Other

RECOMMENDED BY THE CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD ON THE 5TH DAY OF MAY 2025.

Andrew Weisenfeld
Economic Development Advisory Board Chair

Attest by:

Jeremy Metzler, PE
Community Development Director



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: May 5, 2025
Title: Sales Tax Revenues
Attachments: Revenue Summary
Sales Tax Summary
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

EDAB members requested detailed sales tax revenue data for review and discussion. Updating materials previously presented to the EDAB in October 2024, attached are two documents that have been prepared by the city's Finance Director, Hardeep Goraya:

- 1) Revenue Summary as presented to the City Council on April 29, 2025, and
- 2) Sales Tax Summary data through 2024, with monthly totals back through 2019, and a breakdown by industry category.

Current Discussion:

Updating the discussion from last October, we experienced a significant drop in sales tax collection from the construction industry in 2024. 23.8% of the total sales tax revenue came from construction in 2023, but that ratio has dropped to 17.6% in 2024. The city received \$62K less in total sales tax receipts in 2024 versus 2023.

Staff anticipates sales tax receipts in this industry segment to increase in 2025, however, as building permit activity has increased and is expected to maintain a slightly elevated level through the summer.

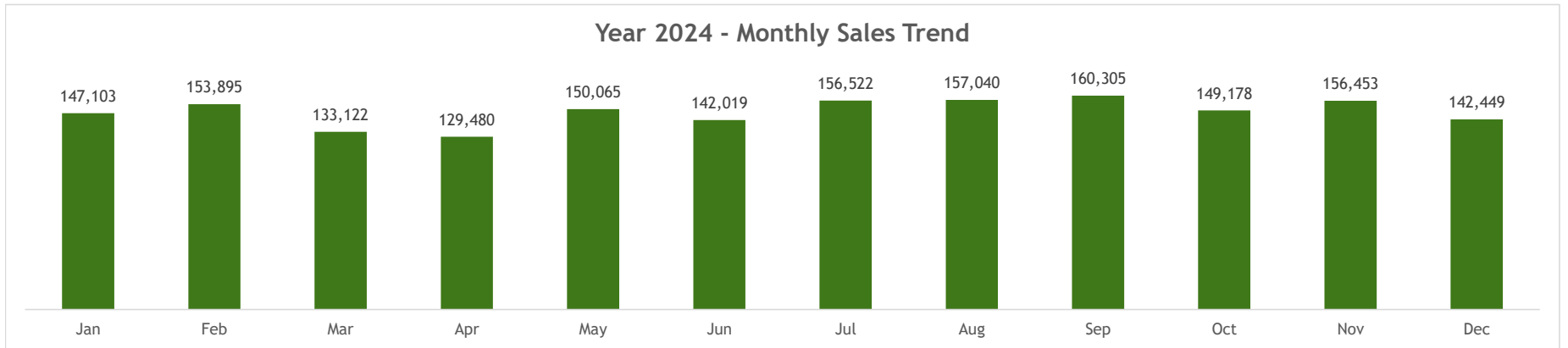
Staff Recommendation:

Discuss the data and how it might inform future recommendations for policy regarding business development and sales taxes.

Sales Tax - Historical Data

YTD- Year to Date

Period	2019		2020		2021		2022		2023		2024	
	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD
Jan	107,470	107,470	112,920	112,920	147,951	147,951	173,088	173,088	154,341	154,341	147,103	147,103
Feb	127,513	234,982	133,726	246,646	166,184	314,135	172,806	345,893	148,348	302,689	153,895	300,998
Mar	105,464	340,447	109,715	356,361	130,386	444,520	159,715	505,608	145,733	448,422	133,122	434,119
Apr	92,788	433,234	87,550	443,910	125,429	569,949	159,585	665,193	136,514	584,936	129,480	563,600
May	114,987	548,221	96,915	540,825	160,286	730,234	166,687	831,881	166,186	751,122	150,065	713,665
Jun	111,397	659,619	108,046	648,871	165,000	895,234	161,139	993,020	149,250	900,372	142,020	855,684
Jul	118,185	777,803	168,042	816,913	158,350	1,053,585	160,423	1,153,443	153,532	1,053,904	156,522	1,012,206
Aug	137,084	914,887	135,926	952,839	186,722	1,240,307	169,660	1,323,103	172,725	1,226,629	157,040	1,169,246
Sep	135,716	1,050,603	137,579	1,090,418	163,900	1,404,206	160,382	1,483,485	146,784	1,373,413	160,305	1,329,551
Oct	119,233	1,169,836	133,058	1,223,476	161,463	1,565,669	164,524	1,648,009	146,208	1,519,622	149,178	1,478,729
Nov	129,326	1,299,162	154,094	1,377,570	172,783	1,738,452	180,447	1,828,455	164,957	1,684,579	156,452	1,635,181
Dec	129,315	1,428,478	145,030	1,522,600	152,808	1,891,259	157,447	1,985,903	155,318	1,839,896	142,449	1,777,631



Sales Tax by Industry	2018	2019	2020	2021	2022	2023	2024
Retail	23.81%	25.70%	31.22%	33.61%	31.52%	33.55%	33.78%
Services	15.89%	15.50%	18.66%	18.51%	20.17%	20.93%	22.88%
Construction	41.61%	41.39%	30.84%	28.21%	27.17%	23.81%	17.59%
Wholesale	6.08%	4.82%	5.03%	4.70%	8.35%	8.79%	11.86%
Information	4.28%	4.99%	4.99%	4.10%	4.42%	5.13%	5.84%
Government	4.16%	2.76%	3.84%	3.12%	3.90%	3.78%	4.49%
Manufacturing	1.97%	2.31%	1.71%	1.91%	1.90%	1.83%	1.39%
Finance and Insurance	0.87%	0.81%	0.72%	0.70%	0.74%	0.76%	0.88%
Real Estate, Rental , Leasing	1.19%	1.59%	1.48%	0.88%	0.90%	1.14%	0.87%
Transportation and Warehousing	0.04%	0.04%	1.40%	4.18%	0.69%	0.18%	0.32%
Agriculture, Forestry, Fishing and Hunting	0.02%	0.02%	0.02%	0.06%	0.21%	0.06%	0.06%
Utilities	0.06%	0.06%	0.08%	0.01%	0.02%	0.02%	0.04%
Mining, Quarrying, and Oil and Gas Extraction	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: May 5, 2025
Title: Development Project Updates
Attachments: EXAMPLE REPORTS – March 2024 data
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

For several years, the Community Development Department had provided monthly updates to the City Council regarding development permit and review activity in the City. This reporting has been suspended since April 2024, due to multiple staffing changes that took place and lack of resources.

Current Discussion:

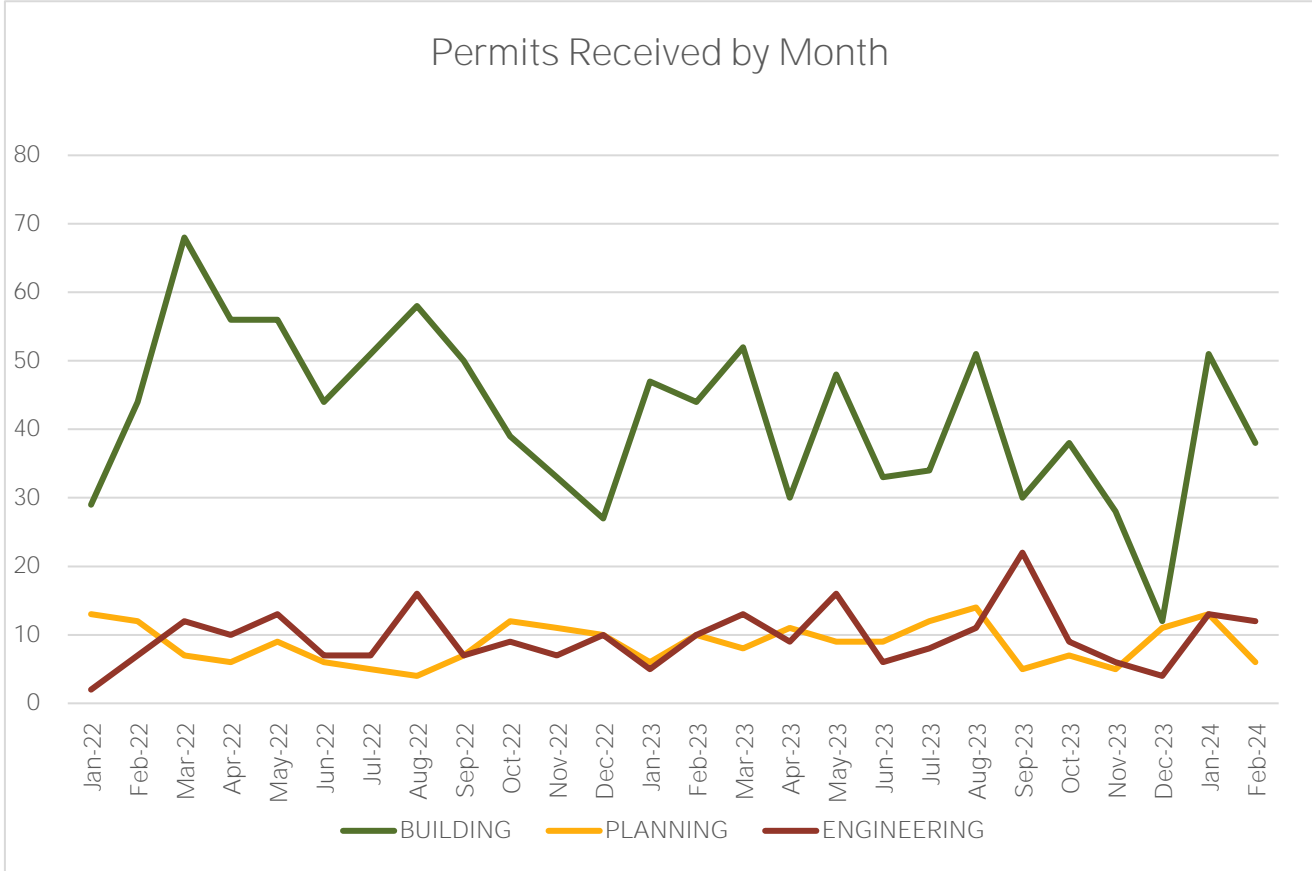
Item 2.b.i.1 of the EDAB's 2025-2026 Work Plan proposes a new monthly meeting agenda item to include updates on Town Center or other Meridian Corridor proposal or permits in process. Here is a brief summary of said projects:

- Dhaliwal TC Landing – *Developer Agreement set to expire May 13, 2025, no activity*
- Sedona Mixed Use – *Land Use Decision Issued, Building Permits Under Review*
- Edgewood Memory Care – *Building Permit Under Review*
- The Woods Coffee and Café – *Preapplication Summary Letter and Meeting Completed*

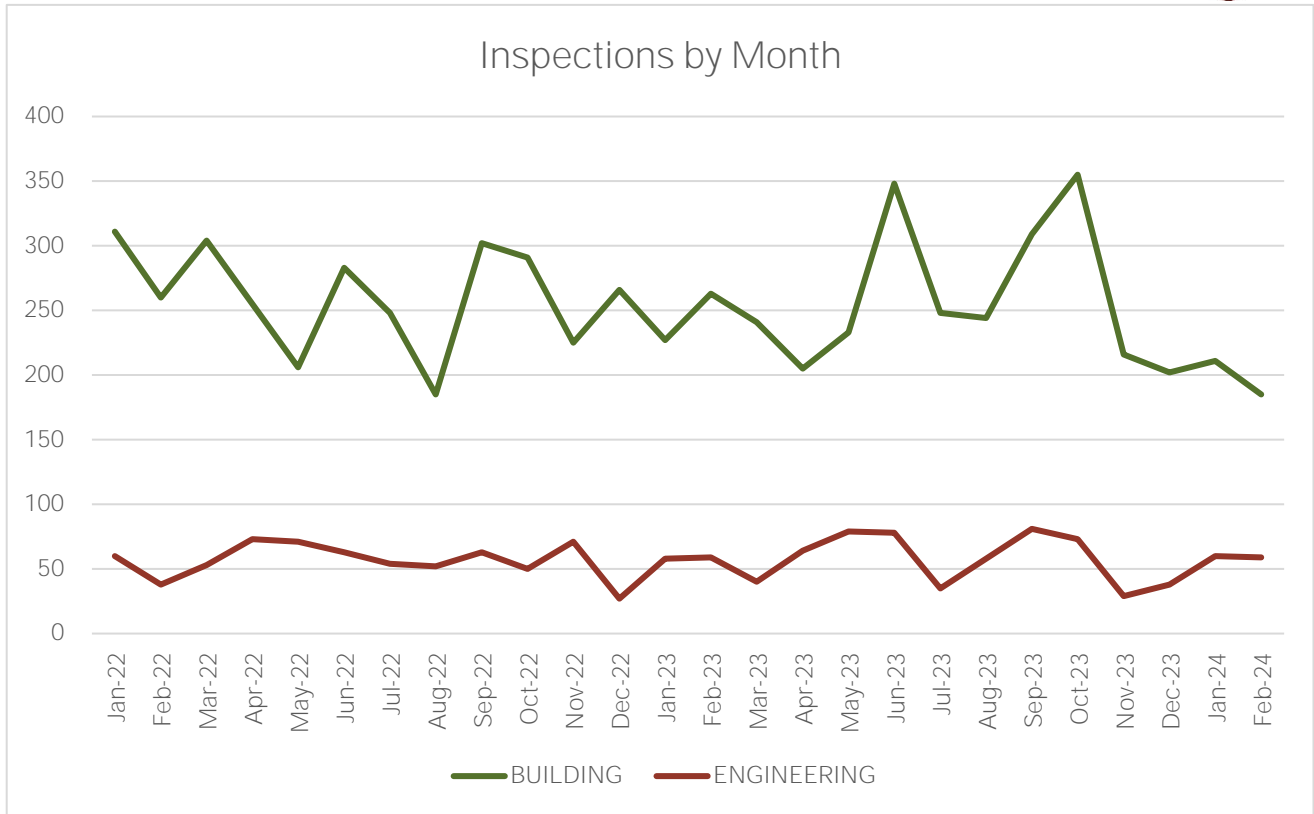
Also attached are three reports that had been historically prepared by staff for review with the City Council, for review and discussion to see if any of this information may be of value to the EDAB members.

Staff Recommendation:

Provide staff with any feedback on what information the EDAB would like to review and have available on some regular frequency, with staff time and resources allowing.



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Mar 2024	45	17	8	9	14	10
Mar 2023	52	24	8	4	13	12
Roll Avg 2024	45	29	9	6	13	11
Roll Avg 2023	48	33	8	6	9	8
YTD 2024	134	87	27	18	39	32
YTD 2023	143	100	24	18	28	24
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2024	Jan	51	Jan	13	Jan	14
Highest Month 2023	Mar	52	Aug	14	Sep	22



<i>Inspections</i>	Building		Engineering	
Mar 2024	172		45	
Mar 2023	241		40	
Roll Avg 2024	189		55	
Roll Avg 2023	244		52	
YTD 2024	568		164	
YTD 2023	731		157	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2024	Jan	211	Jan	60
Highest Month 2023	Oct	355	Jun	81

Plat Construction Tracking Report- March 2024

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Proposed Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	
2023	36TH STREET SHORT PLAT	9814 36TH ST E	3	APPLICATION						
	NORTHWOOD ESTATES WEST PHASE II	9623 24TH ST E	46	APPLICATION						
	HOMESTRETCH SUBDIVISION	2208 116TH AVE E	32	APPLICATION						
	TYEE RANCH SUBDIVISION	11617 15TH ST E	39	APPLICATION						
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPROVED	6/28/2023	READY TO ISSUE				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	READY TO ISSUE				
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	WAITING ON REVISIONS				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED	APPROVED	5	1	20%
2020	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPROVED	2	1	50%
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	FINALED	APPROVED	14	9	64%
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6	3	50%
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	FINALED	APPROVED	4	3	75%
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
2018	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	BARTH SUBDIVISION (FALCON RIDGE)	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	26	74%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	3	75%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	EXPIRED	1/10/2019	EXPIRED				
2017	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	FINALED	APPROVED	6	3	50%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED	APPROVED	55	0	
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	55	100%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	18	95%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT	38	APPROVED	12/15/2016	FINALED	APPROVED	36	33	92%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	6	100%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	13	93%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	8	89%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	284	100%

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Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMINISTRATIVE USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	0420037064	PLANNING	ADMINISTRATIVE USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	03/28/2024
24-1004	2222 MERIDIAN AVENUE EAST/Surprise Lake	2222 MERIDIAN AVE E	0420095025	PLANNING	ADMINISTRATIVE USE PERMIT (AUP)	INCOMPLETE	01/04/2024	02/15/2024
BOUNDARY LINE ADJUSTMENT (BLA)								
24-1103	ROSELLI BLA	9608 29TH STREET CT E	9784850170	PLANNING	BOUNDARY LINE ADJUSTMENT (BLA)	WAITING ON REVISIONS	02/27/2024	04/05/2024
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	03/27/2024
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
24-1026	EDGEWOOD OLYMPIC ROCKERY CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	01/16/2024	03/06/2024
CODE								
24-001-CODE	CODE AMENDMENT / HAZARDOUS TREES	CITYWIDE		PLANNING	CODE	APPLICATION	01/18/2024	03/04/2024
24-002-CODE	CODE AMENDMENT/ MIDDLE HOUSING (HB 1110)			PLANNING	CODE	APPLICATION	01/25/2024	03/04/2024
COMPREHENSIVE PLAN AMENDMENT/REZONE/CODE AMENDMENT								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	02/09/2022	03/20/2024
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	11/22/2022	03/20/2024
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	INCOMPLETE	12/21/2022	03/20/2024
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	07/10/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/09/2023	10/16/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/10/2023	03/04/2024
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS REVIEW	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	WAITING ON REVISIONS	10/25/2023	03/28/2024

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23-1541	SMITH AND SONS CRITICAL AREAS	XXX 98TH AVE E	0420094003	PLANNING	CRITICAL AREAS PERMIT	INCOMPLETE	12/11/2023	12/20/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	03/01/2024
HOME OCCUPATION								
24-1121	THE GROCERY TRUCK HOME BUSINESS	9724 31ST ST E	0420098053	PLANNING	HOME OCCUPATION	UNDER REVIEW	03/10/2024	03/29/2024
24-1148	SUNRISE SKIN PLLC HOME OCCUPATION	9923 31ST ST E	0420098064	PLANNING	HOME OCCUPATION	APPLICATION	03/22/2024	03/26/2024
PRE-APPLICATION MEETING								
24-1006	FRUNCHAK SHORT PLAT PRE APP	2718 110TH AVE E	0420103036	PLANNING	PRE-APPLICATION MEETING	INCOMPLETE	01/05/2024	03/11/2024
24-1134	GLACIER VIEW STORAGE PRE-APP	2218 MERIDIAN AVE E	0420095031	PLANNING	PRE-APPLICATION MEETING	UNDER REVIEW	03/18/2024	03/28/2024
24-1157	VORO SHORT PLAT PRE APP	12008 24TH ST E	0420113015	PLANNING	PRE-APPLICATION MEETING	UNDER REVIEW	03/29/2024	04/04/2024
24-1163	COLLIER SHORT PLAT PRE APP	3915 MERIDIAN AVE E	0420152145	PLANNING	PRE-APPLICATION MEETING	APPLICATION	04/04/2024	04/05/2024
REASONABLE USE EXCEPTION (RUE)								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION (RUE)	UNDER REVIEW	01/26/2023	02/13/2024
SHORT PLAT - PRELIMINARY (2-6 LOTS)								
23-1521	36TH STREET EAST SHORT PLAT	9814 36TH ST E	0420161002	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	WAITING ON REVISIONS	11/22/2023	04/01/2024
23-1528	PASQUIER SHORT PLAT PRELIMINARY PLAT	12513 44TH STREET CT E	6755000041	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	11/28/2023	03/28/2024
24-1046	FRANTSEVICH SHORT PLAT PRELIMINARY PLAT	11315 18TH ST E	0420105009	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	01/23/2024	03/22/2024
SIMPLE PAVING								
24-1005	SEVIGNY SIMPLE PAVING	4221 108TH AVE E	0420153177	ENGINEERING	SIMPLE PAVING	UNDER REVIEW	01/05/2024	03/27/2024
24-1101	CORNEJO SIMPLE PAVING	10212 36TH ST E	0420152127	ENGINEERING	SIMPLE PAVING	WAITING ON REVISIONS	02/27/2024	04/02/2024
24-1153	DEZHNYUK SIMPLE PAVING	10417 8TH ST E	0420032131	ENGINEERING	SIMPLE PAVING	INCOMPLETE	03/28/2024	03/29/2024
SITE DEVELOPMENT								
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	04/03/2024
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	03/11/2024
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	0420037028	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/13/2023	05/18/2023
23-1239	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102118	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/19/2023	03/26/2024
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102119	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/19/2023	03/26/2024

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23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/22/2023	02/28/2024
24-1037	ARCO AMPM SITE DEVELOPMENT	XXX 11TH ST E	0420037064	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	01/19/2024	03/28/2024
24-1065	SEDONA MIXED USE SITE DEVELOPMENT	XXX MERIDIAN AVE E	0420103027	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	02/02/2024	03/06/2024
24-1065	SEDONA MIXED USE SITE DEVELOPMENT	XXX MERIDIAN AVE E	0420103027	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	02/02/2024	03/06/2024
24-1114	WHEELER OFFICE BUILDING SITE DEVELOPMENT	917 MERIDIAN AVE E	0420033098	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	03/06/2024	04/02/2024
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	04/04/2024
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/02/2022	04/02/2024
23-1545	JIFFY SHOPPE FAST FOOD RESTAURANT SITE PLAN REVIEW	823 MERIDIAN AVE E	6575000021	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	12/13/2023	02/13/2024
STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	03/11/2024
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	03/11/2024
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	07/10/2023	08/09/2023
24-1035	CODE AMENDMENT / HAZARDOUS TREES	CITYWIDE		PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	01/18/2024	01/18/2024
24-1049	SEPA / MIDDLE HOUSING CODE AMENDMENTS			PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	01/25/2024	01/25/2024
STREET USE								
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	01/19/2024
24-024	BUTCHER STREET USE	2519 106th Ave E	0420107022	ENGINEERING	STREET USE	UNDER REVIEW	03/14/2024	03/19/2024
24-026	FALCON RIDGE EDGEWOOD HOMEOWNERS ASSOCIATION STREET USE	3707 95TH AVE E	6027810330	ENGINEERING	STREET USE	UNDER REVIEW	03/20/2024	03/22/2024
SUBDIVISION - FINAL (7+ LOTS)								
24-1013	WOLF POINT SUBDIVISION FINAL PLAT	9810 36TH ST E	0420165030	PLANNING	SUBDIVISION - FINAL (7+ LOTS)	UNDER REVIEW	01/10/2024	03/18/2024
SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)								

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23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	05/11/2023	01/18/2024
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	UNDER REVIEW	07/03/2023	04/01/2024
23-1539	NORTHWOOD ESTATES WEST PHASE II SUBDIVISION	9623 24TH ST E	0420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	12/07/2023	03/22/2024
TEMPORARY USE PERMIT (TUP)								
24-1067	BARTH ESTATES - FALCON RIDGE LOT 2 SALES OFFICE TUP	3606 95TH AVE E	6027810020	PLANNING	TEMPORARY USE PERMIT (TUP)	UNDER REVIEW	02/06/2024	02/26/2024
TREE REMOVAL PERMIT								
24-1128	MARTIN TREE REMOVAL	10917 42ND STREET CT E	0420153178	PLANNING	TREE REMOVAL PERMIT	INCOMPLETE	03/14/2024	03/22/2024
24-1151	STARKEY TREE REMOVAL	4625 114TH AVE E	0420154016	PLANNING	TREE REMOVAL PERMIT	UNDER REVIEW	03/27/2024	04/05/2024
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	0420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	0420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	0420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/20/2023
19-1134WM	McCutcheon RUE Wetland Monitoring	10705 36TH ST E	0420152089	PLANNING	WETLAND MONITORING	APPLICATION	12/06/2023	12/06/2023



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: May 5, 2025
Title: EDAB Appointments
Attachments: N/A
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

Edgewood Municipal Code (EMC) Chapter 2.32 establishes the Economic Development Advisory Board (EDAB), including their purpose, powers, and some procedures. EMC 2.32.020 establishes two-year terms for each position, staggering them in even- and odd-numbered years. EMC 2.32.010 states, in part, that *“No member shall serve more than two full consecutive terms on the board.”*

Current Discussion:

The following members have terms expiring on June 30, 2025:

- Position 1 – Andrew Wiesenfeld (Served one full term)
- Position 2 – Amanda Weidman (New member, partial term served)
- Position 3 – Michael Stacey (New member, partial term served)

The City Clerk is currently accepting at-large applications for these positions. Interviews with the City Council for these positions are scheduled for Tuesday, June 3, 2025 at 7:00pm.

Staff Recommendation:

For the EDAB members listed above that are interested in serving another two-year term, please submit your application to City Clerk Jill Schwerzler-Herrera no later than May 28, 2025.