



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, June 17, 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. INTERVIEWS

A. Planning Commission / Economic Development Advisory Board

3. COUNCIL BUSINESS

A. Equity, Diversity, and Inclusion Council Sub-Committee Update

B. Economic Development Advisory Board (EDAB) Updates

C. Impact Fee Code Amendments

D. Land Use Table Updates

E. Budget Discussion

4. OTHER COUNCIL ITEMS

5. 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

PLANNING COMMISSION

Public Roster

Position	Title	First Name	Last Name	Term Expires
1	Vice Chair	Carly	Guillory	6/30/2026
2	Chair	JoAnn	Overfield	6/30/2026
3		Tom	Greene	6/30/2026
4		Sarah	Wagner	6/30/2025
5		Jan	Furey	6/30/2025
6		Leyla	Church	6/30/2025
7		Carly	Lenoir	6/30/2025



ECONOMIC DEVELOPMENT ADVISORY BOARD

Public Roster

Position	Title	First Name	Last Name	Term Expires
1	Chair	Andrew	Wiesenfeld	6/30/2025
2		VACANT		6/30/2025
3		Michael	Stacey	6/30/2025
4		Steven	Weiss	6/30/2026
5		Shawn	Olesen	6/30/2026
6	Vice-Chair	Michael	Pearce	6/30/2026
7		Kelsey	Morgan	6/30/2026





City Of Edgewood Council Agenda Summary Sheet

Subject: Equity, Diversity, and Inclusion Council Sub-Committee Update	Agenda Item #: 3.A
	For Agenda of: 6/17/2025
	Prepared by: Jill Schwerzler-Herrera
Attachments (list):	
Approval of Materials: Jill Schwerzler-Herrera	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 #: 3.B
	For Agenda of: 6/17/2025
	Prepared by: Jeremy Metzler
Attachments (list):	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 6/11/2025 Dave Olson, Mayor 6/11/2025	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: Monthly Report to Council, 2nd Study Session

Summary Statement:

The EDAB last met on June 2, 2025, and the materials and recording can be found here: <https://edgewoodwa.portal.civicclerk.com/event/1081/overview>. The meeting opened with a robust conversation regarding Food Trucks and Mobile Food Vendors, expressing their support for developing a pilot program that directly engages the local food truck vendor community. EDAB Members Pearce and Morgan volunteered to initiate outreach and report back to the rest of the board at their next meeting.

The next topic was Short Term Rentals, as it relates to other pending code updates and land use regulations. Following a brief conversation, the EDAB did not recommend pursuing any specific regulations or performance standards for Short Term Rentals. The EDAB was also briefed on Interim Zoning Ordinance 25-0676, asked for their feedback on specific components of the ordinance, and their feedback was shared with the Planning Commission at their June 9, 2025 meeting. Next was the topic of Home Business Regulations, and the EDAB agreed with staff's recommendation to review for efficiency and consistency updates as time allows. Finally, staff provided a brief update on project proposals in the Town Center and Meridian Corridor.

The next meeting scheduled for Monday, July 7, 2025, may be canceled and delayed to the August 4, 2025, pending the food truck outreach results, as that is the only tentative topic at this time.

Item History:

This is a reoccurring agenda item every second study session of the month.

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: Impact Fee Code Amendments	Agenda Item #: 3.C
	For Agenda of: 6/17/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. 25-006-CODE_SEPA DNS 2. SEPA Comment - PSD 2025-05-12 3. SIGNED PC Recommendation - Impact Fee Code Amendments 4. DRAFT Ordinance 25-0xxx 5. Exhibit A - DRAFT EMC Title 4 Redlines 2025-06-17 6. Park Impact Fees Memo 20250513 7. School Impact Fees Memo 2025-06-10	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 6/12/2025 Dave Olson, Mayor 6/12/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 06/17/2025 SS 06/24/2025 RCM

Summary Statement: Staff has been working with the Planning Commission (PC) to update Impact Fee provisions in Edgewood Municipal Code (EMC) to align with recent changes in state law. Here is a summary of the relevant legislation:

- [SB 5258 \(2023\)](#) – Section 10 amends RCW 82.02.060 to require fees to be based on “*the square footage, number of bedrooms, or trips generated,*” rather than by unit type or classification, and requires any amendment to EMC be completed by June 30, 2025.
- [HB 1337 \(2023\)](#) – Section 4(1)(a) requires impact fees on Accessory Dwelling Units (ADU’s) be no greater than 50 percent of the fee imposed on the principal unit.

The City is required to update the relevant sections of EMC to comply with this legislation by June 30, 2025. Staff recommends keeping the existing “per trip” rate structure for Transportation Impact Fees, and allowing for either “per square foot” or “per bedroom” rate structures for Park and School Impact Fees.

Staff issued a Determination of Nonsignificance (DNS) and a Notice of Public Hearing on April 27, 2025 (attached), held said public hearing with the PC on May 12, 2025, and one comment was received from the Puyallup School District (PSD) regarding School Impact Fees (attached). The attached proposal addresses these comments as follows:

1. EMC 4.05 – Deferral of Impact Fees: Staff will notify the applicable school district of any impact fee deferral as a matter of policy. Please note that the City of Edgewood has not received any requests for

impact fee deferral since this code was adopted in 2016.

2. EMC 4.10.020 – School Impact Fees, Definitions: While this point is well taken, staff recommends revisiting this chapter of code when Pierce County's School Impact Fee Working Group completes their review of Pierce County's Code later this year.
3. EMC 4.10.110 – Imposition of impact fees: Staff is removing the fee from the code and relying on the City's Fee Schedule, adopted and updated by resolution. Staff has also proposed annual inflation language for Council's consideration, similar to our existing Traffic Impact Fee language and other agencies examples.

Attached for Council's review and discussion are the PC's recommendation, a draft ordinance, and redline code amendments addressing the cited legislation. In summary, the proposed redlines:

- update Sumner School District references to "Sumner-Bonney Lake",
- incorporate the "no greater than 50%" provision for ADUs,
- allow park and school impact fees to be based on a cost per bedroom OR per square foot of livable space,
- include annual inflation language for park and school impact fees, and
- remove the fee tables from the code itself, instead relying on the City's Fee Schedule.

Also attached for Council's review are two memorandums regarding impact fee updates: one for Park Impact Fees (PIF), and another for School Impact Fees (SIF). To remain compliant with the cited legislation, these fees must also be updated by June 30, 2025. Staff is preparing a separate resolution to be introduced at next week's regular meeting, updating the City's Fee Schedule to implement the fees recommended in these memorandums.

Finally, staff received an email from PSD on June 11, 2025 in support of the proposed SIF, and staff offers the following responses to PSD's notes:

- This proposal maintains the higher fee for single-family units (SFUs) with 3 or more bedrooms, and the higher multi-family unit (MFU) fee for two or more bedrooms.
- PSD requests that all "single-family attached" housing types (multi-plex and townhomes) be considered SFUs, or consider a third housing type similar to King and Snohomish Counties. The City Council may wish to consider adding language to charge multi-plex and townhome units SFU rates at this time, but staff recommends waiting for the results of Pierce County's School Impact Fee Working Group before implementing a third housing type.
- The city is already documenting the number of bedrooms for all housing types, by unit, within our permitting system.
- The city defines "bedroom" under the IBC (EMC [15.20.202](#)) and IRC (EMC [15.30.202](#)).
- Staff has included annual inflation language in the proposed draft code amendments under EMC 4.10.110(A)(2).

Item History:

Planning Commission Meetings: [03/10/2025](#), [04/14/2025](#), [05/12/2025](#), [06/09/2025](#)

Economic Development Advisory Board Meetings: [03/03/2025](#), [04/07/2025](#), [05/05/2025](#)

Recommended Action:

Hold a discussion and provide staff guidance regarding Impact Fee Code Amendments

Fiscal Note/Consideration:

While these code amendments are not expected to have a substantive impact on the respective fund balances, charges for Accessory Dwelling Units (ADUs) will be lower than they are currently. The proposed fee updates will have a variable impact depending on the proposed development. Generally, staff does not anticipate any impact on residential development. Further discussion about updating Traffic Impact Fees, including the EDAB recommendation for non-residential land uses, is planned for a future study session.



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

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

Issued:	April 27, 2025	
File:	#25-006-CODE City of Edgewood Municipal Code (EMC) Title 4 Traffic Impact Fee Amendments	
Lead Agency:	City of Edgewood	
Staff Contact:	Morgan Dormer, Senior Planner 253-952-3299 comdev@cityofedgewood.org	
Proponent:	City of Edgewood	
Location:	City of Edgewood located in northern Pierce County, Washington. The proposal is for all areas within the City of Edgewood municipal boundaries.	
Proposal:	Amendments to City of Edgewood Municipal Code (EMC) Title 4, Impact Fees as they relate to traffic impact fees.	
Existing Documents:	All existing environmental documents and studies associated with this proposal are available on the City of Edgewood Permit Portal via portal.cityofedgewood.org by searching the File No. 25-006-CODE. • SEPA Environmental Checklist; • DRAFT Title 4 Code Amendments;	
SEPA:	The City of Edgewood has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an Environmental Checklist and other information on file with the City. This DNS is issued under WAC 197-11-340(2). A final decision will not be made on this proposal until after May 28, 2025.	
	SEPA Responsible Official:	4/25/2025
	<i>Josh Kubitzka, AICP</i>	
	Signature	Date
	Josh Kubitzka, AICP, Planning Manager	
	On behalf of	
	Jeremy Metzler, PE, Community Development Director	
Comment Period:	Written comments may be submitted until May 12, 2025 by 5:00 PM via email, mail, or in-person via comdev@cityofedgewood.org or City of Edgewood, 2224 104th Avenue East, Edgewood, WA 98372. Verbal comments may be submitted during the Planning Commission public hearing.	
Public Hearing:	The City of Edgewood Planning Commission will convene a hybrid public hearing on the matter at 6:00pm on Monday, May 12, 2025 . Members of the public can attend and participate in person at Edgewood City Hall, Council Chambers, 2224 104th Ave East, Edgewood, WA 98372 or virtually via Zoom by visiting zoom.us/join using Meeting ID: 970 6596 9184. Meeting information is available at cityofedgewood.org/calendar .	
Appeals:	Appeals for this threshold determination must be made to the City of Edgewood pursuant to EMC 20.05.250(J). Per EMC 20.05.250(E) appeals will be accepted until 5:00 PM on May 28, 2025. Appeals must be submitted in writing along with the appeal fee via the City’s permit portal: portal.cityofedgewood.org .	

Please call (253) 952-3299 if you have any questions.

Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.

Jeremy Metzler

From: Devereux, Brian <DevereBJ@puyallupsd.org>
Sent: Monday, May 12, 2025 3:25 PM
To: comdev; Jeremy Metzler
Cc: Pecchia, Vincent; Martin, Brady; Polm Jr, John
Subject: RE: Notice of Determination of Nonsignificance- Edgewood Municipal Code (EMC) Title 4 Traffic Impact Fee Amendments
Attachments: DRAFT EMC Title 4 Redlines.pdf

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

Thank you for the opportunity to review the proposed changes to the City of Edgewood Title 4 Impact Fees section. The following comments are related to the proposed changes and/or other sections within EMC 4.05 & EMC 4.10:

- 1) EMC 4.05 – Deferral of Impact Fees
 - a. School districts should be notified when the city accepts a school impact fee payment deferral for any residential development activity. Puyallup School District (PSD) uses school impact fee payment information to track project development and better anticipate when new students may enroll at PSD schools.
- 2) EMC 4.10– School Impact Fees
 - a. 4.10.20.W. – Does the last sentence in this section still apply (student factors for SF and MF?) Also, updates should be required every two years rather than annually, which is in line with recent discussion with the Pierce County School Impact Fee Working Group.
- 3) EMC 4.10.110 – Imposition of impact fees
 - a. 4.10.110.A.1-3 – PSD would like to see more analysis of how the revised school impact fee calculation, that may be based on either livable square footage vs. number of bedrooms, prior to code adoption. We also would like to see the City of Edgewood adopt an annual inflation adjustment for the school impact fee rate, like the City of Puyallup and Pierce County. Currently, the city’s school impact fee rate for single-family is the same rate that was adopted back in 2006 (\$3,500 for a single-family home).

Please contact me if you have any questions or feedback regarding the comments above.

Sincerely,

Brian Devereux

Director of Facilities Planning

Puyallup School District

(253) 841-8772

deverebj@puyallupsd.org

[PSD Facilities Planning Website](#)

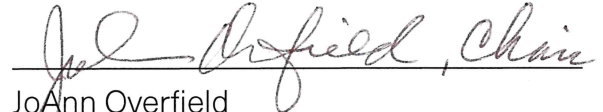




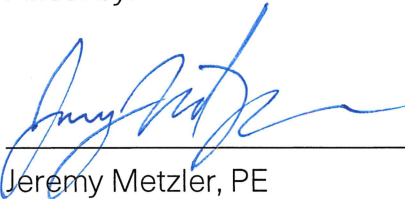
CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted 6-0 to recommend that the City Council adopt the proposed amendments to Edgewood Municipal Code (EMC) Title 4 amendments to address the recent Impact Fee legislation, SB 5258 and HB 1337 (2023), as presented herewith.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 9TH DAY OF JUNE 2025.


JoAnn Overfield
Planning Commission Chair

Attest by:



Jeremy Metzler, PE

Community Development Director

ORDINANCE NO. 25-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SECOND SUBSTITUTE SENATE BILL (E2SSB) 5258 AND ENGROSSED HOUSE BILL (EHB) 1337 FOR IMPACT FEES; AMENDING TITLE 4 OF THE EDGEWOOD MUNICIPAL CODE (EMC) TO ENSURE CONSISTENCY WITH STATE LAW; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 2023 the Washington State Legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5258 (chapter 337, Laws of 2023) related to condominiums and townhouses, with requirements for cities to set impact fees based on “the square footage, number of bedrooms, or trips generated”, and Engrossed House Bill (EHB) 1337 (chapter 334, Laws of 2023) related to accessory dwelling units, requiring reduced impact fees therefor; and

WHEREAS, the changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Title 4 on March 10, 2025, April 14, 2025 and May 12, 2025; and

WHEREAS, the procedures for amendments to development regulations as provided in EMC 18.60 were followed as documented in the Planning Commission staff reports dated March 10, 2025, April 14, 2025 and May 12, 2025; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on April 24, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on April 27, 2025 under File No. 25-006-CODE with a public comment period ending on May 12, 2025 and appeal period ending on May 28, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on April 27, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for May 12, 2025 at 6:00 PM; and

WHEREAS, on June 9, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC Title 4 to address the recent Impact Fee legislation, SB 5258 and HB 1337 (2023); and

WHEREAS, the City Council reviewed the proposed code amendments at their study session held on June 17, 2025; and

WHEREAS, the City Council considered the amendments at their regular meeting held on June 24, 2025;

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

Section 1. EMC Title 4 Amended. Amendments to EMC Title 4 relating to impact fees, including clarifications and other updates to maintain consistency with state law, are attached hereto as Exhibit A, incorporated by reference.

Section 2. 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 3. 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 4. 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 24TH DAY OF JUNE, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Maili C. Barber, City Attorney

Date of Publication: June 27, 2025
Effective Date: July 2, 2025

Chapter 4.10

SCHOOL IMPACT FEES

Sections:

- 4.10.010 Authority.
- 4.10.020 Definitions.
- 4.10.030 Exemptions.
- 4.10.040 Interlocal agreement between the city and districts.
- 4.10.050 Exemptions – Low-income housing.
- 4.10.060 Submission of each district's capital facilities plan and data.
- 4.10.070 Annual council review.
- 4.10.080 Impact fee program elements.
- 4.10.090 Fee calculations.
- 4.10.100 Fee collection.
- 4.10.110 Imposition of impact fees.
- 4.10.120 Determination of the fee, adjustments, exceptions and appeals.
- 4.10.130 Impact fee accounts and refunds.

4.10.010 Authority.

This chapter is adopted as an official control to implement Edgewood's comprehensive plan policies, the Growth Management Act, RCW 82.02.050 through 82.02.100; and the State Subdivision Act, Chapter 58.17 RCW. This chapter is also necessary to address identified impacts of new development on schools, in order to protect the public health, safety and welfare.

4.10.020 Definitions.

For purposes of this chapter, the following terms have the indicated meanings:

A. "Capacity" means the number of students each district's facilities can accommodate district-wide, based on the district's standard of service, as determined by each district.

B. "Capital facilities plan" means each district's facilities plan adopted by the school board(s) consisting of:

1. A forecast of future needs for school facilities based on each district's enrollment projections;
2. An identification of additional demands placed on existing public facilities by new development;
3. The long-range construction and capital improvement projects of the districts;
4. The schools under construction or expansion;
5. The proposed locations and capacities of expanded or new school facilities;
6. An inventory of existing school facilities, including permanent, transitional and relocatable facilities;
7. At least a six-year financing component, updated as necessary to maintain at least a six-year forecast period, for financing needed for school facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters;
8. An identification of deficiencies in school facilities serving the student populations and the means by which existing deficiencies will be eliminated within a reasonable period of time; and
9. Any other long-range projects planned by the districts.

C. "City" means the city of Edgewood.

1 D. "Classrooms" mean educational facilities of each district required to house students for its basic educational
2 program. The classrooms are those facilities the districts determine are necessary to best serve its student population.
3 Specialized facilities as identified by the districts, including but not limited to gymnasiums, cafeterias, libraries,
4 administrative offices, and child care centers, shall not be counted as classrooms.

5 E. "Construction cost per student" means the estimated cost of construction of a permanent school facility in each
6 district for the grade span of school to be provided, as a function of each district's design standard per grade span.

7 F. "Design standard" means the space required, by grade span and taking into account the requirements of students
8 with special needs, which is needed in order to fulfill the educational goals of the districts as identified in each
9 district's capital facilities plan.

10 G. "District(s)" means Puyallup School District No. 3; Fife School District No. 417; and Sumner Bonney Lake
11 School District No. 320.

12 H. "Developer" means the person or entity who owns or holds purchase options or other development control over
13 property for which development activity is proposed.

14 I. "Development activity" means any residential construction or expansion of a residential building, structure or use,
15 any change in use of a residential building or structure, or any change in the use of residential land that creates
16 additional demand for school facilities.

17 J. "Dwelling unit" means a dwelling unit as defined in EMC Title 18.

18 K. "Elderly" means a person aged 62 or older.

19 L. "Encumbered" means impact fees identified by each district as being committed as part of the funding for a
20 school facility for which the publicly funded share has been assured or building permits sought or construction
21 contracts let.

22 M. "Interlocal agreement" means the agreement between each district and the city, governing the operation of the
23 school impact fee program and describing the relationship, duties and liabilities of the parties.

24 N. "Grade span" means the categories into which each district groups its grade of students; i.e., elementary, middle
25 or junior high school, and high school.

26 O. "Impact fee" means a payment of money imposed upon development as a condition of development approval to
27 pay for school facilities needed to serve new growth and development, that is reasonably related to the new
28 development that creates additional demand and need for public facilities, that is a proportionate share of the cost of
29 the public facilities, and that is used for facilities that reasonably benefit the new development. "Impact fee" does
30 not include a reasonable permit or application fee.

31 P. "Impact fee schedule" means the table of impact fees to be charged per unit of development, computed by the
32 formula adopted under this chapter, indicating the standard fee amount per dwelling unit that shall be paid as a
33 condition of residential development within the city.

34 Q. "Low-income and moderate-income housing" means housing affordable under federal standards to households
35 with annual incomes at or below 80 percent of the county median income.

36 R. "Permanent facilities" means facilities of the districts with a fixed foundation which are not relocatable facilities.

37 S. "Relocatable facilities" means any factory-built structure, transportable in one or more sections that is designed to
38 be used as an education space and is needed to prevent the overbuilding of school facilities, to meet the needs of
39 service areas within each district or to cover the gap between the time that families move into new residential
40 developments and the date that construction is completed on permanent school facilities.

1 T. "Relocatable facilities cost per student" means the estimated cost of purchasing and siting a relocatable facility in
2 any of the districts for the grade span of school to be provided, as a function of the district's design standard per
3 grade span.

4 U. "Site cost per student" means the estimated cost of a site in any of the districts for the grade span of school to be
5 provided, as a function of the district's design standard per grade span.

6 V. "Standard of service" means the standard adopted by each district which identifies the program year, the class
7 size by grade span and taking into account the requirements of students with special needs, the number of
8 classrooms, the types of facilities each district believes will best serve its student population, and other factors as
9 identified by the districts. Each district's standard of service shall not be adjusted for any portion of the classrooms
10 housed in relocatable facilities which are used as transitional facilities or any other specialized facilities housed in
11 relocatable facilities.

12 W. "Student factor" means the number derived by each district to describe how many students of each grade span
13 are expected to be generated by a dwelling unit. Student factors shall be based on each district's record of average
14 actual student generated rates for new developments constructed over a period of not more than five years prior to
15 the date of the fee calculation; provided, that if such information is not available in a district, data from adjacent
16 districts, or districts with similar demographics or county-wide averages may be used. Student factors must be
17 updated on an annual basis, and separately determined for single-family and multifamily dwelling units and for
18 grade spans.

19 X. "Transitional facilities" means those school facilities that are being used pending the construction of permanent
20 facilities; provided, that the necessary financial commitments are in place to construct the permanent facilities.

21 **4.10.030 Exemptions.**

22 The following development activities do not create any additional school impacts and are exempt from the
23 requirements of this chapter:

24 A. Reconstruction, remodeling or construction of the following facilities, subject to the recording of a covenant or
25 recorded declaration of restrictions precluding use of the property for other than the exempt purpose; provided, that
26 if the property is used for a nonexempt purpose, then the school impact fees then in effect shall be paid.

27 1. Shelters or dwelling units for temporary placement, which provide housing to persons on a temporary basis
28 for not more than four weeks;

29 2. Construction or remodeling of transitional housing facilities or dwelling units that provide housing to
30 persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency
31 training and human services counseling, the purpose of which is to help persons make the transition from
32 homelessness to placement in permanent housing; and

33 3. Any form of housing for the elderly, including nursing homes, retirement centers, and any type of housing
34 units for persons age 55 and over, which have recorded covenants or recorded declaration of restrictions
35 precluding school-aged children as residents in those units.

36 B. Rebuilding of legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or
37 other accident or catastrophe, or remodeling of existing legally established dwelling unit(s); provided, that such
38 rebuilding takes place within a period of one year after destruction, and so long as no additional dwelling units are
39 created.

40 C. Condominium projects in which existing dwelling units are converted into condominium ownership and where no
41 new dwelling units are created.

42 D. Any development activity that is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to
43 mitigation of the same system improvement under the State Environmental Policy Act.

E. Any development activity for which school impacts have been mitigated pursuant to a condition of plat approval to pay fees, dedicate land or construct or improve school facilities, unless the condition of the plat approval provides otherwise; provided, that the condition of the plat approval predates the effective date of fee imposition.

F. Any development activity for which school impacts have been mitigated pursuant to a voluntary agreement entered into with the districts to pay fees, dedicate land or construct or improve school facilities, unless the terms of the voluntary agreement provide otherwise; provided, that the agreement predates the effective date of fee imposition.

4.10.040 Interlocal agreement between the city and districts.

As a condition of the city's authorization to implement this school impact fee chapter, the city and districts shall enter into interlocal agreements governing the operation of the school impact fee program, and describing the relationship and liabilities of the parties thereunder. The interlocal agreements shall provide for the collection of impact fees by the districts on behalf of the city.

4.10.050 Exemptions – Low-income housing.

For low-income housing exemptions, see Chapter 4.40 EMC.

4.10.060 Submission of each district's capital facilities plan and data.

A. On an annual basis, the districts shall submit the following materials to the city council:

1. Each district's capital facilities plan (as defined in EMC 4.10.020) and adopted by the school board;
2. Each district's enrollment projections over the next six years, its current enrollment and each district's enrollment projections and actual enrollment from the previous year;
3. Each district's standard of service;
4. Each district's overall capacity over the next six years, which shall take into account the available capacity from school facilities planned by each district but not yet built and be a function of each district's standard of service as measured by the number of students which can be housed in each district's facilities; and
5. An inventory of each district's existing facilities.

B. To the extent that each district's standard of service identifies a deficiency in its existing facilities, each district's capital facilities plan must identify the sources of funding other than impact fees for building or acquiring the necessary facilities to serve the existing student population in order to eliminate the deficiencies within a reasonable period of time.

C. Facilities to meet future demand shall be designed to meet the adopted standard of service. If sufficient funding is not projected to be available to fully fund a capital facilities plan which meets the adopted standard of service, each district's capital facilities plan should document the reason for the funding gap, and identify all sources of funding that the district plans to use to meet the adopted standard of service.

D. Each district shall also submit an annual report to the city council showing the capital improvements which were financed in whole or in part by the impact fees.

E. In its development of the financing plan component of the capital facilities plan, each district shall plan on a six-year horizon and shall demonstrate its best efforts by taking the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and
2. Apply to the state for funding, and comply with the state requirements for eligibility to the best of each district's ability.

4.10.070 Annual council review.

On at least an annual basis, the city council shall review the information submitted by each district pursuant to EMC 4.10.060(A). The review shall occur in conjunction with any update of the capital facilities plan element of the city's comprehensive plan.

4.10.080 Impact fee program elements.

A. The city shall impose impact fees on every development activity in the city for which a fee schedule has been established.

B. Any impact fee imposed shall be reasonably related to the impact caused by the development and shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development. The impact fee formula shall account in the fee calculation for future revenues each district will receive from the development.

C. The impact fee shall be based on the capital facilities plan developed by each district and approved by the school board, and adopted by reference by the city as part of the capital facilities element of the city's comprehensive plan for the purpose of establishing the fee program.

4.10.090 Fee calculations.

A. The fees set forth in this chapter ~~is~~are based on the ~~formula calculations~~ contained in ~~the~~ Puyallup, Fife and Sumner-Bonney Lake school districts' respective adopted capital facility plans ~~“impact fee calculation” table.~~

B. ~~Fees charged for accessory dwelling units (ADUs) shall be no greater than 50% of the impact fee that would be imposed on the principal unit. Separate fees shall be calculated for single family and multifamily types of dwelling units, and separate student generation rates must be determined by each district for each type of dwelling unit. For the purpose of this chapter, mobile homes shall be treated as single family dwellings and accessory dwelling units and duplexes shall be treated as multifamily dwellings.~~

C. The fee shall be calculated on a district-wide basis using the appropriate factors and data to be supplied by each district, as required by interlocal agreements. The fee calculations shall also be made on a district-wide basis to assure maximum utilization of all school facilities in each district used currently or within the last two years for instructional purposes.

4.10.100 Fee collection.

At the time of application for a development activity at the city, the school impact fee shall be imposed based on the impact fee schedule. The impact fee shall be collected by each district on behalf of the city, and maintained in separate accounts.

4.10.110 Imposition of impact fees.

A. Impact fees shall be imposed upon development activity in the city as follows:

SCHOOL DISTRICT	PER SINGLE-FAMILY DWELLING UNIT		PER MULTIFAMILY DWELLING UNIT	
	School District Need Fee Calculation for 2016-2017	2016-2017 Impact Fee (Maximum Fee Obligation Allowed by Edgewood)	School District Need Fee Calculation for 2016-2017	2016-2017 Impact Fee (Maximum Fee Obligation Allowed by Edgewood)
Fife	\$6,670.00	\$3,500.00	\$1,772.00	\$1,772.00
Puyallup	\$8,918.87	\$3,500.00	\$2,010.57	\$2,000.00
Sumner	\$11,851.30	\$3,500.00	\$1,946.16	\$1,946.16

1. Fees are established based on the annual calculation of impact fee need as documented in each school district's adopted capital facilities plan ~~annually~~, scaled to a cost per bedroom or per square foot of livable space, pursuant to RCW 82.02.060.

2. The current school impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020, and automatically updated for inflation annually using the following procedures:

a. City staff shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fees. The impact fees shall not be adjusted for inflation if the index remains unchanged.

b. The indexed impact fees shall be effective January 1st beginning in 2026, and on January 1st of each year thereafter. A copy of the indexed impact fees shall be provided to the city council each October, but the indexed impact fees shall become effective without further council action.

3. The impact fee adopted represents the fee calculations as presented by the Fife, Puyallup and Sumner-Bonney Lake school districts in their adopted capital facilities plans updated annually. Where recommended fees exceed the maximum amount authorized for collection by the city of Edgewood, they are shown in the fee schedule at the maximum amount allowed.

B. At the time of application for development activity, an applicant will be notified of the requirement to pay school impact fees to each district based on the fee schedule adopted by the city as a part of the impact fee program. Upon receipt of the impact fee payments or a copy of a recorded impact lien in accordance with Chapter 4.05 EMC, each district shall issue a certificate or identifying receipt to the applicant indicating that the school impact fee has been paid or payment has been properly deferred. Prior to approving or permitting any development activities subject to the impact fees adopted pursuant to this chapter, the city shall require that the applicant provide to the city the original of the certificate or receipt issued by the school district or a copy of the impact fee lien recorded pursuant to Chapter 4.05 EMC. Each school district shall develop standardized forms for this purpose, showing that impact fees have been paid to the district or payment has been properly deferred in accordance with Chapter 4.05 EMC, and that the city may proceed to issue the permit or grant the necessary approval. Impact fees may be paid to the district under protest pursuant to the procedures set forth in EMC 4.10.120(I).

C. The city shall not issue a required building permit for any development subject to the imposition of impact fees under this chapter until the impact fees set forth in the impact fee schedule have been paid or payment has been properly deferred in accordance with Chapter 4.05 EMC.

4.10.120 Determination of the fee, adjustments, exceptions and appeals.

A. The city shall determine a developer's impact fee, according to the schedule set forth in EMC 4.10.110(A).

B. Arrangements may be made for later payment of the impact fee with the approval of each district only if the district determines that it will be unable to use or will not need the payment until a later time; provided, that sufficient security, as defined by the district, is provided to assure payment. Security shall be made to and held by the district, which will be responsible for tracking and documenting the security interest.

C. The fee amount established in the schedule shall be reduced by the amount of any payment previously made for the lot or development activity in question, either as a condition of approval or pursuant to a voluntary agreement.

D. Whenever a developer is granted approval subject to a condition that the developer actually provide a school facility acceptable to the district, the developer shall be entitled to a credit for the actual cost of providing the facility, against the fee that would be chargeable under the formula provided by this chapter. The cost of construction shall be estimated at the time of approval, but must be documented, and the documentation confirmed after the construction is completed to assure that an accurate credit amount is provided. If construction costs are less than the calculated fee amount, the difference remaining shall be chargeable as a school impact fee.

E. The standard impact fees may be adjusted, if one of the following circumstances exist; provided, that the discount set forth in the fee formula fails to adjust for the error in the calculation or fails to ameliorate for the unfairness of the fee:

1. The developer demonstrates that an impact fee assessment was improperly calculated; or

2. Unusual circumstances identified by the developer demonstrate that if the standard impact fee amount was applied to the development, it would be unfair or unjust.

F. In cases where a developer requests an independent fee calculation, adjustment exception or a credit pursuant to RCW 82.02.060(3), the city shall consult with the districts and the districts shall advise the city prior to the city making final impact fee determinations.

G. A developer may provide studies and data to demonstrate that any particular factor used by a district may not be appropriately applied to the development proposal.

H. Any appeal of the decision of the city with regard to fee amounts shall follow the process for the appeal of the underlying development application, as set forth in the Edgewood Municipal Code. Any errors in the formula identified as a result of the appeal should be referred to the council for possible modification.

I. Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

4.10.130 Impact fee accounts and refunds.

A. Impact fee receipts shall be earmarked specifically and retained in a special interest-bearing account established by each district solely for the district's school impact fees. All interest shall be retained in the account and expended for the purpose or purposes for which impact fees were imposed. Annually, the districts, based in part on its report prepared pursuant to EMC 4.10.060, shall prepare a report on the impact fee account showing the source and amount of all moneys collected, earned or received, and capital or system improvements that were financed in whole or in part by impact fees. The districts shall submit a copy of their reports to the city council. The districts shall maintain separate school impact fee accounts pursuant to EMC 4.10.100, and shall prepare a report on the source and amount of all school impact fees collected by the districts on behalf of the city.

B. Impact fees for each district's system improvements shall be expended by the district only in conformance with the capital facilities plan element of the city's comprehensive plan.

C. Impact fees shall be expended or encumbered by the districts for a permissible use within 10 years of receipt by the district, unless there exists an extraordinary or compelling reason for fees to be held longer than 10 years. Such extraordinary or compelling reasons shall be identified to the city by the district in a written report. The city council shall identify the district's extraordinary and compelling reasons for the fees to be held longer than 10 years in the council's own written findings.

D. The current owner of property on which an impact fee has been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within 10 years of receipt of the funds by any district on school facilities intended to benefit the development activity for which the impact fees were paid. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first in, first out basis. On behalf of the city, the district(s) shall notify potential claimants by first-class mail deposited with the United States Postal Service addressed to the owner of the property as shown in the county tax records.

E. An owner's request for a refund must be submitted to the appropriate district in writing within one year of the date the right to claim the refund arises or the date that notice is given, whichever date is later. Any impact fees that are not expended or encumbered by any district in conformance with the capital facilities plan within these time limitations, and for which no application for a refund has been made within this one-year period, shall be retained and expended consistent with the provisions of this section. Refunds of impact fees shall include any interest earned on the impact fees.

F. Should the city seek to terminate any or all school impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which a school impact fee was paid. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of the refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first-class mail addressed to the owner of the property as shown in the county tax records. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the district, but must be expended by the district, consistent with the provisions

1 of this section. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered
2 balances within the account or accounts being terminated.

3 G. A developer may request and shall receive a refund, including interest earned on the impact fees, when:

4 1. The developer has not received final plat approval, the building permit, the mobile home permit, the site plan
5 approval, nor final approval for the development activity as required by statute or city code including the
6 International Building Code; and

7 2. No impact on the district(s) has resulted. "Impact" shall be deemed to include cases where the district(s)
8 have expended or encumbered the impact fees in good faith prior to the application for a refund. In the event
9 that the district(s) have expended or encumbered the fees in good faith, no refund shall be forthcoming.
10 However, if within a period of three years, the same or subsequent owner of the property proceeds with the
11 same or substantially similar development activity, the owner shall be eligible for a credit. The owner must
12 petition the district(s) and provide receipts of impact fees paid by the owner for a development of the same or
13 substantially similar nature on the same property or some portion thereof. The district(s) shall determine
14 whether to grant a credit, and such determinations may be appealed by following the procedures set forth in
15 EMC 4.10.120.

16 H. Interest due upon the refund of impact fees required by this section shall be calculated according to the average
17 rate received by each district on invested funds throughout the period during which the fees were retained.

Chapter 4.20

PARK IMPACT FEES

Sections:

- 4.20.010 Findings and purpose.
- 4.20.020 Definitions.
- 4.20.030 Fee imposed – Applicability.
- 4.20.040 Exemptions.
- 4.20.050 Park impact fee program elements.
- 4.20.060 Fee calculation methods.
- 4.20.070 Fee collection.
- 4.20.080 Fee adjustments.
- 4.20.090 Park impact fee accounts and refunds.
- 4.20.100 Processing.
- 4.20.110 Other authority.
- 4.20.120 Appeals.

4.20.010 Findings and purpose.

The city council of the city of Edgewood finds and determines that growth and development activity in the city will create additional demand and need for park facilities in the city, and the council finds that growth and development activity should pay a proportionate share of the cost of such facilities needed to serve the growth and development activity. Therefore, pursuant to the Growth Management Act (Chapter 36.70A RCW), and RCW 82.02.050 through 82.02.100, which authorize cities to impose and collect impact fees to partially fund public facilities to accommodate new growth, the council adopts this chapter to impose park impact fees for park and recreational facilities. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the council in establishing park impact fees.

4.20.020 Definitions.

A. Affordable Housing. Housing is considered “affordable” to a family if it costs no more than 30 percent of the family’s income. The income groups that are the focus of affordable housing are the low- and moderate-income families.

1. Low-income group: a family earning between zero and 50 percent of the Pierce County median household income.

2. Moderate-income group: a family earning between 50 percent and 80 percent of the Pierce County median household income. “Median income” means the median income for the Tacoma MSA (Pierce County), as most recently determined by the Secretary of Housing and Urban Development (HUD) under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination.

B. “Capital facilities element” means that capital facilities plan adopted by the city council as part of the city’s comprehensive plan, and its amendments.

C. “Comprehensive plan” means the city of Edgewood comprehensive plan, including any adopted amendments.

D. “Conditions of approval,” as they apply to park impact fee evaluations, means those conditions necessary to ensure that the proposed development will not cause the level of service for parks to fall below the standards adopted in the comprehensive plan. The conditions of approval shall be binding upon the approval of any permit application for which this chapter is applicable as described in EMC 4.20.030.

E. “Development” means any construction, reconstruction or expansion of a building, structure, or use, any change in use of a building or structure or any changes in the use of land, that requires review and approval of a development permit.

F. “Development permit” includes, but is not limited to, a building permit, short plat application, preliminary plat application, or rezone application, or any written authorization from the city which authorizes the commencement of development.

G. *Repealed by Ord. 15-447.*

H. “Financial commitment” means any form of binding and enforceable financial obligation that is acceptable to the city, and provided to the city at the time of development approval.

I. “Park and recreational facilities” means those capital facilities identified as park and recreational facilities in the capital facilities element of the city of Edgewood comprehensive plan.

J. “Park impact fee” means the payment of money imposed upon development as a condition of approval of a development permit to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for facilities, that is a proportionate share of the costs of the facilities, and that is used for facilities that reasonably benefit the new development. “Park impact fee” does not include a reasonable permit or application fee.

K. “Level of service (LOS)” means the relationship between park facilities and service provision within the city, as specified in the city’s comprehensive plan.

L. “Proportionate share” means that portion of the cost of public facility improvements and facilities that are reasonably related to the service demands and needs of new development. The proportionate share will be calculated by the methods required by RCW 82.02.060.

M. “Service area” means the geographical area in which a defined set of park facilities provide service to development within the area. For the purposes of this chapter, the service area shall be the entire area within the city limits of Edgewood.

4.20.030 Fee imposed – Applicability.

A. There is imposed, and shall be collected from every person who receives a development permit, a park impact fee for each dwelling unit ~~based on the average occupancy for each housing type.~~ The amount shall be calculated based on a ~~unit cost of \$1,089 per person; and the total fee based on persons per unit (PPU) scaled to a cost per bedroom or per square foot of livable space,~~ consistent with the provisions of this chapter and RCW 82.02.060. ~~and in accordance with the following schedule of fees:~~

Dwelling Unit Type	PPU X \$1,089	Total PIF
Single-Family	2.7 X \$1,089	\$2,940
Multifamily or Accessory Dwelling Unit: 1—4 units	2.0 X \$1,089	\$2,178
Multifamily: 5+ units	1.6 X \$1,089	\$1,742
Mobile Homes	2.0 X \$1,089	\$2,178

B. The current park impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020, and automatically updated for inflation annually using the following procedures:

1. City staff shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fees. The impact fees shall not be adjusted for inflation if the index remains unchanged.

2. The indexed impact fees shall be effective January 1st beginning in 2026, and on January 1st of each year thereafter. A copy of the indexed impact fees shall be provided to the city council each October, but the indexed impact fees shall become effective without further council action.

C. Impact fees charged for accessory dwelling units (ADUs) shall be no greater than 50% of the impact fee that would be imposed on the principal unit.

4.20.040 Exemptions.

The following developments are exempt from the requirements of this chapter:

A. Low-Income Housing. For low-income housing exemptions, see Chapter 4.40 EMC.

B. Change of Use. An applicant proposing a development involving a change of use and/or structure that has no greater impact than the existing use shall not be assessed a park impact fee. This includes rebuilding of legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe, or remodeling of existing legally established dwelling unit(s); provided, that such rebuilding takes place within a period of one year after destruction, and so long as no additional dwelling units are created.

C. City Projects. An applicant proposing the development of a city project shall not be assessed a park impact fee.

D. Home Occupations. An applicant proposing the development of a home occupation shall not be assessed a park impact fee.

E. Pending Development Permit. An applicant shall not be assessed a park impact fee if one or more of the following has occurred:

1. The city and applicant have signed a park mitigation agreement for the development at issue prior to the effective date of the ordinance codified in this chapter; or

2. The applicant has already provided, or been required to provide as a condition of approval, park mitigation for the development at issue prior to the effective date of the ordinance codified in this chapter; or

3. The applicant has already been assessed a park impact fee for the same development.

4.20.050 Park impact fee program elements.

A. The city shall impose and collect park impact fees on every development permit within the service area, except as provided in EMC 4.20.040, Exemptions.

B. Any park impact fee imposed shall be reasonably related to the impact caused by the new development and shall not exceed a proportionate share of the cost of park and recreational facilities that are reasonably related to the new development.

C. The park impact fee imposed may include costs for park and recreational facility improvements previously incurred by the city to the extent that new development will be served by the previously constructed improvements; provided, that such fee shall not be imposed to correct any system improvement deficiencies.

D. The park impact fee imposed for any development shall be calculated and determined by the procedures established in this chapter. The basis for such calculation shall be the November 2012 "Technical Memorandum to Council – Preliminary Recommendations – Park Impact Fees," which is hereby adopted by reference.

E. In computing the fee applicable to a given development, credit shall be given for the fair market value, measured at the time of dedication, for any dedication of land for, improvements to, or new construction of any park and recreational facilities that are identified in the capital facilities element and that are required by the city as a condition of approving the development.

F. Park impact fees shall be used for park and recreational facilities that will reasonably benefit the new development, and only those park and recreational facilities addressed by the city's capital facilities element of the comprehensive plan.

4.20.060 Fee calculation methods.

All data and other information necessary to determine impact fee amounts will be made available to the public upon request. Data such as park needs, and facility improvement projects and costs, and related fee schedules will be updated as necessary. Forms and procedures will be established administratively.

4.20.070 Fee collection.

At the time of application for a building permit, the park impact fee shall be calculated based on the park impact fee schedule and as set forth in EMC 4.20.030. No building permit shall be issued until the impact fee has been paid in full by the applicant or payment has been properly deferred in accordance with Chapter 4.05 EMC; provided, that payment of fees may be phased if the building permits for the development are also phased. The park impact fee shall be collected by the city, and maintained in a separate account, as required by EMC 4.20.090. Park impact fees may be paid under protest in order to obtain a building permit.

4.20.080 Fee adjustments.

A. Fees calculated by the city may be adjusted by the mayor, in any of the following circumstances:

1. The applicant demonstrates that a park impact fee assessment was improperly calculated; or
2. The applicant provides studies and data that, when considered, suggest that adjustment of the fee would be appropriate; or
3. Unusual circumstances exist which, when considered, suggest that imposition of the standard fee would be unfair.

B. Any appeal of the decision of the city with regard to park impact fee amounts shall follow the process for the appeal of the underlying development permit.

4.20.090 Park impact fee accounts and refunds.

A. Park impact fee receipts shall be earmarked specifically and retained in a special interest-bearing account established by the city solely for park impact fees. All interest shall be retained in the account and expended for the purpose or purposes for which said fees were imposed. Annually, the city shall prepare a report on the source and amount of all park impact fees collected, interest earned, and the park and recreational facilities that were financed in whole or in part by said fees.

B. Park impact fees shall be expended by the city only in conformance with the capital facilities element of the comprehensive plan.

C. Park impact fees shall be expended or encumbered by the city for a permissible use within 10 years of receipt by the city, unless there exists an extraordinary or compelling reason for fees to be held longer than 10 years. Such extraordinary or compelling reasons shall be identified in written findings by the city.

D. The current owner of property on which a park impact fee has been paid may receive a refund of such fees if the city fails to expend or encumber the fees within 10 years of receipt of the fees by the city on park facilities intended to benefit the development for which said fees were paid. In determining whether park impact fees have been encumbered, such fees shall be considered encumbered on a first-in, first-out basis. The city shall notify potential claimants by first-class mail deposited with the United States Postal Service at the last known address of the claimants.

E. An owner's request for a refund must be submitted to the city in writing within one year of the date the right to claim the refund arises or the date that notice is given, whichever date is later. Any park impact fees that are not expended or encumbered by the city in conformance with the capital facilities element within these time limitations, and for which no application for a refund has been made within this one-year period, shall be retained and expended consistent with the provisions of this section. Refunds of park impact fees shall include interest earned on such fees.

F. Should the city seek to terminate any or all park impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and availability of refunds in a

newspaper of general circulation at least two times and shall notify all potential claimants by first-class mail to the last known address of claimants. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, and must be expended by the city consistent with the provisions of this chapter. The notice requirements set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

G. An applicant may request and shall receive a refund, including interest earned on the park impact fees, when:

1. The applicant does not proceed to finalize the development; and

2. No impact on the city has resulted. "Impact" shall be deemed to include cases where the city has expended or encumbered the park impact fees in good faith prior to the application for refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, within a period of three years, if the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit. The owner must petition the city and provide receipts of park impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit, and such determinations may be appealed by following the procedures set forth in EMC 4.20.120.

H. Interest due upon the refund of park impact fees required by this chapter shall be calculated according to the average rate received by the city on invested funds throughout the period during which the fees were retained.

4.20.100 Processing.

The city shall determine any applicable park impact fees as a normal part of processing a development permit.

4.20.110 Other authority.

Nothing in this chapter is intended to limit the city's authority under the State Environmental Policy Act or any other source.

4.20.120 Appeals.

Any determination of the park impact fee amount, decision to approve, condition or deny a development proposal based on the requirements of this chapter may be appealed according to the appeal procedure for the underlying development permit or approval involved, as set forth in the Edgewood Municipal Code. An applicant for a development permit may pay the park impact fees imposed by this chapter under protest in order to obtain the approval for the development and/or development permit. No appeal shall be permitted unless and until the park impact fees at issue have been paid.

Chapter 4.30

TRAFFIC IMPACT FEES

Sections:

- 4.30.010 Purpose.
- 4.30.020 Authority.
- 4.30.030 Definitions.
- 4.30.040 Applicability.
- 4.30.050 Exemptions.
- 4.30.055 Additional exemptions.
- 4.30.060 Service area.
- 4.30.070 Use of funds.
- 4.30.075 Project list.
- 4.30.080 Impact fee determination and collection.
- 4.30.090 Impact fee adjustments, independent calculations.
- 4.30.100 Impact fee credits.
- 4.30.110 Impact fee refunds.
- 4.30.120 Appeals and payments under protest.
- 4.30.130 Council review of impact fees.
- 4.30.135 Funding of projects.
- 4.30.140 Administrative fees.
- 4.30.150 Impact fee calculations.
- 4.30.160 Schedule of fees.
- 4.30.170 Existing authority unimpaired.
- 4.30.180 Severability.
- 4.30.190 *Repealed.*

4.30.010 Purpose.

This chapter is intended to:

- A. Assist in the implementation of the comprehensive plan for the city of Edgewood.
- B. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, or shortly thereafter, without decreasing current service levels below established minimum standards for the city.
- C. Establish standards and procedures so that new development pays a proportionate share of costs for new facilities and services and does not pay arbitrary or duplicative fees for the same impact.

4.30.020 Authority.

A. This chapter is enacted pursuant to the Washington State Growth Management Act codified at Chapter 36.70A RCW and RCW 82.02.050 through 82.02.100.

B. The city has conducted studies documenting cost and demand for new facilities and services.

4.30.030 Definitions.

A. "Dwelling unit" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen, sleeping, and sanitary facilities for use solely by one family.

B. "Encumber" means to transfer impact fee dollars from the traffic mitigation impact fee fund to a fund for a particular system improvement that is fully in the current year's budget. Funds may only be encumbered by an action of the city council.

C. "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of

the project, and are not system improvements. No improvement or facility included in the city's capital improvement plan or transportation improvement program approved by the city council shall be considered a project improvement.

D. "System improvements" means transportation facilities that are included in the city's six-year capital improvement plan and are designed to provide service to the community at large, in contrast to project improvements.

E. "Applicant" means a person, individual, or organization seeking permission to develop land within the city of Edgewood by applying for a building permit.

F. "Interest" means the interest earned by the account during the period the fees were retained.

G. "Traffic mitigation impact fee" means payment of money imposed by the city of Edgewood upon development activity pursuant to this chapter as a condition of granting development approval and/or a building permit in order to pay for the public facilities needed to serve new growth and development. Traffic mitigation impact fees do not include permit fees, an application fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations or the administrative fee required for an appeal.

H. "Peak hour" means the consecutive 60-minute period during the 4:00 p.m. to 6:00 p.m. peak period during which the highest volume occurs.

I. "Traffic mitigation impact fee fund" means the fund established by the adoption of Ordinance 05-253 on August 23, 2005, for the public facilities for which traffic impact fees are collected, in compliance with the requirements of RCW 82.02.060.

J. "Traffic impact fee study" means the study which determined the traffic mitigation impact fee dated October 2016.

K. "Transportation improvement plan" means a schedule of intended transportation improvements.

4.30.040 Applicability.

All persons receiving building permits, including remodels or expansions, within the city of Edgewood after the effective date of the ordinance codified in this chapter shall be required to pay traffic mitigation impact fees in an amount and manner set forth in this chapter.

4.30.050 Exemptions.

The following development activities are exempt from paying traffic mitigation impact fees because they do not have a measurable impact on the city's transportation facilities, or because the city has chosen to exempt them, pursuant to RCW 82.02.060(2), as development with broad public purposes:

A. Existing Dwelling Unit. Any alteration, expansion, reconstruction, remodeling, replacement, or demolition/removal of an existing single-family or multifamily dwelling unit that does not result in the generation of additional peak hour trips with the exception that any building permit for replacement must be approved within 12 months of removal of the previous structure.

B. Existing Nonresidential Building. Any alteration, reconstruction, remodeling, replacement, or demolition/removal of an existing nonresidential building that does not result in the generation of any new peak hour trips with the exception that any building permit for replacement must be approved within 12 months of removal of the previous structure.

C. The mayor or designee shall be authorized to determine whether a particular development activity falls within an exemption from traffic mitigation impact fees identified in this section or under other applicable law. Determinations of the mayor or designee shall be in writing and shall be subject to appeal to the hearing examiner as provided in Chapter 2.40 EMC.

4.30.055 Additional exemptions.

Reserved.

4.30.060 Service area.

This section establishes one service area which shall be consistent with the city limits of the city of Edgewood, in accordance with RCW 82.02.060(7).

4.30.070 Use of funds.

A. Impact fees shall:

1. Be used for system improvements; and
2. Not be imposed to make up for deficiencies in the facilities serving existing development; and
3. Not be used for maintenance or operation.

B. Impact fees may be spent for improvements listed in the six-year transportation improvement program and identified as being funded in part by impact fees. Expenditures may include, but are not limited to, facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, permitting, financing, grant match funds and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to public facilities, and any other capital cost related to a particular system improvement.

C. Impact fees may also be used to recoup transportation facility improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously acquired or constructed improvements resulting in such costs.

D. In the event that bonds or similar debt instruments are or have been issued for the construction of a public facility or system improvement for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this chapter and are used to serve new development. The transportation improvement program should distinguish between facilities and funds needed to serve new development and those facilities and funds needed to correct existing deficiencies.

4.30.075 Project list.

A. The director shall annually review the city's six-year road plan and shall:

1. Identify each project in the comprehensive plan that is growth-related and the proportion of each such project that is growth-related;
2. Forecast the total money available from taxes and other public sources for transportation improvements for the next six years;
3. Update the population, building activity and demand and supply data for transportation facilities and the impact fee schedule for the next six-year period;
4. Calculate the amount of impact fees already paid;
5. Identify those comprehensive plan projects that have been or are being built but whose performance capacity has not been fully utilized.

B. The director shall use this information to prepare an annual draft amendment to the project list and to the fee schedule adopted pursuant to this chapter, which shall comprise:

1. The projects in the comprehensive plan that are growth-related and that should be funded with forecast public monies and the impact fees already paid; and
2. The projects in the comprehensive plan that are growth-related and that should be funded with forecast public monies and the impact fees already paid; and
3. The projects already built or funded pursuant to this chapter whose performance capacity has not been fully utilized.

C. The city council, at the same time that it adopts the annual budget and appropriates funds for capital improvement projects, shall, by separate ordinance, establish the annual project list by adopting, with or without modification, the director's draft amendment.

D. Once a project is integrated into the project list and fee schedule, a fee shall be imposed on every development until the project is removed from the project list by one of the following means:

1. The city council by ordinance removes the project from the project list, in which case the fees already collected will be refunded if necessary to ensure that impact fees remain reasonably related to transportation impacts of development that have paid an impact fee; provided, that a refund shall not be necessary if the council transfers the fees to the budget of another project that the council determines will mitigate essentially the same transportation impacts; or

2. The capacity created by the project has been fully utilized, in which case the director shall remove the project from the project list.

4.30.080 Impact fee determination and collection.

A. At the time of building permit issuance, city staff shall determine the total impact fee owed based on the fee schedule in effect at the time of such issuance, in accordance with EMC 4.30.160.

B. Factors Used in Impact Fee Calculations. The calculation of impact fees shall include the factors identified in RCW 82.02.040 through 82.02.070 and shall:

1. Determine the standard fee for similar types of development, which shall be reasonably related to each development's proportionate share of the cost of projects described in the project list for each type of impact fee.

2. Reduce the proportionate share by applying the benefit factors described in EMC 4.30.100.

C. Proportionate Share. In calculating proportionate share, the following factors shall be considered:

1. Identification of all transportation facilities that will be impacted by users from development;

2. Identification of the point at which the capacity of a transportation facility has been fully utilized;

3. Updating of the data as often as practicable, but at least annually;

4. Estimation of the cost of construction of the projects in the transportation improvement program (TIP) for roads at the time they are placed on the list and to then update the cost estimates at least annually, considering the:

a. Availability of other means of funding transportation facilities;

b. Cost of existing transportation facility improvements;

c. Methods by which transportation facility improvements were financed; and

d. An adjustment to the cost of the transportation facilities for past or future payments or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes or other payments earmarked for or proratable to the particular system improvement.

D. Impact fee collection shall also occur at the time of building permit issuance unless payment has been properly deferred in accordance with Chapter 4.05 EMC.

E. An applicant may request that the impact fee be calculated in advance of building permit issuance, but any such advance calculation shall not be binding upon the city and should only be used as guidance by the applicant. If the city council revises the impact fee formula or the impact fees prior to the time that a building permit is issued for a

particular development, the formula or fee amount in effect at the time of building permit issuance shall apply to the development.

4.30.090 Impact fee adjustments, independent calculations.

An applicant may request an adjustment to the impact fees determined, in accordance with RCW 82.02.060(6), according to the fee schedule adopted pursuant to this chapter, by preparing and submitting to the mayor or designee an independent fee calculation for the development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. Independent fee calculations for traffic impact fees shall use the same formulas and methodology used to establish the impact fees in this chapter and shall be limited to adjustments in trip generation rates used in the traffic impact fee study, and shall not include travel demand forecasts, trip distribution, traffic assignment, transportation service areas, costs of road projects, or cost allocation procedures.

A. If the mayor or designee agrees with the independent fee calculation, a written agreement to accept such amount shall be transmitted to the applicant who shall, in turn, present it to the city upon impact fee collection.

B. If the mayor or designee does not agree with the independent fee calculation, the fee payer may appeal this decision to the hearing examiner through procedures outlined in Chapter 2.40 EMC.

4.30.100 Impact fee credits.

A. An applicant shall be entitled to a credit against the applicable traffic impact fee collected, in accordance with RCW 82.02.060(4), under the fee schedule adopted pursuant to this chapter for the value of any dedication of land for, improvement to, or new construction of, any system improvements provided by the applicant, to facilities that are:

1. Included within the six-year transportation improvement program and identified as system improvements that are to be funded in part by traffic impact fees; and

2. At suitable sites and constructed at an acceptable quality as determined by the city; and

3. Completed, dedicated, or otherwise transferred to the city prior to the determination and award of a credit as set forth in this section.

B. No credit shall be given for project improvements.

C. The value of a credit for improvements shall be established by original receipts provided by the applicant for one or more of the same system improvements for which the impact fee is charged.

D. The value of a credit for land shall be established on a case-by-case basis by an appraiser selected by, or acceptable to, the city. The appraiser must be licensed and in good standing with the state of Washington for the category of the property appraised. The appraisal shall be in accordance with the most recent version of the Uniform Standards of Professional Appraisal Practice and shall be subject to review and acceptance by the city. The appraisal and review shall be at the expense of the applicant.

E. Whenever a development is granted approval subject to a condition the system improvements that are identified in the six-year transportation improvement program be constructed or provided, or whenever the applicant has agreed, pursuant to the terms of a voluntary agreement with the city of Edgewood, to donate or dedicate land for road facilities that are identified in the six-year transportation improvement program, and which are included in the list of road projects that are used to determine the traffic impact fee, as listed in the traffic impact fee study, the applicant shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula provided. The land value or costs of construction shall be determined pursuant to this section.

F. This subsection applies only to residential developments and the residential portion of a mixed use development. In cases where a developer would be entitled to a credit under this section, but the amount of the credit has yet to be determined on a per dwelling unit basis, the city shall take the total credit amount available to the entire plat or project, calculated by applying subsections (A) through (E) of this section, and divide that amount by the number of

dwelling units approved for that plat or project. The impact fee and credit may then be calculated and collected on a per dwelling unit basis as building permits are issued for those dwelling units. Where building permits for some, but not all, of the dwelling units within a plat or project have already been obtained at the time the ordinance codified in this chapter becomes effective, the credit for the unpermitted dwelling units will be calculated to arrive at a per dwelling unit amount in the same manner. For example, if a plat has been approved for 20 dwelling units, and building permits have only been issued for 10 of those units, the per dwelling unit credit for the remaining 10 units will equal the total credit amount divided by 20 dwelling units.

G. This subsection applies to nonresidential developments, or the nonresidential portion of a mixed use development. In cases where a developer would be entitled to a credit under this section, but the amount of the credit has yet to be determined on a per square foot basis, the city shall take the total credit amount available to the entire plat or project, calculated by applying subsections (A) through (C) of this section, and divide that amount by the number of square feet approved for that plat or project. The impact fee and credit may then be calculated and collected on a per square foot basis as building permits are issued for that square footage. Where building permits for some, but not all, of the dwelling units within a plat or project have already been obtained at the time the ordinance codified in this chapter becomes effective, the credit for the unpermitted square footage will be calculated to arrive at a per square footage amount in the same manner. For example, if a 20,000 square foot commercial project has been approved, and building permits have only been issued for 10,000 square feet of the project, the per square foot credit for the remaining 10,000 square feet will equal the total credit amount divided by 20,000 square feet.

H. Pursuant to and consistent with the requirements of RCW 82.02.060(1)(b), impact fee schedules have been adjusted for future taxes and other revenue sources to be paid by the new development which are earmarked or proratable to the same new public facilities which will serve the new development.

I. After receiving the receipts for improvements, the appraisal of land value, the receipts and calculations of prior payments earmarked or pro-ratable to the same system improvements for which the impact fee is imposed, the mayor or designee shall provide the applicant with a letter setting forth the dollar amount of the credit, the reason for the credit, the legal description of the site donated where applicable, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter indicating their agreement to the terms of the letter and return such signed document to the city before the impact fee credit will be awarded. The failure of the applicant to sign, date, and return such document within 60 calendar days shall nullify the credit.

J. If the amount of the credit is less than the calculated fee amount, the difference remaining shall be chargeable as an impact fee and paid at the time of application for the building permit. In the event the amount of the credit is calculated to be greater than the amount of the impact fee due, no further sums shall be due from the applicant.

K. A claim for credit will be processed by the city using whichever of the following options is selected by the applicant:

1. Claims for credits that are submitted prior to, or with, an application for a building permit for which an impact fee will be due will be processed by the city before payment of the impact fee is due in order to allow any credit authorized by the city to reduce the amount of the impact fee; or

2. Claims for credits that are submitted no later than 30 days after the issuance of a building permit for which an impact fee is due shall be processed by the city after the impact fee is paid in full, and any credit authorized by the city will be refunded to the applicant within 90 days of receipt of the claim for credit.

L. Claims for credits that are submitted more than six months after the issuance of a building permit for which an impact fee is due are deemed to be waived and shall be denied.

M. Determinations made by the mayor or designee pursuant to this section shall be subject to appeal to the examiner subject to the procedures set forth in Chapter 2.40 EMC.

4.30.110 Impact fee refunds.

A. The current owner of property on which impact fees have been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within 10 years of their receipt by the city. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first in, first out basis.

B. The city shall provide for the refund of fees according to the requirements of this section and RCW 82.02.080. An owner's request for a refund must be submitted to the mayor or designee in writing within one year of the date the right to claim the refund arises or the date that notice is given, whichever date is later.

C. Any impact fees that are not expended or encumbered within 10 years of their receipt by the city, and for which no application for a refund has been made within this one-year period, shall be retained by the city and expended consistent with the provisions of this chapter.

D. Refunds of impact fees shall include any interest earned on the impact fees.

E. Should the city seek to terminate all impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which an impact fee was paid. Upon the finding that all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first-class mail addressed to the owner of the property as shown in the Pierce County tax records. All funds available for refund shall be retained for a period of one year. At the end of the one-year period, any remaining funds shall be retained by the city, but must be expended for the original purposes, consistent with the provisions of this section. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

F. An applicant may request and receive a refund, including interest earned on the impact fee, when:

1. The applicant does not proceed to finalize the development activity as required by statute or city code or the International Building Code; and

2. The city has not expended or encumbered the impact fees prior to the application for a refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if, within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit against any then-existing traffic impact fee requirement. The owner must petition the city in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit and such determinations may be appealed by following the procedures set forth in this chapter.

4.30.120 Appeals and payments under protest.

A. This subsection applies when an applicant seeks a building permit to construct a portion of a development that has already been reviewed and approved, in other respects, pursuant to procedures that comply with Chapter 2.40 EMC. An example of this circumstance would be an application for a permit to build one house in a large subdivision that was previously approved. In this case, any appeal of the decision of the city with regard to the imposition of an impact fee or the amount of any impact fees, impact fee credit, or impact fee refund may be taken before the hearing examiner pursuant to Chapter 2.40 EMC in conjunction with an appeal of the underlying building permit.

B. This subsection applies when an applicant seeks a building permit in conjunction with other development approvals that may be subject to an open record hearing and closed record appeal pursuant to procedures that comply with Chapter 2.40 EMC. An example of this circumstance would be an application for a short plat and building permit to build a new office park. In this case, any appeal of the decision of the city with regard to the imposition of an impact fee or the amount of any impact fees, impact fee credit, or impact fee refund must be made according to the process outlined for and in conjunction with the underlying development approval.

C. Any applicant may pay the impact fees imposed by this chapter under protest in order to obtain a building permit.

D. Only the applicant has standing to appeal impact fee matters.

4.30.130 Council review of impact fees.

A. The impact fee schedule adopted pursuant to this chapter shall be reviewed by the city council, as it deems necessary and appropriate, in conjunction with the update of the city's transportation improvement program.
~~Amendments or updates to the impact fee schedule shall be adopted by ordinance.~~

B. ~~The current transportation impact fees shall be listed in the city of Edgewood fee schedule, adopted pursuant to EMC 3.35.020.~~ Notwithstanding subsection (A) of this section, the impact fee schedule and shall be automatically updated for inflation annually using the following procedures:

1. The public works director shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fee schedule. The impact fee schedule shall not be adjusted for inflation if the index remains unchanged.

2. The indexed impact fee schedule shall be effective January 1st beginning in 2023, and on January 1st of each year thereafter. A copy of the indexed impact fee schedule shall be provided to the city council each October, but the indexed impact fee schedule shall become effective without further council action.

4.30.135 Funding of projects.

A. An impact fee fund is hereby created for transportation impact fees. Separate accounts shall be established for each fee type. The city's finance director shall be the manager of the city's fund. The city shall place transportation impact fees in appropriate deposit accounts within the impact fee fund.

B. The transportation impact fees paid to the city shall be held and disbursed as follows:

1. The fees collected for each project shall be placed in a deposit account within the impact fee fund, with the exception of school impact fees, which shall be collected by the school district;

2. When the council appropriates TIP funds for a transportation project on the project list, the transportation fees held in the impact fee fund shall be transferred to the TIP fund. The nonimpact fee monies appropriated for the project shall comprise both the public share of the project cost and an advancement of that portion of the private share that has not yet been collected in transportation impact fees;

3. The first money spent by the director on a project after a council appropriation shall be deemed to be the fees from the impact fee fund;

4. Fees collected after a project has been fully funded by means of one or more council appropriations shall constitute reimbursement to the city of the funds advanced for the private share of the project. The public monies made available by such reimbursement shall be used to pay the public share of other projects;

5. All interest earned on impact fees paid shall be retained in the account and expended for the purpose or purposes for which the impact fees were imposed.

C. Projects shall be funded by a balance between impact fees and public funds, and shall not be funded solely by impact fees.

D. Impact fees shall be expended or encumbered for a permissible use for 10 years after receipt, unless there exists an extraordinary or compelling reason for fees to be held longer than 10 years. The director may recommend to the council that the city hold transportation fees beyond 10 years in cases where extraordinary or compelling reasons exist. Such reasons shall be identified in written findings by the council.

4.30.140 Administrative fees.

A. The cost of administering the traffic impact fee program shall also include an amount equal to five percent of the amount of the total traffic impact fee determined from the fee schedules. The administrative fee shall be deposited into an administrative fee account within the traffic mitigation impact fee fund. Administrative fees shall be used to defray the cost incurred by the city in the administration and update of the traffic impact fee program, including, but

not limited to, review of independent fee calculations and the value of credits. The administrative fee is not creditable or refundable.

B. The administrative fee, in addition to the actual impact fees, shall be paid by the applicant to the city at the same time as the impact fee.

4.30.150 Impact fee calculations.

The traffic impact fee shall be calculated using a schedule that identifies a particular fee amount for a particular type of development, as supported by and consistent with the City of Edgewood Transportation Impact Fee Program Report dated October 2016, and any adopted updates or amendments thereto. Traffic impact fees for Accessory Dwelling Units (ADUs) shall be calculated using ITE number 220, Apartment customer type no greater than 50% of the traffic impact fee that would be imposed on the principal unit.

4.30.160 Schedule of fees.

A traffic impact fee shall be assessed against all new development in the Transportation Impact Fee Schedule, adopted pursuant to this chapter. This fee schedule represents the city's determination of the appropriate share of system improvement costs to be paid by new growth and development. The current traffic transportation impact fees, based on a single PM Peak Hour trip generated by the project, shall be listed in the city of Edgewood fee schedule adopted pursuant to EMC 3.35.020.

4.30.170 Existing authority unimpaired.

Nothing in this chapter shall preclude the city from requiring the applicant to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of Chapters 43.21C and 82.02 RCW.

4.30.180 Severability.

If any section, sentence, clause or phrase of this chapter 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 chapter.

4.30.190 Effective date.

Repealed by Ord. 21-60

Staff Recommendation Park Impact Fee Update

To: Mayor Dave Olson, Edgewood City Council
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Date Prepared: May 13, 2025

SECTION I. BACKGROUND INFORMATION

Park Impact Fees (PIF) are authorized under GMA by statute (see RCW 82.02.050 through 82.02.090), and the City's current PIF program is described in Chapter 4.20 of the Edgewood Municipal Code (EMC). The current PIF was last formally evaluated in early 2013, with the currently imposed fee adopted under Ordinance 13-0394. Staff performed a PIF review in 2023, presenting their findings at the September 5, 2023 Council Study Session, but no further action was taken at that time. This report is an update to the 2023 effort, incorporating some recent changes in state legislation.

Included with the 2013 ordinance is the November 15, 2012 Technical Memorandum titled "*Preliminary Recommendations – Park Impact Fees*", being the basis for the fee calculated at that time. Among the themes considered by the Planning Commission at that time are the following:

- Consideration of the requirements under the Growth Management Act (GMA) for planning for and providing parks, including the capital (financial) planning aspects,
- Review of the Park Impact Fee Program elements required by statute (RCW 82.02),
- Review the background of Edgewood's current Park Impact Fee Program,
- Review the status of similar jurisdiction's Park Impact Fee programs adjacent to the City of Edgewood or within similar market areas, and
- Proposal of a simple method for calculating the Park Impact Fee, for the Council to consider.

While GMA does not require local jurisdictions to accommodate a specific number of park facilities in the community, it does require that the City identify an appropriate Level of Service (LOS). The Edgewood Parks, Recreation, Open Space and Trails (PROST) Plan (latest adopted in June 2022) maintains an Active Park LOS of 5.8 acres per 1,000 people, and a Passive / Open Space LOS of 4.1 acres per 1,000 people.

The PROST Plan also provides the following helpful definitions relating to parks LOS:

- Active or Active Recreation: Predominately human muscle powered recreational activities.
- Passive: Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.

Edgewood currently owns 175.9 acres of public land, with 74.9 acres of active use and 101 acres of passive use / open space area. Per the Washington State Office of Financial Management (OFM) 2024 estimates, the City of Edgewood's population is 14,008. Therefore, the current Active Park LOS is 5.34

acres per 1,000 people, and the Passive / Open Space LOS is 7.21 acres per 1,000 people. In summary, we are close to meeting our Active LOS goal, and we are exceeding our Passive LOS goal.

As the City continues to grow, we will need more park land to maintain this LOS target. The City's 2044 population target is currently set at 18,258, being 4,250 more than the current population estimate. In order to meet or maintain our current LOS targets, the city will need to establish at least 31 more acres of active park area, and up to 26.1 acres of that could be converted from existing passive / open space areas. The net result is a need to acquire at least 4.9 acres of new parks land area by 2044, with the understanding that more acquisition would be needed if some of the 26.1 passive acres cannot be converted into active use.

The funds collected by the impact fee program must be used for *system improvements* (new projects) that benefit new development. Also, impact fees must only be used to fund a *proportionate share* of these new improvements (RCW 82.02.050(2)). The City's Capital Improvement Plan (CIP) annually updates and identifies capital parks projects. Here is a list of parks projects currently identified in the CIP, PROST Plan, and Comprehensive Plan, looking forward through the year 2044:

Project	In PROST Plan?	In 2025 CIP?	Growth Related?	Total Project Cost
Interurban Trail Phase III	Yes	Yes	Yes	\$24,500,000
Miscellaneous Park Improvements	Yes	Yes		\$500,000
Edgewood Multi-Modal Trail Loop	Yes	Yes	Yes	\$5,660,000
Nelson Farm Master Plan / Farmhouse Remodel	Yes	Yes	Yes	\$305,000
Nelson Nature Park Master Plan / Rehabilitation	Yes	Yes		\$170,000
Nelson Nature Park Play Area	Yes	Yes	Yes	\$100,000
Land Acquisition	Yes	Yes	Yes	\$750,000
Edgemont Park Improvements	Yes	Yes		\$400,000
Mortenson Farm Trail	Yes	Yes	Yes	\$500,000
Wolf Point Trail	Yes	Yes	Yes	\$400,000
Civic Center Park Improvements	Yes		Yes	\$500,000
36 th St E SRTS – ECP Connection	Yes	Yes		\$750,000
Edgewood Community Park – Phase Two	Yes	Yes	Yes	\$6,600,000
School District Partnership (shared fields)	Yes			\$1,500,000
Signage and Branding (System-wide)	Yes			\$75,000
Total CIP Project Cost:				\$42,710,000
Growth Related Project Cost:				\$39,315,000

Staff has updated the Existing Park Asset Inventory that was included with the 2013 memo (see Appendix A), wherein the current total estimated value of all existing park facilities is \$18,144,392. Some additional facts to take into consideration when developing the PIF are as follows:

- The Park Impact Fund balance is currently about \$1,072,480.
- The oldest funds remaining in the Park Impact Fund were received in 2023.
- The 2025-2030 CIP contains \$24,510,000 of proposed improvements yet to be constructed, being a portion of the \$42,710,000 listed in the table above.

- The total estimated value of all parks facilities for the 2044 planning horizon is approximately \$60,000,000, in 2025 dollars.

Finally, RCW 82.02.060(1) was amended by Engrossed Second Substitute Senate Bill 5258 (2023) to require all impact fees to be *“based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units”* (emphasis added). Edgewood’s PIF is currently based on the type of dwelling unit, which is not one of the three prescribed alternatives. The City of Federal Way recently published their *“Park Impact Fee Scaling”* report, prepared by FCS, which converts their calculated PIF to a square footage basis, and this seems to be the most consistent method for ensuring *“a proportionally lower impact fee for smaller housing units”*.

Reviewing all permits issued in Edgewood in 2023 and 2024 for residential dwelling units of all types, the average livable area per unit is 2,323 square feet. Using the 2024 OFM estimates, the average number of occupants per dwelling unit in Edgewood is 2.57. This results in an average of 1.11 occupants per 1,000 square feet of livable dwelling unit space.

SECTION II. RECOMMENDATION

Upon analysis of all the information considered above and to best ensure the City is able to maintain its existing LOS for parks, Staff recommends the City Council continue using the “Existing Value per Capita” scenario. With a total existing value of \$18,144,392 and the 2024 OFM population estimate of 14,008, the “per Capita”, or value per resident / occupant, is \$1,295.29 (minimum PIF per unit). Also, with 5,460 occupied households in 2024 (OFM estimate), the existing value per household is \$3,323.15 (suggested maximum PIF per unit).

With 1.11 occupants per 1,000 square feet, the resulting PIF per square foot (PIF/sf) is \$1.433. The following table summarizes the existing PIF rate structure and how it compares to the recommendation:

<i>Type of Dwelling Unit</i>	Occupants per Unit (2024 OFM)	Existing PIF per Dwelling Unit	Avg Unit Size, sf (2023-2024 permit data)	Recommended PIF	Change
Single Family Detached	2.59	\$2,940.00	3,069	\$ 3,323.15 (max)	+13.0%
Multi-Family: 1 to 4 units	2.23	\$2,178.00	<i>No Data for 2023-2024</i>		
Multi-Family: 5+ units	1.96	\$2,178.00	897	\$ 1,295.29 (min)	-40.5%
Accessory Dwelling Unit	1.96	\$1,742.00	1,120	\$ 1,604.97	- 7.9%
Mobile Homes	2.42	\$2,178.00	600	\$ 1,295.29 (min)	-40.5%

These results clearly demonstrate that smaller dwelling units would be charged *“a proportionally lower impact fee”*.

RCW 82.02.050(2) states, “Counties, cities, and towns that are required or *choose to plan under RCW 36.70A.040 (GMA) are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.*” In short, impact fees can only fund a *proportionate share* of the new improvements. Staff believes continued use of the “Existing Value per Capita” scenario meets this intent.

Finally, as this new calculation method is relatively new, staff was unable to find comparable data for other nearby municipalities. As an example, Federal Way's PIF/sf is \$1.68, but they average 1.61 occupants per 1,000 square feet of livable space – both metrics are higher than Edgewood's numbers above.

Appendix A - Existing Park Asset Inventory

Name of Park or Facility	Unit	Unit Cost	Qty	Value
<i>Land Values (Pierce County Assessor - 2024 Values)</i>				
Edgemont Park	acre	\$ 192,817.80	4.72	\$ 910,100.00
Jovita Crossroads Trailhead	acre	\$ 429,379.31	1.45	\$ 622,600.00
Interurban Trail (West of 114th)	acre	\$ 4,600.94	8.52	\$ 39,200.00
Interurban Trail (East of 114th) + P/N 0420022004	acre	\$ 12,076.04	16.57	\$ 200,100.00
Edgewood Community Park (36th & Meridian)	acre	\$ 41,716.67	18.00	\$ 750,900.00
Civic Center Campus	acre	\$ 529,348.79	9.06	\$ 4,795,900.00
Nelson Nature Park	acre	\$ 44,484.41	12.51	\$ 556,500.00
Nelson Farm Park	acre	\$ 78,880.00	10.00	\$ 788,800.00
Walkers Pond	acre	\$ 3,765.59	4.01	\$ 15,100.00
Mortenson Farm (+ Edgewood View Estates & Phillips Ridge)	acre	\$ 29,150.80	33.09	\$ 964,600.00
Crawford Woods	acre	\$ 103,960.61	4.57	\$ 475,100.00
Kempf Open Space	acre	\$ 22,428.34	12.56	\$ 281,700.00
Falcon Ridge (Barth Subdivision)	acre	\$ 3,166.23	10.61	\$ 33,600.00
Litowitz Donation (East Slopes)	acre	\$ 18,816.23	29.82	\$ 561,100.00
Nyholm Windmill	acre	\$ 986,944.44	0.36	\$ 355,300.00
<i>Land Value Subtotals</i>			175.85	\$ 11,350,600.00
<i>Park Amenity / Improvement</i>				
Edgemont Park - Play Structures and Ballfield	LS			\$ 300,000.00
Jovita Crossroads Trailhead - Site Improvements	LS			\$ 432,350.00
Interurban Trail (West of 114th) - Trail Facility	LF	\$ 125.00	3700	\$ 462,500.00
36th & Meridian - Gateway Sign	LS			\$ 30,000.00
Edgewood Community Park - Site Improvements	LS			\$ 3,480,573.70
Civic Center - Trail and Plaza	LS			\$ 125,000.00
Nelson Nature Park - Trail	LS			\$ 100,000.00
Nelson Farm Park - Community Gardens and Parking	LS			\$ 50,000.00
Crawford Woods - Sign and Bench	LS			\$ 15,000.00
<i>Park Amenity / Improvement Subtotals</i>				\$ 4,995,423.70
<i>Buildings and Structures</i>				
Edgemont Park - Restroom and Shelter	LS			\$ 250,000.00
Jovita Crossroads Trailhead - Restroom and Shelter	LS			\$ 250,000.00
Edgewood Community Park - Restroom and Shelter	LS			\$ 373,367.81
Civic Center - Barn	LS			\$ 250,000.00
Nelson Nature Park - Garage / Barn	LS			\$ 100,000.00
Nelson Nature Park - Picnic Shelter	LS			\$ 75,000.00
Nelson Farm Park - Farmhouse and Outbuildings	LS			\$ 500,000.00
<i>Buildings and Structures Subtotals</i>				\$ 1,798,367.81
Total Value - All Existing Park Facilities				\$ 18,144,391.51

2024 Estimated Household Population (OFM)
Existing Value per Capita

14,008
\$ 1,295.29

2024 Average no. of persons per household
2024 Estimated Households (occupied)
Existing Value per Household

2.57
5,460
\$ 3,323.15



Staff Recommendation School Impact Fee Update

City of Edgewood

2224 104th Ave East

Edgewood, Washington 98372-1513

253-952-3299

To: Mayor Dave Olson, Edgewood City Council

From: Jeremy Metzler, PE – Community Development Director

253-831-4266 | jeremy@cityofedgewood.org

Date Prepared: June 10, 2025

SECTION I. BACKGROUND INFORMATION

School Impact Fees (SIF) are authorized under GMA by statute (see RCW 82.02.050 through 82.02.090), and the City's current SIF program is described in Chapter 4.10 of the Edgewood Municipal Code (EMC). The current SIF limits were last updated in 2016, with the currently imposed fees adopted under Ordinance 17-0490. This report outlines a proposed update to the SIF fees, incorporating some recent changes in state legislation.

As described under EMC Chapter 4.10, each school district shall prepare their respective capital facilities plans, submit them to the city council for review, and the city council shall establish the SIF based on these plans. Pierce County adopted Ordinance 2024-556s in November 2024, and their ordinance includes the latest fee calculations from each school district's capital facilities plans for reference. The following table summarizes the calculated fee need for the three districts that serve Edgewood:

School District Fee Calculations (Demonstrated Need)

School District	Single-Family Unit (SFU)		Multi-Family Unit (MFU)	
	2016-2017	2024-2025	2016-2017	2024-2025
Fife	\$6,670	\$5,428	\$1,772	\$3,161
Puyallup	\$8,919	\$31,966	\$2,011	\$15,250
Sumner-Bonney Lake	\$11,851	\$11,787	\$1,946	\$6,088

While the SFU need in Fife and Sumner-Bonney Lake are both lower now than before, the other calculations are all significantly higher. EMC 4.10.110 establishes a maximum fee obligation allowed within Edgewood, and similarly Pierce County Ordinance 2024-556s establishes a maximum fee obligation for Unincorporated Pierce County. The following table summarizes these maximums:

Impact Fees (Maximums)

School District	Single-Family Unit (SFU)		Multi-Family Unit (MFU)	
	Edgewood	Pierce County	Edgewood	Pierce County
Fife	\$3,500	\$4,595	\$1,772	\$2,435
Puyallup	\$3,500	\$4,595	\$2,000	\$2,435
Sumner-Bonney Lake	\$3,500	\$4,595	\$1,946	\$2,435

Staff also reviewed maximum fees allowed by other local agencies, summarized as follows:

Local Agency	SFU Maximum	MFU Maximum
Sumner	\$3,815	\$2,025
Milton	\$4,120	\$2,591
Puyallup	\$4,290	\$4,290
Bonney Lake	\$4,595	\$2,435

Finally, RCW 82.02.060(1) was amended by Engrossed Second Substitute Senate Bill 5258 (2023) to require all impact fees to be *“based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units”* (emphasis added). Both Edgewood’s and Pierce County’s SIF is currently based on the type of dwelling unit, which by itself does not satisfy one of the three prescribed alternatives.

Snohomish County had a similar unit-type-based SIF structure, but they have developed a bedroom-based bracketed structure with the adoption of Ordinance 25-017 on April 30, 2025, splitting the SFU and MFU types into two brackets each:

- single-family - two bedrooms or less;
- single family - three bedrooms or more;
- multi-family - one bedroom or less; and
- multi-family - two bedrooms or more.

King County is currently reviewing a draft ordinance that considers a similar bedroom-based bracketed structure, and Pierce County has a School Impact Fee Working Group reviewing a similar proposal.

SECTION II. RECOMMENDATION

Upon analysis of all the information considered above and to best ensure the City compliant with RCW 82.02.060(1), Staff recommends the City Council consider adopting an interim fee structure similar to Snohomish County, utilizing the maximums established by Pierce County and a reduced amount (two-thirds of the maximum) for units with fewer bedrooms. Staff will continue to monitor the progress of Pierce County’s School Impact Fee Working Group and bring more information to the City Council for consideration when it is available. The following table summarizes Staff’s recommended fee structure:

Unit Type, Number of Bedrooms	Proposed Maximum SIF	Effective Change
SFU, up to 2 bedrooms	\$3,063	- \$437
SFU, 3 or more bedrooms	\$4,595	+ \$1,095
MFU, 1 bedroom	\$1,623	- \$377
MFU, 2 or more bedrooms	\$2,435	+ \$435

RCW 82.02.050(2) states, “Counties, cities, and towns that are required or *choose to plan under RCW 36.70A.040 (GMA) are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.*” By adopting maximum fees that are consistent with the school district capital facility plans, Staff believes we meet this intent.



City Of Edgewood Council Agenda Summary Sheet

Subject: Land Use Table Updates	Agenda Item #: 3.D
	For Agenda of: 6/17/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. 25-005-CODE_SEPA DNS 2. SIGNED PC Recommendation - Land Use Table Amendments 3. DRAFT Ordinance 25-0xxx 4. Exhibit A - DRAFT EMC 18.70.050 Land Use Table Amendments 5. Exhibit B - DRAFT EMC Chapter 18.70 Amendments 6. Exhibit C - DRAFT Other EMC Title 18 Amendments 7. Exhibit D - Proposed Zoning Map_20250702	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 6/12/2025 Dave Olson, Mayor 6/12/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 06/17/2025 SS 06/24/2025 RCM

Summary Statement: The 2024 Comprehensive Plan Periodic Update was adopted by the City Council, including updated Land Use and Zoning Maps, and they became effective as of January 1, 2025. The changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency. The Planning Commission (PC) started reviewing draft amendments to EMC 18.70.050 at their February 10, 2025 meeting for consistency with the following:

1. Comprehensive Plan Vision, Goals, & Policies for all plan elements
2. Promotion of commercial uses and activities for economic development
3. Meridian Corridor Vision
4. Addressing outstanding items needing to be updated
5. Update associated land use references in EMC Title 18 and EMC 18.20, Definitions for consistency with the proposed amendments

Pursuant to item #2, the PC requested Economic Development Advisory Board (EDAB) input on proposed changes to commercial and industrial land uses at their March 10, 2025 meeting. EDAB met on April 7, 2025, performed a detailed review of the proposed land use table amendments, and made their formal recommendation to the PC at their May 5, 2025 meeting.

Staff also issued a SEPA Determination of Nonsignificance (DNS) on April 27, 2025 (attached), with the SEPA public comment period ending with the PC's public hearing on May 12, 2025. No public comments were

received.

Following several months of discussion and input from the EDAB, the PC unanimously approved their recommendation to the City Council at their June 9, 2025 meeting (attached). Also attached for Council's review and discussion are a draft adopting ordinance and redline exhibits containing proposed code amendments, and an updated zoning map implementing the change from SF-2 and SF-3 to R-1 and R-2, respectively.

Item History:

Planning Commission Meetings: [01/13/2025](#), [02/10/2025](#), [03/10/2025](#), [04/14/2025](#), [05/12/2025](#), [06/09/2025](#)

Economic Development Advisory Board Meetings: [04/07/2025](#), [05/05/2025](#)

Recommended Action:

Hold a discussion and provide staff guidance regarding Land Use Table Updates

Fiscal Note/Consideration:

N/A



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

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

Issued:	April 27, 2025		
File:	#25-005-CODE City of Edgewood Municipal Code (EMC) Title 18 Land Use Table and Zoning Map Amendments		
Lead Agency:	City of Edgewood		
Staff Contact:	Morgan Dormer, Senior Planner 253-952-3299 comdev@cityofedgewood.org		
Proponent:	City of Edgewood		
Location:	City of Edgewood located in northern Pierce County, Washington. The proposal is for all areas within the City of Edgewood municipal boundaries.		
Proposal:	Amendments to City of Edgewood Municipal Code (EMC) Title 18, Development Standards as they relate to permitted land uses and the current zoning map for consistency with the most recent 2024 Comprehensive Plan Update.		
Existing Documents:	All existing environmental documents and studies associated with this proposal are available on the City of Edgewood Permit Portal via portal.cityofedgewood.org by searching the File No. 25-003-CODE.		
SEPA:	• SEPA Environmental Checklist; • DRAFT Title 18 Code Amendments;		
	The City of Edgewood has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an Environmental Checklist and other information on file with the City. This DNS is issued under WAC 197-11-340(2). A final decision will not be made on this proposal until after May 28, 2025.		
	SEPA Responsible Official:		
Comment Period:	<i>Josh Kubitzka, AICP</i>		4/25/2025
	Signature		Date
	Josh Kubitzka, AICP, Planning Manager		
	On behalf of		
	Jeremy Metzler, PE, Community Development Director		
Comment Period:	Written comments may be submitted until May 12, 2025 by 5:00 PM via email, mail, or in-person via comdev@cityofedgewood.org or City of Edgewood, 2224 104th Avenue East, Edgewood, WA 98372. Verbal comments may be submitted during the Planning Commission public hearing.		
Public Hearing:	The City of Edgewood Planning Commission will convene a hybrid public hearing on the matter at 6:00pm on Monday, May 12, 2025 . Members of the public can attend and participate in person at Edgewood City Hall, Council Chambers, 2224 104th Ave East, Edgewood, WA 98372 or virtually via Zoom by visiting zoom.us/join using Meeting ID: 970 6596 9184. Meeting information is available at cityofedgewood.org/calendar .		
Appeals:	Appeals for this threshold determination must be made to the City of Edgewood pursuant to EMC 20.05.250(J). Per EMC 20.05.250(E) appeals will be accepted until 5:00 PM on May 28, 2025. Appeals must be submitted in writing along with the appeal fee via the City's permit portal: portal.cityofedgewood.org .		

Please call (253) 952-3299 if you have any questions.

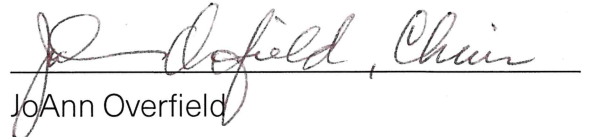
Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.



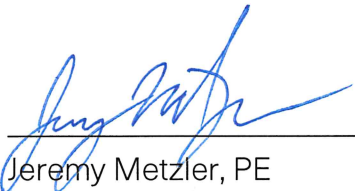
CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted 6-0 to recommend that the City Council adopt the proposed amendments to Edgewood Municipal Code (EMC) Title 18 ensuring consistency between the Comprehensive Plan, Land Use Table, and affected regulations, as presented herewith.

RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 9TH DAY OF JUNE 2025.


JoAnn Overfield
Planning Commission Chair

Attest by:


Jeremy Metzler, PE
Community Development Director

ORDINANCE NO. 25-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO AMENDMENTS TO EMC TITLE 18 AND THE CURRENT ZONING MAP TO ENSURE CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN, LAND USE TABLE, AND AFFECTED REGULATIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Edgewood adopted the 2024 Comprehensive Plan under Ordinance 24-0669 on December 10, 2024 with an effective date of January 1, 2025; and

WHEREAS, the changes adopted therein necessitate Edgewood Municipal Code (EMC) updates to ensure consistency; and

WHEREAS, the Planning Commission met to review suggested amendments to EMC Title 18 on February 10, 2025, March 10, 2025, April 14, 2025, and May 12, 2025; and

WHEREAS, the procedures for amendments to development regulations as provided in EMC 18.60 were followed as documented in the Planning Commission staff reports dated May 12, 2025 and June 9, 2025; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on April 24, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on April 27, 2025 under File No. 25-005-CODE with a public comment period ending on May 12, 2025 and appeal period ending on May 28, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on April 27, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for May 12, 2025 at 6:00 PM; and

WHEREAS, on June 9, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC Title 18 ensuring consistency between the Comprehensive Plan, Land Use Table, and affected regulations; and

WHEREAS, the City Council reviewed the proposed code amendments at their study session held on June 17, 2025; and

WHEREAS, the City Council considered the amendments at their regular meeting held on June 24, 2025;

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

Section 1. EMC 18.70.050 Repealed and Replaced. EMC Section 18.70.050, Land use table, is hereby repealed and replaced with Exhibit A, attached hereto and incorporated by reference.

Section 2. EMC 18.70.020 and 18.70.040 Amended. Amendments to EMC Sections 18.70.020 and 18.70.040 relating to clarifications and consistency with the Comprehensive Plan, Land Use Table, and affected regulations are attached hereto as Exhibit B, incorporated by reference.

Section 3. EMC 18.20, 18.30, 18.40, 18.50, 18.100, and 18.105 Amended. Amendments to EMC Chapters 18.20, 18.30, 18.40, 18.50, 18.100, and 18.105 relating to clarifications and consistency with the Comprehensive Plan, Land Use Table, and affected regulations are attached hereto as Exhibit C, incorporated by reference.

Section 4. Adoption of an updated Zoning Map. The City Council hereby adopts the City of Edgewood Current Zoning Map as shown in Exhibit D, attached hereto and incorporated herein by this reference, removing the Single-Family 5 (SF-5) zoning designation and replacing the Single-Family 2 (SF-2) and Single-Family 3 (SF-3) zoning designations with Residential 1 (R-1) and Residential 2 (R-2), respectively. The Community Development Director is directed to update the City's Official map, "City of Edgewood Zoning Map" within the geographic information system (GIS) and this map is incorporated into the Title 18 of the Edgewood Municipal Code as if fully set forth herein.

Section 5. 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 6. 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 7. 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 24TH DAY OF JUNE, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Mali C. Barber, City Attorney

Date of Publication: June 27, 2025

Effective Date: July 2, 2025

DRAFT

18.70.050 Land use table.

Table 1: Land Use Table

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Residential												
Detached Dwelling	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Middle Housing												
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.
Cottage Housing	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Courtyard Apartments	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Duplex	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Stacked Flats	Special	✓	✓	✓	✓	✓	–	–	–	–	–	
Multifamily												
Multi-plex (tri-, four-, fixe-, six-)	Special	–	–	✓	✓	✓	–	–	–	–	–	
Townhouse	Special	–	–	✓	✓	✓	✓	✓	–	–	–	See Ordinance 25-0676 for TC and C zones.
Apartment	Special	–	–	–	–	✓	✓	✓	✓	–	–	See Ordinance 25-0676 for TC and C zones.

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Other												
Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✗=	✗=	–	–	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	–	–	–CUP	CUP A	✓	✓	✓	✓	–	–	<u>Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.</u>
Assisted Living Facilities	6233	–	–	CUP	CUP A	✓	✓	✓	✓	–	–	<u>Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.</u>
Live/Work Unit	Special	–	–	–A	–A	✓	✓	✓	✗=	–	–	<u>Only permitted in MR-1 if located on a Arterial or Collector road. This use is considered residential for mixed use determinations.</u>
<u>Work/Live Unit</u>	<u>Special</u>	=	=	=	A	✓	✓	✓	=	=	=	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Agriculture and Resource (Sector 11-21)												
Agricultural Sales	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Crop Production												
Crop Production	111, part	A	A	A	–	–	–	–	A	A	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111, part	✓	✓	–	–	–	–	–	–	✓	✓	
Animal Production and Aquaculture												
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</u> <u>221114</u> <u>and</u> <u>221115</u>	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Solar Electric Power Generation	221114	✓	✓	A	A	A	A	A	✓	✓	✓	
Wind Electric Power Generation	221115	✓	✓	✓	✓	✓	✓	✓	✓	A	A	
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
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	✓	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)												
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	A	✓	–	
Retail Trade												
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	CUP	CUP	A CUP	✓	✓	–	Use is limited to 25,000 square feet of total site area per zone in the MUR and C zones (total site area includes all accessory and ancillary uses)
<u>Alternative Fueling Stations</u>	<u>Special</u>	–	–	–	✓	✓	✓	✓	✓	✓	✓	
Pet and Pet Supplies Stores	453910	–	–	–	–	A ✓	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	✓ CUP	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
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
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–A	CUP A	–A	–	Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–A	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)												
Transportation												
Pipeline Transportation	486	See Note										Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note										See Condition 4
Warehousing and Storage												
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	✓	✓	–	
Warehousing and Storage, All Other	-	–	–	–	–	–	–	–	CUP	✓	–	-
<u>Warehousing and Storage, All Other up to 50,000 sq. ft.</u>		–	–	–	–	–	–	–	<u>✓</u>	<u>✓</u>	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
<u>Warehousing and Storage, All Other 50,001 sq. ft and greater</u>		–	–	–	–	–	–	–	–	✓	–	
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>	
Rental and Leasing												
Passenger Car Rental and Leasing	53211	–	–	–	–	✓ <u>–</u>	✓ <u>–</u>	✓ <u>A</u>	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	CUP <u>–</u>	CUP <u>–</u>	– <u>A</u>	✓	✓	–	<u>Use is limited to no more than four (4) rental units per site in the C zone.</u>

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Consumer Goods Rental	5322; 5323, part	–	–	–	–	✓	✓	✓	✓	✓	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	✓	✓	–	
Waste Management and Remediation Services												
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–CUP	CUP	–CUP	
Educational Services (Sector 61)												
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	A	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	–CUP	A	✓	✓	✓	CUP	A	
Technical and Trade Schools	6115	–	–	–	–CUP	A	✓	✓	✓	CUP A	A	
Educational Services, All Other	6116; 6117	–	–	–	–A	A	✓	✓	✓	CUP	–A	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
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	✓	✓	✓	✓	✓	✓	
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 ✓	✓	✓	✓	✓ =	–	–	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	CUP	
Emergency Housing		–	–	–	–	CUP A	✓	✓	CUP A	✓	– ✓	
Emergency Shelter		–	–	–	–	CUP A	✓	✓	CUP A	✓	– ✓	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	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	A	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Bed-and-Breakfast Inns	721191	-A	-A	CUP A	CUP A	CUP ✓	✓	✓	CUP A	-	-	
<u>Short-term Rentals</u>	<u>Special</u>	✓	✓	✓	✓	✓	✓	✓	=	=	=	
RV Parks and Recreational Camps	7212	-A	-A	-A	-	-	-	-	-	-A	-	
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>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. Activities always require TUP and must comply with EMC 18.50.070</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>
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>

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	
Restaurants, Limited Service	722513; 722514	– <u>A</u>	– <u>A</u>	– <u>A</u>	– <u>✓</u>	✓	✓	✓	✓	✓	✓	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>
Snack and Nonalcoholic Beverage Bars	722515	– <u>A</u>	– <u>A</u>	– <u>A</u>	– <u>✓</u>	✓	✓	✓	✓	✓	✓	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>
Services (Sector 811-812)												
Personal Care Services	8121; 812310; 8123200	– <u>A</u>	– <u>A</u>	– <u>A</u>	– <u>✓</u>	<u>CUP</u> ✓	✓	✓	✓	✓	–	<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>
Automotive Repair and Maintenance												
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	<u>CUP</u> <u>A</u>	A	✓	–	
Car Washes	811192	–	–	–	–	<u>CUP</u> <u>A</u>	<u>✓</u> <u>–</u>	✓	✓	✓	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	<u>CUP</u> <u>A</u>	<u>CUP</u> <u>A</u>	✓	–	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Other Repair and Maintenance												
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	CUP <u>A</u>	CUP <u>A</u>	✓	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	CUP <u>A</u>	✓	–	
Funeral Homes and Funeral Services	812210	<u>– A</u>	<u>– A</u>	<u>– A</u>	<u>– A</u>	<u>– A</u>	–	CUP <u>A</u>	CUP <u>A</u>	✓	–	<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>
Crematoria	812220, part	–	–	–	–	–	–	–	CUP	CUP	–	
Pet Care Services												
Kennels	Special	–	–	–	–	A	–	A	A	A	CUP	
Veterinary Services	541940	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	–	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	<u>– A</u>	<u>– A</u>	<u>– A</u>	–	–	–	–	–	–	CUP	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
<u>Correctional Institutions</u>	<u>922140</u>	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	=	<u>CUP</u>	=
<u>Administrative Public Facility</u>	<u>92 except 922140</u>	=	=	=	=	✓	✓	✓	✓	✓	✓	=
<u>Nonadministrative Public Facility</u>	<u>Special</u>	=	=	=	=	=	=	=	=	=	<u>A</u>	<u>Activities with Outside Storage also subject to EMC 18.90.120</u>
<u>Parks, Open Space, and Public Recreation</u>	<u>Special</u>	✓	✓	✓	✓	✓	✓	✓	✓	<u>A</u>	✓	=
<i>Religious Assembly</i>												
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	A	A	<u>CUP_A</u>	<u>CUP_A</u>	✓	✓	–	CUP	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	CUP	CUP	✓	✓	–	CUP	
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	A	A	CUP	CUP	✓	✓	–	CUP	
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	✓ <u>CUP</u>	✓	–	CUP	

Legend (EMC 18.70.040(A))		Residential 1	Residential 2	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
✓	Permitted Use											
–	Prohibited Use											
A	Requires AUP											
CUP	Requires CUP											
Land Use Category	NAICS Code	R-1	R-2	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Correctional Institutions	922140	–	–	–	–	–	–	CUP	CUP	–	CUP	=
Administrative Public Facility	92 except 922140	–	–	–	–	✗	✗	✗	✗	✗	✗	=
Nonadministrative Public Facility	Special	–	–	–	–	–	–	–	–	–	A	Activities with Outside Storage also subject to EMC 18.90.120
Parks, Open Space, and Public Recreation	Special	✗	✗	✗	✗	✗	✗	✗	✗	A	✗	=
Other Uses												
Parking Lots	812930, part	–	–	–	–	– <u>A</u>	–	CUP <u>A</u>	–	– CUP	– CUP	<u>As a principal use, no more than 25,000 square feet of total parking area per lot or contiguous ownership in MUR or C zoning districts, except for Transit agency park- and-rides or public parks and services. Permitted as an accessory use without an AUP in all zones.</u>
Parking Structures	812930, part	–	–	–	–	– <u>A</u>	CUP <u>–</u>	CUP <u>A</u>	–	– <u>A</u>	– <u>A</u>	<u>Permitted as an accessory use without an AUP in all zones</u>
Drive-Up Windows	Special	–	–	–	–	CUP <u>A</u>	CUP <u>A</u>	CUP <u>✓</u>	CUP <u>A</u>	CUP <u>✓</u>	CUP <u>–</u>	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	✓	✓	✓	✓	✓	✗ <u>–</u>	Activities also subject to EMC 18.95.030(I)
Outside Storage	Special	–	–	–	–	–	CUP <u>–</u>	–	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.

Chapter 18.70 PERMITTED LAND USES

Sections:

- 18.70.010 Purpose of provisions.**
- 18.70.020 Characterization of use and organization.**
- 18.70.040 Establishing use.**
- 18.70.050 Land use table. [see Exhibit A]**

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

18.70.010 Purpose of provisions.

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

18.70.020 Characterization of use and organization.

A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System (~~NAICS~~) or the land use definition provided in Chapter 18.20 EMC, Definitions, as described further below. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements.

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

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

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

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

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

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and
3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 20-579 § 2 (Exh. B)).

18.70.040 Establishing use.

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

✓	Designates use <u>is</u> permitted in the zoning district indicated
–	Designates use <u>is</u> prohibited in <u>the zoning</u> district indicated
A	Designates use may be approved by <u>a</u> Administrative <u>u</u> Use <u>p</u> Permit (<u>AUP</u>)
CUP	Designates use may be approved by <u>e</u> Conditional <u>u</u> Use <u>p</u> Permit (<u>CUP</u>)

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

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

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

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

Chapter 18.20
DEFINITIONS

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18.20.040 A definitions.

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“Alternative fueling stations” means fueling or charging facilities that offer non-liquid fuels for vehicles, such as hydrogen and electric vehicle charging, and do not meet the definition of “Gasoline stations”. Locations may include accessories and repair services as incidental, and no storage or parking space is offered for rent.

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18.20.060 C definitions.

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“Community Care & Walk-in Clinics” means human health services such as primary care, preventative care, mental health, dental, pharmacy, and social services for case management. A walk-in clinic (also known as a walk-in center) is a medical facility that accepts patients on a walk-in basis and with no appointment required.

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18.20.100 G definitions.

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“Gasoline stations” means a building or lot having pumps and storage tanks where liquid fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail prices only, repair service is incidental and no storage or parking space is offered for rent. Further described in NAICS 447.

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18.20.120 I definitions.

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“Interior landscaping area” means any area of a lot that is not within a required perimeter landscaping or landscape buffer area. In the case of ~~single-family~~ residences in residential zones (R-1, R-2, MR-1, MR-2), the entire lot shall be considered the interior landscaping area. Interior landscaping areas are required within large parking lot areas to provide aesthetic visual relief and provide for some shading of parking spaces.

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18.20.150 L definitions.

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“Live/work unit” means a dwelling unit consisting of both a commercial/office and a residential component that is occupied by the ~~business owners~~same resident. The commercial space must be a single unit that is no more than 50 percent of the live/work unit, built and designed to accommodate office/professional use ~~by accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; home-based office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; and similar occupations~~. The live/work unit shall be defined as a residential occupancy and is the occupant’s primary residence ~~of the occupant~~.

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18.20.220 S definitions.

...

“Short-term Rentals” means a type of lodging sometimes called vacation rentals. A house, condo, or apartment (or a part of one) or other residential use/structure that is rented for a fee for fewer than 30 consecutive nights is a short-term rental. Examples of short-term rentals are those rented through platforms such as Airbnb and VRBO.

1 ...
2 **18.20.260 W definitions.**
3 ...

4 “Wedding and Special Occasion Venues and Events” means indoor or outdoor spaces primarily engaged in hosting
5 events for ceremonies and celebrations such as weddings, reunions, parties, fairs, festivals, banquets, and business
6 events.

7 ...
8 “Work/live unit” means a dwelling unit consisting of both a commercial/office and a residential component that is
9 occupied by the business owner. The commercial space must be a single unit that is 50 percent or more of the
10 work/live unit, built and designed to accommodate office/professional use. The live/work unit shall be defined as a
11 commercial occupancy and is the occupant’s primary residence.

12 ...
13 **Chapter 18.30**
14 **GENERAL ADMINISTRATION**
15 ...

16 **18.30.120 Security mechanisms.**

17 A. The purpose of this section is to provide the city with financial mechanisms to ensure that conditions,
18 requirements and all applicable provisions of this title associated with permit approvals are met. The city may
19 require a cash set-aside, assignment of funds, guarantee, letter of credit or the posting of a performance, ~~completion,~~
20 or maintenance bond, or its equivalent, with the city to ensure the subsequent completion and continued
21 maintenance of all permit conditions. Permits for single-family detached dwellings and middle housing residences,
22 except related stormwater facility or road improvements, are exempt from this requirement.

23 ...
24 **Chapter 18.40**
25 **PROCEDURES FOR LAND USE PERMITS AND DECISIONS**
26 ...

27 **18.40.030 Exclusions from permit requirements.**

28 Except as indicated otherwise, an activity, development or use listed below is excluded from the requirement for a
29 project permit, discretionary land use review, or zoning decision under this title. Exclusion from ~~the said~~
30 requirements ~~of a permit under this title~~ does not exempt the activity, development, or ~~its~~ use from applicable
31 requirements of this or other titles of EMC, or other applicable federal, state and local regulations.

32 A. Landscaping of a single-family detached dwelling or middle housing residence that does not involve a structure,
33 grading, fill, excavation, or otherwise requires a permit to complete.

34 ...
35 **Chapter 18.50**
36 **DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA**
37 ...

38 **18.50.035 Residential cluster development.**

39 ...
40 **B. General Provisions.**

41 1. A RCD may be approved for development containing residential uses located within the ~~Single Family Low-~~
42 ~~(SF 2), Single Family Moderate (SF 3), Single Family High (SF 5) Residential (R-1 and R-2),~~ Mixed
43 Residential (MR-1 and MR-2), Mixed Use Residential (MUR), Commercial (C), and Town Center (TC) zoning
44 districts.

C. Density and Dimensional Standards.

2. The modifications to development standards allowed pursuant to subsection (B)(7)(a) of this section shall be subject to the following limitations:

a. The maximum building height shall be the same as that set forth in the underlying zoning district where the building is located and the provision in subsection (B)(6)(c) of this section shall not apply.

b. Each lot shall have a minimum net buildable area in accordance with EMC 18.80.040(~~CE~~)(2) or the following Table 1.

Table 1: Minimum Net Buildable Area Lot Size

Zoning District	Land Use Type	Net Buildable Area (square feet)
SF-5/MR-1	Single-Family Detached Dwellings and Middle Housing	5,000
	All Other Allowed Uses	3,000
MR-2	All Allowed Uses	3,000
MUR	Single-Family Detached Dwellings and Middle Housing	4,000
	All Other Allowed Uses	2,000
TC	All Allowed Uses	None
C	All Allowed Uses	None

c. The following development standards shall be applied to the entire RCD rather than to individual lots:

i. Maximum impervious surface (not to include surface areas for roads, sidewalks, bicycle and pedestrian pathways, utilities such as stormwater and sewers, and similar infrastructure); and

ii. Maximum lot coverage (not to include structures that house utilities and similar infrastructure); and

iii. The minimum number of required off-street parking spaces.

d. The setbacks of the underlying zoning district shall apply to the perimeter of the RCD, except ~~when adjacent to single-family zoned property where~~ the minimum setback shall be 25 feet from all property lines abutting ~~the single-family residential~~ zoning districts ~~(R-1, R-2)~~.

e. Buildings containing residential uses shall maintain a minimum 10-foot distance separation between the buildings as measured from the outdoor side of the exterior walls.

E. Design Standards for Common Open Space.

1. A percentage of the total gross land area within the RCD shall be preserved as common open space in accordance with the following standards:

a. ~~Single-Family Five (SF-5) and~~ Mixed Residential One (MR-1) zones: at least 30 percent.

b. Mixed Residential Two (MR-2) zone: at least 15 percent.

c. Mixed Use Residential (MUR), Town Center (TC) and Commercial (C) zones: at least 15 percent.

2. Common open space shall be classified as active or passive. Passive open space includes natural features and environmentally constrained lands where disruptions to the natural environment are subject to the regulations set forth in EMC Title 14 (Critical Areas). Active open space includes recreational activities such as sport fields, pea patches, picnic areas, playgrounds, athletic courts and similar types of facilities. ~~A trail that is improved to city standards set forth in Chapter 12.12 EMC, whether public or private, shall be included as active open space.~~

...

Chapter 18.100 DEVELOPMENT STANDARDS – USE SPECIFIC

...

18.100.040 Daycare facilities.

...

C. The community development director or designee, or hearing examiner, as appropriate, shall approve applications for family daycare homes and daycare centers subject to the following general requirements and the requirements of RCW 36.70A.450(2)(a) through (e):

1. Washington State daycare licensure and all applicable state and local licensure and land use permits shall be obtained prior to operation and shall be maintained.

2. The facility shall comply with all building, fire safety, health code, and business licensing requirements.

3. A safe passenger loading area shall be provided and certified by the department of early learning licensuror.

4. Signage, if any, shall conform to the requirements of Chapter 18.97 EMC, Sign Code.

5. Parking shall conform to the requirements of EMC 18.90.130, Parking.

6. No structural or decorative alteration shall be made to the dwelling, which will alter the ~~single family residential~~ character of an existing or proposed residential structure, or which is incompatible with surrounding residences.

...

18.100.070 Home business.

The purpose of this section is to provide standards which allow residents ~~of single or multifamily dwellings~~ to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

A. Home businesses are limited to an accessory use in conjunction with a ~~residential single family~~ detached dwelling use type. Obtaining a home business permit is required in addition to the general business license required by Chapter 5.05 EMC. The home business permit is administered through the city clerk's office.

...

E. One or more home business may be conducted in a ~~single family~~ residential detached dwelling use type as an accessory use, except as prohibited in subsection (C) of this section, Prohibited Activities; provided, that the home business shall:

...

18.100.080 Limited home business.

A. The purpose of this section is to provide standards which allow residents ~~of single or multifamily dwellings~~ to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

B. Limited home businesses are permitted as an accessory use in conjunction with ~~residential single family~~ detached dwelling, ~~single family attached dwelling~~, and ~~multifamily attached dwelling middle housing~~ use types.

...

18.100.110 Wireless communications facilities.

...

E. Standards – Towers.

...

Table 2

New Wireless Communication Tower Criteria

Allowed by Conditional Use Permit

Zoning District	Maximum Tower Height [2]	Stealth Design	Setback from Property Lines (does not apply within ROW)
SFR-1, R-2, MR-1 [3]	60'	Required	20'
MR-2, C, MUR, TC, Public [3]	70' [4]	Optional See [3]	20'

[3] Stealth design is required if an applicant constructs a tower in or within 50 feet of a residential zone.

[4] An additional 20 feet in height in ~~these nonresidential~~ zones is allowed if applicant uses stealth design.

...

4. Preferred Tower Locations.

a. Facilities are strongly preferred to be sited within the public rights-of-way, on main corridors and arterials to the extent feasible. Facilities in the rights-of-way shall maintain at least a 200-foot separation from other wireless facilities; except when collocated or on opposite sides of the same street.

Facilities outside of the public rights-of-way shall be subject to the following siting preferences, ordered from most preferred to least preferred:

i. City owned or operated property and facilities ~~in public zones (P) that are not in residential zones or located within 150 feet of residential zones;~~

ii. Industrial zones and business park zones (I and BP);

iii. Nonresidential (not ~~SFR~~ or MR) zones;

iv. City owned or operated property and facilities in any ~~other~~ zone;

v. Commercial, mixed use residential, town center and public zones (C, MUR, TC and Public);

vi. Residential zones (~~SFR~~, MR).

...

Chapter 18.105
CONCURRENCY MANAGEMENT

...

18.105.030 Exempt development.

A. No development activity (as defined in EMC 18.20.070) shall be exempt from the requirements of this chapter, unless the permit is listed below. The following types of permits are not subject to the capacity reservation certificate (CRC) process because they do not create additional long-term impacts on transportation facilities:

...

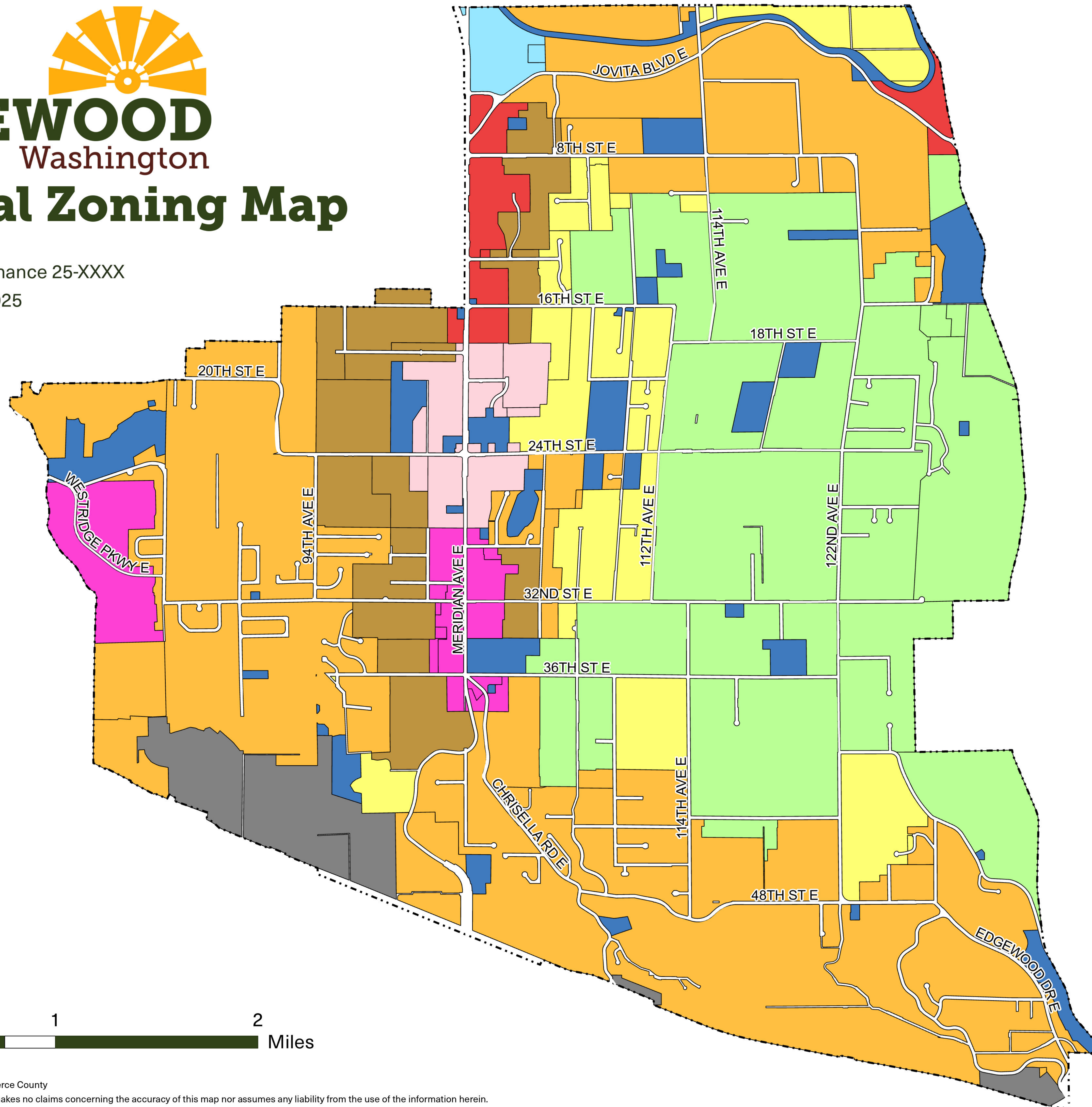
10. ~~Single-family Residential~~ remodeling with no change of use

...

B. Transportation. This chapter shall apply to all applications for development or redevelopment, excluding an individual ~~residential detached dwelling or middle housing units~~~~single-family residence~~, if the proposal or use will generate one or more new projected vehicle trips that will pass through an intersection or roadway section identified with a level of service below the acceptable level noted in the transportation element of the city's comprehensive plan, and/or a total of 10 or more new p.m. peak-hour trips. Every application for development exceeding these thresholds shall be accompanied by a concurrency application, requiring the city to prepare a traffic report as defined in EMC 18.105.090.

EDGEWOOD
Washington
Official Zoning Map

Amended by Ordinance 25-XXXX
Effective July 2, 2025



Legend

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



0 0.5 1 2
Miles

Data Sources: City of Edgewood, Pierce County

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



**City Of Edgewood
Council Agenda Summary Sheet**

Subject: Budget Discussion	Agenda Item #: 3.E
	For Agenda of: 6/17/2025
	Prepared by: Hardeep Goraya
Attachments (list): 1. Budget Discussion Council SS 6172025	
Approval of Materials: Hardeep Goraya Rachel Pitzel, Assistant City Administrator 6/12/2025 Dave Olson, Mayor 6/12/2025	Expenditure Required: NA
	Amount Budgeted: NA
	Timeline: NA

Summary Statement:

Presenting the last 25 years of historical revenue and expenditures data for the General Fund, and projections for year 2026.

Item History:

Some of this data/information was presented in a Budget Retreat on April 29, 2025, and more information was requested.

Recommended Action:

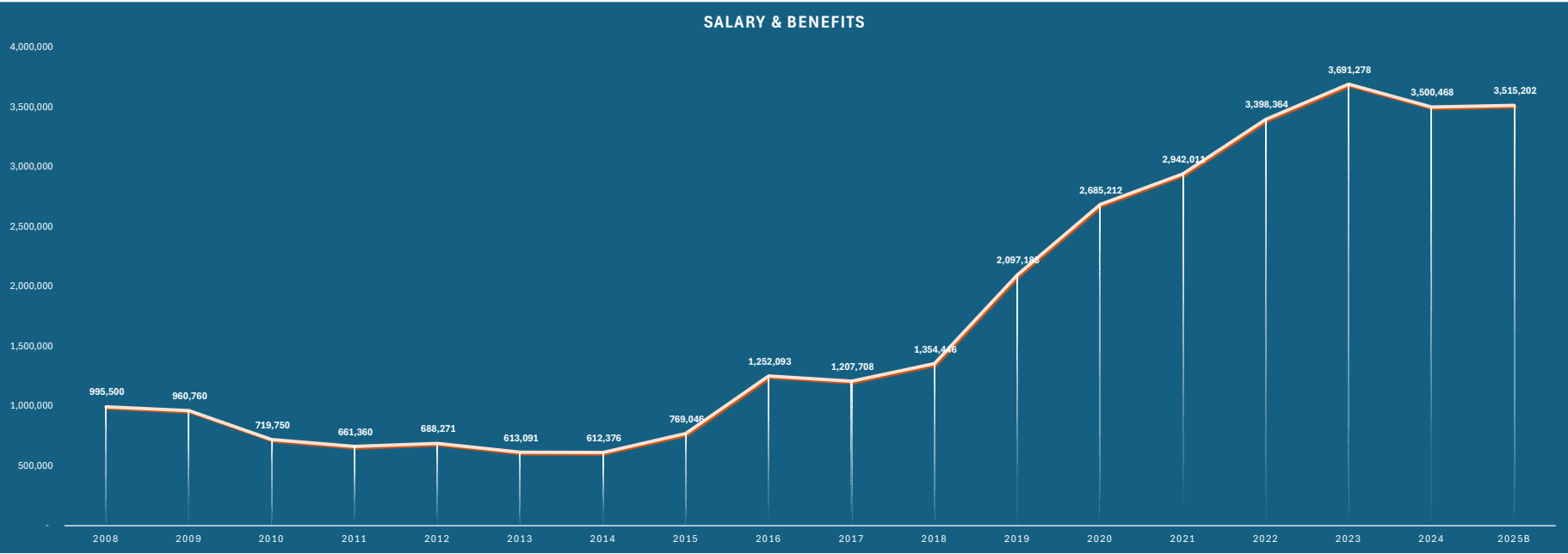
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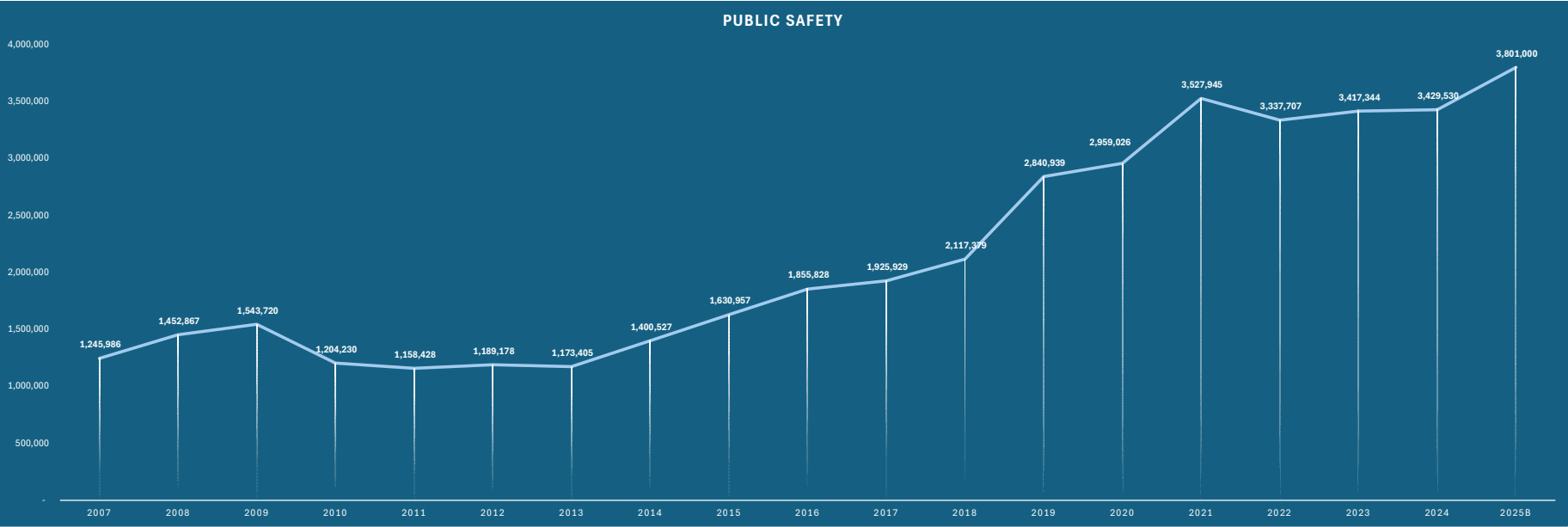
Fiscal Note/Consideration:

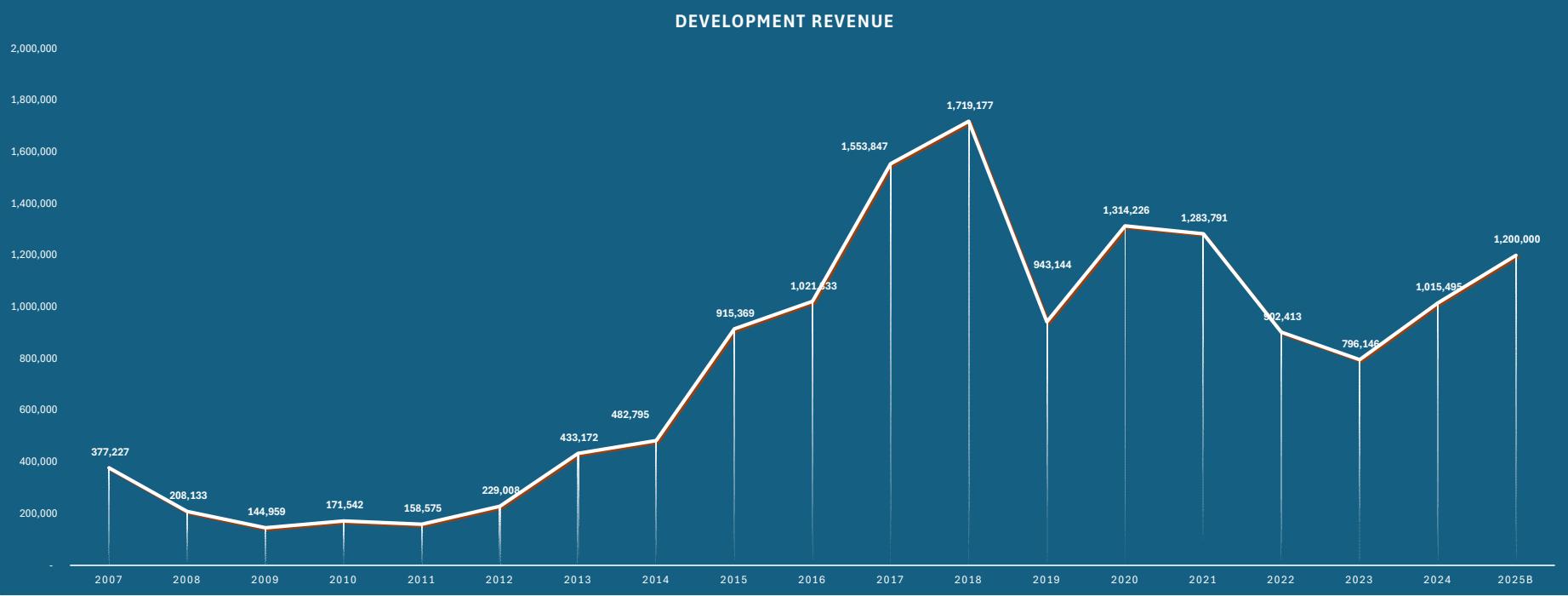
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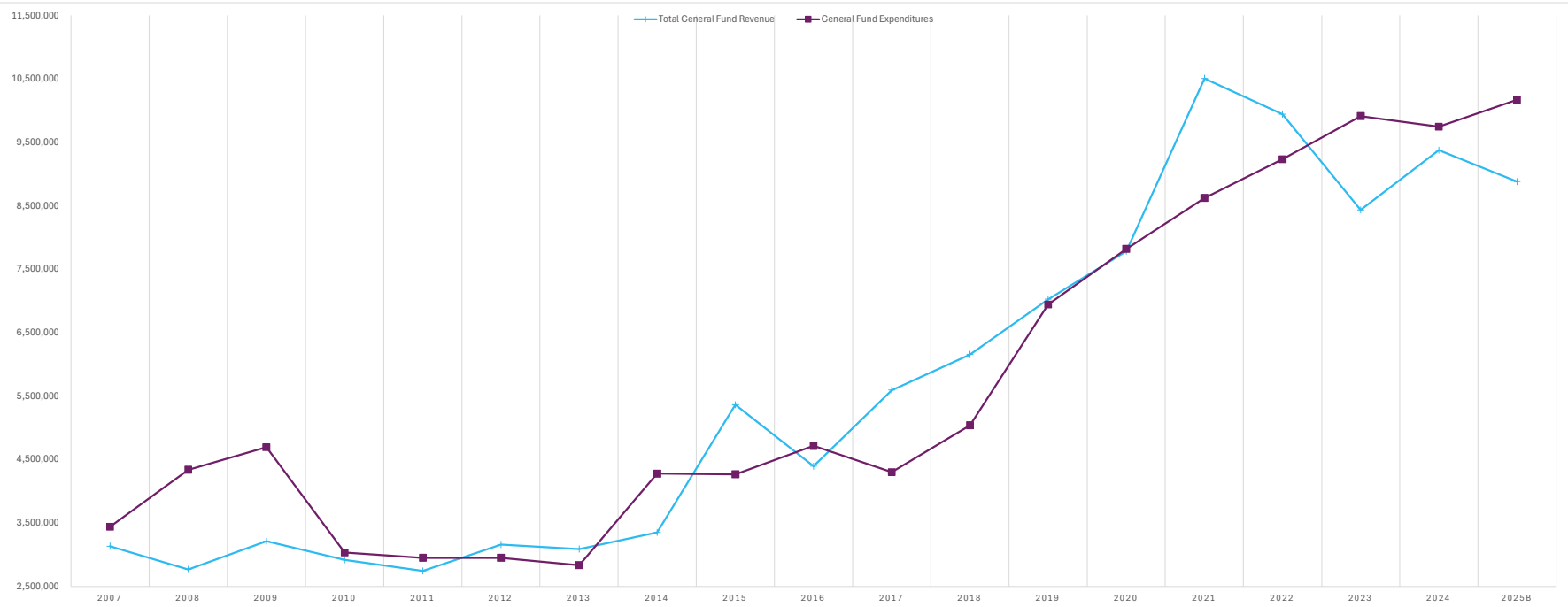
City of Edgewood - General Fund										
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Fund Balance	5,171,719	5,324,655	5,125,863	3,555,047	2,216,798	2,236,875	2,031,414	2,377,884	2,632,745	1,705,148
Revenue										
Property Tax	1,218,561	1,257,007	1,278,571	1,307,566	1,325,983	1,373,165	1,392,916	1,404,007	1,423,699	1,459,214
Sales Tax	477,340	527,150	555,359	383,603	470,456	417,812	447,660	477,062	507,258	705,056
Parks Sales & Use Tax	77,624	79,682	75,852	65,322	65,906	65,958	65,802	73,248	78,007	83,260
Utility Tax	-	-	-	-	-	-	-	-	-	-
Development Fees	398,873	377,227	208,133	144,959	171,542	158,575	229,008	433,172	482,795	915,369
State Shared Revenue	391,842	400,306	278,168	314,447	361,835	362,237	420,540	346,126	386,599	401,811
Fees	74,418	89,189	86,447	92,387	98,821	137,988	175,107	170,574	181,742	208,154
School Zone Camera Fees	-	-	-	-	-	-	-	-	-	-
Misc. Revenue	276,059	366,416	263,246	904,177	411,802	219,385	429,595	185,831	290,029	1,590,397
Other Taxes	33,440	38,974	24,550	2,012	15,414	11,366	1,855	1,320	2,150	578
General Revenue Total	2,948,157	3,135,951	2,770,326	3,214,473	2,921,759	2,746,486	3,162,483	3,091,340	3,352,279	5,363,839
COVID & ARPA Grant	-	-	-	-	-	-	-	-	-	-
Total General Fund Revenue	2,948,157	3,135,951	2,770,326	3,214,473	2,921,759	2,746,486	3,162,483	3,091,340	3,352,279	5,363,839
		6.37%	-11.66%	16.03%	-9.11%	-6.00%	15.15%	-2.25%	8.44%	60.01%
Expenditure										
Operating			7.99%	-3.49%	-25.09%	-8.11%	4.07%	-10.92%	-0.12%	25.58%
Salaries & Wages	-	921,879	995,500	960,760	719,750	661,360	688,271	442,950	447,266	569,949
Benefits	-	-	-	-	-	-	-	170,141	165,110	199,097
Salary & Benefits	-	921,879	995,500	960,760	719,750	661,360	688,271	613,091	612,376	769,046
Public Safety	-	1,245,986	1,452,867	1,543,720	1,204,230	1,158,428	1,189,178	1,173,405	1,400,527	1,630,957
Operating Supplies	-	556,089	564,402	778,760	633,870	528,035	114,007	18,355	20,809	18,666
Services	-	-	-	-	-	-	395,631	462,820	751,310	1,107,990
Misc. Expenditures	-	28,000	250,000	6,050	12,060	150,793	90,000	103,151	1,034,479	162,043
PD Contract Cost to be paid in 2025	-	-	-	-	-	-	-	-	-	-
Total Operating	-	2,751,954	3,262,769	3,289,290	2,569,910	2,498,616	2,477,087	2,370,822	3,819,501	3,688,702
Increase from previous year			18.56%	0.81%	-21.87%	-2.77%	-0.86%	-4.29%	61.10%	-3.42%
Capital										
Transfer Out - Street Repair	-	-	-	-	-	50,000	382,180	50,000	109,000	10,000
Total Capital	-	689,689	1,078,372	1,404,730	465,960	453,331	474,680	465,657	460,296	579,814
General Fund Expenditures	-	3,441,643	4,341,141	4,694,020	3,035,870	2,951,947	2,951,767	2,836,479	4,279,797	4,268,516
Increase from previous year			26.14%	8.13%	-35.32%	-2.76%	-0.01%	-3.91%	50.88%	-0.26%
Revenue less Expenditure	2,948,157	(305,692)	(1,570,815)	(1,479,547)	(114,111)	(205,461)	210,716	254,861	(927,518)	1,095,323
Ending Fund Balance	5,324,655	5,018,961	3,555,048	2,075,498	2,103,968	2,031,414	2,243,411	2,632,745	1,706,508	2,800,468
End. Balance % of Oper. Exp.		182%	109%	63%	82%	81%	91%	111%	45%	76%

City of Edgewood - General Fund										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025B
Fund Balance	2,800,468	2,482,430	3,774,429	4,891,835	4,974,806	4,935,980	6,818,972	7,530,616	6,052,576	5,295,806
Revenue										
Property Tax	1,531,292	1,580,819	1,696,759	1,800,564	1,845,937	2,027,141	2,123,501	2,221,338	2,318,632	2,335,243
Sales Tax	876,627	1,045,838	1,218,798	1,428,478	1,522,600	1,891,254	1,985,903	1,843,780	1,777,631	1,797,000
Parks Sales & Use Tax	89,390	98,236	112,042	123,815	129,249	161,626	176,049	178,453	181,513	175,000
Utility Tax	-	-	422,015	1,094,589	1,143,239	1,349,726	1,345,423	1,479,243	1,476,095	1,567,000
Development Fees	1,021,833	1,553,847	1,719,177	943,144	1,314,226	1,283,791	902,413	796,146	1,015,495	1,200,000
State Shared Revenue	436,222	448,867	490,532	506,074	516,664	664,086	647,690	715,833	836,435	748,000
Fees	272,847	244,609	237,978	229,935	230,984	294,061	272,199	278,370	259,062	264,000
School Zone Camera Fees	-	-	-	80,411	395,039	879,861	501,843	536,866	461,047	410,000
Misc. Revenue	170,080	622,964	259,524	819,670	172,479	129,952	164,793	385,476	1,049,257	385,000
Other Taxes	95	95	329	248	131	393	282	283	298	250
General Revenue Total	4,398,386	5,595,276	6,157,155	7,026,928	7,270,548	8,681,891	8,120,096	8,435,788	9,375,465	8,881,493
COVID & ARPA Grant	-	-	-	-	512,550	1,823,638	1,823,639	-	-	-
Total General Fund Revenue	4,398,386	5,595,276	6,157,155	7,026,928	7,783,098	10,505,529	9,943,735	8,435,788	9,375,465	8,881,493
	-18.00%	27.21%	10.04%	14.13%	3.47%	19.41%	-6.47%	-15.16%	11.14%	-5.27%
Expenditure										
Operating	62.81%	-3.54%	12.15%	54.84%	28.04%	9.56%	15.51%	8.62%	-5.17%	0.42%
Salaries & Wages	868,026	860,775	939,686	1,481,519	1,943,157	2,147,191	2,491,229	2,742,919	2,617,625	2,569,548
Benefits	384,067	346,933	414,760	615,669	742,055	794,820	907,135	948,359	882,843	945,654
Salary & Benefits	1,252,093	1,207,708	1,354,446	2,097,188	2,685,212	2,942,011	3,398,364	3,691,278	3,500,468	3,515,202
Public Safety	1,855,828	1,925,929	2,117,379	2,840,939	2,959,026	3,527,945	3,337,707	3,417,344	3,429,530	3,801,000
Operating Supplies	33,145	41,862	27,205	67,827	124,284	60,258	109,922	106,236	127,402	159,620
Services	906,023	853,887	894,607	1,424,007	1,295,952	1,995,088	1,450,677	2,153,043	2,176,990	2,142,769
Misc. Expenditures	508,110	128,407	81,117	110,576	319,848	3,750	89,756	91,143	80,139	-
PD Contract Cost to be paid in 2025	-	-	-	-	-	-	-	-	385,534	-
Total Operating	4,555,199	4,157,793	4,474,754	6,540,537	7,384,322	8,529,052	8,386,426	9,459,044	9,700,063	9,618,591
Increase from previous year	23.49%	-8.72%	7.62%	46.17%	12.90%	15.50%	-1.67%	12.79%	2.55%	-0.84%
Capital										
Transfer Out - Street Repair	-	-	53,856	-	-	-	450,000	343,662	285,911	365,000
Total Capital	161,227	145,484	564,995	403,420	437,601	93,483	846,946	454,784	432,172	550,500
General Fund Expenditures	4,716,426	4,303,277	5,039,749	6,943,957	7,821,923	8,622,535	9,233,372	9,913,828	10,132,235	10,169,091
Increase from previous year	10.49%	-8.76%	17.11%	37.78%	12.64%	10.24%	7.08%	7.37%	2.20%	0.36%
Revenue less Expenditure	(318,040)	1,291,999	1,117,406	82,971	(551,375)	59,356	(1,113,276)	(1,478,040)	(756,770)	(1,287,598)
Ending Fund Balance	2,482,428	3,774,427	4,893,116	4,974,804	4,937,262	6,818,972	7,530,616	6,052,574	5,295,806	4,008,208
End. Balance % of Oper. Exp.	54%	91%	109%	76%	67%	80%	90%	64%	55%	42%









Budget Retreat April 29th 2025					
General Fund	Actual	Budget	Estimated	Projection	
	2024	2025B	2025E	2026	
Fund Balance	6,052,576	5,295,806	5,295,806	5,103,377	
Revenue	9,375,465	8,881,493	9,258,750	9,129,135	
Expenditures	10,132,235	10,169,091	9,451,179	10,228,289	
Revenue less Expenditure	(756,770)	(1,287,598)	(192,429)	(1,099,154)	
Ending Fund Balance	5,295,806	4,008,208	5,103,377	4,004,223	
Changes					
General Fund	Actual	Budget	Estimated	Projection	
	2024	2025B	2025E	2026	
Change in Development Revenue	-	-	100,000	600,000	
Vacancy - Senior Planner	-	-	(73,000)	-	
Change in PERS Employer contribution	-	-	(50,000)	-	
IT saving	-	-	-	(50,000)	
Salary & Benefits Savings	-	-	-	(522,477)	MWII, CodeCompOff, SenPlanner and PERS
Revenue less Expenditure	(756,770)	(1,287,598)	30,571	73,323	
Ending Fund Balance	5,295,806	4,008,208	5,326,377	5,399,700	